

**Michigan State Housing Development Authority
Minutes of Regular Authority Meeting
June 20, 2024 – 10:00 a.m.**

AUTHORITY MEMBER(S) PRESENT:

LANSING

Jonathan Bradford
Rachael Eubanks
Jennifer Grau
Susan Corbin
Michele Wildman for Quentin Messer

AUTHORITY MEMBER(S):

ABSENT

Warren Call
Regina Bell
Tyrone Hamilton

ATTENDEES IN DETROIT

Sherry Hicks, MSHDA
Taura Brown, Detroit Eviction Defense

ATTENDEES IN TRAVERSE CITY

Tony Lentych, MSHDA

ATTENDEES IN LANSING

Amy Hovey, MSHDA
Clarence Stone, MSHDA
Lisa Ward, MSHDA
Laura King, MSHDA
Chad Benson, MSHDA
Mary Cook, MSHDA
Geoffrey Ehnis-Clark, MSHDA
Chris Hall, MSHDA
Jennifer Bowman, MSHDA
John Hundt, MSHDA
Chris Lussier, MSHDA
Daphne Wells, MSHDA
Mark Whitaker, MSHDA
Josh Pugh, MSHDA

Matt Bergeon, MSHDA
Deanna McMillan, MHT Housing
Jodie Mackie, MSHDA
Tonya Joy, MSHDA
Jim Davis, MSHDA
Tim Klont, MSHDA
Jeffrey Sykes, MSHDA
Anthony Amoroso, MSHDA
Katie Bach, MSHDA
Lisa Kemmis, MSHDA
Ange Muhuir, MSHDA
Liz Rademacher, MSHDA
Margaret Meyers, MSHDA

ATTENDEES ON MICROSOFT TEAMS

David Allen, MSHDA
Michael Binegar, MSHDA
Drew Brown, MSHDA
Tonya Coon, MSHDA
Lenore Costa, MSHDA
Pierre-Denise Gilliam, MSHDA
Camellia Crowell, MSHDA

Amber Martin, MSHDA
Amber McCray, MSHDA
Thomas McKee, MSDHA
Christine Miller, MSHDA
John Millhouse, AG
Trenton Mitchell, MSHDA
Frank Mostek, MSHDA

Mason Crozier, MSHDA
Amanda Curler, MSHDA
Roberta Douglass, MSHDA
Kathryn Evans, MSHDA
Zachary Herrmann, MSHDA
Jonathan Hilliker, MSHDA
Benjamin Honeyford, MSHDA
Marcel Jackson, MSHDA
Charlotte Johnson, MSHDA
Tonia Kaczmarczyk, MSHDA
Joseph Kelly, MSHDA
Laurie Kelly, MSHDA
Ashley Kreiner, MSHDA
Kevin Louis, MSHDA

Michael Naberhuis, MSHDA
Lila Nelson, MSHDA
Amy Patterson, AG
Damon Pline, MSHDA
Tera Poag, MSHDA
Cisco Potts, MSHDA
Karmen Robinson, MSHDA
Nicholas Shattuck, MSHDA
Christopher Schultz, MSHDA
Brandi Smith, MSHDA
Kathy VanHouten, MSHDA
Anna Vicari, MSHDA
Hilary Vigil, AG
Michael Vollick, MSHDA

Eight additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 221 650 508#. Chairperson Susan Corbin opened the meeting at 10:04 am. A quorum was established with the presence of Jonathan Bradford, Rachael Eubanks, Jennifer Grau, and Michele Wildman for Quenton Messer. Members were physically present in Lansing. Ms. Corbin proceeded to request public comments from participants both in-person and via Teams. Taura Brown representing the Detroit Eviction Defense commented in-person from Detroit on efforts to evict a tenant at Gardenview Apartments and whether the rehabilitation of Buersmeyer Manor is necessary. Gary Fiscus shared comments via the conference line on the need for more housing vouchers.

Meeting Announcements:

Ms. Corbin noted there was a goldenrod for Tab K (Resolution Authorizing Mortgage Loan Annika Place II, MSHDA Development No. 4117). Tab K was revised to adjust loan amounts to account for the deferred developer fee and total development costs.

