

**Michigan State Housing Development Authority  
Minutes of Authority Meeting  
October 25, 2017**

**AUTHORITY MEMBERS PRESENT (Lansing):**

Jeremy Hendges for Roger Curtis, Chair  
Eric Scorsone for N.A. Khouri  
Scott Wierda  
Carl English  
Mike Kapp for Kirk Steudle  
Luke Terry

**AUTHORITY MEMBERS ABSENT:**

Deb Muchmore (excused)

**AUTHORITY STAFF PRESENT (Lansing/Detroit):**

Earl J. Poleski, Executive Director  
Brian Mills, Chief of Staff  
Gary Heidel, Chief Housing Investment Officer  
Jeffrey Sykes, Chief Financial Officer  
Diana Bitely, Legal  
Chris Hall, Technical Support Services  
Grace Ramirez, Employee Services  
Clarence L. Stone, Jr., Legal Affairs  
Katie Bach, Governmental & Media Affairs  
Mike Witt, Asset Management  
John Hundt, Rental Development  
Troy Thelen, Asset Management  
Mary Townley, Homeownership  
Linda Beachnau, Technical Support Services  
Corina Andorfer, Legal Affairs  
Jess Sobel, Housing Initiatives

**OTHERS PRESENT (Lansing/Detroit):**

Rhonda Wellburn, Dickinson Wright  
John Millhouse, Office of the Attorney General  
Jon Stuckey, Office of the Attorney General  
Ron Farnum, Office of the Attorney General

The meeting was called to order by the Chair, Jeremy Hendges, at 10:00 a.m. Following Roll Call, Mr. Hendges asked for public comment.

There being no public comment, Mr. Hendges noted that goldenrods for Tabs A, D, H and I were distributed at the table.

Mr. Hendges turned the meeting over to Executive Director, Earl Poleski.

Mr. Poleski reported on the following:

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- Authority staff have provided name badges to each board member; MSHDA staff will also be asked to wear name badges.
- The Housing America's Families Forum will be held in Detroit on November 15, 2017. The board meeting's primary location will be the Detroit office to allow for easy travel to the Families Forum after the meeting.
- Mr. Poleski has attended several openings and ribbon cuttings including the Roosevelt in Muskegon Heights, Breton Village in Grand Rapids, and Parkwood Manor in Ann Arbor.
- Mr. Poleski has met with bankers, realtors, and some of our salespeople to continue our efforts to be considered a preferred lender. Currently we have made 1,900 mortgage loans, and our goal is to make 3,000 mortgage loans per year.
- The Audit is nearly complete, and the report should be available at the November 15 board meeting in Detroit.

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

Consent Agenda: Mr. Kapp moved approval of the consent agenda. Ms. Martin supported. The consent agenda was approved. The consent agenda included the following resolutions:

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| Tab B | Minutes – September 27, 2017   |
| Tab C | Resolution Authorizing a Professional Services Contract with Quinn Evans Architects, Inc. for the Preparation of National Register of Historic Places Documentation of 20th Century African American Civil Rights Sites in the City of Detroit, Michigan |
| Tab D | Resolution Authorizing Professional Services Contracts for Market Analysis   |
| Tab E | Resolution Authorizing Extension of Professional Services Contract with University Consultants, Inc. dba Association Management Resources for Event Planning   |
| Tab F | Resolution Authorizing Sponsor Change, <b>Kamper Building and Stevens Building, MSHDA Development No. 3746</b> , City of Detroit, Wayne County   |

“First Resolution Supplementing Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2017 Series A in an Amount Not to Exceed \$60,000,000” (Tab G) was presented by Chief Financial Officer, Jeff Sykes. Mr. Sykes reviewed the business aspects for the proposed resolution as detailed in the board documents. Ron Farnum of the Attorney General's office and Clarence Stone, Director of Legal Affairs, both concurred that the resolution for Tab G were in proper form. Ms. Muchmore moved approval of the resolution. Ms. Martin supported. The following Roll Call vote was taken for Tab G:

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Jeremy Hendges – Yes	Mary Martin – Yes	Deb Muchmore – Yes
Carl English – Yes	Mike Kapp – Yes	Luke Terry – Yes

There were six (6) “yes” votes and no “nay” votes. The resolution was unanimously approved.

“Resolution Authorizing Loan, Renaissance Estates of Ecorse Phase II, MSHDA Development No. 44c-169, City of Ecorse, Wayne County” (Tab H) was presented by Director of Legal Affairs, Clarence Stone. Mr. Stone reviewed the business aspects of the proposed resolution as detailed in the board documents. Ms. Muchmore moved approval of the resolution. Ms. Martin supported. The resolution was unanimously approved.

“Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2017 (Renaissance Estates of Ecorse Phase II Project)” (Tab H) was presented by Rhonda Wellburn of Dickinson Wright. Ms. Wellburn reviewed the relevant provisions in the resolution. Ms. Muchmore moved approval of the resolution. Ms. Martin supported. The following Roll Call vote was taken for Tab H:

Jeremy Hendges – Yes	Mary Martin – Yes	Deb Muchmore – Yes
Carl English – Yes	Mike Kapp – Yes	Luke Terry – Yes

There were six (6) “yes” votes and no “nay” votes. The resolution was unanimously approved.

“Resolution Determining Mortgage Loan Feasibility/ Resolution Authorizing Mortgage Loans, West Highland Apartments, MSHDA Development No. 3795, City of Escanaba, Delta County” (Tab I) was presented by John Hundt of the Rental Development Division. Mr. Hundt reviewed the specifics of the proposed resolution as detailed in the board documents and answered questions. Mr. English moved approval of the resolution. Mr. Terry supported. The resolution was unanimously approved.

“Resolution Authorizing Sale of Development and Assumption of Mortgage Loans, Edge of the Woods Apartments, MSHDA Development No. 3363, City of Sault Saint Marie, Chippewa County” (Tab J) was presented by Troy Thelen of the Rental Development Division. Mr. Thelen reviewed the specifics of the proposed resolution as detailed in the board documents and answered questions. Ms. Muchmore moved approval of the resolution. Ms. Martin supported. The resolution was unanimously approved.

Mr. Hendges noted that the following reports were included for information: Homeownership Production Report (Tab 1), Blight Monthly Report (Tab 2), Loan Portal Production Report (Tab 3), Delegated Action Reports (Tab 4), and Exception Reports (Tab 5).

Mr. Hendges noted that the next two board meetings are scheduled for November 15 and December 13. He noted that the primary location for the November 15 meeting would be in the Authority’s Detroit office with the Authority’s Lansing office providing video-conferencing access.

There being no further business, Mr. Hendges requested a motion to adjourn. Mr. Kapp moved to adjourn. Mr. Terry supported the motion, and it was unanimously approved and accepted. The meeting adjourned at 10:27 a.m.