

ILLINOIS FINANCE AUTHORITY  
February 13, 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 Janet L. Brown, CSR No. 84-002176 on Tuesday, February 13, 2024, at the hour of 9:00 AM.

PRESENT:

Will Hobert, Chair  
Drew Beres, Member  
Arlene Juracek, Member  
Roger Poole, Member  
Tim Ryan, Member  
Michael Strautmanis, Member  
J. Randal Wexler, Member  
Lynn Sutton, Member  
Steven Landek, Member  
Karen Caldwell, Member  
Ameya Pawar, Member

ALSO PRESENT:

Mr. Chris Meister, Executive Director;  
Mr. Brad Fletcher, Senior Vice President,  
Treasurer and Assistant Secretary;  
Ms. Claire Brinley, Assistant Secretary;  
Mr. Ed Small, President of Smart Hotels/Olympia  
Chicago, LLC.

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 FLETCHER: This is Brad  
5 Fletcher. Good morning. Today's date is Tuesday,  
6 February 13th, 2024, and this regular meeting of  
7 the Authority has been called to order by Chair  
8 Hobert at the time of 9:03 AM.

9 Chair Hobert and some Members are  
10 attending this --

11 COURT REPORTER: I can't hear. I'm sorry.  
12 Can you speak a little louder?

13 ASSISTANT SECRETARY FLETCHER: Sure. My  
14 apologies. Where should I restart?

15 COURT REPORTER: Just continue on.

16 ASSISTANT SECRETARY FLETCHER: Chair Hobert  
17 and some Members are attending this meeting in  
18 person in Suite S-1000 of 160 North LaSalle Street  
19 in Chicago, Illinois, and some Members are  
20 attending in Hearing Room A of 527 East Capitol  
21 Avenue in Springfield, Illinois. The two locations  
22 are connected through an interactive video and  
23 audio conference.

24 CHAIR HOBERT: This is Will Hobert. Will

1 the Assistant Secretary please call the roll?

2 ASSISTANT SECRETARY FLETCHER: Certainly.

3 Member Abrams? Member Beres?

4 MEMBER BERES: Here.

5 ASSISTANT SECRETARY FLETCHER: Member

6 Caldwell? Member Fuentes?

7 MEMBER FUENTES: Here.

8 ASSISTANT SECRETARY FLETCHER: Member

9 Juracek?

10 MEMBER JURACEK: Here.

11 ASSISTANT SECRETARY FLETCHER: Member

12 Landek?

13 MEMBER LANDEK: Here.

14 ASSISTANT SECRETARY FLETCHER: Member Nava?

15 Member Pawar? Member Poole?

16 MEMBER POOLE: Here.

17 ASSISTANT SECRETARY FLETCHER: Member Ryan?

18 MEMBER RYAN: Here.

19 ASSISTANT SECRETARY FLETCHER: Member

20 Strautmanis? Member Sutton?

21 MEMBER SUTTON: Here.

22 ASSISTANT SECRETARY FLETCHER: Member

23 Wexler?

24 MEMBER WEXLER: Here.

1 ASSISTANT SECRETARY FLETCHER: Member  
2 Zeller? And Chair Hobert?

3 CHAIR HOBERT: Here.

4 ASSISTANT SECRETARY FLETCHER: Again, this  
5 is Brad Fletcher. Chair Hobert, in accordance with  
6 Section 2.01 of the Open Meetings Act, as amended,  
7 a quorum of members has been constituted. I note  
8 that Member Poole is attending at the Springfield  
9 location while the Chair and rest of the Members  
10 are attending from the Chicago location.

11 For anyone from the public  
12 participating via phone, to mute and unmute your  
13 line, you may press star 6 on your keypad if you do  
14 not have that feature on your phone.

15 As a reminder, we are being  
16 recorded and a court reporter is transcribing  
17 today's proceedings. For the consideration of the  
18 court reporter, I would like to ask that each  
19 Member state their name before making or seconding  
20 a motion or otherwise provide any comments for the  
21 record.

22 The agenda for this public meeting  
23 was posted in the lobby and on the tenth floor of  
24 160 North LaSalle Street in Chicago, on the first

1 floor of 527 East Capitol Avenue in Springfield,  
2 and on the Authority's website, in each case as of  
3 last Wednesday, February 7, 2024. Building  
4 security at 160 North LaSalle Street in Chicago and  
5 527 East Capitol Avenue in Springfield has been  
6 advised that any members of the public who choose  
7 to do so and choose to comply with the building's  
8 public health and safety requirements may come to  
9 those representative rooms to listen to the  
10 proceedings.

11 I am confirming that I can see  
12 Roger Poole at the Springfield location. Roger,  
13 can you confirm that the video and audio conference  
14 is clearly seen and heard at the Springfield  
15 location?

16 MEMBER POOLE: Yes. I am physically present  
17 at the Springfield location. I can see everybody  
18 and hear everybody.

19 ASSISTANT SECRETARY FLETCHER: Confirming  
20 for the record we can see Member Poole as well.

21 Again, this is Brad Fletcher. If  
22 any members of the public participating via video  
23 or audio conference find that they cannot see or  
24 hear these proceedings clearly, please call

1 (312)651-1300 or write info@il-fa.com immediately  
2 to let us know, and we will endeavor to solve the  
3 video or audio issue.

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

7 Hearing none, I would like to  
8 request a motion to approve the agenda.

9 Is there such a motion?

10 MEMBER BERES: This is Drew Beres. So  
11 moved.

12 MEMBER SUTTON: This is Lynn Sutton.  
13 Second.

14 CHAIR HOBERT: This is Will Hobert. All  
15 those in favor?

16 (Ayes via voice vote)

17 CHAIR HOBERT: Any opposed?

18 This is Will Hobert. The ayes have  
19 it and the motion carries.

20 Next on the agenda is public  
21 comment.

22 ASSISTANT SECRETARY FLETCHER: This is Brad  
23 Fletcher. If anyone from the public participating  
24 via video and audio conference wish to make a

1 comment, please indicate your desire to do so by  
2 using the "Raise Hand" function. Click on the  
3 "Raise Hand" option located at the right side of  
4 your screen.

5 If anyone from the public  
6 participating via phone wishes to make a comment,  
7 please indicate your desire to do so by using the  
8 "Raise Hand" function by pressing star 3.

9 CHAIR HOBERT: This is Will Hobert. Is  
10 there any public comment for the members?

11 Hearing none, welcome to the  
12 regularly scheduled February 13th, 2024, meeting of  
13 the Illinois Finance Authority.

14 As mentioned by the Assistant  
15 Secretary, we are glad that our colleague Roger  
16 Poole can participate in today's meeting from the  
17 ICC office in Springfield, Illinois. Roger, thank  
18 you for making the trip to Springfield to join us  
19 remotely.