Approval of Agenda:

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

Voting Items:

Consent Agenda (Tabs B –G):

Michelle Wildman moved approval of the Consent Agenda. Jennifer Grau supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

Tab B Minutes – May 16, 2024 Board Meeting

Tab C Resolution Approving the Michigan State Housing Development Authority's 2024-25 Budget

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

Tab E Resolution Authorizing No-Cost Professional Services Contract Extension with ARC4Justice

Tab F Inducement Resolution **Cambridge Towers**, City of Detroit, Wayne County **MSHDA No. 44c-213**

Tab G Resolution Authorizing Mortgage Credit Certificate for Ange Muhire

Regular Voting Items:

Chad Benson, Director of Development, presented **Tab H**, Resolution Determining Mortgage Loan Feasibility, **Calumet Apartments and Townhomes, MSHDA Development No. 528-3**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Calumet Apartments and Townhomes, MSHDA Development No. 528-3**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chad Benson, Director of Development, presented **Tab I**, Resolution Determining Mortgage Loan Feasibility, **Martin Gardens of Detroit, MSHDA Development No. 1195-2**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Martin Gardens of Detroit, MSHDA Development No. 1195-2**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Michelle Wildman moved approval of **Tab I**. Rachel Eubanks supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab J**, Resolution Determining Mortgage Loan Feasibility, **Highland Park Housing Community, MSHDA Development No. 4142**, City of Highland Park, Wayne County and Resolution Authorizing Mortgage Loan, **Highland Park Housing Community, MSHDA Development No. 4142**, City of Highland Park, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chad Benson, Director of Development, presented **Tab K**, Resolution Determining Mortgage Loan Feasibility, **Annika Place II, MSHDA Development No. 4117**, City of Traverse City, Grand Traverse County and Resolution Authorizing Mortgage Loan, **Annika Place II, MSHDA Development No. 4117**, City of Traverse City, Grand Traverse County. Mr. Benson reviewed the documents as detailed in the board docket.

Rachel Eubanks moved approval of **Tab K**. Susan Corbin supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab L**, Resolution Determining Mortgage Loan Feasibility, **Corner at Wall Street, MSHDA Development No. 4121**, City of Benton Harbor, Berrien County and Resolution Authorizing Mortgage Loan, **Corner at Wall Street, MSHDA Development No. 4121**, City of Benton Harbor, Berrien County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chad Benson, Director of Development, presented **Tab M**, Resolution Determining Mortgage Loan Feasibility, **Verne Berry Place, MSHDA Development No. 1118-2**, City of Grand Rapids, Kent County and Resolution Authorizing Mortgage Loan, **Verne Berry Place, MSHDA Development No. 1118-2**, City of Grand Rapids, Kent County. Mr. Benson reviewed the documents as detailed in the board docket.

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

Chad Benson, Director of Development, presented **Tab N**, Resolution Determining Mortgage Loan Feasibility, **206 North Washington, MSHDA Development No. 4114**, City of Ypsilanti, Washtenaw County and Resolution Authorizing Mortgage Loan, **206 North Washington, MSHDA Development No. 4114**, City of Ypsilanti, Washtenaw County. Mr. Benson reviewed the documents as detailed in the board docket.

Michelle Wildman moved approval of **Tab N**. Rachel Eubanks supported. The resolutions were approved.

Matthew Bergeon, Director of Asset Management presented, **Tab O**, Resolution of Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Romulus Tower, MSHDA Development No. 3030**, City of Detroit, Wayne County. Mr. Bergeon reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of **Tab O**. Jennifer Grau supported. The resolution was approved.

Margaret Meyers, Director of Legal Transactions, presented, **Tab P**, Resolution Authorizing Execution of Closing Documents and One-Time Transfer from Mortgage Resource Fund for the Purchase of [REDACTED], City of Detroit, Wayne County, Michigan. Ms. Meyers reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab P**. Jonathan Bradford supported. The resolution was approved.

Chair's Report:

None.

Executive Director's Report:

Ms. Hovey addressed the public comments, thanking Ms. Brown and Mr. Fiscus for sharing their concerns. Ms. Hovey further stated that MSHDA will not be reopening the HCV program waiting list due to the reduction in HUD funding.

After the Executive Director's update, Ms. Corbin 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.

Ms. Corbin noted that the next regular board meeting would be July 18, 2024. She then requested a motion to adjourn the meeting. Rachel Eubanks moved to adjourn, and Jennifer Grau supported. The meeting adjourned at 10:40 am.

REVIEWED
By Clarence L. Stone, Jr. at 11:47 am, Jun 25, 2024

REVIEWED
By Laura J. King at 11:43 am, Jun 25, 2024