MEETING MINUTES
ILLINOIS FINANCE AUTHORITY
REGULAR MEETING OF THE MEMBERS
TUESDAY, OCTOBER 20, 2026
9:30 A.M.

I. Call to Order and Roll Call

1. Beres – Present*
2. Caldwell – Present*
3. Juracek – Present*
4. Landek – Present*
5. Mathis Posey – Present*
6. Pawar – Absent (Excused)
7. Poole – Absent (Excused)
8. Rehwinkel – Present*
9. Ryan – Absent (Excused)
10. Steere – Present*
11. Sutton – Absent (Excused)
12. Wexler – Present*
13. Zeller – Absent (Excused)
14. Vice Chair Nava – Present*
15. Chair Hobert – Present*

In accordance with the Open Meetings Act, as amended, a quorum of Members was constituted. Chair Hobert, Vice Chair Nava, and Members Beres, Caldwell, Juracek, Landek, Rehwinkel, and Wexler were all physically present at the Authority's Chicago location while Members Steere and Mathis Posey were physically present at the Springfield location.

Secretary Erin O'Leary confirmed that the Chicago location could see and hear the Springfield location clearly. Member Steere confirmed that the Springfield location could see and hear the Chicago location clearly.

II. Approval of Agenda

On a motion by Member Beres and second by Member Caldwell, the Members approved by unanimous voice vote the agenda for the October 20, 2026 meeting. No additions, edits, or corrections were made.

* Indicates a Member was counted towards initial quorum requirement.

III. Approval of Minutes

On a motion by Member Juracek and second by Vice Chair Nava, the Members approved by unanimous voice vote the minutes from the September 15, 2026, meeting. No additions, edits, or corrections were made.

IV. Vote to Release or Maintain Confidentiality of Closed Session Minutes

On a motion by Member Mathis Posey and second by Member Rehwinkel, the Members approved by unanimous voice vote to maintain the confidentiality of the Closed Session Minutes from:

- March 11, 2025;
- April 8, 2025;
- May 13, 2025;
- March 10, 2026;
- April 14, 2026;
- May 12, 2026;
- June 9, 2026; and
- July 14, 2026.

V. Public Comments

Pursuant to the Authority's Guidelines for Public Comment, no written public comments were received by the Authority prior to the meeting. There were no public comments received at the Chicago location, the Springfield location, or on the live Microsoft Teams meeting.

VI. Remarks from the Chair

Chair Hobert welcomed everyone to the meeting and thanked the Members for their volunteer commitment to the State and for taking the time to be present to consider the items on the agenda.

Chair Hobert also reminded Members that their annual State training and Revolving Door acknowledgement forms are due by October 31, 2026, and that printed copies of the Revolving Door acknowledgment were available for Members to sign after the meeting.

VII. Message from the Executive Director

Executive Director Allison Pink highlighted the meeting's agenda, which included returning borrower Plymouth Place, Inc. and new borrowers, HG Sedgebrook LLC and HG Monarch LLC. Executive Director Pink then gave brief updates on the recently announced Agricultural Loan Pilot Program, progress made under the Authority's Charging and Fueling Infrastructure ("CFI") program, and the recently executed grant agreement with the City of Chicago under the Authority's Stretch Code Adoption program.

VIII. Approval of New Business Items

Chair Hobert reminded each Member to carefully review any Ownership or Economic Disclosure Statements, Professional and Financial Information, and Confidential Information provided in Appendix A for the New Business Items.

Chair Hobert then asked for the general consent of the Members to consider New Business Items 1, 2, 3, 4, and 5 collectively, and to have the subsequent recorded vote applied to each respective, individual New Business Item.

There were no abstentions or recusals by the Members.

Public Finance

Senior Vice Present of Public Finance Sara Perugini delivered the summaries of New Business Items 1, 2, and 3.

Item 1: Plymouth Place, Inc.

Item 1 was a Bond Resolution authorizing the issuance of not to exceed $111,000,000 in aggregate principal amount of Illinois Finance Authority Revenue Bonds, Series 2026 (Plymouth Place, Inc.) in one or more series, the proceeds of which are to be loaned to Plymouth Place, Inc. to refund Series 2021B Bonds of the Authority; finance the construction of independent living units and common areas; renovate certain existing facilities at the Borrower's senior living community in LaGrange Park, Illinois; and authorizing and approving related matters.

