

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Minutes of Regular Authority Meeting
November 20, 2025 | 10:00 A.M.

AUTHORITY MEMBER(S) PRESENT: LANSING

Susan Corbin
Jonathan Bradford
Jennifer Grau

AUTHORITY MEMBER(S) PRESENT: DETROIT

Regina Bell
Kevin Smith for Rachael Eubanks

AUTHORITY MEMBER(S) PRESENT: TRAVERSE CITY

Warren Call

AUTHORITY MEMBER(S) PRESENT: MICROSOFT TEAMS

Evangelina Hernandez¹

ATTENDEES PRESENT IN LANSING:

Amy Hovey, MSHDA
Clarence Stone, 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
Megan Spitz, MSHDA
Tim Klont, MSHDA
Jeff Sykes, MSHDA
Mark Garcia, MSHDA
Chad Benson, MSHDA
Anthony Amoroso, MSHDA

Jennifer Bowman, MSHDA
Tiffany King, MSHDA
Chris Hall, MSHDA
Tonya Joy, MSHDA
Tonya Coon, MSHDA
Daphne Wells, MSHDA
Zachary Herrmann, MSHDA
Sandy Pearson, CEDAM
Don Wilkinson, Habitat for Humanity
Andrew Minegar, MIRS

ATTENDEES PRESENT IN DETROIT:

Sherry Hicks, MSHDA

ATTENDEES PRESENT IN TRAVERSE CITY:

Tony Lentych, MSHDA

ATTENDEES ON MICROSOFT TEAMS:

Debra Andrews, MSHDA
David Allen, MSHDA
Van Adams, MSHDA

Lindsey Baker, MSHDA
Yolanda Bennett, MSHDA
Matthew Bergeon, MSHDA

¹ Ms. Hernandez joined the meeting at 10:18 am.

Abby Brooks, MSHDA
Drew Brown, MSHDA
Christy Capelin, MSHDA
Megan Castro, MSHDA
Camellia Crowell, MSHDA
Amanda Curler, MSHDA
James Davis, MSHDA
Kristopher Downing, MSHDA
Jacob Eccleston, MSHDA
Jeffrey Fedewa, MSHDA
Pierre-Denise Gilliam, MSHDA
Kara Hart-Negrich, MSHDA
Dawn Hengesbach, MSHDA
Jonathan Hilliker, MSHDA
Benjamin Honeyford, MSHDA
Tyler Hull, MSHDA
Marcel Jackson, MSHDA
Charlotte Johnson, MSHDA
Tonia Kaczmarczyk, MSHDA
Christina Kenney, MSHDA
Sandra Kimball, MSHDA
Scott Kindinger, MSHDA
Laura King, MSHDA
Ashley Kreiner, MSHDA
Daniel Lince, MSHDA
Kevin Louis, MSHDA
Amber Martin, MSHDA
Tiffany Matthews, MSHDA
Thomas McKee, MSHDA
Jennifer McNeely, MSHDA
Trenton Mitchell, MSHDA
Frank Mostek, MSHDA
Ange Muhire, MSHDA
Michael Naberhuis, MSHDA
Deborah Neumann, MSHDA
Mark O'Neill, MSHDA
Jillian Pearson, MSHDA
Trisha Penner, MSHDA
Damon Pline, MSHDA
Tera Poag, MSHDA

Cisco Potts, MSHDA
Rachel Presley, MSHDA
Jennifer Preston, MSHDA
Shaun Prince, MSHDA
Morgan Quinney-Naval, MSHDA
Jackie Royale, MSHDA
Jaclyn Schafer, MSHDA
Matthew Schoenherr, MSHDA
Nicholas Shattuck, MSHDA
Catherine Sheets, MSHDA
Michael Shelden, MSHDA
Christopher Shultz, MSHDA
Brandi Smith, MSHDA
Matthew Smith, MSHDA
John Swift, MSHDA
Christina Thelen, MSHDA
Rochell Thompson, MSHDA
Katy VanHouten, MSHDA
Michael Vollick, MSHDA
Karen Waite, MSHDA
Eboni Williams, MSHDA
Likwa Williams, MSHDA
Hilary Vigil, Office of Attorney General
Amy Patterson, Office of Attorney General
Michael Fobbe, Office of Attorney General
John Millhouse, Office of Attorney General
Craig W. Hammond, Dickenson-Wright
John Renken, Hawkins, Delafield and Wood
Michael Stefanko, Ginosko
Mike Essian
Eric Hufnagel
Nikki Madisen
Lily Guiney, Gongwer
Zachary Rowe
Jazmyn
Jacquie Johnson
Jaime McKenna
James Lewis
Jared Lutz

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 Ms. Corbin, Regina Bell, Jonathan Bradford, Warren Call, Jennifer Grau, and Kevin Smith. Members were physically present in Lansing, Detroit and Traverse City. Evangelina Hernandez joined the meeting via Microsoft Teams at 10:18 am.

