

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Minutes of Regular Authority Meeting

October 16, 2025 | 10:00 A.M.

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

John Groen for Susan Corbin
Michele Wildman for Quentin Messer
Jonathan Bradford
Jennifer Grau

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

Warren Call

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

Kevin Smith for Rachael Eubanks

AUTHORITY MEMBER(S) ABSENT:

Regina Bell
Evangelina Hernandez

ATTENDEES IN LANSING:

Amy Hovey, MSHDA
Lisa Ward, MSHDA
Mark Whitaker, MSHDA
Mike Binegar, MSHDA
Mary Cook, MSHDA
Margaret Meyers, MSHDA
Geoffrey Ehnis-Clark, MSHDA
Katie Bach, MSHDA
Lisa Kemmis, MSHDA
Matt Bergeon, MSHDA
Megan Spitz, MSHDA
Tim Klont, MSHDA

Jeff Sykes, MSHDA
Mark Garcia, MSHDA
Chad Benson, MSHDA
Anthony Amoroso, MSHDA
Elizabeth Rademacher, MSHDA
Josh Pugh, MSHDA
John Hundt, MSHDA
Maryanne Vuckonich, MSHDA
Andrew Minegar, MIRS
Michael Stefanko, Ginosko

ATTENDEES IN DETROIT:

Clarence Stone, MSHDA
Sherry Hicks, MSHDA
Arthur Jemison, Detroit Housing
Commission

ATTENDEES IN TRAVERSE CITY:

Tony Lentych, MSHDA

ATTENDEES ON MICROSOFT TEAMS:

Matthew Smith, MSHDA
Christopher Shultz, MSHDA

Camellia Crowell, MSHDA
Laura King, MSHDA

Kathryn Evans, MSHDA
Laurie Kelly, MSHDA
Brandi Smith, MSHDA
Katy VanHouten, MSHDA
Karen Waite, MSHDA
Tiffany Matthews, MSHDA
Kevin Louis, MSHDA
Antonette Feldpausch, MSHDA
Ashley Kreiner, MSHDA
Amber Martin, MSHDA
Debra Hendren, MSHDA
Kristopher Downing, MSHDA
Mason Crozier, MSHDA
Megan Castro, MSHDA
Michael Vollick, MSHDA
Jillian Pearson, MSHDA
Frank Mostek, MSHDA
Joseph Kelly, MSHDA
Jacob Albert, MSHDA
Jaclyn Schafer, MSHDA
Tera Poag, MSHDA
Pierre-Denise Gilliam, MSHDA
Cisco Potts, MSHDA
Tonya Joy, MSHDA
Jennifer McNeely, MSHDA
Jodi Dean, MSHDA
Eboni Williams, MSHDA
Michael Shelden, MSHDA
Justin Wieber, MSHDA
Benjamin Honeyford, MSHDA
Damon Pline, MSHDA
Jeffrey Fedewa, MSHDA
Debra Andrew, MSHDA
Dawn Hengesbach, MSHDA
Trenton Mitchell, MSHDA
Hilary Vigil, Office of Attorney General
John Millhouse, Office of Attorney General
John Renken, Hawkins, Delafield and Wood

Rochell Thompson, MSHDA
Shaun Prince, MSHDA
Daphne Wells, MSHDA
David Allen, MSHDA
Zachary Herrmann, MSHDA
Nicholas Shattuck, MSHDA
Charlotte Johnson, MSHDA
Amanda Curler, MSHDA
Lindsey Baker, MSHDA
Jackie Royale, MSHDA
Thomas McKee, MSHDA
Van Adams, MSHDA
Joselynn Lyons, MSHDA
Andrew Spitzley, MSHDA
Marianna Rosas, MSHDA
James Davis, MSHDA
Diana Bitely, MSHDA
Ange Muhire, MSHDA
Jonathan Hilliker, MSHDA
Jennifer Bowman, MSHDA
Catherine Sheets, MSHDA
Christina Kenney, MSHDA
Sherry Hicks, MSHDA
Adam M Holcomb, MSHDA
John Swift, MSHDA
Marcel Jackson, MSHDA
Tyler Hull, MSHDA
Daniel Lince, MSHDA
Scott Kindinger, MSHDA
Drew Brown, MSHDA
Henry Wolf, LEO
Sandy Pearson, CEDAM
Kristin E. Nied, Miller Canfield
Michael Fobbe, Office of Attorney General
Amy Patterson, Office of Attorney General
Michael Roane
Charles Smith
Zachary Rowe

