

ILLINOIS FINANCE AUTHORITY
June 11, 2024
Regular Meeting of the Members
9:00 AM

TRANSCRIPT OF PROCEEDINGS

had at the meeting of the above-entitled cause at
160 North LaSalle Street, 10th Floor, Chicago,
Illinois, taken before Patricia S. Mann, CSR, RPR,
License No. 084-001853 on Tuesday, June 11, 2024, at
the hour of 9:00 a.m.

PRESENT:

Will Hobert, Chair
Drew Beres, Member
Karen Caldwell, Member
Arlene Juracek, Member
Steven Landek, Member
Roxanne Nava, Vice Chair
Roger Poole, Member
Lynn Sutton, Member
Brad Zeller, Member

ALSO PRESENT:

Mr. Chris Meister, Executive Director
Mr. Brad Fletcher, Senior Vice President,
Treasurer and Assistant Secretary
Ms. Sara Perugini, Vice President,
Healthcare/CCRC
Ms. Ximena Granda, SVP of Finance &
Administration
Ms. Maria Colangelo, SVP of Commercial
Lending
Ms. Claire Brinley, Assistant Secretary

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1 CHAIR HOBERT: This is Will Hobert, Chair of
2 the Illinois Finance Authority. I would like to
3 call the meeting to order.

4 ASSISTANT SECRETARY BRINLEY: This is Claire
5 Brinley. Today's date is Tuesday, June 11, 2024,
6 and this regular meeting of the Authority has been
7 called to order by Chair Hobert at the time of 9:00
8 a.m.

9 Chair Hobert and some Members are
10 attending this meeting in person in Suite S-1000 of
11 160 North LaSalle Street in Chicago, Illinois, and
12 some Members are attending in person in Hearing
13 Room A of 527 East Capitol Avenue in Springfield,
14 Illinois. The two locations are connected through
15 an interactive video and audio conference.

16 CHAIR HOBERT: This is Will Hobert. Will the
17 Assistant Secretary please call the roll?

18 ASSISTANT SECRETARY BRINLEY: This is Claire
19 Brinley. I will call the roll.

20 Member Abrams? Member Beres? Member
21 Caldwell?

22 MEMBER CALDWELL: Here.

23 ASSISTANT SECRETARY BRINLEY: Member Fuentes?
24 Member Juracek?

1 MEMBER JURACEK: Here.

2 ASSISTANT SECRETARY BRINLEY: Member Beres?

3 MEMBER BERES: Here.

4 ASSISTANT SECRETARY BRINLEY: Member Landek?

5 MEMBER LANDEK: Here.

6 ASSISTANT SECRETARY BRINLEY: Vice Chair Nava?

7 VICE CHAIR NAVA: Here.

8 ASSISTANT SECRETARY BRINLEY: Member Pawar?

9 Member Poole?

10 MEMBER POOLE: Present.

11 ASSISTANT SECRETARY BRINLEY: Member Ryan?

12 Member Strautmanis? Member Sutton?

13 MEMBER SUTTON: Here.

14 ASSISTANT SECRETARY BRINLEY: Member Wexler?

15 Member Zeller?

16 MEMBER ZELLER: Here.

17 ASSISTANT SECRETARY BRINLEY: And, finally,

18 Chair Hobert?

19 CHAIR HOBERT: Here.

20 ASSISTANT SECRETARY BRINLEY: Again, this is
21 Claire Brinley. Chair Hobert, in accordance with
22 Section 2.01 of the Open Meetings Act, as amended,
23 a quorum of Members has been constituted. I note
24 that Members Poole and Zeller are attending at the

1 Springfield location while the Chair and the rest
2 of the Members are attending from the Chicago
3 location.

4 For anyone from the public
5 participating via phone, to mute and unmute your
6 line, you may press *6 on your keypad if you do not
7 have that feature on your phone. As a reminder, we
8 are being recorded and a Court Reporter is
9 transcribing today's proceedings. For the
10 consideration of the Court Reporter, I would also
11 like to ask that each Member state their name before
12 making or seconding a motion or otherwise providing
13 any comments for the record.

14 The agenda for this public meeting
15 was posted in the lobby and on the tenth floor of
16 160 North LaSalle Street in Chicago, on the first
17 floor of 527 East Capitol Avenue in Springfield, and
18 on the Authority's website, in each case as of last
19 Thursday, June 6, 2024. Building security at 160
20 North LaSalle Street in Chicago and 527 East Capitol
21 Avenue in Springfield have been advised that any
22 members of the public who choose to do so and choose
23 to comply with the building's public health and
24 safety requirements may come to those respective

1 rooms and listen to the proceedings.

2 I am confirming that I can see and
3 hear the Springfield location clearly. Member
4 Zeller, can you confirm that this video and audio
5 conference is clearly seen and heard at the
6 Springfield location?

7 MEMBER ZELLER: This is Brad Zeller. I am
8 physically present at the Springfield location, and
9 I confirm that I can see and hear the Chicago
10 location clearly. The Springfield location is open
11 to any members of the public who choose to come to
12 this location and participate in the proceedings.

13 ASSISTANT SECRETARY BRINLEY: This is Claire
14 Brinley. If any members of the public participating
15 via video or audio conference find that they cannot
16 see or hear these proceedings clearly, please call
17 312-651-1300 or write info@ilfa.com immediately to
18 let us know, and we will endeavor to solve the video
19 or audio issue.