20 For the members physically present  
21 here in Chicago, our Chicago office, thank you for  
22 joining us as well. I appreciate your service.

23 While we did not have a January  
24 meeting, January 1, 2024, did mark the 20th

1 anniversary of the creation of the Illinois Finance  
2 Authority through the consolidation of seven  
3 predecessor statutory entities. As the Members  
4 know, the Authority is self-supporting and, to  
5 date, has not received State taxpayer  
6 appropriations to support our operations.

7           In the recently released Fiscal  
8 Year 2023 Financial Audit before you today, I will  
9 paraphrase some of the Authority's collective  
10 financial accomplishments from the Transmittal  
11 Letter (specifically page 2):

12           Between July 1, 2005, and June 30,  
13 2023, the Authority earned 118.2 million, spent  
14 85.3 million with a total resulting profit of  
15 approximately \$33 million. The Authority also  
16 successfully removed legacy risk to the Illinois  
17 taxpayers and to the Authority's public funds of  
18 approximately \$101.4 million.

19           This was made possible mainly  
20 through the issuance of conduit bonds like those on  
21 this morning's agenda on behalf of The University  
22 of Chicago Medical Center, the Smart Hotels/Olympia  
23 Chicago project, and amendments to outstanding  
24 conduit bonds like the resolution regarding the



1 bonds issued on behalf of the Convent of the Sacred  
2 Heart of Chicago.

3 Bonds don't issue themselves. The  
4 Authority operates in a competitive environment.  
5 It takes focused customer service, timely  
6 responsiveness, diligence, and attention to detail  
7 by our staff team. Staff shares that today conduit  
8 projects often have more twists, turns,  
9 and complexities than in the past.

10 COURT REPORTER: Excuse me. Can we get rid  
11 of the echo?

12 CHAIR HOBERT: Roger, would you please mute.  
13 Thank you.

14 We're still getting feedback. Can  
15 those that are attending virtually please mute?  
16 Thank you.

17 No. Hold on.

18 ASSISTANT SECRETARY BRINLEY: They're all  
19 muted.

20 CHAIR HOBERT: Is that muted too?

21 ASSISTANT SECRETARY BRINLEY: Yes.

22 CHAIR HOBERT: All right. We will  
23 persevere. Actually, that seems to have done it.

24 Our staff strives for clear public

1 presentations to us and they are constantly working  
2 to improve this clarity. So to our staff, Brad,  
3 Sara, Elizabeth, Claire, and Lorrie, who work  
4 directly with the Authority's borrowers and their  
5 transaction teams, thank you. We understand that  
6 your jobs are challenging and have many  
7 stakeholders. On behalf of the Members, we are  
8 grateful that you take your role seriously and  
9 perform your duties well.

10 In addition to bond issuance,  
11 flexibility, and the ability to act effectively  
12 when needed is part of the Authority's competitive  
13 advantage. Back in 2019, Governor Pritzker's  
14 Office asked the Authority to help with Senate Bill  
15 1300 or Public Act 101-610 that became state law on  
16 January 1, 2020. Senate Bill 1300 consolidated 650  
17 local pension portfolios for Illinois first  
18 responders into two separate funds: one for the  
19 Police Officers and one for the Firefighters.

20 The Authority made necessary  
21 start-up loans to the two newly created funds. One  
22 of these loans paid off early and the other loan is  
23 expected to be paid off on schedule in the coming  
24 months.

1           The goal for Senate Bill 1300 was  
2 to help ensure the retirement security of Illinois  
3 local first responders by prudently increasing  
4 investment returns, and in doing so, reduce the  
5 future burden on local Illinois property taxpayers.

6           Litigation challenging the State  
7 constitutionality of Senate Bill 1300 then began.  
8 But on January 19, 2024, the Illinois Supreme Court  
9 affirmed the constitutionality of Senate Bill 1300  
10 and dismissed the litigation. To date, the Senate  
11 Bill 1300 plan appears to be working. Crain's  
12 Chicago Business reported that the Illinois Police  
13 Officers' Pension Investment Fund posted a net  
14 return of 8.8 percent and the Illinois  
15 Firefighters' Pension Investment Fund posted a net  
16 return of 9.7 percent, much higher than the 650  
17 individual portfolios could have obtained  
18 individually.

19           Six and Elizabeth along with former  
20 employees Bill Atwood and Jacob Stuckey made the  
21 Authority's pieces of this puzzle work. We are  
22 grateful to them. Like our work on the conduit  
23 bonds, Senate Bill 1300 may be the best kind of  
24 success. The people who benefit may never know or

1 fully understand the Authority's role in what we  
2 hope to be continued positive outcomes over the  
3 long term.

4 Bond issuance and projects like  
5 Senate Bill 1300 have provided the Authority with a  
6 strong foundation that positions us well for  
7 success as the Climate Bank. As you will hear,  
8 financially, the Authority is strong. Mainly  
9 because we are building on our record as a conduit  
10 issuer. While I like our chances of success as the  
11 Climate Bank, success also generates work for us as  
12 Members. The Governor and I continue to need you  
13 for monthly in-person attendance at meetings.

14 But there are also the upcoming  
15 annual economic interest disclosures. As a  
16 reminder, there are two, one for the Illinois  
17 Secretary of State and one for the Executive Ethics  
18 Commission, both due May 1. Elizabeth and Claire  
19 will work with each of you on the economic interest  
20 disclosures in the coming weeks. And later in the  
21 year, we will have the important mandatory  
22 trainings -- and, again, Elizabeth and Claire will  
23 work with you on those -- likely in the second half  
24 of the calendar year.

1                   At the December 2023 meeting, Chris  
2     provided a preliminary presentation of the  
3     numerous, varied, and complex plans and  
4     opportunities for the Climate Bank. I know that we  
5     will be successful, but all of us, Members and  
6     staff, will need to continue to work closely  
7     together in the coming months.

8                   Thank you for your contributions to  
9     date, and I look forward to working with all of you  
10    over the next year.

11                  Chris.

12                 EXECUTIVE DIRECTOR MEISTER: Thank you,  
13     Will. This is Executive Director Chris Meister.  
14     My written message are in your materials and posted  
15     on the website. I will defer my spoken remarks  
16     until the resolutions to approve the revised fee  
17     schedule for certain types of bonds and to accept  
18     the Fiscal Year 2023 financial audit as well as the  
19     Climate Bank Plan and Report.

