

**MINUTES OF THE REGULARLY SCHEDULED MEETING OF THE BOARD OF  
DIRECTORS OF THE ILLINOIS FINANCE AUTHORITY**

The Board of Directors (the "Board") of the Illinois Finance Authority (the "IFA"), pursuant to notice duly given, held a regularly scheduled meeting at 1:30 P.M., on December 7, 2004 at the Meeting Place located at 123 North Wacker Drive, 13<sup>th</sup> Floor in Chicago, Illinois.

**MEMBERS PRESENT:**

Natalia Delgado  
Michael Goetz  
David Gustman  
Dr. Roger Herrin  
Edward Leonard  
Martin Nesbitt  
Terrence O'Brien  
Timothy Ozark

**MEMBERS ABSENT:**

Demetris Giannoulis  
Andrew Rice  
Joseph Valenti

**GENERAL BUSINESS ITEMS**

***Call to Order***

Chairman Gustman called the meeting to order at approximately 1:36 P.M. with the above members present.

***Roll Call***

Chairman Gustman asked Secretary Pisarcik to call the roll. Having eight members present, a quorum was declared.

***Chairman's Report***

Chairman Gustman welcomed the audience and noted the successful completion of the first full year of operations. Specifically, he noted the increase in the number of transactions brought before the Authority – more than the prior years.

***Director's Report***

Director Ata welcomed the audience and echoed the Chairman's comments with respect to the first year's operations. He thanked all of the financing partners who brought their business to the Authority and welcomed future participation in transactions.

***Item 1 - Acceptance of November 2004 Preliminary Financial Statements***

Chairman Gustman asked for any comments on the financial statements. The Chairman pointed out that as of November the Authority showed a profit of

approximately \$1 million. There being no other comments, the Board continued on with the meeting.

***Item 2 – Acceptance of the November 2004 Minutes***

The Chairman asked if any member had any comments regarding the minutes of the Board's November meeting. Ms. Delgado asked that the minutes be amended to reflect her abstention for Item 13 – Sunshine Through Golf Foundation. The minutes were so amended to reflect the change.

Upon a motion by Mr. Nesbitt and seconded by Mr. Goetz, Chairman Gustman requested a roll call vote. The motion was approved with 8 ayes, 0 nays, and 0 abstentions. (04-12-02)

***Item 3 – Appointment of Executive Director 2005***

Pursuant to Section 810-15 of the IFA Act, the IFA must annually appoint an Executive Director from a list of nominees submitted to the members by the Governor. By a letter dated November 30, 2004, the Governor submitted to names for the members' consideration – Ali D. Ata and Michael Horst. Upon a motion by Mr. Ozark and seconded by Ms. Delgado, Chairman Gustman requested a roll call vote. The motion was approved with 8 ayes, 0 nays, and 0 abstentions. (04-12-03)

***Initial Project Considerations***

***Item-04      N-NP-TE-CD-421: Kane County Senior Living***

This applicant requests preliminary approval of **\$14,000,000** in conduit tax-exempt 501(c)(3) revenue bonds to finance a project located in **Geneva**. This project is expected to create **16 new jobs** and **100 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-04).

***Item-05      I-ID-TE-CD-420: Wise Investments, LLC and Wise-Hamlin Plastics, Inc.***

This applicant requests preliminary approval of **\$6,200,000** in conduit tax-exempt and taxable Industrial Revenue Bonds to finance a project located in **St. Charles**. This project is expected to create **25 new jobs**. This applicant will be seeking approximately **\$4.2 million of IFA volume cap**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-05)

**Item-06**

**N-NP-TE-CD-420: Opportunity, Inc.**

This applicant requests preliminary approval of \$3,700,000 in conduit tax-exempt 501(c)(3) revenue bonds to finance a project located in **Highland Park**. This project is expected to create **14 new jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-06).

**Item-07**

**B-LL-TX-421: P & P Press, Inc.**

This applicant requests final approval of \$650,000 in participation loans to finance a project located in **Peoria**. This project is expected to create **4 new jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-07).

**Item-08**

**B-LL-TX-411: Dieters Family Land Company, LLC (Dieters Funeral Home, Ltd.)**

This applicant requests final approval of \$300,000 in participation loans to finance a project located in **East Peoria**. This project is expected to create **1 new job** and **30 construction jobs**.

