

**Michigan State Housing Development Authority  
Minutes of Regular Authority Meeting  
September 19, 2024 – 10:00 a.m.**

**AUTHORITY MEMBER PRESENT: TRAVERSE CITY**

Warren Call

**AUTHORITY MEMBER ABSENT:**

Jonathan Bradford

**AUTHORITY MEMBER(S) PRESENT: LANSING**

John Groen for Susan Corbin

Amiee Evans for Quentin Messer

Regina Bell

John Barton for Rachel Eubanks

Jennifer Grau

**ATTENDEES IN DETROIT**

Sherry Hicks, MSHDA

Stephanie Latos, MSHDA

Amy Hovey, MSHDA

Charlotte Johnson, MSHDA

Jeff Campbell, GLHS

Taura Brown, Detroit Eviction Defense

Richard DeVries

**ATTENDEES IN TRAVERSE CITY**

Tony Lentych, MSHDA

Isaac Oswalt, 1983 Company

**ATTENDEES IN LANSING**

Mark Whitaker, MSHDA

Anthony Amoroso, MSHDA

Chris Lussier, MSHDA

Christopher Hall, MSHDA

Daphne Wells, MSHDA

Geoffrey Ehnis-Clark, MSHDA

Chad Benson, MSHDA

Jarrold Smith, Dykema

Jim Davis, MSHDA

Jodie Mackie, MSHDA

John Hundt, MSHDA

Megan Spitz, MSHDA

Justin Wieber, MSHDA

Karen Waite, MSHDA

Lisa Ward, MSHDA

Jeff Sykes, MSHDA

Joshua Pugh, MSHDA

Matthew Bergeon, MSHDA

Joseph Kelly, MSHDA

Diana Bitely, MSHDA

Mary Cook, MSHDA

Clarence Stone, MSHDA

Tim Klont, MSHDA

Tonya Joy, MSHDA

Laura King, MSHDA

Andrew Minegar, MIRS

Dawn Everett, MHT Housing

David Burg, PIRHL

Jason Hubbard, Stifel Public Finance

Eric O'Leary, LC Consultants

### ATTENDEES ON MICROSOFT TEAMS

Jacob Albert, MSHDA  
Jeremy Allen, MSHDA  
Jolene Archibald, MSHDA  
Katie Bach, MSHDA  
Michael Binegar, MSHDA  
Jennifer Bowman, MSHDA  
Drew Brown, MSHDA  
Joshua Campbell, MSHDA  
Megan Castro, MSHDA  
Latasha Cole, MSHDA  
Tonya Coon, MSHDA  
Andrea Cottrell, MSHDA  
Camellia Crowell, MSHDA  
Amanda Curler, MSHDA  
Danielle Embry, MSHDA  
Kathryn Evans, MSHDA  
Antonette Feldpausch, MSHDA  
Michael Fobbe, AG  
Katherine French, MSHDA  
Mark Garcia, MSHDA  
Pierre-Denise Gilliam, MSHDA  
Christopher Hall, MSHDA  
Kara Hart-Negrich, MSHDA  
Dawn Hengesbach, MSHDA  
Sherry Hicks, MSHDA  
Jonathan Hilliker, MSHDA  
Benjamin Honeyford, MSHDA  
Tyler Hull, MSHDA  
John Renken, Hawkins  
Burney Johnson, MSHDA  
Laurie Kelly, MSHDA  
Sandra Kimball, MSHDA  
Scott Kindinger, MSHDA  
Ashley Kreiner, MSHDA  
Daniel Lince, MSHDA  
Kevin Louis, MSHDA  
Amber Martin, MSHDA  
Amber McCray, MSHDA  
Kendra McCullar, MSHDA  
Jennifer McNeely, MSHDA  
Margaret Meyers, MSHDA  
Michael Appel  
John Millhouse, AG  
Tiffany Mitchell, MSHDA  
Frank Mostek, MSHDA  
Ange Muhire, MSHDA  
Kristin E. Nied, Miller Canfield  
Amy Patterson, AG  
Damon Pline, MSHDA  
Cisco Potts, MSHDA  
Shaun Prince, MSHDA  
Karmen Robinson, MSHDA  
Matthew Schoenherr, MSHDA  
Nicholas Shattuck, MSHDA  
Catherine Sheets, MSHDA  
Michael Shelden, MSHDA  
Christopher Shultz, MSHDA  
Brandi Smith, MSHDA  
Matthew Smith, MSHDA  
Christina Soulard, MSHDA  
John Swift, MSHDA  
Sherry Thelen, MSHDA  
Ki'ara Torrens, MSHDA  
Katy VanHouten, MSHDA  
Anna Vicari, MSHDA  
Hilary Vigil, AG  
Michael Vollick, MSHDA  
Likwa Williams, MSHDA

Eleven additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 221 650 508#. Chairperson John Groen opened the meeting at 10:00 am. A quorum was established with the presence of Jennifer Grau, Warren Call, Regina Bell, John Barton, and Amiee Evans. 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. No public comments were received.