20 CHAIR HOBERT: This is Will Hobert. Does
21 anyone wish to make any additions, edits, or
22 corrections to today's agenda?

23 Hearing none, I would like to request
24 a motion to approve the agenda. Is there such a

1 motion?

2 MEMBER SUTTON: This is Lynn Sutton So moved.

3 MEMBER BERES: This is Drew Beres. Second.

4 CHAIR HOBERT: This is Will Hobert. All those
5 in favor?

6 [Ayes via voice vote]

7 Any opposed?

8 This is Will Hobert. The ayes have
9 it and the motion carries.

10 Next on the agenda is public
11 comments.

12 ASSISTANT SECRETARY BRINLEY: This is Claire
13 Brinley. If anyone from the public participating
14 via video and audio conference wishes to make a
15 comment, please indicate your desire to do so by
16 using the "Raise Hand" function. Click on the
17 "Raise Hand" function option located at the bottom
18 of your screen -- on the right side of your screen.

19 If anyone from the public
20 participating via phone wishes to make a comment,
21 please indicate your desire to do so by using the
22 "Raise Hand" function by pressing star 3.

23 MEMBER HOBERT: This is Will Hobert. Is there
24 any public comment for the Members?

1 Hearing none, Welcome to the
2 regularly scheduled June 11, 2024, meeting of the
3 Illinois Finance Authority. Importantly, we will
4 consider our Fiscal Year 2025 budget today. Chris
5 and Six will present the proposed budget of
6 approximately \$6.7 million. This budget --

7 DIRECTOR MEISTER: 16.

8 CHAIR HOBERT: Or \$16.7 million. The budget
9 is significantly larger than in the past, and as we
10 know from past meetings, relies heavily on
11 imbursements from Federal funds -- or reimbursements
12 from Federal funds. I support the proposed budget
13 and I hope that you will as well.

14 We will also consider our proposed
15 meeting schedule for Fiscal Year 2025. We plan to
16 continue our regular meetings on the morning of the
17 second Tuesday of each month, and I ask for your
18 support to restore the start time of each meeting to
19 9:30 a.m. in Fiscal Year 2025.

20 We also have an amendment related to
21 an existing first-time farmer conduit bond.

22 Finally, at 10:00 a.m. this morning,
23 I ask each of the Members to please remain for the
24 full meeting of the Board of Directors of the

1 Illinois C-PACE Open Market Initiative. I turn it
2 to you, Chris.

3 DIRECTOR MEISTER: Thank you very much, Will.
4 This is Chris Meister. I'm going to defer my
5 remarks to the presentation of the resolution
6 adopting the budget of the Illinois Finance Authority
7 for Fiscal Year 2025 and other matters related
8 thereto. Later on in the meeting, I will also cover
9 both the Climate Bank standing report and the
10 proposed modifications of the Climate Bank plan.

11 Also, I will note that last year we
12 had deferred some matters because of some momentary
13 confusion on my end as to a quorum. Those were
14 deferred to this month, primarily the Climate Bank
15 plan and the modifications from May, some other
16 matters.

17 Lastly, we welcome Jakub Budz --
18 Jakub, raise your hand -- he's a master's student
19 from the University of Chicago Harris School of
20 Public Policy. He will be working with us this
21 summer through a very productive and long-standing
22 relationship with the University of Chicago's
23 Institute of Politics.

24 Does any Member have any questions or

1 comments? Thanks. Back to you, Will.

2 CHAIR HOBERT: This is Will Hobert. There were
3 no committee meetings held this month.

4 Next is the presentation and
5 consideration of New Business Items. I would now
6 like to ask for the general consent of the Members
7 to consider New Business Items 1, 2 and 3
8 collectively, and to have the subsequent recorded
9 vote applied to each respective, individual New
10 Business Item, unless there are any specific New
11 Business Items that a Member would like to consider
12 separately.

13 Hearing no need for separate
14 consideration or recusal, I would like to consider
15 New Business Items 1, 2 and 3 under the consent
16 agenda and take a roll call vote. Claire?

17 ASSISTANT SECRETARY BRINLEY: This is Claire
18 Brinley.

19 Item 1: First-Time Farmer Amendment, Justin
20 Alwardt.

21 Item 1 is a Resolution authorizing
22 and approving amendments to and/or new certificates
23 or agreements for Illinois Finance Authority
24 Agricultural Development Revenue Bond (Alwardt

1 2010-04-0004) in an original aggregate principal
2 amount of \$203 thousand to effectuate a release of
3 approximately 10 acres of farmland, and related
4 documents, and other matters related thereto.

5 Approval of the related Resolution
6 will allow the Bank to release approximately 10
7 acres of farmland from the existing mortgage as
8 requested by the Borrower.

9 Does any Member have any questions or
10 comments?

11 Item 2 is a Resolution adopting the
12 budget of the Illinois Finance Authority for Fiscal
13 Year 2025. Chris?

14 DIRECTOR MEISTER: Thank you, Claire. Also for
15 the record, we have been in touch with Members Beres
16 and Abrams -- oh, there. I'm sorry, I missed you,
17 Drew. I apologize

18 MEMBER BERES: No problem.

19 DIRECTOR MEISTER: And Member Abrams is on her
20 way. Jeff, if you could put the first slide up.

21 The slide before you is page 32 of
22 the Confidential Board Book Version 2 that was
23 distributed last night and I'm going to open with
24 this slide and I'm going to close with this slide.

