

DRAFT
Michigan State Housing Development Authority
Minutes of Regular Authority Meeting
October 17, 2024 – 10:00 a.m.

AUTHORITY MEMBER PRESENT: TRAVERSE CITY

Warren Call

AUTHORITY MEMBER PRESENT: DETROIT

Regina Bell

AUTHORITY MEMBER(S) PRESENT: LANSING

John Groen for Susan Corbin

Michele Wildman for Quentin Messer

Jonathan Bradford

Rachel Eubanks

Jennifer Grau

ATTENDEES IN DETROIT

Sherry Hicks, MSHDA

Stephanie Latos, MSHDA

ATTENDEES IN TRAVERSE CITY

Tony Lentych, MSHDA

Jeff Sykes, MSHDA

ATTENDEES IN LANSING

Mark Whitaker, MSHDA

Christopher Hall, MSHDA

Daphne Wells, MSHDA

Geoffrey Ehnis-Clark, MSHDA

Chad Benson, MSHDA

Marcel Jackson, MSHDA

John Hundt, MSHDA

Megan Spitz, MSHDA

Lisa Ward, MSHDA

Richard DeVries

Jason Hubbard, Stifel Public Finance

Tonya Coon, MSHDA

Matthew Bergeon, MSHDA

Joseph Kelly, MSHDA

Lisa Kemmis, MSHDA

Mary Cook, MSHDA

Clarence Stone, MSHDA

Tonya Joy, MSHDA

Laura King, MSHDA

Andrew Minegar, MIRS

Sandy Pearson, CEDAM

Taura Brown, Detroit Eviction Defense

ATTENDEES ON MICROSOFT TEAMS

Jaco Albert, MSHDA

David Allen, MSHDA

Katie Bach, MSHDA

Lindsey Baker, MSHDA

Carmen Berry, MSHDA

Diana Bitely, MSHDA

Debbie Brown, MSHDA

Joshua Campbell, MSHDA

Megan Castro, MSHDA

Andrea Cottrell, MSHDA

Craig W. Hammond, Dickinson Wright

Camellia Crowell, MSHDA

Amber Martin, MSHDA

Amber McCray, MSHDA

Kendra McCullar, MSHDA

Jennifer McNeely, MSHDA

Margaret Meyers, MSHDA

Christine Miller, MSHDA

John Millhouse, Attorney General

Frank Mostek, MSHDA

Michael Naberhuis, MSHDA

Stephanie Oles, MSHDA

Quocshwan Parker, MSHDA

Amy Patterson, Attorney General

Mason Crozier, MSHDA
Amanda Curler, MSHDA
James Davis, MSHDA
Kathryn Evans, MSHDA
Michael Fobbe, Attorney General
Pierre-Denise Gilliam, MSHDA
Christopher Hall, MSHDA
Kara Hart-Negrich, MSHDA
Dawn Hengesbach, MSHDA
Jonathan Hilliker, MSHDA
Benjamin Honeyford, MSHDA
Angela Hull, MSHDA
Tyler Hull, MSHDA
John Renken, Hawkins
Charlotte Johnson, MSHDA
Tonia Kaczmarczyk, MSHDA
Laurie Kelly, MSHDA
Sandra Kimball, MSHDA
Ashley Kreiner, MSHDA
Allecia Lamb-Ridge, MSHDA
Daniel Lince, MSHDA
Kevin Louis, MSHDA
Joselyn Lyons, MSHDA

Cisco Potts, MSHDA
Shaun Prince, MSHDA
Ronald Pulaski, MSHDA
Malaika Riley, MSHDA-Contractor
Karmen Robinson, MSHDA
Kelly Rose, MSHDA
Jaclyn Schafer, MSHDA
Matthew Schoenherr, MSHDA
Nicholas Shattuck, MSHDA
Christopher Shultz, MSHDA
Brandi Smith, MSHDA
Matthew Smith, MSHDA
Nini Thang, MSHDA
Rochell Thompson, MSHDA
Ki'ara Torrens, MSHDA
Katy VanHouten, MSHDA
Anna Vicari, MSHDA
Hilary Vigil, Attorney General
Michael Vollick, MSHDA
Karen Waite, MSHDA
Justin Wieber, MSHDA
Reham Yassin, MSHDA

Eight additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 221 650 508#. Chairperson John Groen for Susan Corbin opened the meeting at 10:00 am. A quorum was established with the presence of Jonathan Bradford, Rachael Eubanks, Jennifer Grau, Warren Call, Regina Bell and Michele Wildman for Quenton Messer. Members were physically present in Lansing, Detroit, and Traverse City.