20                 Elizabeth Weber, our General  
21     Counsel and Ethics Officer, and Six Granda, our  
22     Senior Vice President for Finance and  
23     Administration, have approved personal time off  
24     this morning. For any legal matters which may

1 arise at this morning's meeting, we have Rich Tomei  
2 of the law firm of Chapman and Cutler. Rich, raise  
3 your hand.

4 So for the intersection of the  
5 technical connection between Springfield and here  
6 and the Open Meetings Act and the Illinois Finance  
7 Authority Act, we have Rich.

8 Our colleague, Brad Fletcher, who  
9 is also in the role of Assistant Secretary this  
10 morning, is our Senior Vice President and Authority  
11 Treasurer. Brad will present the financials  
12 through January 31st, 2024. I know that it has  
13 been a few months. I will present the resolution  
14 to accept the Fiscal Year 2023 Financial Audit.

15 Back to you, Will.

16 MEMBER JURACEK: Chairman Hobert, if I could  
17 just attach something to your remarks with regards  
18 to the police and fire pension consolidation.  
19 That's a subject that's near and dear to my heart.

20 I was president of the Northwest  
21 Municipal Conference at the time it was going  
22 through Springfield, and I had the opportunity to  
23 testify in Springfield before the various  
24 committees and the full houses.

1                   And I really want to thank Bill  
2 Atwood and Jacob Stuckey because this would have  
3 lived or died depending on the success of the  
4 consolidation transition. And both Bill and Jacob  
5 really made sure that that worked out smoothly  
6 despite some of the concerns of the Union  
7 participants in this consolidation, which resulted  
8 in their litigation.

9                   So I was as pleased as anybody to  
10 see the Court say, no, sorry, it's legal. But the  
11 Illinois Finance Authority staffers really played a  
12 big role in ensuring the success of the  
13 consolidation.

14                   CHAIR HOBERT: Thank you.

15                   COURT REPORTER: Can I have your name,  
16 please?

17                   MEMBER JURACEK: Arlene Juracek.

18                   COURT REPORTER: Thank you.

19                   ASSISTANT SECRETARY FLETCHER: This is Brad  
20 Fletcher. Please let the record reflect that  
21 during the Chair's remarks but prior to the  
22 Executive Director message, Members Caldwell,  
23 Pawar, and Strautmanis arrived and were added to  
24 the initial roll call.

1           CHAIR HOBERT: Thank you, Brad. This is  
2 Will Hobert. There were no committee meetings held  
3 this month.

4                       Next is a presentation and  
5 consideration of New Business Items.

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

14                      Hearing no need for a separate  
15 consideration or recusal, I would like to consider  
16 New Business Items 1, 2, 3, 4, and 5 under the  
17 consent agenda and take a roll call vote.

18                      Brad?

19                      ASSISTANT SECRETARY FLETCHER: This is Brad  
20 Fletcher. At this time I'd like to note for each  
21 conduit New Business Item presented on today's  
22 agenda, the Members are considering the approval  
23 only of the resolution and not-to-exceed parameters  
24 contained therein.



1                   Item 1: The University of Chicago  
2 Medical Center and Mizuho America Leasing LLC.

3                   Item 1 is a Final Bond Resolution  
4 authorizing the issuance of the Illinois Finance  
5 Authority Lease Revenue Bonds, Series 2024  
6 (UChicago Medicine Project), in one or more  
7 tax-exempt and/or taxable series or subseries, in  
8 an aggregate principal amount not to exceed \$50  
9 million (defined as the "Bonds"), the proceeds of  
10 which will be made available to Mizuho America  
11 Leasing LLC (the "Lessor" hereafter) in order to  
12 assist the lessor providing all or some of the  
13 funds necessary to do any or all of the following:

14                   (1) purchase one or more vertical  
15 separation units comprised of approximately 62,000  
16 square feet located at 355 East Grand Avenue,  
17 Chicago, Illinois (defined as "River East"), to be  
18 leased to and used by The University of Chicago  
19 Medical Center (or "UCMC") for the provision of  
20 direct health care to its patients and/or for its  
21 general corporate purposes, and the costs of  
22 acquiring, constructing, renovating, remodeling,  
23 expanding, rehabilitating and equipping certain  
24 improvements to such property.

1                   (2) purchase the real property,  
2 building and improvements located at 4646 South  
3 Drexel Boulevard, Chicago, Illinois, consisting of  
4 approximately 1.2 acres of land, and an  
5 approximately 12,500 square foot building (defined  
6 as "Drexel") to be leased to and used by UCMC for  
7 the provision of direct health care to its patients  
8 and/or for its general corporate purposes, and the  
9 costs of acquiring, constructing, renovating,  
10 remodeling, expanding, rehabilitating and equipping  
11 certain improvements to such property.

12                   (3) fund one or more debt service  
13 reserve funds for the benefit of the Bonds.

14                   (4) fund working capital.

15                   (5) fund interest accruing on the  
16 Bonds.

17                   And (6) pay certain expenses  
18 incurred in connection with the issuance of the  
19 Bonds.

20                   The proceeds of the Bonds will be  
21 made available to the Lessor to acquire the Drexel  
22 and River East properties to lease to UCMC under  
23 one or more facility leases. In exchange therefor,  
24 the Lessor will assign and sell to the Authority

1 and the Authority will purchase a right to receive  
2 payments, including rent payments (defined as  
3 "Rents") to be made by UCMC under the facility  
4 leases in an amount sufficient to pay all debt  
5 service (including principal and interest) on the  
6 Bonds and to pay all other costs of the parties to  
7 the financing.

8                   The Authority will immediately  
9 assign the Rents to the trustee under one or more  
10 indentures of trust as security for the Bonds to be  
11 used to pay debt service and other amounts due with  
12 respect to the Bonds. The Bonds will be further  
13 secured by an assignment and sale by the Lessor of  
14 a leasehold mortgage from UCMC on each of the  
15 properties. UCMC will operate the properties and  
16 will be the owner of the properties for federal tax  
17 purposes.

18                   The purpose of this lease structure  
19 is to allow UCMC to use and operate the properties  
20 and achieve certain desired accounting treatments  
21 in connection with the properties.

22                   The Bond will be underwritten by  
23 FMSbonds, Inc. and sold immediately to Mizuho  
24 Capital Markets LLC. The Bonds will be sold at

1 fixed rates to be determined at pricing and shall  
2 bear interest at stated rates not exceeding 10  
3 percent per annum. The Final Bond Resolution  
4 authorizes a final maturity of not later than 15  
5 years from the date of issuance.