1 So the column in beige to your far
2 right is basically what we would call the
3 traditional IFA, the proposed budget for core
4 services. You will see that primarily our operating
5 revenue is composed of closing fees for public
6 finance conduit bonds with some additional fees and
7 other items. It ends up with total operating
8 revenues of approximately \$2.2 million.

9 We drop down and we have our total
10 operating expenses, employees, professional services
11 and it comes to just over \$4 million. And then we
12 have our nonoperating revenue which is interest and
13 investment income from our retained earnings over
14 time, approximately \$2 million. And that leaves
15 without any Climate Bank functions overlap
16 additional revenues a projected profit of just under
17 \$150 thousand. That for the longer serving Members
18 and for the newer serving Members, this is the bulk
19 of what the IFA has looked like.

20 Now, just for a very quick refresher,
21 in the immediate wake of some changes to the Federal
22 Tax Law in 2018, this organization started a process
23 that laid the foundation for language ultimately to
24 be favorably received by Governor Pritzker and by

1 the General Assembly, naming the Finance Authority
2 as the Climate Bank in the Climate and Equitable
3 Jobs Act in September 2021. After some additional
4 work beginning in November of 2022, we began a
5 rather robust online stakeholder engagement and we
6 also began the monthly Climate Bank reports and the
7 modifications that have become familiar with the
8 Members. We also engaged outside vendors and were
9 part of a very aggressive and organized effort led
10 by the Governor's office to apply for various
11 sources of formulae and competitive funds.

12 So the beige column becomes part of
13 the yellow column which is the combination of the
14 traditional IFA core services. Again, little has
15 changed on operating revenue, but when we go down to
16 operating expenses we start to see the changes.

17 Staff, employee-related expenses goes
18 from approximately \$2.6 million to \$4.9 million and
19 importantly, vendors, professional services go from
20 roughly \$900 thousand to \$9.6 million.

21 We also have indirect costs operating
22 expenses. Again, I'm covering this at a high level.
23 So that brings us down to total operating expenses
24 of \$16.7 million and an operating loss of \$14.4

1 million.

2 However, the Federal funds that have
3 become so familiar to all of us do provide various
4 reimbursements for both direct vendor costs, staff
5 costs and indirect costs, and that is where you will
6 find the nonoperating revenues. So from grant
7 income what you will see is approximately a
8 reimbursement of \$11.8 million with indirect costs
9 of approximately \$1.5 million.

10 I will say that the indirect costs
11 are a very conservative approach, roughly taking
12 the baseline of 10 percent. There are other
13 agencies in the State that take indirect costs of
14 upwards of 30 percent. Currently, in the months of
15 May and June, we are running a pilot with the staff
16 looking at our time and allocating it, recording it,
17 particularly for the Greenhouse Gas Reduction Fund,
18 the NCIF, and for the U.S. Department of Energy
19 Revolving Loan Fund.

20 I will also say that the \$1.7
21 million, going back to the top -- let the record
22 reflect that Member Abrams has joined at 9:14 a.m.

23 The \$1.7 million is a very
24 conservative approach. It is down from the forecast

1 that I will cover briefly and Six will go into in
2 some depth, largely because there were a couple of
3 very substantial yet unforeseen public finance
4 transactions.

5 So ultimately, that brings us at the
6 bottom of yellow to a profit 12 months from now --
7 or just over 12 months from now of just over
8 \$836 thousand.

9 Before I go deeper, does anybody have
10 any questions?

11 Jeff, next slide. Now, I apologize
12 for skipping around, but on the deck before you that
13 is up on the screen, we're covering this, these are
14 the new attachments to the Executive Director
15 message. This triangle was our effort last month to
16 show, not tell, what the organization will look like
17 just over 12 months from now. Page eleven in your
18 Version II of the Board Book, but it is also up on
19 the screen.

20 So you see \$1.7 million in operating
21 revenues from traditional public finance functions
22 of the Authority and we have \$112 million of
23 something that is a fairly new concept to the
24 Authority, earned grant income, just because we have

1 not typically -- that's not been typically part of
2 our operations.

3 Now, that could end up being much
4 larger because a significant portion of our Federal
5 funds, as we shall see, are going to come to us as
6 grants and they are going to leave the IFA as
7 grants. However, we believe that at least that we
8 are in the range at least \$112 million of earned
9 grant income 12 months from now.

10 That will be composed of \$17 million
11 of additional SSBCI funding and allocation, that is
12 our initial Climate Bank process, it's led by Senior
13 Vice President Maria Colangelo -- Maria, raise your
14 hand -- with the assistance of Joanna Martinez --
15 raise your hand. That is primarily a participation
16 loan program, but over the last 12 months, it has
17 given us the opportunity to try out integrating
18 Federal funds into IFA finance products.

19 On June the 1st, we received word
20 from our partners at IEPA that the U.S. Department
21 of Energy was at long last going to allocate \$14
22 million in building a revolving loan fund. We had
23 that meeting on Friday afternoon and we will -- we
24 are eligible to start taking reimbursement costs

1 from that as of June the 1st.

2 As of May the 1st, the largest
3 seeding of Climate Bank financial products is going
4 to come to us through the Greenhouse Gas Reduction
5 Fund, NCIF, National Community Investment Fund.
6 Our national applicant is the Coalition for Green
7 Capital, they've been told we are going to be a
8 subgrantee of the Coalition, and they have been told
9 by U.S. EPA that sometime in July or August, the
10 funds will begin to flow and our allocation of that
11 is \$108 million.