Two 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, Jonathan Bradford, Warren Call, Jennifer Grau, Kevin Smith and Michele Wildman. 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. Mr. Zachary Rowe with Friends of Parkside provided comment via Microsoft Teams. He discussed his concerns with the operation of Villages at Parkside, a housing development in Detroit, Michigan. Mr. Arthur Jemison, Executive Director of the Detroit Housing Commission, provided his own comments and delivered a letter from the Detroit Housing Commission in response to Mr. Rowe to Authority staff. Michael Stefanko with Ginosko Development Company, who is partnering with the Detroit Housing Commission, presented a letter to the Board in Lansing detailing their response to Mr. Rowe's claims.

MEETING ANNOUNCEMENTS:

The Chair noted there was a goldenrod for Tab J (Holland and Knight Contract), to correct errors in the resolution. Additionally, Tab N, Country Glen, was removed from the docket and will likely come to the board in November. A goldenrod for Tab A (Agenda) was added to reflect these changes.

APPROVAL OF AGENDA:

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

VOTING ITEMS:

Consent Agenda (Tabs B– K):

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 – September 18, 2025, Board Meeting
Presenter: Clarence Stone, Chief Legal Affairs Officer

- Tab C** Resolution Authorizing Grants from the Michigan Housing and Community Development Fund
Presenter: Megan Spitz, Departmental Manager

- Tab D** Resolution Authorizing Grants from the Employer-Assisted Housing Fund
Presenter: Chad Benson, Director of Development

- Tab E** Inducement Resolution, **The Meadows**, City of Roseville, Macomb County, **MSHDA No. 44c-237**
Presenter: Clarence Stone, Chief Legal Affairs Officer
- Tab F** Resolution Authorizing Modification of Mortgage Loan, **Philip C. Dean Apartments, MSHDA Development No. 1082**, City of Lansing, Ingham County
Presenter: Matt Bergeon, Director of Asset Management
- Tab G** Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Village Crossings, MSHDA Development No. 1057**, Village of Edmore, Montcalm County
Presenter: Matt Bergeon, Director of Asset Management
- Tab H** Resolution Authorizing the Michigan Department of Technology, Management and Budget to Increase the Professional Services Contract for Software Services on Behalf of the Authority
Presenter: Mark Whitaker, Chief Technology Officer
- Tab I** Resolution Authorizing the Assignment and Extension of Professional Services Contract with Strategic Mortgage Finance Group
Presenter: Jeff Sykes, Chief Financial Officer
- Tab J** Resolution Authorizing Ninth Amendment to Amended and Restated Contract by the Department of Attorney General, the Michigan State Housing Development Authority and Holland & Knight, LLP to Extend the Contract to Retain Designated Holland & Knight Attorneys as Special Assistant Attorneys General
Presenter: Clarence Stone, Chief Legal Affairs Officer
- Tab K** Resolution Authorizing Mortgage Credit Certificate for Alison Gailey
Presenter: Clarence Stone, Chief Legal Affairs Officer

REGULAR VOTING ITEMS:

Clarence Stone, Chief Legal Affairs Officer and John Renken, Bond Counsel with Hawkins, Delafield and Wood, presented **Tab L**, Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Note, Series 2025 (**Boston Square Together I**) to Finance a Loan to BSQ Together I 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 Funding Loan Agreement, the Project Loan Agreement and the Governmental Note and Determining and Authorizing Other Matters Relative

There to and Resolution Authorizing Loan, **Boston Square Together I**, MSHDA No. 44c-209, City of Grand Rapids, Kent County.

