

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

MINUTES OF REGULAR AUTHORITY MEETING

SEPTEMBER 18, 2025 | 10:00 A.M.

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

John Groen for Susan Corbin

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

Regina Bell
Kevin Smith for Rachael Eubanks
Michele Wildman for Quentin Messer

**AUTHORITY MEMBER(S) PRESENT:
TRAVERSE CITY**

Warren Call

AUTHORITY MEMBER(S) ABSENT:

Jonathan Bradford
Jennifer Grau
Evangelina Hernandez

ATTENDEES IN LANSING:

Amy Hovey, MSHDA
Clarence Stone, MSHDA
Lisa Ward, MSHDA
Mark Whitaker, MSHDA
Chris Hall, MSHDA
Jeff Sykes, MSHDA
Katie Bach, MSHDA
Chad Benson, MSHDA
Anthony Amoroso, MSHDA
Tiffany King, MSHDA
Geoffrey Ehnis-Clark, MSHDA

Marshall Brooks, MSHDA
Josh Pugh, MSHDA
Tim Klont, MSHDA
Mary Cook, MSHDA
Tonya Joy, MSHDA
Daphne Wells, MSHDA
Megan Spitz, MSHDA
Mike Stefanko, Ginosko
Arthur Jemison, Detroit Housing Commission
Jarrod Smith, Dickinson Wright

ATTENDEES IN DETROIT:

Sherry Hicks, MSHDA
Taura Brown, Detroit Eviction Defense
Richard DeVries, Detroit Eviction Defense

Chanta Paul, Salvation Army
Kristen Silwanowitz, Detroit Housing
Commission

ATTENDEES ON MICROSOFT TEAMS:

Matthew Smith, MSHDA
Chris Shultz, MSHDA
Michael Binegar, MSHDA
Margaret Meyers, MSHDA
Camellia Crowell, MSHDA
Antonette Feldpausch,
MSHDA
Tonya Coon, MSHDA

Joe Kelly, MSHDA
Brandi Smith, MSHDA
Tiffany Matthews, MSHDA
Tonia Kaczmarczyk,
MSHDA
Jodi Mackie, MSHDA
Michael Sheldon, MSHDA
Christy Capelin, MSHDA

Likwa Williams, MSHDA
Damon Pline, MSHDA
Charlotte Johnson, MSHDA
Kristopher Downing,
MSHDA
Yolanda Bennett, MSHDA
Zachary Hermann, MSHDA
Amber Martin, MSHDA

Katy Van Houten, MSHDA
Dawn Hengesbach,
MSHDA
Anthony Bibbs, MSHDA
Cisco Potts, MSHDA
Laura King, MSHDA
Scott Kindinger, MSHDA
Jennifer McNeely, MSHDA
Matt Bergeon, MSHDA
Guadalupe Gonzalez-Pilar,
MSHDA
Kara Hart-Negrich, MSHDA
Rochell Thompson, MSHDA
Kathy Evans, MSHDA
Diana Bitely, MSHDA
Jillian Pearson, MSHDA
Ashley Kreiner, MSHDA
Lindsey Baker, MSHDA
Nicole Beagle, MSHDA
Michael Naberhuis, MSHDA
Christina Kenney, MSHDA
Laurie Kelly, MSHDA
Nicole Hartman, MSHDA
Ben Honeyford, MSHDA
Jolene Archibald, MSHDA

Jennifer Bowman, MSHDA
Jayde Pettigrew, MSHDA
Justin Wieber, MSHDA
Marianna Rosas, MSHDA
Eboni Williams, MSHDA
Catherine Sheets, MSHDA
Anna Vicari, MSHDA
Ange Muhire, MSHDA
Marcel Jackson, MSHDA
Ed Harlin, MSHDA
Jonathan Hilliker, MSHDA
Jeff Fedewa, MSHDA
Karmen Robinson, MSHDA
Thomas McKee, MSHDA
Andrea Torres, MSHDA
Kevin Louis, MSHDA
Adam Holcomb, MSHDA
Amina Mohaned-Saleh,
MSHDA
Drew Brown, MSHDA
John Swift, MSHDA
Haywood Edwards, MSHDA
Tyler Hull, MSHDA
Jacob Albert, MSHDA
Vickie Guzman, MSHDA

Amy Patterson, Office of
Attorney General
Hilary Vigil, Attorney
General
Michael Fobbe, Attorney
General
John Milhouse, Attorney
General
Joseph Popek, Attorney
General
Katrina Desmond, Miller
Canfield
Stacie Noel, DTMB
Craig Hammond, Dickinson
Wright
John Renken, Dykema
Mike Essian
Jamie L. Schrinier
Joyletha Goodwin
Tom Phillips
Zachary Rowe
Dottie Scott
Irene Tucker
Denise White
Meghan Kaple

Nine 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 Mr. Groen, Regina Bell, Michele Wildman for Quentin Messer, Kevin Smith for Rachael Eubanks, and Warren Call. Members were physically present in Lansing, Detroit and Traverse City.

PUBLIC COMMENTS:

Mr. Groen proceeded to request public comments from participants both in-person and via Microsoft Teams. In the Lansing office, Mr. Arthur Jemison, Director of the Detroit Housing Commission, spoke in support of the Commission's partnership with MSHDA and its efforts to redevelop the Villages of Parkside in Detroit, Michigan. Also providing public comment on this topic were Ms. Joyletha Goodwin and Mr. Zachary Rowe. Both joined the meeting via Microsoft Teams to advocate on behalf of the Villages of Parkside's residents.