Mr. Groen proceeded to request public comments from participants both in-person and via teams. Taura Brown, representing Detroit Eviction Defense, shared her concerns that MSHDA staff are not ensuring that MSHDA-approved property managers listed on the Licensing and Regulatory Affairs website have real estate brokers licenses. Steven Kiryakos spoke via conference line sharing his frustrations with homelessness and navigating the Housing Choice Voucher program requirements.

Meeting Announcements:

Mr. Groen noted two goldenrods: **Tab E** (Resolution Authorizing Amendment to Extend Contract with Nan McKay and Associates, Inc.) and **Tab F** (Resolution Authorizing Professional Services Contract with Corporation for Supportive Housing).

Approval of Agenda:

Rachel Eubanks moved approval of **Tab A (Agenda)**. Jonathan Bradford supported. The agenda was approved.

Voting Items:

Consent Agenda (Tabs B–H):

Michele Wilman moved approval of the Consent Agenda. Jennifer Grau supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

Tab B Minutes – September 19, 2024, Board Meeting

Tab C Resolution Authorizing Grants from the Michigan Housing and Community Development Fund

Tab D Resolution Authorizing Eighth Amendment to Amended and Restated Contract by The Department of Attorney General, the Michigan State Housing Development Authority and Holland & Knight, LLP to Extend and Increase the Contract to Retain Designated Holland & Knight Attorneys as Special Assistant Attorneys General

Tab E Resolution Authorizing Amendment to Extend Contract with Nan McKay and Associates, Inc Inducement

Tab F Resolution Authorizing Professional Services Contract with Corporation for Supportive Housing

Regular Voting Items:

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel for Dickenson-Wright, presented **Tab G**, Resolution Authorizing Issuance And Sale Of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2024 (**4401 Rosa Parks Apartments Project**) To Finance A Loan To 4401 Rosa Parks 4 Limited Dividend Housing Association Limited Partnership, So As To Enable The Borrower To Acquire, Construct And Equip A Certain Multi-Family Rental Housing Facility, Authorizing The Execution Of The Bond Purchase Agreement, The Loan Agreement And The Trust Indenture Securing The Bonds, And Determining And Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **4401 Rosa Parks, MSHDA No. 44c-215**, City of Detroit, Wayne County. Mr. Stone and Mr. Hammond reviewed the resolutions as detailed in the board docket.

Hilary Vigil of the Attorney General's Office confirmed that the documents in **Tab G** were acceptable for the Board's action.

Clarence Stone, Chief Legal Affairs Officer, confirmed that the documents in **Tab G** were acceptable for the Board's action.

Jennifer Grau moved to approve **Tab G**. Jonathan Bradford supported. The following Roll Call was taken for **Tab G**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Rachael Eubanks	Yes
John Groen	Yes
Michele Wildman	Yes

There were seven "yes" votes. The resolutions were approved.

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel for Dickenson-Wright, presented **Tab H**, Resolution Authorizing Issuance And Sale Of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2024 (**Cambridge Towers Apartments Project**) To Finance A Loan To Cambridge Towers Preservation Limited Dividend Housing Association, LLC So As To Enable The Borrower To Acquire, Construct, Rehabilitate And Equip A Certain Multi-Family Rental Housing Facility, Authorizing The Execution Of The Bond Purchase Agreement, The Loan Agreement And The Trust Indenture Securing The Bonds, And Determining And Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **Cambridge Towers, MSHDA No. 44c-213**, City of Detroit, Wayne County. Mr. Stone and Mr. Hammond reviewed the resolutions as detailed in the board docket.

Mike Fobbe of the Attorney General's Office confirmed that the documents in **Tab H** were acceptable for the Board's action.

Clarence Stone, Chief Legal Affairs Officer, confirmed that the documents in **Tab H** were acceptable for the Board's action.