6 Does any Member have any questions  
7 or comments?

8 Item 2 is a Final Bond Resolution  
9 authorizing the issuance of Illinois Finance  
10 Authority Recovery Zone Facility Bonds (Smart  
11 Hotels/Olympia Chicago, LLC Project), Series 2024,  
12 in a maximum principal amount of \$15,500,000  
13 (defined as the "Bond"), the proceeds of which are  
14 to be loaned to Smart Hotels/Olympia Chicago, LLC,  
15 a Delaware limited liability company (defined as  
16 the "Borrower"), in order to assist the Borrower in  
17 providing all or a portion of the funds necessary  
18 to (i) currently refund all or a portion of the  
19 Authority's outstanding Recovery Zone Facility  
20 Bonds (Smart Hotels/Olympia Chicago, LLC Project),  
21 Series 2017 (defined as the "Series 2017 Bonds"),  
22 and (ii) pay all or a portion of the costs of  
23 issuance for the Bond.

24 The Bond will be issued under a

1 Bond and Loan Agreement as a bank direct purchase  
2 by Live Oak Banking Company, a North Carolina  
3 banking corporation (defined as the "Bond  
4 Purchaser"). During the Initial Interest Period of  
5 five years, interest on the Bond shall accrue at  
6 the Bank Purchase Rate, which shall be the greater  
7 of (i) a certain fixed rate of interest or (ii) a  
8 variable rate of interest based, in part, on Term  
9 SOFR. The Bond shall bear interest at a fixed or  
10 variable rate of interest not exceeding 18 percent  
11 per annum.

12 The Final Bond Resolution  
13 authorizes a final maturity of not later than  
14 January 5, 2039.

15 It's my expectation that we have  
16 with us today Ed Small, President of Smart  
17 Hotels/Olympia Chicago, LLC.

18 Ed, are you with us today?

19 ED SMALL: I am. Can you hear me?

20 ASSISTANT SECRETARY FLETCHER: Yes, sir.  
21 Please, the floor is yours.

22 ED SMALL: Well, I appreciate the  
23 opportunity to thank Brad Fletcher and the IFA  
24 Board for the original issuance in 2010 for the

1 bond for this project. It's our hotel in Chicago's  
2 Hyde Park neighborhood. It's a catalytic project,  
3 and it is not an exaggeration to say that without  
4 that bond financing at that time --

5 COURT REPORTER: I can't understand. He's  
6 cutting out too much. I'm sorry.

7 EXECUTIVE DIRECTOR MEISTER: Ed, I'm sorry,  
8 this is Chris Meister. The court reporter is  
9 having a challenge. Could you go a bit more  
10 slowly, please.

11 COURT REPORTER: Thank you.

12 ED SMALL: Sure. Sorry about that.

13 ASSISTANT SECRETARY BRINLEY: Janet, we'll  
14 also have a recording so you can review later.

15 COURT REPORTER: Thank you.

16 ED SMALL: Should I pick up where I left off  
17 or start all over?

18 ASSISTANT SECRETARY FLETCHER: No. Please  
19 pick up where you left off. We caught it.

20 Thanks, Ed.

21 ED SMALL: Okay. So, again, it's not an  
22 exaggeration to say that without the bond issuance  
23 in 2010, we could not have done this project. It  
24 absolutely would not have been possible. And the

1 continuing cooperation of Brad and the IFA has been  
2 critical, and we appreciate your consideration for  
3 this refinancing.

4 COVID was certainly challenging for  
5 hotels, and ours was no exception to that, and  
6 while we're making a strong recovery at this point,  
7 it's very important that we continue to be able to  
8 have access to the tax-exempt facility. So thank  
9 you so much for your consideration of this.

10 And, further, we understand there's  
11 another resolution for lowering the fees on the  
12 refinancings, and given the increased costs that we  
13 have for the hotel operations with wages and such  
14 and further interest rates rising, the reduced  
15 costs on the refinancing are also very important.

16 So we appreciate the customer  
17 service. We appreciate that you are there to help  
18 us get these important projects done.

19 ASSISTANT SECRETARY FLETCHER: This is Brad  
20 Fletcher. Thank you, Ed. I really appreciate the  
21 comments.

22 Does any Member have any questions  
23 or comments?

24 Okay. Moving on to Item 3,

1 Additional Resolutions.

2                   Item 3 is a Resolution authorizing  
3 the execution and delivery of an Amended and  
4 Restated Bond and Loan Agreement relating to the  
5 Illinois Finance Authority Revenue Refunding Bond,  
6 Series 2012 (Sacred Heart Schools Project) (defined  
7 as the "Series 2012 Bond") to provide for certain  
8 amendments relating to the extension of the  
9 purchase date of the Bond, the interest rate  
10 calculation on the Bond and certain others matters;  
11 authorizing the execution and delivery of any other  
12 documents necessary or appropriate to effect the  
13 matters set forth in such Amended and Restated Bond  
14 and Loan Agreement; and authorizing and approving  
15 related matters.

16                   Convent of the Sacred Heart of  
17 Chicago, Illinois, an Illinois not-for-profit  
18 corporation (defined as the "Borrower") and  
19 Wintrust Bank, National Association (as the "Bond  
20 Purchaser"), are requesting approval of the  
21 Resolution to authorize the execution and delivery  
22 of an Amended and Restated Bond and Loan Agreement  
23 and other documents to effectuate certain  
24 amendments relating to the outstanding Series 2012



1 Bond.

2                                   Approval of the related Resolution  
3 will extend the term by which the bank as the Bond  
4 Purchaser will agree to continue owning the Series  
5 2012 Bond by approximately seven years and seven  
6 months (that is, from February 28th, 2024, to  
7 October 1, 2031), will reset the interest rate  
8 borne by the Series 2012 Bond (based, in part, on  
9 Term SOFR) and will make certain other amendments  
10 requested by the Borrower and the bank as the Bond  
11 Purchaser.

12                                   Does any Member have any questions  
13 or comments?

14                                   Item 4 is a Resolution approving  
15 fee schedule for certain types of bonds.

16                                   Approval of the related Resolution  
17 is essential to ensure the Authority's commercial  
18 viability, particularly with respect to eligible  
19 publicly traded and privately held, for-profit  
20 borrowers that may benefit from the issuance of  
21 Industrial Development Bonds, Exempt Facility  
22 Bonds, Recovery Zone Facility Bonds, and Midwestern  
23 Disaster Area Bonds.

24                                   Ultimately, these changes would

1 serve to make the Authority more competitive  
2 relative to its peers in the development finance  
3 industry and reflect the Authority's commitment to  
4 adapt to evolving market dynamics and to improve  
5 financial sustainability.

6 Does any Member have any comments  
7 or questions?

8 EXECUTIVE DIRECTOR MEISTER: Brad, if I may  
9 add to your comments. As the Chair noted, Brad and  
10 Sara have been working diligently with partners,  
11 transaction partners across our world of economic  
12 sectors and borrowers, and I think this resolution  
13 and the proposed fee changes that are found on page  
14 155 in your materials recognize some of the  
15 challenges and the complexities that the Authority  
16 handles in the conduit space.

