

DRAFT
Michigan State Housing Development Authority
Minutes of Regular Authority Meeting
August 15, 2024 – 10:00 a.m.

AUTHORITY MEMBER(S) PRESENT:
DETROIT

Regina Bell

AUTHORITY MEMBER(S) PRESENT:
TRAVERSE CITY

Warren Call

AUTHORITY MEMBER(S) PRESENT:
LANSING

Jonathan Bradford

Rachael Eubanks

Jennifer Grau

John Groen

Michele Wildman for Quentin Messer

ATTENDEES IN DETROIT

Sherry Hicks, MSHDA

Edwin Harlin, MSHDA

ATTENDEES IN TRAVERSE CITY

Tony Lentych, MSHDA

Jeffrey Sykes, MSHDA

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

Jennifer Bowman, MSHDA

Jim Davis, MSHDA

Jodie Mackie, MSHDA

John Hundt, MSHDA

Maryanne Vukonich, MSHDA

Lisa Ward, MSHDA

Mary Cook, MSHDA

Clarence Stone, MSHDA

Tim Klont, MSHDA

Tonya Joy, MSHDA

Laura King, MSHDA

Margaret Meyers, MSHDA

Lisa Kemmis, MSHDA

Katie Bach, MSDHA

Mike Stefanko, MSHDA

Jeff Campbell, GLHS

ATTENDEES ON MICROSOFT TEAMS

Jacinda Anderson, MSHDA

Jolene Archibald, MSHDA

Lindsey Baker, MSHDA

Diane Bitely, MSHDA

Drew Brown, MSHDA

Kevin Louis, MSHDA

Amber Martin, MSHDA

Kendra McCullar, MSDHA

Jennifer McNeely, MSDHA

John Millhouse, AG

Megan Castro, MSHDA
Latasha Cole, MSHDA
Andrea Cottrell, MSHDA
Craig Hammond, Dickenson-Wright
Camellia Crowell, MSHDA
Mason Crozier, MSHDA
Amanda Curler, MSHDA
Jodi Dean, MSHDA
Kathryn Evans, MSHDA
Jeffrey Fedewa, MSHDA
Pierre-Denise Gilliam, MSHDA
Kara Hart-Negrich, MSHDA
SaVille Hill, MSHDA
Jonathan Hilliker, MSHDA
Benjamin Honeyford, MSHDA
Amy Hovey, MSHDA
Charlotte Johnson, MSHDA
Tonia Kaczmarczyk, MSHDA
Joseph Kelly, MSHDA
Laurie Kelly, MSHDA
Sandra Kimball, MSHDA
Scott Kindinger, MSHDA
Ashley Kreiner, MSHDA
Allecia Lamb-Ridge, MSHDA
Daniel Lince, MSHDA

Tiffany Mitchell, MSHDA
Trenton Mitchell, MSHDA
Frank Mostek, MSHDA
Stephanie Oles, MSHDA
Quocshawn Parker, MSHDA
Amy Patterson, AG
Jayde Pettigrew, MSHDA
Cisco Potts, MSHDA
Rachel Presley, MSHDA
Shaun Prince, MSHDA
Elizabeth Rademacher, MSHDA
Karmen Robinson, MSHDA
Kelly Rose, MSHDA
Nicholas Shattuck, MSHDA
Catherine Sheets, MSHDA
Jarrod Smith, Dykema Gossett
Brandi Smith, MSHDA
John Swift, MSHDA
Stacy Thomas, MSHDA
Katy VanHouten, MSHDA
Anna Vicari, MSHDA
Hilary Vigil, AG
Michael Vollick, MSHDA
Karen Waite, MSHDA
Jimi Wilcox, MSHDA

Nine 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 Jonathan Bradford, Rachael Eubanks, Jennifer Grau, Warren Call, and Regina Bell. Michele Wildman for Quenton Messer joined at 10:04 am. 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 one goldenrod for Tab C (Resolution Authorizing Grants from the Michigan Housing and Community Development Fund).

Approval of Agenda:

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

Voting Items:

Consent Agenda (Tabs B–H):

Rachel Eubanks moved approval of the Consent Agenda. Jonathan Bradford supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

Tab B Minutes – July 18, 2024, Board Meeting

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

Tab D Inducement Resolution **Plymouth Square**, City of Detroit, Wayne County, **MSHDA No. 44c-217**

Tab E Inducement Resolution **Old Mill Pond Apartments**, City of Brooklyn, Jackson County, **MSHDA No. 44c-219**

Tab F Inducement Resolution **Westbury Apartments**, City of Wayland, Allegan County **MSHDA No. 44c-220**

Tab G Inducement Resolution **Trumbull Apartments**, City of Detroit, Wayne County, **MSHDA No. 44c-221**

Tab H Resolution Authorizing Mortgage Loan Increase, **Annika Place II**, **MSHDA Development No. 4117**, City of Traverse City, Grand Traverse County

Regular Voting Items:

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel for Dickenson-Wright, presented **Tab I**, Resolution Authorizing Loan, **Lee Plaza Apartments (4%)**, **MSHDA No. 44c-212**, 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.

Michelle Wildman moved to approve **Tab I**. Jennifer Grau 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.

Jeffrey Sykes, Chief Financial Officer, and Craig Hamond, Bond Counsel for Dickenson-Wright, presented **Tab J**, Michigan State Housing Development Authority Resolution Authorizing the Issuance and Sale of Rental Housing Revenue Bonds, 2024 Series in an Amount not to Exceed \$450,000,000. Mr. Sykes 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 J** were acceptable for the Board’s action.

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

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

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.

Jeffrey Sykes, Chief Financial Officer, and Jarrod Smith, Bond Counsel for Dykema-Gossett, presented **Tab K**, Michigan State Housing Development Authority Resolution Authorizing Extension of and Increase to Short-Term Revolving Credit Facility (Single-Family Program) 2021 in an Amount Not to Exceed \$200,000,000. Mr. Sykes and Mr. Smith reviewed the resolutions as detailed in the board docket.

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

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

Jennifer Grau moved to approve **Tab K**. Rachel Eubanks supported. The following Roll Call was taken for **Tab K**:

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.

Chad Benson, Director of Development, presented **Tab L**, Resolution Determining Mortgage Loan Feasibility, **Seneca Terrace, MSHDA Development No. 4144**, City of River Rouge, Wayne County and Resolution Authorizing Mortgage Loan, **Seneca Terrace, MSHDA Development No. 4144**, City of River Rouge, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chad Benson, Director of Development, presented **Tab M**, Resolution Determining Mortgage Loan Feasibility, **Iroquois Terrace, MSHDA Development No. 4143**, City of River Rouge, Wayne County and Resolution Authorizing Mortgage Loan, **Iroquois Terrace, MSHDA Development No. 4143**, City of River Rouge, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab M**. Jonathan Bradford supported. The resolutions were approved.

Chan Benson, Director of Development, presented **Tab N**, Resolution Determining Mortgage Loan Feasibility, **Crossroads Apartments, MSHDA Development No. 1076-2**, City of Reed City, Osceola County and Resolution Authorizing Mortgage Loan, **Crossroads Apartments, MSHDA Development No. 1076-2**, City of Reed City, Osceola County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chair's Report:

None.

Executive Director's Report:

Ms. Hovey greeted the group virtually, stating she was currently meeting with stakeholders in the upper peninsula.

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 September 19, 2024. He then requested a motion to adjourn the meeting. Rachel Eubanks moved to adjourn, and Jennifer Grau supported. The meeting adjourned at 10:47 am.