### **Meeting Announcements:**

Mr. Groen noted three goldenrods: **Tab E** (Inducement Resolution, North Hill Farms, City of Pontiac, Oakland County, MSHDA No. 44c-191); **Tab G** (Resolution Authorizing Approval of the FY2025 & FY2026 Allocation Plan for the Housing and Community Development Fund); and **Tab T** (Michigan State Housing Development Authority Resolution Approving Certain Swap Termination Related to Rental Housing Revenue Bonds).

### **Approval of Agenda:**

Jennifer Grau moved approval of **Tab A (Agenda)**. Regina Bell supported. The agenda was approved.

### **Voting Items:**

#### **Consent Agenda (Tabs B–O):**

Jennifer Grau moved approval of the Consent Agenda. Regina Bell supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

**Tab B** Minutes – August 15, 2024, Board Meeting

**Tab C** Resolution Approving Amendments to the Missing Middle Housing Program

**Tab D** Inducement Resolution, **Countryside Townhouses**, City of Kentwood, Kent County, **MSHDA No. 44c-218**

**Tab E** Inducement Resolution, **North Hill Farms**, City of Pontiac, Oakland County, **MSHDA No. 44c-191**

**Tab F** Resolution Authorizing Delegated Authority to Issue and Modify Loan Commitments Using CERA Funds and Reaffirming Delegated Authority to Issue and Modify Loan Commitments Using Federal Funding Sources

**Tab G** Resolution Authorizing Approval of the FY2025 & FY2026 Allocation Plan for the Housing and Community Development Fund

**Tab H** Resolution Approving and Adopting the State of Michigan 2024 Citizen Participation Plan for the Consolidated Plan for the U.S. Department of Housing and Urban Development Community Planning and Development Programs

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

**Tab J** Resolution Authorizing Chief Executive Officer and Executive Director to Accept and Approve Transfers of Housing Choice Voucher Program Vouchers to Michigan State Housing Development Authority

**Tab K** Resolution Authorizing Chief Executive Officer and Executive Director to Accept and Approve Transfers of HUD-Veterans Affairs Supportive Housing Vouchers to Michigan State Housing Development Authority

**Tab L** Resolution Authorizing a Housing Development Fund Grant to the Michigan Department of Health and Human Services

**Tab M** Resolution Authorizing Professional Services Contract with Perich + Partners, LTD.

**Tab N** Resolution Authorizing One-Year Extension of Professional Services Contract with Water Hill Creative, Inc.

**Tab O** Resolution Authorizing Funding Allocation to Fund Renewal Options of IT Software Contract

**Regular Voting Items:**

Jeffrey Sykes, Chief Financial Officer, and Jarrod Smith of Dykema, Bond Counsel, presented **Tabs P, Q & R**: Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2024 **Series D** in an Amount Not to Exceed \$430,000,000; Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2024 **Series E** (Federally Taxable) in an Amount Not to Exceed \$225,000,000; Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2024 **Series F** (Federally Taxable) in an Amount Not to Exceed \$55,000,000. Mr. Sykes and Mr. Smith reviewed the resolutions as detailed in the board docket.

Michael Fobbe of the Attorney General's Office confirmed that the documents in **Tabs P, Q & R** were acceptable for the Board's action.

Kristen Nied of Miler Canfield, co-Bond Counsel, confirmed that the documents in **Tabs P, Q & R** were acceptable for the Board's action.

Clarence Stone, Chief Legal Affairs Officer, confirmed that the documents in **Tabs P, Q & R** were acceptable for the Board's action.

John Barton moved to approve **Tab P**. Jennifer Grau supported. The following Roll Call was taken for **Tab P**:

Regina Bell	Yes
Jonathan Bradford	Absent
Warren Call	Yes
Jennifer Grau	Yes
John Barton	Yes
John Groen	Yes
Amiee Evans	Yes

There were six “yes” votes. The resolution was approved.

Amiee Evans moved to approve **Tab Q**. Regina Bell supported. The following Roll Call was taken for **Tab Q**:

Regina Bell	Yes
Jonathan Bradford	Absent
Warren Call	Yes
Jennifer Grau	Yes
John Barton	Yes
John Groen	Yes
Amiee Evans	Yes

There were six “yes” votes. The resolution was approved.

Jennifer Grau moved to approve **Tab R**. Amiee Evans supported. The following Roll Call was taken for **Tab R**:

Regina Bell	Yes
Jonathan Bradford	Absent
Warren Call	Yes
Jennifer Grau	Yes
John Barton	Yes
John Groen	Yes
Amiee Evans	Yes

There were six “yes” votes. The resolution was approved.

Jeffrey Sykes, Chief Financial Officer, and Jarrod Smith of Dykema, Bond Counsel, presented **Tab S**, Michigan State Housing Development Authority Resolution Authorizing Amendment to Standby Bond Purchase Agreement with Royal Bank of Canada (Single-Family Program) Dated as Of October 1, 2019. Mr. Sykes and Mr. Smith reviewed the resolution as detailed in the board docket.

