

BOARD MEETING MINUTES

Special Called Board Meeting

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, December 14, 2017

1. **Call to Order** The special called Board Meeting of the Southwestern Illinois Development Authority Board of Directors was called to order by Chairman James Nations at approximately 5:00 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL.
2. **Attendance: Members Present:** James Nations, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Kevin Kaufhold, Reggie Sparks, Ken Tucker and Rickie Thomas. **Members Absent:** Dave Miller, Mark Rabe, Erika Kennett and Dave Willey. Others present included Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director, Destini Lednicky, Housing Director, Teri Rumsey, Administrative Assistant and by phone, Sean Flynn, SWIDA Counsel.

Chairman James Nations stated that there was a quorum.

3. **Approval of Minutes**

Reggie Sparks motioned to accept the minutes from the September 14, 2017 board meeting. Greg Kuehnel seconded the motion. Roll call Vote: **Ayes:** James Nations, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Kevin Kaufhold, Reggie Sparks, Ken Tucker and Rickie Thomas. **Nays:** None **Members Absent:** Dave Miller, Mark Rabe, Erika Kennett and Dave Willey. Motion carried without descent.

4. **Approval of Agenda**

Reggie Sparks motioned to accept the board agenda. Ken Tucker seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

5. **Public Comment**

No Public Comment.

Chairman Nations told the board that item 9 on the agenda would be moved to below item 11 on the agenda.

6. **Resolution authorizing the amendment and restatement of the Bond Trust Indentures and Loan Agreements relating to the \$75,000,000 Southwestern Illinois Development Authority Health Facility Revenue Bonds, Series 2016 (Hospital Sisters Services Inc. – Obligate Group) and the \$64,870,000 Southwestern Illinois Development Authority Health Facility Revenue bonds, Series 2017B (Hospital Sisters Services Inc. –Obligated Group), to provide for certain amendments relating to the interest rate on the Bonds and the ability to change the interest rate on the Bonds and certain other matters; authorizing the execution and delivery of any other documents necessary or appropriate to effect the matters set forth in such amendments; and authorizing and approving related matters.**

Rickie Thomas motioned to approve the resolution. Kevin Jemison seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

At 5:06 p.m., board member Dave Willey joined the meeting.

7. **Resolution 2017-04 of the The Directors of the Southwestern Illinois Development Authority Authorizing the Authority to pursue the Lofts on the Square Housing Development.**

Resolution 2017-05 of the The Directors of the Southwestern Illinois Development Authority Authorizing the Authority to pursue the Emerald Ridge Phase II Housing Development.

Mike Lundy explained that these resolutions enable the SWIDA team to negotiate and execute any documentation necessary for the predevelopment work and financing and or rental assistance process. They also authorize Mike Lundy and Destini Lednicky as designated signatories for all funding applications, funding engagement letters, purchase option agreements, development agreements and/or third part agreements.

Reggie Sparks motioned to approve these resolutions. Greg Kuehnel seconded the motion. Roll call Vote: **Ayes**: James Nations, Greg Kuehnel, Jim Sullivan, Kevin Jemison, Kevin Kaufhold, Reggie Sparks, Ken Tucker, Dave Willey and Rickie Thomas. **Nays**: None **Members Absent**: Dave Miller, Mark Rabe, Erika Kennett. Motion carried without descent.

8. Resolution 2017-06 of The Directors of the Southwestern Illinois Development Authority Authorizing the Authority to Pursue Affordable Housing Development Projects.

Mike Lundy explained that applications to IHDA are due by January 2nd and the SWIDA team needs approval to pursue a possible new project.

Greg Kuehnel motioned to approve the resolution. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

9. DISCUSSION ABOUT PERSONNEL.

At 5:20 p.m., the board went into Executive Session and came out of Executive Session at 5:45 p.m.

Greg Kuehnel motioned to give the SWIDA employees a financial award to show appreciation for the hard work on the Metro Landing of Swansea project. Kevin Jemison seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

10. DISCUSSION ABOUT HOLDING SWIDA BOARD MEETINGS EVERY OTHER MONTH

SWIDA Attorney, Sean Flynn, mentioned that since SWIDA had already posted a board meeting schedule for FY2018, the board should wait until the new fiscal year to start a new meeting schedule.

Reggie Sparks motioned to change the SWIDA board meetings to every other month starting July 1, 2018. Jim Sullivan seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

11. SWIDA FY2017 AUDITS DISTRIBUTED.

Mike Lundy told the board that the board would vote for approval of the audit at the next SWIDA board meeting.

12. TREASURER'S REPORT

Mike Lundy reviewed the Treasurer's Report and also reviewed the loan status of those making loan payments to SWIDA.

Greg Kuehnel motioned to approve the Treasurer's Report. Reggie Sparks seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. Motion carried.

13. CHAIRMAN'S REPORT

Chairman Nations shared that he was very excited about the closing on Metro Landing of Swansea and looking forward to the upcoming groundbreaking.

14. DIRECTOR AND HOUSING DIRECTOR'S REPORTS

Mike Lundy and Destini Lednicky gave their reports.

15. Adjournment

Greg Kuehnel motioned to adjourn the meeting at 6:05. Reggie Sparks seconded the motion. Leave to use the last unanimous roll call vote. Motioned carried.

The Minutes of December 14, 2017 were approved as presented _____, corrected , amended _____ by the members of the SWIDA Board on January 18, 2018.



James Nations, Chairman