

**Michigan State Housing Development Authority
Minutes of Authority Meeting
April 25, 2018**

AUTHORITY MEMBERS PRESENT (Lansing):

Jeremy Hendges
Deb Muchmore
Carl English
Mike Kapp for Kirk Steudle
Luke Terry
Scott Wierda
Tyrone Hamilton
Eric Scorsone for N.A. Khouri

AUTHORITY MEMBERS ABSENT:

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
Mary Lou Keenon, Office of Employee Services
Jeffrey Sykes, Chief Financial Officer
Linda Beachnau, Technical Support Services
Christopher Hall, Technical Support Services
Katie Bach, Governmental & Media Affairs
Mary Townley, Homeownership
Scott Grammer, Procurement
Daphne Wells, Asset Management
John Hundt, Rental Development
Ron Farnum, Office of Attorney General
John Millhouse, Office of Attorney General
Donna McMillan, MHT Housing
Tim Rittenhouse, CSG Advisors
Eric Olson, CSG Advisors

The Chair, Jeremy Hendges, called the meeting to order at 10:02 a.m. Following Roll Call, Mr. Hendges asked for public comment.

There being no public comment, Mr. Hendges noted that goldenrods for Tabs A, Tab D and Tab I were distributed at the table. He then turned the meeting over to Executive Director Earl Poleski.

Mr. Poleski reported on the following:

- Board Action will Extend Affordability for more than 500 units:
 - The board will be asked to approve 4 preservation/rehab mortgage loans.

- If approved, the loans will extend low-income affordability for 543 multifamily units for another 35-50 years.
- Update on Lease Amendment for 735 E. Michigan Avenue
 - The State Administrative Board approved the lease addendum/option to purchase yesterday (April 24).
 - The Option to Purchase will be exercised when DTMB signs the Lease Addendum
 - We expect DTMB to sign it this week.
- Building Michigan Communities Conference—April 30 through May 2 at the Lansing Center – ABC News veteran John Quinones will headline this year’s conference.
- Budget and Qualified Allocation Plan (QAP)
 - Drafts of the budget and QAP will be presented for discussion at the May 23rd Board meeting.
 - The Final budget and QAP will be presented for approval at the June 27th Board meeting.

Mr. Poleski ended his report by directing the board’s attention to a MSHDA video on the State Historic Preservation Office.

Agenda (Tab A): Mr. Hendges requested a motion to approve the agenda. Carl English moved approval of the agenda. Tyrone Hamilton supported. The agenda was unanimously approved.

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

Tab B	Minutes – March 21, 2018
Tab C	Resolution Authorizing Appointment of Board Member for the Michigan Homeowner Assistance Nonprofit Housing Corporation
Tab D	Resolution Ratifying Amendments of Professional Services Contracts for Design Review
Tab E	Resolution Authorizing Extension of Professional Services Contract with EPS, Inc.
Tab F	Amended and Restated Resolution Designating Bank Accounts and Authorizing Officers as to Requisition and Investment of Funds

Resolution Approving Fiscal Year 2018-19 Annual PHA Plan and Amendments to Administrative Plan for the Housing Choice Voucher Program Funds (Tab G) was presented by Lisa Kemmis of Rental Assistance and Homeless Solutions. Ms. Kemmis reviewed the PHA Plan and Amendments to the Administrative Plan as detailed in the board documents. Deb Muchmore moved approval of the resolution. Mike Kapp supported. The resolution was approved.

Resolution Determining Mortgage Loan Feasibility/Resolution Authorizing Mortgage Loan, Ashton Ridge Apartments, MSHDA Development No. 1654-2, Blackman Township, Jackson 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. Luke Terry moved approval of the resolution. Tyrone Hamilton supported. The resolution was approved.

Resolution Determining Mortgage Loan Feasibility/Resolution Authorizing Mortgage Loan, Aspen Hills, MSHDA Development No. 1655-2, Garfield Township, Grand Traverse County (Tab I) was presented by John Hundt of Rental Development. Mr. Hundt reviewed the business aspects of the proposed resolution as detailed in the board documents. Scott Wierda moved approval of the resolution. Deb Muchmore supported. The resolution was approved.

Resolution Determining Mortgage Loan Feasibility/Resolution Authorizing Mortgage Loan, Evergreen North, MSHDA Development No. 3811, Oshtemo Township, Kalamazoo County (Tab J) was presented by John Hundt of Rental Development. Mr. Hundt reviewed the business aspects of the proposed resolution as detailed in the board documents. Carl English moved approval of the resolution. Scott Wierda supported. The resolution was approved.

Resolution Determining Mortgage Loan Feasibility/Resolution Authorizing Mortgage Loan, Evergreen South, MSHDA Development No. 3812, Oshtemo Township, Kalamazoo County (Tab K) was presented by John Hundt of Rental Development. Mr. Hundt reviewed the business aspects of the proposed resolution as detailed in the board documents. Deb Muchmore moved approval of the resolution. Tyrone Hamilton supported. The resolution was approved.

Mr. Hendges noted that the following reports were included for information: Homeownership Production Report **(Tab 1)**, Current and Historical Homeownership Data **(Tab 2)**, Hardest Hit Report **(Tab 3)**, and Delegated Action Reports **(Tab 4)**.

Mr. Hendges noted that the next two board meetings are scheduled for May 23, 2018 and June 27, 2018.

Mr. Poleski noted the report by CSG Advisors on the most recent single family bond issue.

There being no further business, Mr. Hendges requested a motion to adjourn. Tyrone Hamilton moved to adjourn. Luke Terry supported the motion, and it was unanimously approved and accepted. The meeting adjourned at 10:37 a.m.