12 75 percent of that \$108 million built
13 into that application was a rather aggressive
14 12-month deployment timeline, but 75 percent of \$108
15 million plus 17 in SSBCI plus 14 in revolving loans,
16 that is our somewhat aggressive timeline for just
17 over 12 months from now of deploying these funds
18 responsibly in well underwritten financial products.
19 Next slide.

20 This is a functional organizational
21 chart of roughly what we hope the IFA is going to
22 look like 12 months from now, it is also found on
23 page 12 of your Version 2 of the Board Book attached.
24 But, again, given the complexity, it was

1 not possible to come up with an actual
2 organizational chart given the uncertainties of the
3 Federal conditions and the Federal funding time
4 lines.

5 Moving on to the next slide, page 22,
6 this is a side-by-side comparison. We have the
7 forecast for FY '24, Six will go into that in
8 greater depth. And with our nonoperating revenue,
9 the investment income and some grant reimbursement
10 funds from SSBCI, at this point, we are looking at
11 a profit as of June 30 of \$1.2 million. That is
12 lower than it would have been had we not made the
13 rather significant Climate Bank related investments
14 in the Federal funds for Future Illinois Jobs Act,
15 it would have been close to \$3 million.

16 But, again, as the Members have
17 heard, we have had various debts over the past couple
18 of months, the awards for Recompete and the awards
19 for tech hubs have not been made by the Federal
20 government, but if Illinois is successful, the IFA
21 and the Climate Bank, that will be part of our
22 victory as well. Going down to the FY '25 proposed
23 budget. Again, we have combined traditional public
24 finance, traditional IFA

1 functions, revenues of 2.3, that is 1.7 plus the
2 various other revenues, and we have Climate Bank
3 revenues of approximately \$13.3 million.

4 And, again, I apologize, the black
5 link should go all the way to your right -- should
6 go all the way down to the blue box. But that is
7 basically the breakdown of the \$13.3 million, 8.7
8 for vendors, we will break them out between finance
9 Federal funding and grant Federal funding; new
10 hires for both Climate Bank purposes and hopefully
11 partially reimbursed IFA purposes and indirect
12 costs.

13 Then bringing us down to IFA
14 nonoperating revenues, again, we're anticipating
15 approximately \$2 million in investments and setting
16 aside approximately \$100,000 for bad debt. IFA
17 expenses of approximately \$4.1 million, Climate Bank
18 investments, again, primarily staff, vendors,
19 indirect costs, and a total profit forecast of eight
20 hundred -- just over \$800 thousand as I began the
21 presentation, but that could be, should we be
22 successful with that goal of deploying \$112 million,
23 that would be \$112 million plus \$800 thousand just
24 over 12 months from now. I note that that is rather

1 ambitious. Next slide.

2 As the Members know, we operate
3 currently with a very lean staff and we have done
4 so for some time. We have three jobs that are
5 currently posted, a replacement accounting position,
6 a public finance associate and a deputy general
7 counsel. Those are on our websites, on LinkedIn and
8 then there's another cite called Idealist. We hope
9 in July or August we will also be posting jobs for
10 a human resources manager, an IT manager and a
11 procurement associate. Those are going to be sort
12 of the necessary next building blocks for this
13 rather ambitious goal.

14 So as you'll see in the right hand --
15 bottom right-hand corner, we've got \$3.8 million
16 budgeted, but the full cost of all of these
17 benefits, salary for a full 12 months is actually
18 \$4.3 million. And, again, we staggered this, we
19 wanted to give you the full amount and the budgeted
20 amount, the full amount being that -- and it is
21 what this will all ultimately cost and then
22 hopefully those costs will be reimbursed by the
23 Federal funds. Ultimately, the goal is to have an
24 independent financially self-supporting durable

1 financial organization when all of this is done.

2 Any questions so far?

3 Great. Moving on to page 24 of your
4 Version 2. Now, larger than the head count is going
5 to be the vendor head count and there's very good
6 reason for that, because a large percentage of these
7 Federal funds are going to originate in grants and
8 they're going to be deployed as grants, so that
9 money will be out the door. That stands in contrast
10 to the earned grant income of up to \$112 million
11 that I began the presentation with that as those
12 grant funds are deployed as loans or other financial
13 products or structures, they will ultimately come
14 back to the Authority.

15 So it's the large 8.7 in vendors is
16 the largest single line items, but getting to that
17 8.7 is going to be complex. I'm going to start with
18 our goal first and then I'm going to go to the
19 various regulatory needle threading that we are
20 going to have to pursue.

21 It's very important that the staff,
22 but particularly the vendors, reflect the full
23 diversity of this State consistent with what is in
24 our act under the Climate and Equitable Jobs Act,

1 you've heard me refer to that before. But the
2 vendors are also going to need to fulfill Climate
3 Bank needs and they are going to need to, and the
4 process, obtain those vendors is going to need to be
5 consistent and comply with various State and Federal
6 procurement rules.