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

Mike Fobbe of the Attorney General's Office confirmed that the resolutions in **Tab L** were acceptable for the Board's action.

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

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

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

Clarence Stone, Chief Legal Affairs Officer and Kris Nied, Bond Counsel with Miller Canfield, presented **Tab M**, Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2025 (**Tamarack Apartments Project**) (Fannie Mae MBS-Secured) (Sustainable) to Finance a Project Loan to Tamarack Preservation Limited Dividend Housing Association Limited Partnership, so as to Enable the Borrower to Acquire, Rehabilitate and Equip a Multi-Family Rental Housing Development, Authorizing the Execution of the Bond Purchase Agreement, the Financing Agreement and the Indenture of Trust Securing the Bonds, and Determining and Authorizing Other Matters Relative Thereto and Resolution Authorizing Loan, **Tamarack Apartments, MSHDA No. 44c-236**, Delhi Charter Township, Ingham County.

Mr. Stone and Ms. Nied reviewed the resolutions for **Tab M** as detailed in the board docket.

Mike Fobbe of the Attorney General's Office confirmed that the resolutions in **Tab M** were acceptable for the Board's action.

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

Regina Bell	Absent
Jonathan Bradford	Yes
Warren Call	Yes

Jennifer Grau	Yes
Kevin Smith	Yes
John Groen	Yes
Evangelina Hernandez	Absent
Michele Wildman	Yes

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

CHAIR’S REPORT:

The Chair noted that last week, Governor Whitmer signed the bipartisan FY26 state budget, providing investments that continue to strengthen Michigan’s workforce, expand economic opportunity and ensure people, businesses and communities have the support they need to thrive. The budget also secures sustainable, long-term funding to fix Michigan’s state and local roads, tax cuts for seniors and working families, protections for core health care services, funding for public safety, investments in Michigan’s air, land and water, and commonsense changes to improve government efficiency.

EXECUTIVE DIRECTOR’S REPORT:

Director Hovey remarked that as part of the state budget, MSHDA maintained its \$50 million allocation for the Housing and Community Development Fund, as well as all of its FTE (Full Time Employee) numbers. Regarding the current federal shutdown, Director Hovey noted that most MSHDA projects are moving forward but there may be delays on multifamily developments that require documents or action needing HUD approval. Finally, Director Hovey thanked those who provided public comment regarding the Villages of Parkside. She explained that MSHDA takes this matter seriously and reviews all comments from all the parties involved.

After the Executive Director’s Report, Mr. Groen announced the following reports were included in the docket: **(Tab 1)** Proposed 2026 Meeting Dates; **(Tab 2)** Delegated Action Reports; **(Tab 3)** Current and Historical Homeownership Data; **(Tab 4)** Monthly Homeownership Production Report; **(Tab 5)** MI 10K DPA Monthly Statistics (Map); and **(Tab 6)** 2025 Board Calendar.

Mr. Groen noted that the next regular board meeting would be on November 20, 2025. He then requested a motion to adjourn the meeting. Michele Wildman moved to adjourn, and Jonathan Bradford supported. The meeting adjourned at 10:40am.

REVIEWED:

/s/ Lisa Ward
Lisa Ward

/s/ Margaret Meyers
Margaret Meyers

DETROIT HOUSING COMMISSION

1301 East Jefferson, Detroit, Michigan 48207
Phone: (313) 877-8000, TTY/TDD (800) 222-3679



October 14, 2025

Mr. Zachary Rowe
Friends of Parkside
5000 Conner
Detroit, MI

**RE: IMMEDIATE: Invitation to Negotiate & Final Notice Before Federal Challenge
(Villages at Parkside)**

Mr. Rowe:

DHC and GDC are disappointed that instead of engaging in good faith discussions about common goals, FOP continues to prioritize long outdated claims for funding above the community you claim to represent. With each of your recent communications, you continue to promote inaccurate information and threaten to administratively delay an important project for the Villages at Parkside residents.

