



Community Development Lending Tools

Presented by:

Thomas P. FitzGibbon, President MB Financial Community Development Corporation

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MB Financial Bank CDC Mission Statement

- Manage High Quality Equity and Debt Transactions that provide market rate return to the bank, while maximizing opportunities to leverage conventional lending within the CRA Assessment Area.

CDC Provides Resources

- Provide high-level consulting assistance to **Commercial Officers** and their **Customers**
- Identify leverage components and **Credit-Enhancement** resources that enables MB Financial Bank to originate **High-Quality Credit**
- Provide access to local and national investors for transactions that require participations to **Share Risk**
- Identify, process, execute and administer **Grants** from government and non-traditional **Resources** to promote economic, housing, business development, revitalization and growth
- Identify, process, execute and administer capital resources that **Lower the Cost** of loan capital, **Increase the Return** and **Lower the Risk** threshold

Who's Who in the CDC

- Tommy FitzGibbon, Jr., President (847-653-1996)
- Susan Lepore, Vice President (847-653-1770)
- Brigitte Wilson, Credit Analyst (773-645-7893)
- Paul Roldan, Chairman, MB Financial Bank board member and Executive Director of Hispanic Housing Development Corporation

Programs: City of Chicago

- Tax Incentive Programs
 - Tax Increment Financing (TIF)
 - Property Tax Incentives
 - Enterprise Zone incentives
- Loan Programs
 - Micro Loans
 - Bank Participation Loans
 - CDBG Float Loans
- Bond Programs
 - 501(c)(3) Bonds
 - Industrial Revenue Bonds
 - Empowerment Zone Bonds

Contact Information:

www.cityofchicago.org or 312-744-2489

Programs: Department of Commerce and Economic Opportunity (DCEO)

- Participation Loan Program
- Minority, women and Disabled Participation Loan Program
- Enterprise Zone Financing Program
- Development Corporation Participation Loan Program
- Business Development Public Infrastructure Program
- Community Service Block Grant Loan Program (CSBG)
- Large Business Development Program
- Recycling Market Development Program
- Plus many more...

Contact Information:

Dave Cassell 312-814-3548

Or Stan Luboff 312-814-1595

www.commerce.state.il.us

Programs: Illinois Facility Fund (IFF)

- IFF makes below-market loans to nonprofit corporations located in or serving low-income communities and special needs groups. They make loans for maintenance and improvements, equipment, facility acquisition or renovation, new construction and, in some cases, for working capital needs and pre-development expenses. *IFF will partner with banks to decrease the costs of the loan for their customer and share the risk.*

Contact Information:

Joe Neri 312-596-5104

www.iff.org

Programs: Illinois Finance Authority (IFA)

Business Sectors: Healthcare, Education, Not-for-profit, Agriculture, Local Government, Industrial, Small business, Housing

- Participation Loan Program/Product
- Local Government Bond Program
- 501(c)(3) Bond Program/Lease Program
- Industrial Revenue Bonds

Contact Information:
Sharnell Curtis-Martin
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www.idfa.org

Programs: Federal Home Loan Bank of Chicago

- Community Investment Credit Products
- Community Economic Development Advances (CEDA)
- Affordable Housing Program Grants (AHP)
- Downpayment Plus Program

Contact Information:

Susan Wohlhart 312-565-5356

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www.fhlbc.com