Ms. Taura Brown of Detroit Eviction Defense spoke from the Detroit office to express her concern about a recently awarded Emergency Solutions Grant. Also in Detroit, Ms. Chanta Paul from the Salvation Army sought information on how to better connect with MSHDA in efforts to combat homelessness.

MEETING ANNOUNCEMENTS:

The Chair noted that Tab O, Boston Square Together I, was removed from the docket and will be presented at the October board meeting. As such, there was a goldenrod agenda to reflect this change.

APPROVAL OF AGENDA:

Regina Bell moved approval of **Tab A** (Agenda). Michele Wildman supported. The agenda was approved.

VOTING ITEMS:

Consent Agenda (Tabs B– K):

Kevin Smith moved approval of the Consent Agenda. Michele Wildman supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B** Minutes – August 21, 2025, Board Meeting
- Tab C** Resolution Authorizing Grants from the Michigan Housing and Community Development Fund
- Tab D** Inducement Resolution, **Harbor Towers and Buss Avenue Apartments**, Benton Harbor, Berrien County, **MSHDA No. 44c-235**
- Tab E** Inducement Resolution, **Hickory Village**, City of Muskegon, Muskegon County, **MSHDA No. 44c-232**
- Tab F** Amended and Restated Resolution Designating Bank Accounts and Authorizing Officers as to Requisition and Investment of Funds
- Tab G** Resolution Authorizing Amendment of Delegated Authority to Issue and Modify Loan Commitments and Grants Using CERA Funds and Reaffirming and Amending Delegated Authority to Issue and Modify Loan Commitments and Grants Using Federal Funding Sources
- Tab H** Resolution Authorizing Three-Year Contract and Tri-Party Agreement Extension with Office of Attorney General, Dickinson Wright, PLLC, and the Authority, to Retain Designated Dickinson Wright, PLLC, Attorneys as Special Assistant Attorneys General

Tab I Resolution Authorizing Professional Services Contract for Marketing and Communications Services with King Media, Inc.

Tab J Resolution Authorizing the Extension of Professional Services Contract with Water Hill Creative, Inc.

Tab K Resolution Approving Amendment to Administrative Plan for the Housing Choice Voucher Program

REGULAR VOTING ITEMS:

Jeff Sykes, Chief Financial Officer, and Jarrod Smith, Bond Counsel with Dickinson Wright, presented **Tab L**, Michigan State Housing Development Authority Resolution Authorizing Short-Term Credit Facility (Single-Family Program) 2025A in an Amount Not to Exceed \$85,000,000.

Mr. Sykes and Mr. Smith 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. Katrina Desmond, Co-Bond Counsel with Miller Canfield, also confirmed that the resolution in **Tab L** was acceptable for the Board’s action.

Kevin Smith moved to approve **Tab L**. Michele Wildman supported. The following Roll Call was taken for **Tab L**:

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

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

Jeff Sykes, Chief Financial Officer, and Jarrod Smith, Bond Counsel with Dickinson Wright, presented the next two items together: **Tab M**, Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2025 Series C in an Amount Not to Exceed \$565,000,000 and **Tab N**, Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2025 Series D (Federally Taxable) In an Amount Not to Exceed \$200,000,000.

Mr. Sykes and Mr. Smith reviewed the documents for **Tabs M and N** as detailed in the board docket.

John Millhouse of the Attorney General's Office confirmed that the resolutions in **Tabs M and N** were acceptable for the Board's action. Katrina Desmond, Co-Bond Counsel with Miller Canfield, also confirmed that the resolutions in **Tabs M and N** were acceptable for the Board's action.

Michele Wildman moved to approve **Tab M**. Regina Bell supported. The following Roll Call was taken for **Tab M**:

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

There were five "yes" votes. The resolution was approved.

Regina Bell moved to approve **Tab N**. Warren Call supported. The following Roll Call was taken for **Tab N**:

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

There were five "yes" votes. The resolution was approved.

Authority members were reminded that Tab O, Boston Square Together I, was removed from the docket and will be presented at the October board meeting.

Clarence Stone, Chief Legal Affairs Officer and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab P**, Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (**Trumbull Apartments Project**) to Finance a Loan to CKG Trumbull 4 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 and Resolution Authorizing Loan, **Trumbull Apartments, MSHDA No. 44c-221**, City of Detroit, Wayne County.

Mr. Stone and Mr. Hammond reviewed the documents detailed in the board docket.

Hilary Vigil of the Attorney General's Office confirmed that the resolutions in **Tab P** were acceptable for the Board's action.

Kevin Smith moved to approve **Tab P**. Regina Bell supported. The following Roll Call was taken for **Tab P**:

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

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

Chad Benson, Director of Development, presented **Tab Q**, Resolution Determining Mortgage Loan Feasibility, **The Preserve on Ash III, MSHDA Development No. 4131**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **The Preserve on Ash III, MSHDA Development No. 4131**, City of Detroit, Wayne County. Mr. Benson reviewed the documents as detailed in the board docket.

Michele Wildman moved the approval of **Tab Q**. Warren Call supported. The resolutions were approved.

CHAIR'S REPORT:

There was no Chair's report.

EXECUTIVE DIRECTOR'S REPORT:

Director Hovey thanked those who provided public comment and noted that staff would follow up with them directly. Additionally, she explained that MSHDA leadership continues to work on a contingency plan to ensure continued operations in the event of a government shutdown over the state budget.

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 October 16, 2025. He then requested a motion to adjourn the meeting. Michele Wildman moved to adjourn, and Regina Bell supported. The meeting adjourned at 10:50am.

REVIEWED:

/s/ Lisa Ward
Lisa Ward

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