After discussion, the members determined that the request should be granted subject to the applicant's willingness to cross-collateralize the requested loan with its existing facility. The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-08).

**Item-09**

**M-MH-TE-CD-409: Chateau Apartments Limited Partnership (Chateau Apartments Project)**

This applicant requests preliminary approval of \$15,000,000 in conduit tax-exempt Multifamily Housing Revenue Bonds to finance a project located in **Carol Stream**. This project will utilize approximately **\$14.4 million of dedicated Carry-forward Volume Cap**. This project is expected to create **1 new job** and **10 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-09).

**Item-10**

**I-ID-TE-CD-419: MNM Real Estate Ventures, LLC (Excel Container, Inc.)**

This applicant requests preliminary approval of \$7,300,000 in conduit tax-exempt Industrial Revenue Bonds to finance a project located in Aurora. This project will utilize approximately \$5 million of IFA Volume Cap. This project is expected to create 16 new jobs and 10 construction jobs.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-010).

**Item-11**      **M-MH-TE-CD-408: Villagebrook Apartments Limited Partnership (Villagebrook Apartments Project)**

This applicant requests preliminary approval of \$13,000,000 in conduit tax-exempt Multifamily Housing Revenue Bonds to finance a project located in Carol Stream. This project will utilize approximately \$12,500,000 of IFA Carry-forward Volume Cap.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-11).

**Item-12**      **A-FB-TE-CD-448: Matthew Schertz**  
**A-FB-TE-CD-459: Adam Birchen**  
**A-FB-TE-CD-460: Andrew Birchen**  
**A-FB-TE-CD-463: David P. and Sharon K. Ortman**  
**A-FB-TE-CD-464: Dana Michelle Morris**  
**A-FB-TE-CD-465: Michael J. Mizeur**  
**A-FB-TE-CD-466: Bryan A. Wood**  
**A-FB-TE-CD-467: William and Margo Weber**  
**A-FB-TE-CD-468: Philip A. Dague and Marilyn E. Dague**  
**A-FB-TE-CD-469: Matthew R. Trowitch**

These applicants request preliminary approval for Beginning Farmer Bonds for the amounts and locations listed below:

Matthew Schertz	\$60,000	El Paso
Adam Birchen	\$219,000	Pearl City
Andrew Birchen	\$219,000	Pearl City
David P. & Sharon K. Ortman	\$175,000	Germantown
Dana Michelle Morris	\$250,000	Farmersville
Michael J. Mizeur	\$82,000	Taylorville
Brian A. Wood	\$250,000	Raymond
William & Margo Weber	\$250,000	Chadwick
Philip & Marilyn Dague	\$186,000	Oakland
Matthew Trowitch	\$116,000	Fairbury

The Chairman requested leave to apply the last unanimous vote to each item. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-12).

***Final Project Considerations***

***Item-13***     **H-HO-TE-CD-409: Southern Illinois Healthcare Enterprises**  
This applicant requests final approval of **\$80,000,000** in conduit, tax-exempt 501(c)(3), Revenue Bonds to finance projects located in **Carbondale, Herrin and Murphysboro**. This project is expected to create **200 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-13).

***Item-14***     **H-HO-TE-CD-407: Swedish American Health Systems**  
This applicant requests final approval for **\$135,000,000** in conduit tax-exempt 501(c)(3) Revenue Bonds to finance a project located in **Rockford**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-14).

***Item-15***     **E-PC-TE-CD-415: Illinois College**  
This applicant requests final approval of **\$20,000,000** in conduit tax-exempt 501(c)(3) Revenue Refunding Bonds to finance a project located in **Jacksonville**. This project is expected to create **15 new jobs** and **200 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-15).

***Item-16***     **N-NP-TE-CD-411: Englewood Cooperative Apartments, Inc.**  
This applicant requests final approval of **\$6,500,000** in conduit tax-exempt 501(c)(3) Revenue Bonds to finance a project located in **Chicago**. This project is expected to create **15 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-16).

***Item-17***     **B-LL-TX-420: Excel Foundry and Machine, Inc.**  
This applicant requests final approval of **\$795,000** in participation loans to finance a project located in **Pekin**. This project is expected to create **10 new jobs** and **15 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-17).