17 I'll also note that both the  
18 University of Chicago Medical Center and the Smart  
19 Hotel, both of these projects had the potential to  
20 start their lives as a leaf, become a tree, and  
21 then multiply themselves into a forest, which if we  
22 did not have staff like Brad and Sara, there were  
23 other folks that easily could have gotten lost in  
24 that forest and not have the clarity of the

1 presentation that you have today. So they're to be  
2 commended.

3                   Again, you've heard from Mr. Small  
4 on the Smart Hotel on that catalytic project.  
5 Similarly, again, same general community, Hyde  
6 Park, Sara has been working closely with the  
7 University of Chicago Medical Team on this proposed  
8 transaction since late last summer. So it's an  
9 example of the clarity and the efficiency that we  
10 are striving for as staff.

11                   Back to you, Brad.

12                   ASSISTANT SECRETARY FLETCHER: Just a little  
13 extra color on the fee resolution. If you recall,  
14 the Members that were here in September, we said we  
15 were going to somewhat piecemeal this to catch up  
16 with the times. Our overall fee schedule for our  
17 various market sectors hasn't been updated in some  
18 cases in two decades. So this is a continuation of  
19 the same.

20                   You'll recall in September, we  
21 approved a fee schedule for a solid waste disposal  
22 facility.

23                   What we're doing today is we're  
24 saying to our borrowers in the corporate world,

1 hey, we understand there's an innumerate amount of  
2 exempt facility bonds. We will charge the same fee  
3 for all of them. We are undertaking the same  
4 performance and actions here. So this puts our  
5 best foot forward with respect to our corporate  
6 borrowers.

7 In addition to that, you heard from  
8 Ed Small, the president of the hotel. That was a  
9 Disaster Recovery Bond. From time to time Congress  
10 authorizes Disaster Recovery Bonds when there's a  
11 disaster. So, for instance, we have outstanding  
12 bonds for Midwestern Disaster Area Bonds for  
13 flooding along the Mississippi River. Recovery  
14 Zone Bonds could be used for commercial purposes  
15 that normally are outside of our universe of  
16 Borrowers.

17 So what we did for the fee schedule  
18 for this refunding for the hotel was to waive the  
19 application fee, put our best foot forward for a  
20 disaster-type enterprise, if you will. I  
21 understand it's a hotel, but the Federal intent is  
22 there.

23 And then, similarly, Sara and I  
24 have continued working with our not-for-profit

1 borrowers. Sara and I have been using a pilot  
2 amendment fee schedule. We've always used our fee  
3 schedule as guardrails. So we're planting a flag  
4 in the ground so we always maintain a competitive  
5 advantage.

6 Sara and I are continuing piloting  
7 that, and we expect to have something by budget  
8 time to formally adopt.

9 EXECUTIVE DIRECTOR MEISTER: And just one  
10 clarification. And, again, as Brad said, there are  
11 multiple types of these bonds. Transactions like a  
12 nonprofit for the University of Chicago Medical is  
13 somewhat simpler. But these were actually Recovery  
14 Zone Facility Bonds, not the disaster bonds.

15 ASSISTANT SECRETARY FLETCHER: Right. It's  
16 a broad category by Congress. Those are considered  
17 various forms of disaster bonds, that's correct.

18 EXECUTIVE DIRECTOR MEISTER: Yes.

19 ASSISTANT SECRETARY FLETCHER: Midwestern  
20 Disaster, Recovery Zone.

21 So does any Member have any  
22 questions or comments on Resolution Item 4?

23 Moving on, Item 5 is a Resolution  
24 to accept the Fiscal Year 2023 Financial Audit.

1                   On February 6, 2024, the Auditor  
2   General released the Authority Fiscal Year 2023  
3   Financial Audit. In the opinion of the Independent  
4   Auditors' Report, the Authority's Fiscal Year 2023  
5   Financial Audit presents fairly, in all material  
6   respects, the respective financial position of the  
7   business-type activities, each major fund, and the  
8   aggregate remaining fund information for the  
9   Illinois Finance Authority as of June 30, 2023, and  
10  the respective changes in financial position and,  
11  where applicable, cash flows thereof for the year  
12  then ended in accordance with accounting principles  
13  generally accepted in the U.S.

14                   Moreover, the Resolution designates  
15  the Fiscal Year 2023 Financial Audit as the report  
16  and financial statement of its operations and of  
17  its assets and liabilities as required by  
18  Section 845-50 of the Illinois Finance Authority  
19  Act as amended.

20                   Chris, I believe you had several  
21  bullet points you wanted to address.

22                   EXECUTIVE DIRECTOR MEISTER: Yes. Thank  
23  you, Brad. To add to Brad's statement -- and,  
24  again, the financial audit is both posted online on

1 the Auditor General's website, but it also was  
2 distributed with our materials and are on the  
3 tables in front of the Members.

4 The General Operating Fund -- and,  
5 again, that's our main fund -- and the total  
6 Nonmajor Funds, all those assets increased by  
7 approximately \$5.8 million over the prior fiscal  
8 year. Primarily it was a DCEO Grant for some  
9 federal funds through U.S. Treasury known as SSBCI.  
10 That grant was executed towards the end of last  
11 fiscal year, very near to June 30, 2023, and the  
12 increase in investment revenue.

13 As of June 30, 2023, we have a net  
14 position of approximately \$126 million, and that  
15 represents an increase of approximately 2.5 million  
16 or 2 percent from the previous fiscal year in both  
17 the operating -- General Operating Fund and the  
18 Nonmajor Funds.

19 Again, our General Operating Fund  
20 basically is approximately 60 million, and then  
21 there are a series of Nonmajor Funds that are  
22 statutorily fenced in.

23 As I noted, the increase in net  
24 position is primarily due to the increase in

1 investment revenues/nonoperating income of  
2 approximately 2.9 million. And then there was an  
3 offset in Operating loss of approximately \$465,000.

4 The unmodified opinion was received  
5 by the Auditor General's Special Assistant  
6 Auditors. The firm is RSM US LLP. They were  
7 procured by the Auditor General's Office, and they  
8 have been our external auditors for a number of  
9 years.

10 As Brad noted, the financial  
11 statements are reported fairly in all material  
12 respects.

13 We did receive a material weakness  
14 finding. It has been a number of years since we  
15 have received a finding on the financial audit. In  
16 the coming weeks, we'll have the two-year complying  
17 audit. We expect to have a few more findings. But  
18 I would just emphasize to the Members that the text  
19 of the finding and also the text found in the  
20 subsequent events, that language speaks for itself  
21 regarding the incident that occurred last November.  
22 The Authority accepted that finding.

