

**Michigan State Housing Development Authority  
Minutes of Authority Meeting  
June 17, 2021 – 10:00 a.m.**

**Regular Meeting held via Microsoft Teams accordance with Public Act 228 of 2020  
amending Section 3 (MCL 15.263) of the “Open Meetings Act” (1976 PA 677)**

**AUTHORITY MEMBERS PRESENT AND LOCATION:**

**Regina Bell**, Detroit, Wayne County, Michigan  
**Susan Corbin**, Lansing, Ingham County, Michigan  
**Carl English**, Village of Bingham Farms, Oakland County, Michigan  
**Rachael Eubanks**, East Lansing, Ingham County, Michigan  
**Jennifer Grau**, Lansing, Ingham County, Michigan  
**Deb Muchmore**, Wayne County, Michigan  
**Michele Wildman for Quentin L. Messer, Jr.**, Genesee County, Michigan

**AUTHORITY MEMBERS ABSENT:**

Tyrone Hamilton

**OTHERS PRESENT VIA MICROSOFT TEAMS:**

Gary Heidel, Acting Executive Director  
Maria Ostrander, Executive  
Clarence Stone, Legal Affairs  
Richard Norton, Legal Affairs  
Lisa Ward, Legal Affairs  
John Swift, Legal Affairs  
Mary Cook, Operations  
Sherry Hicks, Operations  
Justin Wieber, Asset Management  
Jonathan Hilliker, Executive  
Jennifer Bowman, Executive  
Mark Garcia, Executive  
Sam Buchalter, Executive  
Chad Benson, Rental Development  
Elizabeth Rademacher, Rental Development  
John Hundt, Rental Development  
Jeffrey Sykes, Finance  
Mary Townley, Homeownership  
Angela Shipp, Neighborhood Housing Initiatives  
Tonya Young, Neighborhood Housing Initiatives  
Pierre-Denise Gilliam, Neighborhood Housing Initiatives  
Kelly Rose, Rental Assistance and Homeless Solutions  
Katie Bach, Communications

Anna Vicari, Communications  
Mark Whitaker, Information Technology  
Lori Fedewa, Human Resources  
Amber Martin, Human Resources  
Ronald Farnum, Office of Attorney General  
Jon Braeutigam, Department of Treasury  
Sandy Pearson, Habitat for Humanity  
Mark Ciepiel, Larc Properties, Inc.

Ten additional members of the public participated via the following Conference Line: +1 248- 509-0316, Conference ID: 419 617 944#.

Chairperson Susan Corbin opened the meeting at 10:02 a.m. A quorum was established with the presence of Regina Bell, Susan Corbin, Carl English, Rachael Eubanks, Jennifer Grau and Michele Wildman. Deb Muchmore joined the meeting at 10:06 a.m. and confirmed her location in the meeting chat. Ms. Corbin asked Jonathan Hilliker to provide an overview of the meeting format, which was being conducted through Microsoft Teams. Mr. Hilliker explained that Board members and presenters were participating by video through a previously provided video link. A separate telephonic conference line linked to the video meeting was made available to the public.

Ms. Corbin requested public comments from teleconference participants. Ms. Sandy Pearson from Habitat for Humanity of Michigan and Mr. Mark Ciepiel from Larc Properties noted their presence for the record.

Following public comments, Ms. Corbin noted there were goldenrods for the following items: Tab G (2021-2022 Budget), Tab H (2022-2023 Qualified Allocation Plan) and Tabs K and L (The Reverend Dr. Jim Holley Residences). The goldenrods were emailed to Authority members in advance of the meeting.

Ms. Corbin continued with an update on plans for State of Michigan employees to return to the office. She explained that the official return date remains July 12, 2021; however, each agency is creating return plans based on their needs. Ms. Corbin anticipates agencies will need to remain flexible with scheduling throughout the summer, and offices may not be at full capacity until after Labor Day. Ms. Corbin further noted many agencies are also creating remote work policies.

For the Executive Director's Report, Gary Heidel, Acting Executive Director began by stating that today's meeting will need to end by 11:15 a.m. to accommodate the schedules of several Board members. Staff have been asked to keep their presentations succinct, and presentations that were planned during the Executive Director's remarks will now take place at the July meeting. In lieu of an update at the meeting, Authority members were sent information directly regarding the Authority's state and federal legislative priorities. If there are questions, they should contact Mary Cook to connect with the appropriate legislative staff. Authority members also received a copy of the State's Benchmarking and Research Report and can expect an update on the Federal Housing Assistance Fund program in July.

Mr. Heidel concluded by noting the National Council of State Housing Agencies (NCSHA) annual conference will be held in Detroit this September.

**Voting Issues:**

Approval of the Agenda (**Tab A**):

Jennifer Grau moved approval of **Tab A (Agenda)**. Deb Muchmore supported. The following Roll Call was taken for **Tab A**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 yes” votes. The agenda was approved.