7 I will tell you from what I've
8 learned in recent weeks, those rules may not be
9 aligned, but we are going to do our very best. And
10 I am presenting goal paragraph C reflecting the
11 diversity. I don't have a full figure to that, but
12 the Chair and I have discussed it. I know what our
13 objectives are, but it may well be a complicated
14 journey, but I'm very optimistic given the
15 experiences that we've had over the past 12 months
16 with the procurement regulators in this State, our
17 partnership with the Commission on Equity and
18 Inclusion, and then our other State partners.

19 We've had a couple of tools, the
20 invitation for bid zero-dollar contracts with
21 nonprofits that have been able to enhance our
22 capacity, also the Members here, particularly some
23 recent Members, we've got some folks on this Board
24 that have particular expertise and perspective on

1 these objectives and we intend to ask you for your
2 expertise. Any questions on this slide before we
3 continue?

4 Next slide, which is page 25 of your
5 book, but it is also up on the screen. So of that
6 8.7, \$4.8 million is anticipated to be related to
7 finance vendors. Probably the largest and -- or
8 among the largest and most important is an
9 inter-agency web platform portal. As all of you
10 have heard in past meetings, not only are we dealing
11 with multiple Federal agencies, but we have multiple
12 State partners and we have multiple forms of Federal
13 financial assistance, sometimes supplemented with
14 State financial assistance, grants, loans, tax
15 credits. And, ultimately, if it is challenging for
16 me to convey some of these resources to all of you
17 in a public meeting, imagine what it is for an
18 ordinary business and ordinary local government and
19 ordinary individual. But we've had plenty of
20 discussions among the State actors of some sort of
21 combined portal intake.

22 But the three elements that hopefully
23 are going to lead to almost \$112 million in earned
24 grant income over 12 months from now, that these are

1 the vendors that we're going to need to do it.
2 Again, we're going to need to reflect the diversity
3 of our State, we're going to need to get there by
4 complying with State and Federal requirements and
5 their ability to meet our needs. Any questions?

6 Next slide, page 26 of your
7 materials. These are the grant vendors. And,
8 again, with both staff and the vendors, probably the
9 best example is the Solar for All. Initially, the
10 not-to-exceed amount for the grant from the Federal
11 government was \$400 million per awardee. They
12 reduced it to \$250 million half way through the
13 process. Ultimately, our award was \$156 million.
14 Similarly, with the NCIF of the Greenhouse Gas
15 Reduction, the application we were part of was for
16 \$10 million, it was subsequently -- \$10 billion,
17 subsequently \$5 billion. Our allocation, got it
18 confirmed in writing for our pipeline, is \$108
19 million.

20 So these are the grant vendors and,
21 again, ultimately, as we move forward, as I
22 mentioned before roughly, we are in year two of a
23 three-year transformation that may well extend when
24 the grant funds that are deployed -- that are

1 in a position under a personal services contract to
2 engage with the world potential vendors.

3 We've learned a lot in the last year,
4 both -- one of the things that has become apparent
5 is that Greg Holloway, our procurement lead, as
6 talented as he is just under the procurement rules,
7 he cannot really effectively engage with potential
8 vendors as to all of the steps that we need to have
9 them do. And so this person that I've sought
10 so-called could be a very important contributor.

11 The Inflation Reduction Act tax
12 credits, again, the rules became -- the rules came
13 out in March. This is still a learning experience,
14 but it's a very large percentage of the Inflation
15 Reduction Act, 65 percent. In addition, there are
16 the long-standing opportunity zone tax credits we've
17 engaged with some nonprofit partners that also work
18 with DCEO. We think that the opportunities are
19 focused in disadvantaged communities, so we think
20 that that may be a very nice staff that credits the
21 opportunity zones, the grant funding and the
22 grant-based financial deployment stacking those up.

23 One of the items, just to keep it in
24 mind, is that in 2025 when there is a new Congress,

1 that the 2018 Federal tax credits will sunset. And
2 our colleague Brad came back from a national meeting
3 and what was described was this will be the Super
4 Bowl of Federal tax policy in 2025, potentially.

5 So all of these things that we're
6 discussing could be on the table and we'll have
7 little or no control over them, which is the
8 advantage of going after the Federal grants that we
9 have as we are doing currently.

10 The loan programs office, you've
11 heard me talk about that, nature-based solutions,
12 we were very pleased and will have details in the
13 coming months, a well-known foundation has made an
14 award to us, a fairly small amount. They've not made
15 the public announcement yet for Nature-based
16 Solutions and then whatever requests we receive from
17 the Governor's office and DCEO. Any questions on
18 page 28 where we may be going for additional
19 investments. Jeff, the next -- yes.

20 Moving on to page 27, I know that
21 we've covered a lot of operating and nonoperating --
22 next page Jeff, please. Oh -- previous. Oh, there
23 we go, sorry about that. I apologize, I got out of
24 order.

1 To the left in orange and yellow,
2 this is on page 27, orange you've sometimes heard me
3 refer to as the second 60 because of some financings
4 and investments that we've been involved with, it's
5 gone from 60 to 69, just over \$69 million. These
6 are the portions of our net position or our funds to
7 our health and state treasurer, others are locally
8 held. They are locked or originated in some way in
9 State appropriations or State law.

10 Now, ultimately it will not be my
11 decision or our decision, these will be decisions
12 by the Governor's office and the General Assembly,
13 and we've begun those discussions. Ultimately, the
14 orange should be reconfigured or refocused over the
15 coming years as to Climate Bank purposes.