23 In addition, and for context and  
24 narrative, we do have the Authority's descriptions



1 of our activities during and after the Audit  
2 period.

3 Primarily there was the Auditor  
4 General's Digest that was attached as an exhibit to  
5 my written message.

6 There is the transmittal letter,  
7 which is written by me to the Chair, Will, and  
8 those are pages 2 through 7 of the Audit Report.

9 The Management Discussion and  
10 Analysis, that's generally on pages 17 through 24.

11 And the subsequent events,  
12 particularly note 16, and those are on pages 60 to  
13 61.

14 I will especially thank our  
15 colleague Six Granda. She leads our engagement  
16 with the auditors. The pages here do not quite  
17 accurately represent the amount of work that goes  
18 into this process, but I do believe that this audit  
19 reflects well on the Authority despite the finding,  
20 which we have accepted, and I ask the Members for  
21 your acceptance of the audit.

22 As I noted, the two-year complying  
23 audit hopefully will be completed in the coming  
24 weeks. We'll also bring it to you at that time.

1                   Once both audits are posted and  
2   accepted by the Members, the next stop in the  
3   process is before the Legislative Audit Commission  
4   of the Illinois General Assembly that supervises  
5   the Auditor General's Office. For the past several  
6   years, we have been on the consent calendar so no  
7   appearance has been required. We'll see if that  
8   practice by the Legislative Audit Commission  
9   continues.

10                   I'll take any questions.

11                   Back to you, Brad.

12                   ASSISTANT SECRETARY FLETCHER: All right.  
13   That's the end of the New Business Items.

14                   CHAIR HOBERT: This is Will Hobert. I would  
15   like to request a motion to pass and adopt the  
16   following New Business Items: 1, 2, 3, 4, and 5.

17                   Is there such a motion?

18                   MEMBER FUENTES: This is Jim Fuentes. So  
19   moved.

20                   MEMBER JURACEK: This is Arlene Juracek.  
21   Second.

22                   CHAIR HOBERT: This is Will Hobert. Will  
23   the Assistant Secretary please call the roll?

24                   ASSISTANT SECRETARY BRINLEY: This is Claire

1 Brinley. On the motion by Member Fuentes and  
2 second by Member Juracek, I will call the roll.

3 Member Beres?

4 MEMBER BERES: Yes.

5 ASSISTANT SECRETARY BRINLEY: Member  
6 Caldwell?

7 MEMBER CALDWELL: Here.

8 ASSISTANT SECRETARY BRINLEY: Member  
9 Fuentes?

10 MEMBER FUENTES: Yes.

11 ASSISTANT SECRETARY BRINLEY: Member  
12 Juracek?

13 MEMBER JURACEK: Yes.

14 ASSISTANT SECRETARY BRINLEY: Member Landek?

15 MEMBER LANDEK: Yes.

16 ASSISTANT SECRETARY BRINLEY: Member Pawar?

17 MEMBER PAWAR: Yes.

18 ASSISTANT SECRETARY BRINLEY: Member Poole?

19 Member Poole, you might still be  
20 muted.

21 EXECUTIVE DIRECTOR MEISTER: He is  
22 signaling.

23 MEMBER JURACEK: I think that's a yes.

24 EXECUTIVE DIRECTOR MEISTER: Is that a yes?

1 Nod your head.

2 ASSISTANT SECRETARY BRINLEY: Member Ryan?

3 MEMBER RYAN: Yes.

4 EXECUTIVE DIRECTOR MEISTER: He nodded his  
5 head.

6 ASSISTANT SECRETARY BRINLEY: Member  
7 Strautmanis?

8 MEMBER STRAUTMANIS: Yes.

9 ASSISTANT SECRETARY BRINLEY: Member Sutton?

10 MEMBER SUTTON: Yes.

11 ASSISTANT SECRETARY BRINLEY: Member Wexler?

12 MEMBER WEXLER: Yes.

13 ASSISTANT SECRETARY BRINLEY: And finally,  
14 Chair Hobert?

15 CHAIR HOBERT: Yes.

16 ASSISTANT SECRETARY BRINLEY: Again, this is  
17 Claire Brinley. Chair Hobert, the ayes have it and  
18 the motion carries.

19 CHAIR HOBERT: This is Will Hobert. Brad,  
20 will you please present the Financial Reports?

21 ASSISTANT SECRETARY FLETCHER: Sure. This  
22 is Brad Fletcher. In Six's absence today, I'll be  
23 presenting the financial reports for the period  
24 ending January 31, 2024. The financial reports

1 begin on page 42 of the Confidential Board Book.

2 Please note that all information is  
3 preliminary and unaudited, as customary.

4 Beginning with the operating  
5 revenues, year-to-date operating revenues of \$1.7  
6 million and are \$325,000 or 23.3 higher than  
7 budget.

8 Operating expenses of \$2.2 million  
9 are \$426,000 or 16.2 percent lower than budget.  
10 This is primarily attributable to the Authority  
11 posting annual employee-related expenses and  
12 professional services of \$392,000 lower than budget  
13 due to reduced staff head count and lower than  
14 expected professional services and other expenses  
15 of \$34,000 lower than budget.

16 Taken together, the Authority  
17 posted an Operating Net loss of approximately  
18 \$492,000.

19 Nonoperating activity, year-to-date  
20 interest, and investment income of \$1 million is  
21 \$147,000 and 12.6 percent below budget. The  
22 Authority posted \$668,000 market-to-market, noncash  
23 appreciation in its investment portfolio. This  
24 noncash appreciation, coupled with an approximate

1     \$24,000 realized loss on the sale of certain  
2     Authority investments, will result in year-to-date  
3     Investment Income Position of \$1.7 million which is  
4     \$497,000 higher than budget. Year-to-date Grant  
5     income of \$61,000 meanwhile is \$175,000 lower than  
6     budget.

7                     The year-to-date Operating loss of  
8     approximately \$492,000 and year-to-date Investment  
9     Position Income and Grant Income of \$1.7 million  
10    collectively will result in a year-to-date net  
11    income of approximately \$1.2 million which is \$1.1  
12    million higher than budget.

13                    In the General Fund, the Authority  
14    continues to maintain a net position of \$60.3  
15    million as of January 31, 2024. Total assets in  
16    the General Fund are \$65.3 million (consisting  
17    mostly of cash, investments, and receivables).  
18    Unrestricted cash and investments total \$50.4  
19    million (with approximately \$22.2 million in cash).  
20    Restricted cash totals \$3.1 million.