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

Kristen Nied of Miler Canfield, co-Bond Counsel, confirmed that the documents in **Tabs P, Q & R** were acceptable for the Board's action.

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

Jennifer Grau moved to approve **Tab S**. Amiee Evans supported. The following Roll Call was taken for **Tab S**:

Regina Bell	Yes
Jonathan Bradford	Absent
Warren Call	Yes
Jennifer Grau	Yes
John Barton	Yes
John Groen	Yes
Amiee Evans	Yes

There were six "yes" votes. The resolution was approved.

Jeffrey Sykes, Chief Financial Officer, presented **Tab T**, Michigan State Housing Development Authority Resolution Approving Certain Swap Termination Related to Rental Housing Revenue Bonds. Mr. Sykes reviewed the resolution as detailed in the board docket.

Jennifer Grau moved to approve **Tab T**. Amiee Evans supported. The resolution was approved.

Charlotte Johnson, State Administrative Manager in Legal Affairs, presented **Tab U**, Resolution Authorizing Housing Tax Increment Financing Loan from the Mortgage Resource Fund, **Bellaire Lofts, MSHDA Development No. HTIF-24-002(B)**, Village of Bellaire, Antrim County. Ms. Johnson reviewed the documents as detailed in the board docket.

Amiee Evans moved approval of **Tab U**. Regina Bell supported. The resolution was approved.

Chad Benson, Director of Development, presented **Tab V**, Resolution Determining Mortgage Loan Feasibility, **1309 Madison Apartments, MSHDA Development No. 4136**, City of Grand Rapids, Kent County and Resolution Authorizing Mortgage Loan, **1309 Madison Apartments, MSHDA Development No. 4136**, City of Grand Rapids, Kent County. Mr. Benson reviewed the documents as detailed in the board docket.

Amiee Evans moved approval of **Tab V**. Regina Bell supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab W**, Resolution Determining Mortgage Loan Feasibility, **Linwood Apartments, MSHDA Development No. 4156**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Linwood Apartments, MSHDA**

**Development No. 4156**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Warren Call moved approval of **Tab W**. Regina Bell supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab X**, Resolution Determining Mortgage Loan Feasibility, **Royal Oak Cottages, MSHDA Development No. 4139**, Township of Royal Oak, Oakland County and Resolution Authorizing Mortgage Loan, **Royal Oak Cottages, MSHDA Development No. 4139**, Township of Royal Oak, Oakland County. Mr. Benson reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab X**. Amiee Evans supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab Y**, Resolution Determining Mortgage Loan Feasibility, **Mystic View Apartments, MSHDA Development No. 1439-2**, Township of Lee, Allegan County and Resolution Authorizing Mortgage Loan, **Mystic View Apartments, MSHDA Development No. 1439-2**, Township of Lee, Allegan County. Mr. Benson reviewed the documents as detailed in the board docket.

Amiee Evans moved approval of **Tab Y**. Jennifer Grau supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab Z**, Resolution Determining Mortgage Loan Feasibility, **Russell Woods 4% Senior Living Community, MSHDA Development No. 4129**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Russell Woods 4% Senior Living Community, MSHDA Development No. 4129**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Warren Call moved approval of **Tab Z**. Regina Bell supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab AA**, Resolution Determining Mortgage Loan Feasibility, **Russell Woods 9% Senior Living Community, MSHDA Development No. 4149**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Russell Woods 9% Senior Living Community, MSHDA Development No. 4149**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Amiee Evans moved approval of **Tab AA**. John Groen supported. The resolutions were approved.

Matt Bergeon, Director of Asset Management, presented **Tab AB**, Resolution Authorizing Modification to Mortgage Terms, **Lockwood of Lyon, MSHDA Development No. 3850**, Lyon Township, Oakland County. Mr. Bergeon reviewed the documents as detailed in the board docket.

Amiee Evans moved approval of **Tab AB**. Regina Bell supported. The resolutions were approved.

#### **Chair's Report:**

None.

## **Executive Director's Report:**

Ms. Hovey greeted the group virtually from the Detroit office. She expressed gratitude for the patience shown by the Board for reviewing such a large docket this month and complimented Authority staff for their hard work.

After the Executive Director's update, Mr. Groen announced the following reports were included in the docket: **(Tab 1)** Current and Historical Homeownership Data; **(Tab 2)** Monthly Homeownership Production Report; **(Tab 3)** MI 10K DPA Monthly Statistics (Map); and **(Tab 4)** 2024 Board Calendar.

Mr. Groen noted that the next regular board meeting would be October 17, 2024. He then requested a motion to adjourn the meeting. Amiee Evans moved to adjourn, and Regina Bell supported. The meeting adjourned at 11:13 am.

**REVIEWED**

*By Clarence L. Stone, Jr. at 10:12 pm, Sep 25, 2024*

**REVIEWED**

*By Laura J. King at 9:53 am, Sep 26, 2024*