16 You've heard us discuss about the
17 office of the Fire Marshal's revolving loan program
18 for local governments for fire trucks and
19 ambulances. Again, we've not opened this
20 discussion, but certainly that sort of concessionary
21 highly incentive-based financing -- financing with
22 such favorable terms is that it is almost a
23 grant-like form of financial assistance, that is
24 something that really belongs in the role of Climate

1 Bank grants and finance, as does the possible
2 transition of those fleets to electric vehicles,
3 the necessary charging and whatever public safety
4 buildings ultimately become resilience hubs during
5 the energy transition.

6 To be sure, I'm sharing this with
7 you, but we have not really opened up those
8 discussions with the Fire Marshal's office. Most of
9 the discussion that we've had with the Governor's
10 office is on the industrial revenue fund, the
11 housing partnership fund and the two ag funds, and
12 those discussions are ongoing.

13 It is the yellow that the 59.8 which
14 is our current fund, those are the retained earnings
15 -- the money that came over from the predecessors and
16 then has steadily been increasing by generally
17 operating as a profit since 2004.

18 Going to the right column, we have
19 what are my favorite forms of Federal grants, the
20 blue Federal grants that are going to come to us and
21 ultimately be deployed in financial vehicles, loans
22 or other financial structures. And then the green,
23 which you've heard me talk about before, Solar for
24 All, the electric vehicle charging and fueling

1 infrastructure, and the grid with primarily
2 downstate municipal utilities and rural co-ops,
3 that's what our world is going to look like. Go
4 to the next page, please, Jeff. Back to page 32,
5 in your Version 2 which is the yellow and beige
6 columns.

7 Hopefully, the presentation that
8 I've provided you gives you a sense of direction
9 and the life and the goals and the energy behind the
10 yellow column which is the budget that we have
11 before you for consideration and how the IFA current
12 operations fit into the yellow column. I ask for
13 your support and I'll take any questions.

14 CHAIR HOBERT: Great.

15 DIRECTOR MEISTER: Great.

16 ASSISTANT SECRETARY BRINLEY: This is Claire
17 Brinley.

18 Item 3 is a Resolution approving the
19 schedule of regular meetings for Fiscal Year 2025.
20 The meeting dates proposed maintain the Authority's
21 practice of meeting on the second Tuesday of each
22 month but will restore the regular meeting time
23 from 9:00 a.m. to 9:30 a.m.

24

1 Does any Member have any questions or comments?

2 CHAIR HOBERT: To be clear, Fiscal Year 2025
3 starts --

4 ASSISTANT SECRETARY BRINLEY: -- next month,
5 July 9th.

6 CHAIR HOBERT: So the meeting will be 9:30 next
7 month and going forward.

8 This is Will Hobert. I would like to
9 request a motion to pass --

10 DIRECTOR MEISTER: Excuse me, Chair Hobert.
11 Also, during my lengthy presentation on the budget,
12 included in that budget is a line item of
13 approximately \$100 thousand for staff promotions and
14 salary increases. We are still working through that
15 process, but I wanted the members to know we'd
16 anticipate that in the next month or two, we will
17 come back to the Members with the details on that.

18 CHAIR HOBERT: To be clear, working through
19 that process means working with the Governor's
20 office to make sure they agree with the proposed
21 salary increases.

22 DIRECTOR MEISTER: Well said.

23 CHAIR HOBERT: This is Will Hobert. I'd like
24 to request a motion to pass and adopt the following

1 new business items, 1, 2 and 3. Is there such a
2 motion?

3 MEMBER CALDWELL: This is Karen Caldwell. So
4 moved.

5 MEMBER JURACEK: This is Arlene Juracek.
6 Second.

7 CHAIR HOBERT: This is Will Hobert. Will the
8 Assistant Secretary please call the roll?

9 ASSISTANT SECRETARY BRINLEY: This is Claire
10 Brinley. On the motion by Member Caldwell and
11 second by Member Juracek, I will call the roll:

12 Member Abrams?

13 MEMBER ABRAMS: Yes.

14 ASSISTANT SECRETARY BRINLEY: Member Beres?

15 MEMBER BERES: Yes.

16 ASSISTANT SECRETARY BRINLEY: Member Caldwell?

17 MEMBER CALDWELL: Yes.

18 ASSISTANT SECRETARY BRINLEY: Member Juracek?

19 MEMBER JURACEK: Yes.

20 ASSISTANT SECRETARY BRINLEY: Member Landek?

21 MEMBER LANDEK: Yes.

22 ASSISTANT SECRETARY BRINLEY: Vice Chair Nava?

23 VICE CHAIR NAVA: Yes.

24 ASSISTANT SECRETARY BRINLEY: Member Poole?

1 MEMBER POOLE: Yes.

2 ASSISTANT SECRETARY BRINLEY: Member Sutton?

3 MEMBER SUTTON: Yes.

4 ASSISTANT SECRETARY BRINLEY: Member Zeller?

5 MEMBER ZELLER: Yes.

6 ASSISTANT SECRETARY BRINLEY: And finally Chair

7 Hobert?

8 CHAIR HOBERT: Yes.

9 ASSISTANT SECRETARY BRINLEY: Again, this is

10 Claire Brinley. Chair Hobert, the ayes have it and

11 the motion carries.

12 CHAIR HOBERT: This is Will Hobert. Six, will

13 you please present the financial reports?

14 MS. GRANDA: This is Six Granda. Thank you,

15 Chair Hobert.

16 Good morning, everyone. Today, I will

17 be presenting the financial report for period ending

18 May 31, 2024. Please note that all information is

19 preliminary and unaudited.