21                    Notes receivable from former  
22    Illinois Rural Bond Bank local governments totals  
23    \$4.3 million. Participation Loans, Natural Gas  
24    Loan Program, DACA (which is the pilot medical

1 student loans in exchange for service in medically  
2 underserved areas in Illinois) and other loan  
3 receivables are \$5.4 million. From October 1st,  
4 2023, to January 31, 2024, the Authority collected  
5 \$835,000 in interest and principal from outstanding  
6 Natural Gas Loans and \$294,000 from outstanding  
7 Participation Loans.

8 Moving next to Audit matters.

9 On February 6, 2024, the Office of  
10 the Auditor General released a Fiscal Year 2023  
11 Financial Audit Report, as mentioned earlier by  
12 Chris and myself. The Special Assistant Auditors  
13 for the Office of the Auditor General expressed an  
14 unmodified opinion on the Authority's basic  
15 financial statements. The report contained one  
16 material weakness finding, as previously stated.

17 The Two-Year Compliance Examination  
18 for Fiscal Year 2022 and Fiscal Year 2023 are in  
19 progress. The Authority anticipates the report to  
20 be issued sometime in March 2024.

21 And with that, I'll turn things  
22 over to the Executive Director.

23 EXECUTIVE DIRECTOR MEISTER: Thank you,  
24 Brad. Again, Chris Meister, Executive Director.

1 The February 13, 2024, Climate Bank standing report  
2 is found on pages 45 through 47 of your materials.

3 These monthly standing reports go  
4 back to a resolution that was adopted by the Board  
5 back in November of 2022, and this approach has  
6 worked well as the Authority has needed flexibility  
7 to respond to various priorities of the Governor's  
8 Office and various financial opportunities provided  
9 by the federal government.

10 There are no proposed Climate Bank  
11 plan modifications this morning and there are no  
12 attachments.

13 I will note, just something to add  
14 for the Members, from Brad's report the State  
15 Treasurer has a resource or a program called the  
16 Illinois Funds that the Authority has been moving  
17 much of our liquid cash in. They are very good  
18 returns. It's run by a State constitutional  
19 officer. We have nearly full liquidity. So in the  
20 current interest rate environment, we've been  
21 working closely to take advantage of that.

22 The action summary here on page 45,  
23 number one, in addition to his other duties, Brad  
24 is the architect of the Commercial Property



1 Assessed Clean Energy Open Market Initiative of the  
2 Illinois Finance Authority.

3                   We've been -- that is sort of a  
4 dual presentation to our transaction teams that  
5 know us as the Authority and know our reputation.  
6 They know C-PACE as a product of the Illinois  
7 Finance Authority. Sometimes when we are talking  
8 to local policymakers and our colleagues in State  
9 government, we refer to it as a Climate Bank  
10 initiative, but we're very pleased that the City of  
11 East Moline and the City of Mount Carroll, both in  
12 northwestern Illinois, passed the standard IFA Open  
13 Market Initiative Ordinance in December of '23 and  
14 January of '24.

15                   We have also been busy on public  
16 engagement. On February 9, 2024, I presented  
17 Climate Bank overview to the Chicagoland Chamber of  
18 Commerce's Infrastructure and Digitalization  
19 Committee meeting. On February 2, Andrew  
20 Barbeau -- a name that many of you should  
21 recognize, he's our outside consultant on Climate  
22 Bank matters -- presented, along with the Builders  
23 Network and a foundation and the Illinois  
24 Department of Transportation, at the Blacks in

1 Green presentation at UIC that was funded by the  
2 U.S. Department of Energy.

3 On January the 31st -- again, a  
4 special thank you to Claire Brinley -- we hosted a  
5 large remote primarily stakeholder engagement on  
6 our Climate Bank plans and activities. We also  
7 partnered and had representatives of the Department  
8 of Commerce and Economic Opportunity and the  
9 Illinois Power Agency. We had over 250  
10 participants registered and at any given time  
11 somewhere between 150 and 155 stakeholders.

12 I also presented at the Urban  
13 League, along with DCEO, on January the 23rd. We  
14 continue to work on a variety of DCEO economic  
15 development projects. Last month we had Director  
16 Kristen Richards of DCEO address the members.

17 Also in December of last year,  
18 through the modified Climate Bank Plan, we created,  
19 and Members approved -- because of course we can't  
20 be government without an acronym -- 4FJ federal and  
21 private funds for future jobs, an initiative of the  
22 Illinois Climate Bank.

23 So there is a nonprofit that is  
24 aligned with the Governor's Office named P33. We

1 entered into a non -- a Zero-Dollar contract with  
2 P33. And then together with P33 and DCEO, we  
3 engaged some outside expertise on a procurement  
4 path. That path is not yet complete. So I will  
5 tell you what parts of the path are complete.

6 It was known as an invitation bid  
7 competition on price. Again, the regulators in  
8 that process is not yet complete. But pursuant to  
9 that process, there are two small, under 100,000,  
10 sole source small purchase agreements with  
11 conditions. That is what they are known as.

12 Under the procurement rules, they  
13 went to Boston Consulting Group. I've got a family  
14 member who works for Boston Consulting Group. So  
15 we'll agree to sign those two contracts.

16 And that work is underway for a  
17 U.S. Department of Commerce Economic Investment  
18 Administration opportunity known as Tech Hubs, one  
19 agriculturally focused in downstate Illinois in the  
20 Champaign-Decatur area and one focused on quantum  
21 in northeastern Illinois.

22 I will take any questions. I know  
23 that we talked a little bit last December on 4FJ  
24 and the efforts, because we believe that -- based

1 on my discussions within State Government, I  
2 believe that we're going to have more opportunities  
3 and requests.

4 That's a lot of State Government  
5 procurement rules.

6 MEMBER STRAUTMANIS: Member Strautmanis. My  
7 only comment is as somebody who has family --

8 COURT REPORTER: Can I have your name?

9 MEMBER STRAUTMANIS: Member Strautmanis.

10 As someone who has family members  
11 in Champaign, I describe Cairo, Illinois, as  
12 downstate Illinois.

13 EXECUTIVE DIRECTOR MEISTER: You're right.  
14 I stand corrected. Thank you.

15 We have a former board member who  
16 always said, well, it's only true southern  
17 Illinois, which are the true downstate is the  
18 southern 15 or 16 counties along the Ohio, the  
19 Wabash, and the Mississippi. So I stand corrected.  
20 Thank you.

21 We've mentioned before the U.S.  
22 Department of Treasury SSBCI. Evans Joseph is our  
23 colleague who works on that. Joanna Martinez is  
24 helping us cohost. And Stan Luboff, under a

1 personal services contract, is working closely with  
2 Evans and Joanna. Stan Luboff brought this  
3 opportunity to the State of Illinois about 15 years  
4 ago under stimulus, so he knows it very, very well.

