

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

MINUTES OF REGULAR AUTHORITY MEETING

JULY 17, 2025

AUTHORITY MEMBER(S) PRESENT: LANSING

Susan Corbin
Jonathan Bradford
Jennifer Grau
Michele Wildman for Quentin Messer

AUTHORITY MEMBER(S) PRESENT: DETROIT

Kevin Smith for Rachael Eubanks
Regina Bell

AUTHORITY MEMBER(S) PRESENT: TRAVERSE CITY

Warren Call

AUTHORITY MEMBER(S) PRESENT: MICROSOFT TEAMS

Evangelina Hernandez

ATTENDEES IN DETROIT:

Sherry Hicks, MSHDA

ATTENDEES IN TRAVERSE CITY:

Tony Lentych, MSHDA

ATTENDEES IN LANSING/ MICROSOFT TEAMS:

Alejandro Lara	Joseph Popek, MSHDA
Amber Martin, MSHDA	Joshua Pugh, MSHDA
Amy Patterson, AG	Justin Wieber, MSHDA
Andrea Cottrell, MSHDA	Kara Hart-Negrich, MSHDA
Ange Muhire, MSHDA	Kathryn Evans, MSHDA
Anna Vicari, MSHDA	Katie Bach, MSHDA
Anthony Amoroso, MSHDA	Katy VanHouten, MSHDA
Benjamin Honeyford, MSHDA	Kristopher Downing, MSHDA
Brandi Smith, MSHDA	Laura King, MSHDA
Camellia Crowell, MSHDA	Laurie Kelly, MSHDA
Catherine Sheets, MSHDA	Latasha Cole, MSHDA
Chad Benson, MSHDA	Lisa Kemmis, MSHDA

Charlotte Johnson, MSHDA
Christina Kenney, MSHDA
Christopher Hall, MSHDA
Christopher Shultz, MSHDA
Cisco Potts, MSHDA
Clarence Stone, MSHDA
Damon Pline, MSHDA
Daniel Lince, MSHDA
Daphne Wells, MSHDA
David Allen, MSHDA
Dawn Gengesbach, MSHDA
Deborah Neumann, MSHDA
Diana Bitely, MSHDA
Megan Spitz, MSHDA
Elizabeth Rademacher, MSHDA
Eric Hufnagel
Frank Mostek, MSHDA
Geoffrey Ehnis-Clark, MSHDA
Hilary Vigil, AG
Jaclyn Schafer, MSHDA
Jacob Eccleston, MSHDA
Jacob Albert, MSHDA
Jason Hubbard, Stifel
Jeffery Fedewa, MSHDA
Jeffrey Sykes, MSHDA
Jennifer Ferguson, MSHDA
Jennifer McNeely, MSHDA
Jillian Pearson, MSHDA
John Hundt, MSHDA
John Millhouse, AG
John Swift, MSHDA
Jolene Archibald, MSHDA
Jonathan Hilliker, MSHDA
Joseph Kelly, MSHDA

Lisa Ward, MSHDA
Margaret Meyers, MSHDA
Mark Whitaker, MSHDA
Marshall Brooks, MSHDA
Mary Cook, MSHDA
Mason Crozier, MSHDA
Matt Bergeon, MSHDA
Matthew Smith, MSHDA
Megan Castro, MSHDA
Michael Binegar, MSDHA
Michael Fobbe, AG
Michael Naberhuis, MSHDA
Michael Vollick, MSHDA
Natalie Davenport, MEDC
Nicole Beagle, MSHDA
Pierre-Denise Gilliam, MSHDA
Quocshawn Parker, MSHDA
Rachel Presley, MSDHA
Rochell Thompson, MSHDA
Roger LaRock, MSHDA
Sandra Kimball, MSHDA
Scott Kindinger, MSHDA
Shaun Prince, MSHDA
Steven Walker, MSHDA
Thomas McKee, MSHDA
Tiffany King, MSHDA
Tim Klont, MSHDA
Tonya Coon, MSHDA
Tonya Joy, MSHDA
Trenton Mitchell, MSHDA
Tyler Hull, MSHDA
Yolanda Bennett, MSHDA
John Renken, Hawkins
Zachary Herrmann, MSHDA

Five additional members of the public participated via the Conference Line: Conference ID: 385 197 578#. Chairperson Susan Corbin opened the meeting at 10:00 am. A quorum was established with the presence of Michele Wildman for Quentin Messer, Kevin Smith for Rachael Eubanks, Jonathan Bradford, Jennifer Grau, Regina Bell, Warren Call and Evangelina Hernandez. Members were physically present in Lansing, Traverse City, and Detroit. One member was present via Microsoft Teams.

Ms. Corbin proceeded to request public comments from participants both in-person, via the Conference Line and Microsoft Teams. No comments were received.

MEETING ANNOUNCEMENTS:

Ms. Corbin noted a goldenrod for **Tab G (Countryside Townhouses, MSHDA No. 44c-218**, City of Kentwood, Kent County).

