

**MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY**

**MINUTES OF REGULAR AUTHORITY MEETING**

**August 21, 2025**

**AUTHORITY MEMBER(S) PRESENT:  
LANSING**

John Groen for Susan Corbin  
Jonathan Bradford  
Jennifer Grau  
Evangelina Hernandez  
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) ABSENT:  
None**

**ATTENDEES IN DETROIT:**

Tameika Howell, MSHDA  
Daphne Wells, MSHDA

**ATTENDEES IN TRAVERSE CITY:**

Tony Lentych, MSHDA

**ATTENDEES IN LANSING**

Clarence Stone, MSHDA  
Mark Whitaker, MSHDA  
Tonya Coon, MSHDA  
Jeff Sykes, MSHDA  
Chad Benson, MSHDA  
Anthony Amoroso, MSHDA  
Margaret Meyers, MSHDA  
Elizabeth Rademacher, MSHDA  
John Millhouse, Office of Attorney General  
Andrew Minegar, MIRS  
Don Wilkinson, Habitat for Humanity

Lisa Ward, MSHDA  
Chris Hall, MSHDA  
Anna Vicari, MSHDA  
Katie Bach, MSHDA  
Lisa Kemmis, MSHDA  
Tiffany King, MSHDA  
Geoffrey Ehnis-Clark, MSHDA  
Drew Brown, MSHDA  
Mike Stefanko, Ginosko  
Nathan Keup, Ginosko

## **ATTENDEES ON MICROSOFT TEAMS**

Albert, Jacob, MSHDA  
Alexis Harrington, Hawkins  
Archibald, Jolene, MSHDA  
Baker, Lindsey, MSHDA  
Bennett, Yolanda, MSHDA  
Bergeon, Matthew, MSHDA  
Binegar, Michael, MSHDA  
Bitely, Diana, MSHDA  
Brown, Debbie, MSHDA  
Buchalter, Samuel, MSHDA  
Capelin, Christy, MSHDA  
Castro, Megan, MSHDA  
Craig W. Hammond, Dickinson Wright  
Crowell, Camellia, MSHDA  
Crozier, Mason, MSHDA  
Downing, Kristopher, MSHDA  
Eccleston, Jacob, MSHDA  
Evans, Kathryn, MSHDA  
Fedewa, Jeffrey, MSHDA  
Feldpausch, Antonette, MSHDA  
Fobbe, Michael, Attorney General  
Gilliam, Pierre-Denise, MSHDA  
Guzman, Vickie, MSHDA  
Hart-Negrich, Kara, MSHDA  
Herrmann, Zachary, MSHDA  
Hilliker, Jonathan, MSHDA  
Hull, Tyler, MSHDA  
Johnson, Charlotte, MSHDA  
Joy, Tonya, MSHDA  
Kaczmarczyk, Tonia, MSHDA  
Kelly, Joseph, MSHDA  
King, Laura, MSHDA  
Kreiner, Ashley, MSHDA  
Latrenta, Lucas  
Lince, Daniel, MSHDA  
McNeely, Jennifer, MSHDA  
Mitchell, Tiffany, MSHDA  
Muhire, Ange, MSHDA  
Neumann, Deborah, MSHDA  
Parker, Quocshawn, MSHDA  
Patterson, Amy, Attorney General  
Pearson, Jillian, MSHDA  
Peter Procida  
Pettigrew, Jayde, MSHDA  
Poag, Tera, MSHDA  
Popek, Joseph, Attorney General  
Potts, Cisco, MSHDA  
Robinson, Karmen, MSHDA  
Schafer, Jaclyn, MSHDA  
Shelden, Michael, MSHDA  
Shultz, Christopher, MSHDA  
Smith, Brandi, MSHDA  
Torrens, Ki'ara, MSHDA  
VanHouten, Katy, MSHDA  
Vigil, Hilary, Attorney General  
Vollick, Michael, MSHDA  
Waite, Karen, MSHDA  
Wieber, Justin, MSHDA  
Williams, Likwa, MSHDA

Four additional members of the public participated via the Conference Line: Conference ID: 385 197 578#. Chairperson John Groen opened the meeting at 10:00 am. A quorum was established with the presence of John Groen, Jonathan Bradford, Evangelina Hernandez, Michele Wildman, Warren Call, Regina Bell and Kevin Smith. Jennifer Grau arrived at 10:03 am. Members were physically present in Lansing, Detroit and Traverse City.

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

## **MEETING ANNOUNCEMENTS:**

Mr. Groen announced that there was a goldenrod for the Board Memorandum and Resolution for Tab S (Resolution Authorizing Michigan Housing Accelerator Fund). These changes were made to make both documents consistent with the Accelerator Fund Lending Parameters. He further noted that the goldenrod resolution will approve the Lending Parameters, which remain unchanged; however, the goldenrod resolution no longer references the Administrative Plan, which has been removed from Tab S.