20 Beginning with the operating

21 revenues, our year-to-date operating revenues of

22 \$2.7 million are \$487 thousand or 22.2 percent higher

23 than budget. This is primarily attributable to the

24 Authority posting closing fees of \$510 thousand higher

1 than budget with an offset in all other revenues of
2 \$23 thousand lower than budget.

3 Our operating expenses of \$4.7 million
4 are \$567 thousand or 13.7 percent higher than budget.
5 This is primarily attributable to the Authority
6 posting professional services of \$791 thousand higher
7 than budget due to Climate Bank and Funds for Future
8 Jobs activities with an offset in all other
9 operating expenses of \$224 thousand lower than
10 budget. Taken together, the Authority posting for an
11 Operating Net loss of approximately \$2 million

12 Moving on to the non-operating
13 activity, our year-to-date interest and investment
14 income of \$1.9 million are \$19 thousand or 1.1
15 percent higher than budget. The Authority posted a
16 \$783 thousand mark-to-market, non-cash appreciation
17 in its investment portfolio. This non-cash
18 appreciation, coupled with an approximate \$9 thousand
19 of our realized loss on the sale of certain
20 Authority investments will result in year-to-date
21 Investment Income Position of \$2.6 million which is
22 \$793 thousand higher than budget. Our year-to-date
23 Grant income of \$638 thousand is \$266 thousand higher
24 than budget. Our year-to-date Operating loss of

1 approximately \$2 million and the year-to-date
2 Investment Position Income and Grant Income of \$3.3
3 million will result in a year-to-date Net Income of
4 approximately \$1.2 million which is \$979 thousand
5 higher than budget.

6 The General Fund continues to
7 maintain a net position of \$60.3 million as of May
8 31, 2024. Our total assets in the General Fund are
9 \$65 million (consisting mostly of cash, investments,
10 and receivables). Our unrestricted cash and
11 investments total \$51.2 million (with \$38.2 million
12 in cash). Our restricted cash totals \$2.7 million.
13 Our notes receivable from the Illinois Rural Bond
14 Bank local governments total \$3.7 million;
15 Participation Loans, SSBCI Loans and Deferred Action
16 for Childhood Arrivals Loans and other loans total
17 \$5 million.

18 Regarding the Authority's direct
19 lending activities, the Authority funded a direct
20 loan in the amount of \$1.6 million to Afterglow
21 Climate Justice Fund on May 7, 2024.

22 Moving on to Audit, the Authority
23 participated in the entrance conference for its
24 Fiscal Year 2024 Financial Audit on May 22, 2024.

1 The first phase of the fieldwork began on May 23,
2 2024, and the expectation is that the auditors will
3 sometimes conduct work remotely and sometimes
4 conduct work on the Authority's premises. As the
5 audit progresses, updates will be provided to the
6 Board.

7 Also on May 22nd of 2024, the
8 Authority received a draft audit report for
9 Purchases, Contracts, Leases and Intergovernmental
10 Agreement Audit performed by CMS Bureau of Internal
11 Audit. The draft report has one observation. The
12 Authority is currently working to provide a response
13 to the observation, and once it is final, it will
14 be distributed to the Board. The Federal Grant and
15 the Revenues, Receivable & Receipts Audit are still
16 in progress. The Authority anticipates completing
17 these audit reports before June 30, 2024. The
18 Authority has already scheduled a meeting on June 13,
19 2024, with CMS Bureau of Internal Audit to discuss
20 the Annual Audit Plan for Fiscal Year 2025.

21 Moving on to Human Resources, the
22 Authority -- as just mentioned -- the Authority has
23 posted three job positions: the Accounting Loan
24 Management, Deputy General Counsel, and a Public

1 Finance Associate. The Authority will be scheduling
2 interviews for the Accounting Loan Management
3 position in the coming weeks.

4 Are there any questions? Thank you.

5 DIRECTOR MEISTER: Okay. Moving on to the
6 Climate Bank Plan and Modification, we do have a
7 sharp -- C-PACE meeting at 10:00 a.m. sharp.

8 So the Climate Bank standing report
9 is on pages 69 through 71 of your Version 2
10 materials. I have covered, I think, probably
11 most everything in those two and a quarter pages.
12 Our proposed modification plan is on pages 72 and
13 73, there's six items, I'll run through them
14 quickly.

15 Number one, the \$14 million revolving
16 loan fund, again, we're moving forward with that;
17 number two, you've heard about the RECI grant
18 resulting in the Green Building Hub, we're moving
19 forward with that; number three, I mentioned the
20 foundation, that we've received a tentative award
21 for Nature-Based Solutions; number four, through
22 the Climate Bank and 4FJ initiative, we are going
23 to be working with DCEO Chicago Community Loan
24 Funding and others to further explore integrating

1 opportunity zones into our plans; number five, we
2 are in active discussions with the Illinois
3 Emergency Management Agency on various potential
4 sources of new Federal funding over the next few
5 months; and finally, the Loan Programs Office, we
6 were fortunate that we put in our paperwork and
7 were declared a State Energy Financial Institution
8 because that is an option that is no longer
9 available to organizations like ours without a
10 solid project. However, Representatives of the U.S.
11 Department of Energy Loan Programs Office will be
12 here in this office next week and we'll have some
13 of our other partners. That's all I have. Any
14 questions on Climate Bank?