**Item-18**

**I-ID-TE-CD-416: Champagne-Turano Bakery, Inc. Projects**

Berwyn Properties, LLC & MERUG, LLC (Champagna-Turano Bakery Inc.) request final approval for **\$4,000,000** in tax-exempt, conduit Industrial Revenue Bonds for a project located in **Berwyn**. This project is expected to create **20 new jobs**.

Bolingbrook Properties, LLC & MERUG, LLC (Knead Dough Baking Company) request final approval for **\$4,000,000** in tax-exempt, conduit Industrial Revenue Bonds for a project located in **Bolingbrook**. This project is expected to create **20 new jobs**.

Together, these applicants will be using approximately **\$8,000,000** of the Authority's 2004 Volume Cap.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-18).

**Item-19**

**M-MH-TE-CD-404: Valley View Preservation, L.P (Valley View Apartments Project)**

This applicant requests final approval of **\$7,500,000** in a conduit, Multifamily Rental Housing Revenue Bonds to finance a project located in **Rockford**. This project will utilize approximately **\$7,500,000** in 2003 Carryforward IFA Volume Cap. This project is expected to create **85 construction jobs**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-19).

**Item-20**

**I-UR-TE-CD-418: The Peoples Gas Light and Coke Company**

This applicant requests final approval of **\$50,000,000** in a conduit, Gas Supply Facilities Refunding Revenue Bonds to finance a project located in **Chicago**.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-20).

**Item-21**

**A-AI-GT-TX-409: Daniel K. Reed (Kent Pearl Valley Cheese Company, Inc.)**

This applicant is requesting final approval of **\$325,000** in Agri-Industries Loan Guarantees to finance a project located in **Kent**. This project is expected to create **7 new jobs**. **This project will be subject to all of the following conditions, with satisfactory compliance being determined by the Executive Director:**

- Approved and sufficient operating line of credit by bank or approved agency

- Evidence of capability to repay operating line with sufficient debt service ration
- Evidence of the full current and 18 month capital needs of the company
- Evidence of sufficient forward contracts for purchases of end product
- Monthly review and variance to plan report by lender and monthly profit and loss and balance sheet
- Sufficient collateral valuation by a certified equipment and real estate appraiser
- Business coaching by ICGR Services.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-21).

**Item-22**

**A-FB-TE-CD-446: Philip J. and Katherine Richardson**

**A-FB-TE-CD-447: Michael and Gabriele Oltmann**

**A-FB-TE-CD-450: Michael and Clarissa Hunt**

**A-FB-TE-CD-451: David Gerdes**

**A-FB-TE-CD-452: Darin Ratermann**

**A-FB-TE-CD-454: Paul George Steinhilber**

**A-FB-TE-CD-456: Mark and Jennifer Kinneer**

**A-FB-TE-CD-457: Jessica L. Wernsing**

**A-FB-TE-CD-458: Clint and Rebecca Dotterer**

These applicants request final approval for Beginning Farmer Bonds for the amounts and locations listed below:

Philip & Katherine Richardson	\$60,000	Roberts
Michael & Gabriele Oltmann	\$45,000	Nokomis
Michael & Clarissa Hunt	\$194,600	Galesburg
David Gerdes	\$146,000	Bartelso
Darin Ratermann	\$126,000	Germantown
Paul George Steinhilber	\$33,000	Minonk
Mark and Jennifer Kinneer	\$210,000	Kirkwood
Jessical L. Wernsing	\$250,000	Springfield
Clint & Rebecca Dotterer	\$78,000	Atkinson

The Chairman requested leave to apply the last unanimous vote to each item. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-22).

**Item-23**

**A-SG-TX-GT-461: Ralph and Deborah Diericks**

This applicant requests final approval of \$500,000 in Specialized Livestock Loan Guarantees to finance a project located in Atkinson.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-23).

**Item-24**

**A-AD-TX-GT-462: David A. Tolley and Katherine S. Tolley**

This applicant requests final approval of \$165,000 in Debt Restructuring Loan Guarantees to finance a project located in Avon.

The Chairman requested leave to apply the last unanimous vote. Leave was granted. The motion was approved with 8 ayes, 0 nays, and 0 abstentions/present (04-12-24).

The Chairman asked if there was any other business to come before the Board or if any member of the public wished to address the Board. There being no further business and no one seeking to address the Board, Chairman Gustman adjourned the meeting at approximately 2:18 P.M.

Respectfully Submitted,

Michael Pisarcik, Secretary