## **APPROVAL OF AGENDA:**

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

## **VOTING ITEMS:**

### **Consent Agenda (Tabs B– K):**

Jonathan Bradford moved approval of the Consent Agenda. Evangelina Hernandez supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B** Minutes – July 17, 2025, Board Meeting
- Tab C** Resolution Authorizing Grants from the Michigan Housing and Community Development Fund
- Tab D** Resolution Authorizing Release of Housing and Community Development Funds for the Steps to Stability Program
- Tab E** Resolution Authorizing Release of Housing and Community Development Funds for the Emergency Shelter Infrastructure and Transitional Housing Program
- Tab F** Inducement Resolution, The Flats at Carriage Commons, Phase II, Garfield Township, Grand Traverse County, MSHDA No. 44c-233
- Tab G** Inducement Resolution, Tamarack Apartments, Delhi Charter Township, Ingham County, MSHDA No. 44c-236

- Tab H** Resolution Authorizing Extension of Agate Software Contact
- Tab I** Resolution Authorizing Extension of Emphasys Software AOD Contract
- Tab J** Resolution Authorizing Extension of Emphasys Software Elite Contract
- Tab K** Resolution Authorizing Amendment to Extend Contract with JDickie Management, LLC, D/B/A Association Management Resources - Michigan

**REGULAR VOTING ITEMS:**

Jeff Sykes, Chief Financial Officer and Craig Hammond, Bond Counsel with Dickinson-Wright, presented **Tab L, Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Rental Housing Revenue Bonds, 2025 Series A in an Amount Not to Exceed \$420,000,000.**

Mr. Sykes and Mr. Hammond reviewed the resolution as detailed in the board docket.

John Millhouse of the Attorney General’s Office confirmed that the resolution in **Tab L** was acceptable for the Board’s action.

Jonathan Bradford moved to approve **Tab L**. Evangelina Hernandez supported. The following Roll Call was taken for **Tab L**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Kevin Smith	Yes
John Groen	Yes
Evangelina Hernandez	Yes
Michele Wildman	Yes

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

Clarence Stone, Chief Legal Affairs Officer and Craig Hammond, Bond Counsel with Dickenson-Wright, presented **Tab M, Michigan State Housing Development Authority Resolution Extending Lapse Date Relating to: Michigan State Housing Development**

**Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (West of 10th Apartments Project) to Finance a Loan To CKG West of 10th 2023 Limited Dividend Housing Association L.L.C.**, 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, and Determining and Authorizing Other Matters Relative Thereto.

Mr. Stone and Mr. Hammond reviewed the resolution as detailed in the board docket.

John Millhouse of the Attorney General’s Office confirmed that the resolution in **Tab M** was acceptable for the Board’s action.

Jennifer Grau moved to approve **Tab M**. Evangelina Hernandez supported. The following Roll Call was taken for **Tab M**:

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Kevin Smith	Yes
John Groen	Yes
Evangelina Hernandez	Yes
Michele Wildman	Yes

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

Clarence Stone, Chief Legal Affairs Officer and Alexis Harrington, Bond Counsel with Hawkins, Delafield and Wood, presented **Tab N**, Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (**900 Tuscola at Midtown West**) to Finance a Loan to 900 Tuscola 4% Owner Limited Dividend Housing Association LLC, 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, and Determining and Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **900 Tuscola at Midtown West, MSHDA No. 44c-230**, City of Detroit, Wayne County.

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

John Millhouse of the Attorney General’s Office confirmed that the resolutions in **Tab N** were acceptable for the Board’s action.

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

Regina Bell	Yes
Jonathan Bradford	Yes
Warren Call	Yes
Jennifer Grau	Yes
Kevin Smith	Yes
John Groen	Yes
Evangelina Hernandez	Yes
Michele Wildman	Yes

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

Chad Benson, Director of Development, presented **Tab O**, Resolution Determining Mortgage Loan Feasibility, **The Collection in Detroit, MSHDA Development No. 4256**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **The Collection in Detroit, MSHDA Development No.4256**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab O**. Regina Bell supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab P**, Resolution Determining Mortgage Loan Feasibility, **VOA St. Mary’s 4%, MSHDA Development No. 4188**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **VOA St. Mary’s 4%, MSHDA Development No. 4188**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Evangelina Hernandez moved approval of **Tab P**. Jonathan Bradford supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab Q**, Resolution Determining Mortgage Loan Feasibility, **VOA St. Mary’s 9%, MSHDA Development No. 4276**, City of

Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **VOA St. Mary's 9%, MSHDA Development No. 4276**, City of Detroit, Wayne County Mr. Benson reviewed the documents as detailed in the board docket.

Regina Bell moved approval of **Tab Q**. Evangelina Hernandez supported. The resolutions were approved.

Chad Benson, Director of Development, presented **Tab R**, Resolution Determining Mortgage Loan Feasibility, **Villages of Parkside, MSHDA Development No. 4257**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Villages of Parkside, MSHDA Development No. 4257**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of **Tab R**. Evangelina Hernandez supported. The resolutions were approved.

Regina Bell left the meeting at 11:00 am.

Tony Lentych, Chief Housing Investment Officer, and Chad Benson, Director of Development presented **Tab S, Resolution Authorizing Michigan Housing Accelerator Fund**. Mr. Lentych and Mr. Benson reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab S**. Michele Wildman supported. The resolution was approved.

#### **CHAIR'S REPORT:**

None.

#### **EXECUTIVE DIRECTOR'S REPORT:**

Chief Executive Officer and Executive Director Amy Hovey updated Authority members on a trip she and several staff members recently made to the Upper Peninsula. She noted that they drove 1,363 miles, visited four Regional Housing Partnerships, seven counties, and nine MI Neighborhood deals. They also visited one tax credit and one Missing Middle deal.

Ms. Hovey also highlighted the MI Neighborhood Program, as well as the Homeownership Team, which in July saw its highest funding month in MSHDA history with the financing of 680 homes for \$120 million.

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

Mr. Groen noted that the next regular board meeting would be on September 18, 2025. He then requested a motion to adjourn the meeting. Michele Wildman moved to adjourn, and Evangelina Hernandez supported. The meeting adjourned at 11:13 am.

**REVIEWED:**

/s/ Lisa Ward  
Lisa Ward

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