You couple this with requests for payment of funds or partnerships in your correspondence with MSHDA; and threaten administrative resistance unless you become a partner or are funded (September 5, 2025, Complaint, Page 10, Section 9, Items 2 and 4; September 23rd Complaint, Page 2). We are struggling to maintain the assumption that your administrative inquiries have been made in good faith.

On this specific matter, it seems you may have a misunderstanding of the process of federal environmental review and EGLE review. The Responsible Entity (RE) at the City of Detroit has already shared its response on this subject (see attached). This letter is designed to set the record straight on matters the RE did not address.

The Responsible Entity letter shows that the Finding of No Significant Impact (FONSI) is factually and legally accurate and was properly issued. To date, no "Choice Limiting



DHC will provide a reasonable accommodation to a qualified individual with a disability by providing modifications, alterations or adaptation in policy, procedures, or practices.

Please advise us if you require a reasonable accommodation.



Actions” have taken place. DHC and GDC have an approved FONSI and ResAP and are following the required processes in both cases.

A Note on Friends of Parkside (FOP) Conduct

FOP issued an Action Alert to all Parkside residents on October 2, 2025. This Action Alert made claims that are not accurate. One fallacy is that this Action Alert claimed that the mitigation plan required that families move into units before their radon was tested. Our Mitigation Plan clearly indicates that radon tests will be performed before residents move into their units.

Sharing inaccurate information with residents is dangerous and it is what prompted our letter to the Resident Council on October 3, 2025, which we later shared with the residents on Monday, October 6th. Your misrepresentations to the residents at the Villages at Parkside are not helpful and we will continue to confront them with facts.

Item 1

- The RE’s letter of October 13th, 2025, clarified this matter with respect to both the Choice Limiting Action claim and the Finding of No Significant Impact.
- The City made its Findings and advertised them on September 18, 2025.
- The letter to DHC sent to its Resident Council dated October 3, 2026, indicating that the finding was made, was correct.
- Your claim that our October 3, 2025, letter to the Resident Council violated the rules of the FONSI by sharing this information during the comment period is false.

Item 2

- The RE’s letter addressed this matter: FOP’s statements that a FONSI could not be issued legally under these circumstances are incorrect because the letter we wrote did not interfere with the FONSI which happened before the comment period began.
- The comments of this section show a misunderstanding or intentional misapplication of the environmental review and approval process.
- DHC and GDC do have an approved ResAP.
- The ResAP contains a preliminary mitigation plan and a list of additional studies required.
- The ResAP also requires that the ResAP be updated with new information as reports are completed.

- DHC and GDC did not state that the process was completed or that further work - now underway - was not required. We did not claim to have completed a due care plan.
- DHC and GDC take this process very seriously. HUD requires that DHC and GDC implement whatever the additional studies require to go forward. DHC and GDC further commit to that stance.
- DHC and GDC are aware that a notice to proceed will not be provided until this process is complete.

Item 3

- The issues raised by FOP in this section are unrelated to the Environmental Review.
- As described earlier, the Executive Order regarding Environmental Justice has been voided.
- FOP has so far declined DHC efforts to be included in these resident services after construction.
- The civil rights complaint does not impact this regulatory or financial action, as it is completely unrelated to the matter at hand. It is worth noting as well that FOP's complaint lacks standing, is false, and again FOP fails to understand that a civil rights complaint will not impact this regulatory and financial action.

