

**Michigan State Housing Development Authority
Minutes of Authority Meeting
March 21, 2018**

AUTHORITY MEMBERS PRESENT (Lansing):

Jeremy Hendges
Mary Martin for N.A. Khouri
Deb Muchmore
Carl English
Mike Kapp for Kirk Steudle
Luke Terry
Scott Wierda

AUTHORITY MEMBERS ABSENT:

Tyrone Hamilton (Excused)

OTHERS PRESENT (Lansing/Detroit):

Earl J. Poleski, Executive Director
Brian Mills, Chief of Staff
Maria Ostrander, Executive
Mary Cook, Executive
Clarence L. Stone, Jr., Legal Affairs
Willard G. Moseng, Legal Affairs
Diana Bitely, Legal Affairs
Jeffrey Sykes, Chief Financial Officer
Chris Hall, Technical Support Services
Katie Bach, Governmental & Media Affairs
Jess Sobel, Executive
Mary Townley, Homeownership
Laurie Cummings, Rental Development
Tiffany King, Housing Initiatives
Troy Thelen, Asset Management
Mike Witt, Asset Management
John Hundt, Rental Development
Scott Grammer, Procurement
Ron Farnum, Office of Attorney General
Donna McMillan, MHT Housing
Peter Tallerico, MHT Housing
Jamie Schriener, CEDAM

The Chair, Jeremy Hendges, called the meeting to order at 10:04 a.m. Following Roll Call, Mr. Hendges asked for public comment.

There being no public comment, Mr. Hendges noted that goldenrods for Tabs A and Tab H and documents for Tab I and Tab 2 were distributed at the table. He also noted a new item under the Consent Agenda (Authorization for a Contract with Plante Moran). He then turned the meeting over to Executive Director Earl Poleski.

Mr. Poleski reported on the following:

- A Light House map was provided by the State Historical Preservation Office (SHPO) to Board members. Copies will be placed in Welcome Centers throughout the state.

- Mr. Poleski introduced Tiffany King, the new Fair Housing Officer in Housing Initiatives, to Authority members.
- The Building Michigan Communities Conference:
 - Scheduled for April 30 – May 2, 2018 at the Lansing Center.
 - Board members are encouraged to attend.
- Project Based Contract Administration (PBCA) Update:
 - Authority staff have had meetings for several months with Housing Finance Agencies of Minnesota and Wisconsin to prepare a joint bid for the sub-region covering Minnesota, Wisconsin, and Michigan.
 - Authority staff recently learned that HUD has ended its efforts to replace the PBCA program for now. The decision was based on feedback from numerous Housing Finance Agencies, including comments from Authority staff.
 - In its termination notice, HUD stated that it will issue a new solicitation within several months. The current request for a joint sub-regional proposal is therefore over. Authority staff will continue to monitor this matter and will keep Authority members posted.
- National Council of State Housing Agencies Update:
 - The NCSHA Legislative Conference was held on March 5- March 7, 2018 in Washington, DC. Mr. Poleski reported that he and Jennifer Bowman attended the conference and met with the entire Michigan Congressional delegation. The legislature expressed their appreciation for the work that the Authority is doing with affordable housing. He also noted that there were discussions on increasing the size of the annual Low Income Housing Tax Credit Allocation.
 - Stockton Williams is the new Executive Director at NCSHA. He will begin work on April 1, 2018.

Agenda (Tab A): Mr. Hedges requested a motion to approve the agenda. Deb Muchmore moved approval of the agenda. Luke Terry supported. The agenda was unanimously approved.

Consent Agenda: Mike Kapp moved approval of the consent agenda. Scott Wierda supported. The consent agenda was approved. The consent agenda included the following resolutions:

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| Tab B | Minutes – February 28, 2018 |
| Tab C | Closed Session Minutes – February 28, 2018 |
| Tab D | Resolution Updating Policy on the Repayment of Federal Funds |

Tab E Resolution Authorizing Professional Services Contract with RKG Associates Inc. for a Homeownership Study

NEW RESOLUTION AUTHORIZING PROFESSIONAL SERVICES CONTRACT FOR AUDITING SERVICES WITH PLANTE MORAN, PLLC AND MICHIGAN OFFICE OF AUDITOR GENERAL

Resolution Authorizing Mortgage Resource Fund Loan, **Mystic View Apartments, MSHDA Development No. 1439, Lee Township, Allegan County (Tab F)** was presented by Mike Witt, Director of Asset Management. Mr. Witt reviewed the business aspects of the proposed resolution as detailed in the board documents. Carl English moved approval of the resolution. Deb Muchmore supported. The resolution was approved.

Resolution Authorizing Sale of Development, **Grayhaven Marina Village, MSHDA Development No. 759, City of Detroit, Wayne County (Tab G)** was presented by Mike Witt, Director of Asset Management. Mr. Witt reviewed the business aspects of the proposed resolution as detailed in the board documents. Scott Wierda moved approval of the resolution. Luke Terry supported. The resolution was approved.

Resolution Determining Mortgage Loan Feasibility, **Walnut Grove, MSHDA Development No. 2276-2, City of Grand Rapids, Kent County (Tab H)** was presented by John Hundt of Rental Development. Mr. Hundt reviewed the business aspects of the proposed resolution as detailed in the board documents. Mary Martin moved approval of the resolution. Carl English supported. The resolution was approved.

Resolution Authorizing Mortgage Loan, **Walnut Grove, MSHDA Development No. 2276-2, City of Grand Rapids, Kent County (Tab H)** was presented by John Hundt of Rental Development. Mr. Hundt reviewed the business aspects of the proposed resolution as detailed in the board documents. Mary Martin moved approval of the resolution. Carl English supported. The resolution was approved.

Resolution Authorizing Execution of Addendum to Lease, Closing Documents and Management Agreement and One-Time Transfer from Mortgage Resource Fund for Purchase of 735 E. Michigan Avenue, City of Lansing, Ingham County, Michigan (Tab I) was presented by Brian Mills, Chief of Staff. Mr. Mills reviewed the business aspects of the proposed resolution as detailed in the board documents. Scott Wierda moved approval of the resolution. Luke Terry supported. The resolution was approved.

Mr. Hendges noted that the following reports were included for information: Current and Historical Homeownership Data **(Tab 1)** and Hardest Hit Programs Data **(Tab 2)**.

Mr. Hendges noted that the next two board meetings are scheduled for April 25, 2018 and May 23, 2018.

There being no further business, Mr. Hendges requested a motion to adjourn. Carl English moved to adjourn. Mike Kapp supported the motion, and it was unanimously approved and accepted. The meeting adjourned at 10:33 a.m.