Jonathan Bradford moved to approve **Tab H**. Jennifer Grau supported. The following Roll Call was taken for **Tab H**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Rachael Eubanks	Yes
John Groen	Yes
Michele Wildman	Yes

There were seven “yes” votes. The resolutions were approved.

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel for Dickenson-Wright, presented **Tab I**, Resolution Authorizing Issuance and Sale Of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2024 (**Midblock Apartments Project**) To Finance A Loan To Brush Watson Unit 1 2019 Limited Dividend Housing Association L.L.C. So As to Enable The Borrower To Acquire, Construct And Equip A Certain Multi-Family Rental Housing Facility, Authorizing The Execution Of The Bond Purchase Agreement, The Loan Agreement And The Trust Indenture Securing The Bonds, And Determining And Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **Midblock Apartments, MSHDA No. 44c-208**, City of Detroit, Wayne County. Mr. Stone and Mr. Hammond reviewed the resolutions as detailed in the board docket.

John Millhouse of the Attorney General’s Office confirmed that the documents in **Tab I** were acceptable for the Board’s action.

Clarence Stone, Chief Legal Affairs Officer, confirmed that the documents in **Tab I** were acceptable for the Board’s action.

Rachel Eubanks moved to approve **Tab I**. Jonathan Bradford supported. The following Roll Call was taken for **Tab I**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Rachael Eubanks	Yes
John Groen	Yes
Michele Wildman	Yes

There were seven “yes” votes. The resolutions were approved.

Matt Bergeon, Director of Asset Management, presented **Tab J**, Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Meadowbrook Senior (FKA Escanaba Senior), MSHDA Development No. 1062**, City of Escanaba, Delta County. Mr. Bergeon reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab J**. Michele Wildman supported. The resolution was approved.

Chad Benson, Director of Development, presented **Tab K**, Resolution Determining Mortgage Loan Feasibility, **The Legacy: Senior Housing 4%, MSHDA Development No. 4171**, City of Kalamazoo, Kalamazoo County and Resolution Authorizing Mortgage Loan, **The Legacy: Senior**

Housing 4%, MSHDA Development No. 4171, City of Kalamazoo, Kalamazoo County. Mr. Benson reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab K**. Rachel Eubanks supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab L**, Resolution Determining Mortgage Loan Feasibility, **Lawton Apartments, MSHDA Development No. 4145**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Lawton Apartments, MSHDA Development No. 4145**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of **Tab L**. Michele Wildman supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab M**, Resolution Determining Mortgage Loan Feasibility, **Grand Vista Place, MSHDA Development No. 4135**, City of Lansing, Ingham County and Resolution Authorizing Mortgage Loan, **Grand Vista Place, MSHDA Development No. 4135**, City of Lansing, Ingham County. Mr. Benson reviewed the documents as detailed in the board docket.

Rachel Eubanks moved approval of **Tab M**. Jennifer Grau supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab N**, Resolution Determining Mortgage Loan Feasibility, **Beacon Place, MSHDA Development No. 4119**, City of Pontiac, Oakland County, and Resolution Authorizing Mortgage Loan, **Beacon Place, MSHDA Development No. 4119**, City of Pontiac, Oakland County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of **Tab N**. Rachel Eubanks supported. The resolutions were approved.

Chair's Report:

None.

Executive Officer's Report:

Jeff Sykes, Chief Financial Officer provided an update on the Single-Family Mortgage Revenue Bonds, 2024 Series, noting that the bond issue was the Authority's largest ever. Mr. Sykes expressed appreciation to the Department of Treasury for making private activity bond cap available for the Single-Family bond issue.

After the Executive Officer's Report, Mr. Groen announced the following reports were included in the docket: **(Tab 1)** Delegated Action Reports; **(Tab 2)** Current and Historical Homeownership Data; **(Tab 3)** Monthly Homeownership Production Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); **(Tab 5)** 2024 Board Calendar; and **(Tab 6)** 2025 Authority Meeting Schedule (Draft).

Mr. Groen noted that the next regular board meeting would be November 21, 2024. He then requested a motion to adjourn the meeting. Rachel Eubanks moved to adjourn, and Michele Wildman supported. The meeting adjourned at 11:00 am.

REVIEWED

By Clarence L. Stone, Jr. at 11:04 pm, Oct 21, 2024

REVIEWED

By Laura J. King at 9:20 am, Oct 22, 2024