5           The Will Group is a minority-owned  
6 enterprise active primarily in electrical  
7 contracting. They've moved into manufacturing of  
8 energy efficiency -- energy efficient electrical  
9 components, and they're in the process of building  
10 a manufacturing facility on Chicago's west side.  
11 We signed those documents at the end of December,  
12 and the process is continuing.

13           We have also been working with NTH  
14 Tool in Plano, Illinois, and Stan, Evans, and  
15 Joanna have multiple leads and multiple discussions  
16 with multiple private lenders. SSBCI is primarily  
17 a participation loan product that is delivered  
18 through private commercial lenders.

19           On the U.S. Department of Energy  
20 grid, this is primarily formula funding that we are  
21 working with. Municipal utilities and municipal  
22 and rural electric co-ops. We've put out a request  
23 for information at the beginning of February.  
24 We're expecting responses. We expect most of that

1 total of \$40 million, of which we've received an  
2 allocation of 16 million, to be deployed in some  
3 form of grant.

4 We still are awaiting the U.S.  
5 Department of Energy Revolving Loan Fund through  
6 the State Environmental Protection Agency. That  
7 has been pending for quite some time.

8 The next item, a significant  
9 victory by the Authority and all of us. Last  
10 spring the Governor's Office asked the Authority to  
11 submit for the competitive CFI Community's Electric  
12 Vehicle Charging Grant. We were fortunate enough  
13 to be awarded on the January 18th. The only  
14 application that was successful in the State, it  
15 was highly competitive, and we expect to have an  
16 intake webinar with the U.S. Department of Energy  
17 next Thursday, on February 22nd.

18 And finally, the U.S. Department of  
19 Energy GRIP. This is competitive. We have filed  
20 the concept paper, which is the first step in that  
21 project.

22 So we've been busy. Thank you.

23 Any questions?

24 Great.

1 CHAIR HOBERT: This is Will Hobert. Thank  
2 you, Chris. Pursuant to Resolution 2022-1110-EX16,  
3 the Members may affirm, modify, or disapprove of  
4 any of the modifications to the Climate Bank Plan.  
5 There are no modifications to the Climate Bank Plan  
6 this month.

7 I would like to request a motion to  
8 accept the preliminary and unaudited Financial  
9 Reports for the seven-month period ending January  
10 31, 2024, and to accept the report on the Climate  
11 Bank Plan.

12 Is there such a motion?

13 MEMBER PAWAR: This is a Ameya Pawar. So  
14 moved.

15 MEMBER WEXLER: This is Randy Wexler.  
16 Second.

17 CHAIR HOBERT: This is Will Hobert. All  
18 those in favor?

19 (Ayes via voice vote)

20 CHAIR HOBERT: Opposed?

21 The ayes have it and the motion  
22 carries.

23 Brad, will you please present the  
24 procurement report?

1 ASSISTANT SECRETARY FLETCHER: Certainly.  
2 This is Brad Fletcher. Thank you, Chair Hobert.

3 The contracts listed in the  
4 February procurement report are to support the  
5 Authority's operations. The report also includes  
6 expiring contracts into 2024.

7 The Authority recently executed a  
8 Zero-Dollar dollar contract with P33 Chicago to  
9 assist The Authority in collaboration with the  
10 State and other State agencies or governmental  
11 entities in applying for and obtaining federal  
12 funding.

13 Does any Member have any questions  
14 or comments?

15 CHAIR HOBERT: This is Will Hobert. Does  
16 anyone wish to make any additions, edits, or  
17 corrections to the minutes from December 12, 2023?

18 Hearing none, I'd like to request a  
19 motion to approve the minutes.

20 Is there such a motion?

21 MEMBER RYAN: This is Tim Ryan. So moved.

22 MEMBER STRAUTMANIS: This is Mike  
23 Strautmanis. Second.

24 CHAIR HOBERT: This is Will Hobert. All



1 those in favor?

2 (Ayes via voice vote)

3 CHAIR HOBERT: Opposed?

4 The ayes have it and the motion  
5 carries.

6 Is there any other business to come  
7 before the members?

8 ASSISTANT SECRETARY BRINLEY: This is Claire  
9 Brinley. Chair Hobert, Members Abrams and Zeller  
10 and Vice Chair Nava were unable to participate  
11 today.

12 CHAIR HOBERT: This is Will Hobert. I would  
13 like to request a motion to exclude Members Abrams,  
14 Zeller, and Nava who were unable to participate  
15 today.

16 Is there such a motion?

17 MEMBER SUTTON: This is Lynn Sutton. So  
18 moved.

19 MEMBER JURACEK: This is Arlene Juracek.  
20 Second.

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

23 (Ayes via voice vote)

24 CHAIR HOBERT: The ayes have it and the

1 motion carries.

2 Is there any matter for discussion  
3 in closed session?

4 Hearing none, the next regularly  
5 scheduled meeting will be held in person on  
6 Tuesday, March 12, 2024.

7 I'd like to request a motion to  
8 adjourn.

9 Is there such a motion?

10 MEMBER WEXLER: This Randy Wexler. So  
11 moved.

12 MEMBER BERES: This is Drew Beres. Second.

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

15 (Ayes via voice vote)

16 CHAIR HOBERT: The ayes have it and the  
17 motion carries.

18 ASSISTANT SECRETARY BRINLEY: This is Claire  
19 Brinley. The time is 9:54 AM. This meeting is  
20 adjourned.

21 \* \* \* \* \*

22

23

24

1 STATE OF ILLINOIS )  
 ) SS:  
2 COUNTY OF DU PAGE )  
3

4 I, Janet L. Brown, CSR. No. 84-002176, do  
5 hereby certify that I reported in shorthand the  
6 proceedings had in the above-entitled cause and  
7 that the foregoing Report of Proceedings, Pages 1  
8 through 51, inclusive, is a true, correct, and  
9 complete transcript of my shorthand notes taken at  
10 the time and place aforesaid.

11 I further certify that I am not counsel for  
12 nor in any way related to any of the parties to  
13 this suit, nor am I in any way, directly or  
14 indirectly interested in the outcome thereof.

15 This certification applies only to those  
16 transcripts, original and copies, produced under my  
17 direction and control; and I assume no  
18 responsibility for the accuracy of any copies which  
19 are not so produced.

20 IN WITNESS WHEREOF I have hereunto set my  
21 hand this 23rd day of February, 2024.

22 *Janet L Brown*  
23 Certified Shorthand Reporter  
24



# Magna

## Key Contacts

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