15 Oh, as the Chair said, it was my
16 temporary overabundance of caution that prevented
17 the vote on last month's financials, Climate Bank
18 Modification and Climate Bank Report and Procurement
19 Report. We hope not to have an overabundance of
20 caution on my part again, that will be part of the
21 vote that all of you will take May and June. I'll
22 take any questions. Thank you.

23 CHAIR HOBERT: This is Will Hobert. Pursuant
24 to Resolution 2022-1110-EX 16, the Members may

1 affirm, modify, or disapprove of any of the
2 modifications to the Climate Bank Plan.

3 I would like to request a motion to
4 accept the preliminary and unaudited Financial
5 Reports for the eleven-month period ended May
6 31, 2024, to accept the Report on the Climate Bank
7 Plan, and to affirm the modifications to the Climate
8 Bank Plan from May 2024 and June 2024. Is there
9 such a motion?

10 VICE CHAIR NAVA: This is Roxanne Nava. So moved.

11 MEMBER POOLE: Member Roger Poole. Second. CHAIR

12 HOBERT: This is Will Hobert. All those
13 in favor?

14 [Ayes via voice vote]

15 CHAIR HOBERT: Any opposed?

16 This is Will Hobert. The ayes have
17 it and the motion carries.

18 Six, will you please present the
19 procurement report?

20 MS. GRANDA: This is Six Granda. I will present
21 the procurement report from both May 2024 and June
22 2024.

23 The contracts listed in the May 2024
24 procurement report are to support the Authority's

1 operations; the report also includes expiring
2 contracts into July 2024. The Authority recently
3 executed a contract with the Boston Consultant Group
4 for Distressed Area Re compete Pilot Pro Federal
5 Consultant Services. The contracts listed in the
6 June 2024 procurement report are to support the
7 Authority's operations. The report also includes
8 expiring contracts into December 2024. The
9 Authority recently executed a contract with CDW for
10 the purchase of eight laptops for the Authority
11 staff.

12 Does anybody have any questions?

13 Thank you.

14 CHAIR HOBERT: This is Will Hobert. Does
15 anyone wish to make any additions, edits,
16 or corrections to the Minutes from March 12, 2024,
17 and April 9, 2024? That should have been May.

18 ASSISTANT SECRETARY BRINLEY: The May minutes are not included

19 CHAIR HOBERT: Okay, fair enough.

20 Any additions, edits or corrections?

21 Hearing none, I'd like to request a motion to
22 approve the minutes. Is there such a motion?

23 MEMBER SUTTON: Oh, sorry. This is Lynn
24 Sutton. So moved.

1 MEMBER BERES: This is Drew Beres. Second.

2 CHAIR HOBERT: All right. This is Will Hobert.
3 All those in favor?

4 [Ayes via voice vote]

5 Any opposed? The ayes have it and
6 the motion carries.

7 Is there any other business to come
8 before the Members?

9 ASSISTANT SECRETARY BRINLEY: This is Claire
10 Brinley. Chair Hobert, Members Fuentes, Pawar,
11 Ryan, Strautmanis and Wexler were unable to
12 participate today.

13 CHAIR HOBERT: This is Will Hobert. I would
14 like to request a motion to excuse the Members
15 Fuentes, Pawar, Ryan, Strautmanis and Wexler who
16 were unable to participate today. Is there such a
17 motion?

18 MEMBER ABRAMS: This is Susan Abrams. So moved.

19 MEMBER BERES: This is Drew Beres. Second.

20 CHAIR HOBERT: This is Will Hobert. All those
21 in favor?

22 [Ayes via voice vote]

23 CHAIR HOBERT: Any opposed? The ayes have it
24 and the motion carries.

1 Is there any matter for discussion in
2 closed session today?

3 Hearing none, the next regularly
4 scheduled meeting will be held in person on Tuesday,
5 July 9, 2024, at 9:30 a.m. I would like to request
6 a motion to adjourn. Is there such a motion?

7 MEMBER CALDWELL: This is Karen Caldwell. So
8 moved.

9 MEMBER JURACEK: This is Arlene Juracek.
10 Second.

11 CHAIR HOBERT: This is Will Hobert. All those
12 in favor?

13 [Ayes via voice vote]

14 Any opposed? The ayes have it and
15 the motion carries.

16 ASSISTANT SECRETARY BRINLEY: This is Claire
17 Brinley. The time is 9:54 a.m. This meeting is
18 adjourned.

19 * * * * *

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24

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF COOK)
3
4

I, PATRICIA S. MANN, CSR, RPR, a certified
5 shorthand reporter in the State of Illinois, do
6 hereby certify that the above matter was recorded
7 stenographically by me and reduced to writing by
8 me.

9 I FURTHER CERTIFY that the foregoing transcript
10 of the said matter is a true, correct and complete
11 transcript of the proceedings at the time and place
12 specified hereinbefore.

13 I FURTHER CERTIFY that I am not a relative or
14 employee of any of the parties, nor a relative or
15 employee of the attorneys of record or financially
16 interested directly or indirectly in this action.

17 IN WITNESS WHEREOF, I have hereunto set my hand
18 and affixed my seal of office at Chicago, Illinois,
19 this 24th day of June, 2024.

20
21
22
23 *Patricia S. Mann*

Patricia S. Mann, CSR, RPR
License No. 084-001853