Item 4

- *Operations & Maintenance (O&M)* – The testing of the site is being completed. DHC and GDC will complete all required operating and maintenance required by EGLE. DHC and GDC will post that requirement on our GDC and DHC's website and operate according to the requirements of EGLE. MSHDA also requires that unexpected environmental remediation costs after occupancy of a building can be covered through operating expenses and/or project reserves. Unforeseen project costs like this are factored into initial underwriting.
- *Radon*: DHC and GDC are required to test the building before any occupancy occurs and will do so in accordance with the requirements.

Item 5

- We believe the RE's letter October 13th letter addressed this point.

Long-term Oversight

EGLE will determine with DHC and GDC what the final operating and maintenance requirements will be for the property. DHC and GDC will require that the property management team meet the requirements of underwriting and project reserves to ensure that appropriate long-term oversight of these systems is in place. DHC and GDC expect this will include public information sharing, reserve funds, audits and other elements as described herein. DHC and GDC are committed to effectuating the outcomes of the EGLE process.

Cures

FOP calls for “cures” to be implemented for the violations it inaccurately claims. However, there are worthwhile commitments here. Some of them represent things to which DHC and GDC have already committed.

- **Financial Integrity and Safety** – As discussed earlier, GDC and DHC will act as EGLE requires, which includes ensuring that the selected property management team maintains all systems.
- **Environmental Justice Responses** – DHC would be pleased to provide this information and post it on the DHC website.
- **Procedural Integrity** – DHC and GDC already committed to radon testing before occupancy, despite FOP’s assertions to the contrary. DHC and GDC reiterate their commitment here.
- **Organization** – DHC and GDC respect FOP’s history rights as a non-profit organization. DHC has never retaliated against FOP, its board, or any residents of the Villages of Parkside. Currently, FOP has rejected the offer to become an approved “Service Provider” for the DHC and residents of the Villages of Parkside. FOP has repeatedly rejected DHC’s offers of an access agreement to the community center and has thus far refused to make a counterproposal. FOP has also rejected DHC’s reasonable requests to provide space in the community center (space that FOP currently occupies without a lease or legal right to occupancy) to the Villages at Parkside Resident Council, as DHC is legally obligated to do. FOP has no lease or right of occupancy in the community center. As directed by the DHC Board of Commissioners, DHC has continued to operate and negotiate in good faith, and therefore, has allowed this to continue while DHC has sought a new access agreement with FOP.


In numerous different correspondences, FOP has demanded that it become part of the development team and receive funding. In addition, FOP requests that the consequence

for non-compliance with their demand should be that DHC and GDC do not receive funding for the project. Now, it seems FOP wants protection from accountability for what appears to be bad faith conduct.

DHC and GDC are dedicated to building a new community for the residents of the Villages at Parkside at the new Parkside location. Now that the Detroit City Council has approved the Community Development Block Grant–Disaster Recovery program funding, DHC and GDC can take next steps to improve housing for our Parkside residents.

DHC and GDC are prepared to defend our record to the residents of the Villages at Parkside and any other audiences to whom you plan to appeal, and demonstrate our commitment to provide quality, affordable housing in a safe living environment for our residents throughout the City.

Sincerely,

Signed by

16/09/2025 11:05:00 AM

James Arthur Jemison
Executive Director

CC:

Julie Schnieder, Director, City of Detroit Housing & Revitalization Department
Penny Dwoinen, Environmental Officer, City of Detroit Housing & Revitalization Department

Amin Irving, President, Ginosko Development Corporation

Michael Stefanko, General Counsel, Ginosko Development Corporation

Irene Tucker, Deputy Executive Director & COO, DHC

Kirsten Silwanowicz, Chief General Counsel, DHC

Tyler Hardy, Senior Director of Development, DHC

Attachments:

September 5th and September 23rd, 2025, FOP Complaints to MSHDA

DHC & GDC response letters the September 5th and 23rd Complaints to MSHDA

City of Detroit Responsible Entity Letter

DHC & GDC Letter to Villages of Parkside Resident Council