**Consent Agenda (Tabs B through F)** The consent agenda included the following items:

- Tab B            Minutes – May 20, 2021
- Tab C            Resolution Authorizing Mortgage Loan from General Operating Fund and Amendment to the Regulatory Agreement, **Circle Drive I Apartments, MSHDA Development No. 842**, City of Detroit, Wayne County
- Tab D            Inducement Resolution, **Cambridge Square of Flint**, Flint Township, Genesee County, **MSHDA No. 44c-182**
- Tab E            Inducement Resolution, **Cherry Hill Place (Senior)**, City of Inkster, Wayne County **MSHDA No. 44c-186**
- Tab F            Inducement Resolution, **Cherry Hill Townhomes (Family)**, City of Inkster, Wayne County, **MSHDA No. 44c-187**

Michele Wildman moved approval of the consent agenda. Regina Bell supported. The following Roll Call was taken for the Consent Agenda:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The consent agenda was approved.

**Regular Voting Items:**

Mr. Jeff Sykes, Chief Financial Officer, presented **Tab G, Resolution Approving 2021-2022 Budget**. Mr. Sykes reviewed the documents as detailed in the board docket. He noted that the numbers had not changed since he presented the budget at the May Authority meeting. However, minor updates were made for clarity.

Jennifer Grau moved approval of **Tab G**. Regina Bell supported. The following Roll Call was taken:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Chad Benson, Director of Rental Development, presented **Tab H, Resolution Adopting the 2022-2023 Qualified Allocation Plan for the Housing Tax Credit Program**. Mr. Benson reviewed the documents as detailed in the board docket. He noted that there were only minor changes in the documents since his presentation at the May Board meeting. One change was to reflect a small correction to the timeline, and the other was to clarify language.

Carl English moved approval of **Tab H**. Michele Wildman supported. The following Roll Call was taken for **Tab H**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Justin Wieber, Asset Management presented **Tab I, Resolution Authorizing Transfer of Partnership Interests, Amendment to Regulatory Agreements and Mortgage Modification, Belleview Place Apartments, MSHDA Development No. 1043**, City of Ionia, Ionia County and **Tab J, Resolution Authorizing Transfer of Partnership Interests, Amendment to Regulatory Agreements and Mortgage Modification, Belleview Place II, MSHDA Development No. 3003**, City of Ionia, Ionia County. Mr. Wieber reviewed the documents for **Tabs I and J** as detailed in the board docket.

In response to Authority questions, Mr. Wieber confirmed that all the units currently restricted to fifty percent Annual Median Income are occupied.

Deb Muchmore moved approval of **Tab I**. Jennifer Grau supported. The following Roll Call was taken for **Tab I**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

Carl English moved approval of **Tab J**. Michele Whitmore supported. The following Roll Call was taken for **Tab J**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolution was approved.

John Hundt, Rental Development, presented **Tab K, Resolution Determining Mortgage Loan Feasibility, Reverend Dr. Jim Holley Residences 4%, MSHDA Development No. 3957**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Reverend Dr. Jim Holley Residences 4%, MSHDA Development No. 3957**, City of Detroit, Wayne County. Within the same

presentation he also discussed **Tab L**, Resolution Determining Mortgage Loan Feasibility, **Reverend Dr. Jim Holley Residences 9%, MSHDA Development No. 3958**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Reverend Dr. Jim Holley Residences 9%, MSHDA Development No. 3958**, City of Detroit, Wayne County.

Mr. Hundt began by noting the goldenrods for the proformas in **Tabs K and L**. The original board docket inadvertently contained prior proformas; the goldenrods contain the current versions that match the staff reports. Mr. Hundt then proceeded to review the documents as detailed in both tabs of the board docket.

To answer a question raised during the Real Estate Finance subcommittee, Mr. Hundt confirmed that Little Rock Baptist Church or its affiliate will have a 49% interest in the managing member of the owner entity. In response to additional questions, Mr. Hundt also confirmed that the commercial space is not part of the overall financing or the feasibility of the developments.

Michele Wildman moved approval of **Tab K**. Jennifer Grau supported. The following Roll Call was taken for **Tab K**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolutions were approved.

Carl English moved approval of **Tab L**. Deb Muchmore supported. The following Roll Call was taken for **Tab L**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 “yes” votes. The resolutions were approved.

There being no additional remarks, Ms. Corbin noted the following reports were included for information: **(Tab 1)** Benchmarking and Research Report, **(Tab 2)** Short Term Mortgage Relief Report **(Tab 3)** Hardest Hit Report, **(Tab 4)** Current and Historical Homeownership Data, **(Tab 5)** Homeownership Production Report, **(Tab 6)** MI 10K DPA Monthly Statistics (Map), **(Tab 7)** MI 10K DPA Weekly Statistics (Graph), **(Tab 8)** 2021 Board Calendar.

Ms. Corbin stated that the next regular Board meeting is scheduled for July 22, 2021 and will be held in person at the Lansing office.

There being no additional comments, Ms. Corbin requested a motion to adjourn. Deb Muchmore moved to adjourn, and Jennifer Grau supported. The meeting adjourned at 10:37 a.m.

**REVIEWED**  
By Lisa Ward at 9:12 am, Jun 21, 2021

**APPROVED**  
By Clarence Stone at 9:16 am, Jun 21, 2021