APPROVAL OF AGENDA:

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

VOTING ITEMS:

Consent Agenda (Tabs B–F):

Michele Wildman moved approval of the Consent Agenda. Jonathan Bradford supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

Tab B Minutes – June 12, 2025, Board Meeting

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

Tab D Inducement Resolution, **Lois Demby Terrace and Parkside Estates**, City of Inkster, Wayne County, MSDHA No. 44c-234

Tab E Resolution Authorizing Extension of Professional Services Contract for Auditing Services with Plante Moran, PLLC and Michigan Office of Auditor General Resolution

Tab F Resolution Authorizing Amended and Restated Pass-Through Bond Program

REGULAR VOTING ITEMS:

Clarence Stone, Chief Legal Affairs Officer, and John Renken, Bond Counsel for Hawkins, presented **Tab G**, Resolution Authorizing Loan, **Countryside Townhouses, MSHDA No. 44c-218**, City of Kentwood, Kent County and Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (**Countryside Townhouses**) to Finance a Loan to Countryside Limited Dividend Housing Association, LLC, so as to Enable the Borrower to Acquire, Rehabilitate and Equip a Certain Multifamily Rental Housing Facility, Authorizing the Execution of the Bond Purchase Agreement, the Loan Agreement and the Trust Indenture Securing the Bonds, and Determining and Authorizing Other Matters Relative Thereto.

Mr. Stone and Mr. Renken reviewed the resolutions as detailed in the board docket.

Michael Fobbe of the Attorney General's Office confirmed that the documents in **Tab G** were acceptable for the Board's action. Clarence Stone, Chief Legal Affairs Officer, also confirmed that the documents in **Tab G** were acceptable for the Board's action.

Jennifer Grau moved to approve **Tab G**. Regina Bell supported. The following Roll Call was taken for **Tab G**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Kevin Smith	Yes
Susan Corbin	Yes
Evangelina Hernandez	Yes
Michele Wildman	Yes

There were eight "yes" votes. The resolutions were approved.

Jonathan Bradford noted that Kentwood is no longer accepting payment in lieu of taxes, voicing concern for the community. Mr. Bradford asked if MSHDA could speak with officials in Kentwood with respect to this decision. Amy Hovey, Chief Executive Officer and Executive Director, replied that MSHDA staff would.

Clarence Stone, Chief Legal Affairs Officer, and John Renken, Bond Counsel for Hawkins, presented **Tab K**, Resolution Authorizing Loan, **HōM Flats at 28 West Phase 3**, City of Wyoming, Kent County, MSHDA No. 44c-228 Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (**HōM Flats At 28 West Project**) to Finance a Loan to 28WPhaseThree Limited Dividend Housing Association Limited Partnership, so as to Enable the Borrower to Acquire, Construct and Equip a Certain Multifamily Rental Housing Facility, Authorizing the Execution of the Bond Purchase Agreement, the Loan Agreement and the Trust Indenture Securing the Bonds, Authorizing the Execution of the Funding Loan Agreement, the Project Loan Agreement, the Project Note and the Governmental Note, and Determining and Authorizing Other Matters Relative Thereto.

Mr. Stone and Mr. Renken reviewed the resolutions as detailed in the board docket.

Hilary Vigil of the Attorney General's Office confirmed that the documents in **Tab H** were acceptable for the Board's action. Clarence Stone, Chief Legal Affairs Officer, also confirmed that the documents in **Tab H** were acceptable for the Board's action.

Michele Wildman moved to approve **Tab H**. Jonathan Bradford supported. The following Roll Call was taken for **Tab H**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Kevin Smith	Yes
Susan Corbin	Yes
Evangelina Hernandez	Yes
Michele Wildman	Yes

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

Chad Benson, Director of Development, presented **Tab I**, Resolution Determining Mortgage Loan Feasibility, **21 Weston 4%, MSDHA Development No. 4115**, City of Grand Rapids, Kent County and Resolution Authorizing Mortgage Loan, **21 Weston 4%, MSDHA Development No. 4115**, City of Grand Rapids, Kent County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved the approval of **Tab I**. Susan Corbin supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab J**, Resolution Determining Mortgage Loan Feasibility, **21 Weston 9%, MSDHA Development No. 4100**, City of Grand Rapids, Kent County and Resolution Authorizing Mortgage Loan, **21 Weston 9%, MSDHA Development No. 4100**, City of Grand Rapids, Kent 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 Authorizing Mortgage Loan Increase and Michigan Housing and Community Development Fund Loan, **Iroquois Terrace, MSHDA Development No. 4143**, City of River Rouge, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of **Tab K**. Regina Bell supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab L**, Resolution Authorizing Mortgage Loan Increase and Michigan Housing and Community Development Fund Loan, **Seneca Terrace, MSHDA Development No. 4144**, City of River Rouge, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Warren Call moved approval of **Tab L**. Kevin Smith supported. The resolutions were approved.

CHAIR'S REPORT:

None.

EXECUTIVE DIRECTOR'S REPORT:

Chief Executive Officer and Executive Director Amy Hovey highlighted a new MSHDA [Get Housing Ready Guide](#) released this week ([New MSHDA Guide Aims to Help Local Communities 'Get Housing Ready!'](#)). This guide offers strategies communities can use to appeal to potential developers. Ms. Hovey also shared that a listening tour with stakeholders in the Upper Peninsula has been planned in August.

After the Executive Director's Report, Ms. Corbin announced the following reports were included in the docket: **(Tab 1)** Delegated Action Reports; **(Tab 2)** Current and Historical Homeownership Data; **(Tab 3)** Monthly Homeownership Production Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); and **(Tab 5)** 2025 Board Calendar.

Ms. Corbin noted that the next regular board meeting would be on August 21, 2025. She then requested a motion to adjourn the meeting. Jonathan Bradford moved to adjourn, and Regina Bell supported. The meeting adjourned at 10:47 am.

REVIEWED:

 /s/ Laura J. King
Laura J. King

 /s/ Clarence L. Stone, Jr.
Clarence L. Stone, Jr.