

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF STATE OF ILLINOIS  
DONATION TAX CREDITS**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

That the Chicago Board of Education recommends that the bid submitted by Fallbrook Credit Finance in the amount of \$0.87 per \$1.00 (inclusive of broker's fees), be accepted for the sale of State of Illinois Donation Tax Credits issued by the City of Chicago Department of Housing (DOH) on behalf of the Illinois Housing Development Authority (IHDA), in the amount of \$391,108 as further described herein. A written agreement for this sale of State of Illinois Donation Tax Credits is currently being negotiated. The authority granted herein shall automatically rescind in the event a written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to this agreement is stated below.

**BID INFORMATION:** The Board of Education has sought pricing information from major buyers of tax credits as further described herein.

**APPRAISAL:** A price comparison has been performed which illustrates the narrow market for the sale of this type of tax credit and the outcome of the search for the best sale price.

**RECOMMENDED BID:** After review of the appraisal and the bids, the Chief Human Resources Officer recommends that the bid of \$0.87 per \$1.00 by the following be accepted:

**NAME:** Fallbrook Credit Finance, LLC  
6700 Fallbrook Ave., #111,  
West Hills, CA 91307  
Original Bid Price: \$0.87 per \$1.00 – exclusive of broker's fee (3%)  
Renegotiated Bid Price: \$0.87 per \$1.00 – inclusive of broker's fee (3%)  
Contact: Brandt A. Blanken, Managing Member  
Phone No.: (818) 712-6931

**BENEFICIARY:** CPS Department of Human Resources  
Teacher Housing Unit  
125 S. Clark St., 2<sup>nd</sup> Floor  
Chicago, IL 60603  
Contact: Diana M. Johnson, Manager  
Phone No.: 773-553-1072

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the sale agreement. Authorize the President and Secretary to execute the agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this agreement.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this transaction.

**FINANCIAL:** No cost to the Board; proceeds from this sale (estimated to be no less than \$305,129) will benefit the programs of the CPS Human Resources' Teacher Housing Resource Center.

**GENERAL CONDITIONS:**

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

**Conflicts** – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one-year period following expiration or other termination of their terms of office.

**Ethics** – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), as amended from time to time, shall be incorporated into and made a part of the agreement.

**Approved for Consideration:**

**Approved:**

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**Ascencion V. Juarez**  
Chief Human Resources Officer

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**Ron Huberman**  
Chief Executive Officer

**Within Appropriation:**

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**Pedro Martinez**  
Chief Financial Officer

**Approved as to legal form:**

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**Patrick J. Rocks**  
General Counsel