Item 2: HG Sedgebrook LLC and HG Monarch LLC

Item 2 was a Bond Resolution authorizing the issuance of not to exceed $325,000,000 in aggregate principal amount of Illinois Finance Authority Revenue Bonds, Series 2026 (Sedgebrook and Monarch Landing Project), consisting of six or more series, the proceeds of which are to be loaned to HG Sedgebrook LLC and HG Monarch LLC to pay or reimburse the Borrowers for the costs of acquiring a continuing care retirement community known as Sedgebrook and located in Lincolnshire, Illinois and a continuing care retirement community known as Monarch Landing and located in Naperville, Illinois; finance or reimburse the Borrowers for the costs of remodeling, renovating, expanding, and equipping Sedgebrook and/or Monarch Landing; and other purposes identified in the Bond Resolution; and authorizing and approving related matters.

Item 3: First-Time Farmer – Justin B. Crawford

Item 3 was a Resolution authorizing the issuance of a First-Time Farmer Bond in an amount not to exceed $472,500 by the Illinois Finance Authority to finance the acquisition of agricultural facilities by Justin B. Crawford; and authorizing and approving related matters.

Lending

Senior Vice President of Commercial Lending Francisco Galliano delivered the summary of New Business Items 4 and 5.

Item 4: Zero-Emission Vehicles Loan Program

Item 4 was a Resolution authorizing and approving the Zero-Emission Vehicles Loan Program and other matters related thereto.

This loan program was developed consistent with the Climate Bank Plan in partnership with the Illinois Environmental Protection Agency as part of the Authority's implementation of the Climate Pollution Reduction Grants Program. The Resolution authorized the making of loans under the program, with future updates on the loan program to be given through the Climate Bank Plan Standing Report.

Item 5: Heavy Duty Vehicle Charging Loan Program

Item 5 was a Resolution authorizing and approving the Heavy Duty Vehicle Charging Loan Program and other matters related thereto.

This loan program was developed consistent with the Climate Bank Plan in partnership with the Illinois Environmental Protection Agency as part of the Authority's implementation of the Climate Pollution Reduction Grants Program. The Resolution authorized the making of loans under the program, with future updates on the loan program to be given through the Climate Bank Plan Standing Report.

There were no questions or comments from the Members on New Business Items 1, 2, 3, 4, or 5.

On a motion by Member Steere and second by Member Wexler, the Members approved by unanimous roll call vote New Business Items 1, 2, 3, 4, or 5.

1. Beres – Aye
2. Caldwell – Aye
3. Juracek – Aye
4. Landek – Aye
5. Mathis Posey – Aye
6. Rehwinkel – Aye
7. Steere – Aye
8. Wexler – Aye
9. Vice Chair Nava – Aye
10. Chair Hobert – Aye

IX. Acceptance of Financial Reports

Senior Vice President of Finance and Administration Ximena Granda delivered the summary of the preliminary and unaudited Financial Reports for the three-month period ended September 30, 2026.

On a motion by Member Beres and second by Member Caldwell, the Members approved by unanimous voice vote to accept the preliminary and unaudited Financial Reports for the three-month period ended September 30, 2026.

X. Climate Bank Plan Standing Report

Grants Manager Phelan Simkus delivered the Climate Bank Plan Standing Report.

The report began with an overview of projects under the Authority's Climate Pollution Reduction Grant ("CPRG") program. The Authority recently executed a grant agreement with the City of Chicago under CPRG's Stretch Code Adoption Support grant program. The Small Utility Clean Energy Planning grant program opened a new notice of funding opportunity ("NOFO") on September 1, 2026, which closes on November 13, 2026. For the Community Geothermal Planning program, three grantees were awarded and Phase 2 NOFO development is underway with release planned for later in the year. Ms. Simkus also highlighted the City of Vandalia's progress under the Community Geothermal program.

Ms. Simkus then gave an overview of the new loan programs being developed that were approved by the Members in New Business Items 4 and 5.

For the 40101(d) Grid Resilience Grant program, Ms. Simkus reported that round 1 and 2 grantees were progressing their projects, and that three grant agreements for round 3 have been executed.

Ms. Simkus then gave a brief update on the CFI Program and the State Small Business Credit Initiative.

XI. Procurement Report

Ms. Granda delivered the Procurement Report.

The contracts listed in the October 2026 procurement report are to support Authority operations; the report also included expiring contracts into March 2027. The Authority recently executed a contract with Catalyst Consulting Group, Inc. for a bond database enhancement.

XII. Closed Session

There were no matters for discussion in Closed Session.

XIII. Other Business

On a motion by Member Juracek and second by Vice Chair Nava, the Members approved by unanimous voice vote to excuse the absences of Members Pawar, Poole, Ryan, Sutton, and Zeller, who were unable to participate.

XIV. Adjournment

Chair Hobert reminded the Members that the Authority's next meeting will be held in person on the second Tuesday of the month, Tuesday, November 10, 2026, at 9:30 a.m.

On a motion by Member Mathis Posey and second by Member Rehwinkel, the Members approved by unanimous voice vote to adjourn the meeting at 9:58 a.m.