PUBLIC COMMENTS:

Ms. Corbin proceeded to request public comments from participants both in-person and via Microsoft Teams. Zachary Rowe with Friends of Parkside spoke via Microsoft Teams to state that he had not yet received a response from MSHDA regarding his prior concerns.

MEETING ANNOUNCEMENTS:

The Chair noted there was a goldenrod to Tab A (Agenda) to correct the titles in Tabs J and K. Additionally, there was a goldenrod for Tab H (Waiver of Prohibition for December Pass-Through Closing) to require that any requested waivers be reported to the board at the following meeting. Finally, there was a goldenrod for Tab L (MCC 2025 Election) to correct an error regarding the 2025 Carryforward--the goldenrod confirms that it has not yet been issued, but Authority staff expect to receive the carryforward.

APPROVAL OF AGENDA:

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

VOTING ITEMS:

Consent Agenda (Tabs B– I):

Jonathan Bradford moved approval of the Consent Agenda. Kevin Smith supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B Minutes – October 16, 2025, Board Meeting
- Tab C Resolution Authorizing 2026 Authority Meeting Schedule
- Tab D Resolution Authorizing Grants from the Michigan Housing and Community Development Fund
- Tab E Resolution Authorizing a Housing Development Fund Grant to the Wayne Metro Community Action Agency
- Tab F Resolution Authorizing Amendment to Extend Contract with Nan McKay and Associates, Inc.
- Tab G Resolution Authorizing Professional Services Contract Extension for Corporation for Supportive Housing

Tab H Resolution Authorizing Waiver of Prohibition of Pass-Through Approval at December 2025 MSHDA Board Meeting and Closings During the Month of December 2025

Tab I Inducement Resolution, **Pinebrook Manor**, Lansing, Ingham County, MSHDA No. **44c-238**

REGULAR VOTING ITEMS:

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab J**, Resolution Extending Lapse Date Relating to: 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 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 J** was acceptable for the Board’s action.

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

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

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

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab K**: Resolution Extending Lapse Date Relating to: 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 and Resolution Authorizing Extension of Loan Commitment, **West of 10th, MSHDA No. 44c-224**, City of Detroit, Wayne County. Mr. Stone and Mr. Hammond reviewed the resolutions for **Tab K** as detailed in the board docket.

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

Jonathan Bradford moved to approve **Tab K**. Regina Bell supported. The following Roll Call was taken for **Tab K**:

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

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

Tonya Coon, Director of Homeownership, presented **Tab L**, Resolution Authorizing Chief Executive Officer and Executive Director to (a) Elect Not to Issue Some of the Qualified Mortgage Bonds from 2025 Bond Issuing Authority and (b) Request Authority to Issue Mortgage Credit Certificates. Ms. Coon reviewed the documents 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.

Warren Call moved to approve **Tab L**. Susan Corbin supported. The following Roll Call was taken for **Tab L**:

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

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

Chad Benson, Director of Development, presented **Tab M**, Resolution Determining Mortgage Loan Feasibility, **Country Glen, MSHDA Development No. 4252**, City of Howell, Livingston County and Resolution Authorizing Mortgage Loan, **Country Glen, MSHDA Development No. 4252**, City of Howell, Livingston County. Mr. Benson reviewed the documents as detailed in the board docket.

Jonathan Bradford moved approval of the Tab M. Kevin Smith supported. The resolutions were approved.

CHAIR’S REPORT:

The Chair did not have any remarks.

EXECUTIVE DIRECTOR’S REPORT:

Director Hovey began her remarks by asking Chief Legal Affairs Officer Clarence Stone to respond to Mr. Rowe’s statement from the public comment portion of the meeting. Mr. Stone indicated that responses were sent to Mr. Rowe; however, out of abundance of caution, he will contact Mr. Rowe to ensure all questions have been addressed.

Director Hovey proceeded to recognize the current instability in the homelessness ecosystem. She assured Authority members that staff are taking the time to analyze any changes coming from the federal government. While there is no current plan, staff are working to determine how Michigan residents may be impacted and what MSHDA can do to assist them.

After the Executive Director’s Report, Ms. Corbin announced the following reports were included in the docket: **(Tab 1)** Financial Report with Supplementary Information - June 30, 2025; **(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 December 18, 2025. She then requested a motion to adjourn the meeting. Jennifer Grau moved to adjourn, and Jonathan Bradford supported. The meeting adjourned at 10:28 a.m.

REVIEWED:

/s/ Lisa Ward
Lisa Ward

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