

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Minutes of Regular Authority Meeting
December 18, 2025 | 10:00 A.M.

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

John Groen for Susan Corbin
Regina Bell
Jonathan Bradford
Jennifer Grau
Michele Wildman

**AUTHORITY MEMBER(S) ABSENT:
Evangelina Hernandez¹**

ATTENDEES PRESENT IN LANSING:

Amy Hovey, MSHDA
Clarence Stone, MSHDA
Lisa Ward, MSHDA
Mark Whitaker, MSHDA
Mary Cook, MSHDA
Geoffrey Ehnis-Clark, MSHDA
Katie Bach, MSHDA
Lisa Kemmis, MSHDA
Megan Spitz, MSHDA
Tim Klont, MSHDA
Jeff Sykes, MSHDA
Chad Benson, MSHDA
Tiffany King, MSHDA
Chris Hall, MSHDA
Tonya Joy, MSHDA
Daphne Wells, MSHDA

ATTENDEES ON MICROSOFT TEAMS:

Jacob Albert, MSHDA
Debra Andrews, MSHDA

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

Kevin Smith for Rachael Eubanks

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

Warren Call

Elizabeth Rademacher, MSHDA
Elizabeth Faulkner, MSHDA
Karen Gagnon, MSHDA
Marcel Jackson, MSHDA
Britney Jerzowski, MSHDA
John Hundt, MSHDA
Nathan Thelen, MSHDA
Jason Hubbard, Stifel Public Finance

ATTENDEES PRESENT IN DETROIT:

Sherry Hicks, MSHDA
Taura Brown, Detroit Eviction Defense
Tammy Griggs

ATTENDEES PRESENT IN TRAVERSE CITY:

Tony Lentych, MSHDA

David Allen, MSHDA
Nicole Beagle, MSHDA

¹ Ms. Hernandez submitted her resignation from the MSHDA Board effective December 12, 2025. The Authority is currently awaiting acceptance of the resignation.

Yolanda Bennett, MSHDA
Matthew Bergeon, MSHDA
Diana Bitely, MSHDA
Jennifer Bowman, MSHDA
Abby Brooks, MSHDA
Cassandra Brown, MSHDA
Debbie Brown, MSHDA
Josh Campbell, MSHDA
Christy Capelin, MSHDA
Megan Castro, MSHDA
Tonya Coon, MSHDA
Camellia Crowell, MSHDA
Mason Crozier, MSHDA
James Davis, MSHDA
Kristopher Downing, MSHDA
Jacob Eccleston, MSHDA
Kathy Evans, MSHDA
Jason Fedewa, MSHDA
Jeffrey Fedewa, MSHDA
Edwin Harlin, MSHDA
Kara Hart-Negrich, MSHDA
Dawn Hengesbach, MSHDA
Zach Herrmann, MSHDA
Jonathan Hilliker, MSHDA
Adam Holcomb, MSHDA
Tyler Hull, MSHDA
Angela Hull, MSHDA
Charlotte Johnson, MSHDA
Tonia Kaczmarczyk, MSHDA
Joe Kelly, MSHDA
Laurie Kelly, 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
Damon Pline, MSHDA
Tera Poag, MSHDA
Cisco Potts, MSHDA
Shaun Prince, MSHDA
Morgan Quinney-Naval, MSHDA
Jaclyn Schafer, MSHDA
Nicholas Shattuck, MSHDA
Michael Shelden, MSHDA
Christopher Shultz, MSHDA
Matthew Smith, MSHDA
John Swift, MSHDA
Sherry Thelen, MSHDA
Andrea Torres, MSHDA
Rochell Thompson, MSHDA
Katy VanHouten, MSHDA
Michael Vollick, MSHDA
Karen Waite, MSHDA
Justin Wieber, MSHDA
Eboni Williams, MSHDA
Likwa Williams, MSHDA
Hilary Vigil, Office of Attorney General
Michael Fobbe, Office of Attorney General
John Millhouse, Office of Attorney General
Joseph Popek, Office of Attorney General
Craig W. Hammond, Dickenson-Wright
Michael Stefanko, Ginosko
Eric Hufnagel
Zachary Rowe
Claire Simpson
Jared Lutz

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 Mr. Groen, Regina Bell, Jonathan Bradford, Warren Call, Jennifer Grau, and Kevin Smith. Michele Wildman arrived at 10:02am. 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.

Comments were provided by Ms. Taura Brown and Ms. Tammy Griggs from the Detroit office. Mr. Zachary Rowe provided comments via Microsoft Teams.

MEETING ANNOUNCEMENTS:

The Chair noted there were two Goldenrods. The first was for Tab G, (Resolution Authorizing Professional Services Contractor for Lansing Office) to correct the number of bids and clarify the scope of work services. The second was for Tab H, AHEPA II, to update the Sources and Uses in the Staff Report.

APPROVAL OF AGENDA:

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

VOTING ITEMS:

Consent Agenda (Tabs B– G):

Jonathan Bradford moved approval of the Consent Agenda. Regina Bell supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B Minutes – November 20, 2025, Board Meeting
- Tab C Resolution Authorizing Grants from the Michigan Housing and Community Development Fund
- Tab D Resolution Authorizing Grants from the Employer-Assisted Housing Fund
- Tab E Resolution Authorizing Professional Services Contractor for Statewide Housing Plan
- Tab F Resolution Authorizing Professional Services Contracts for Review and Inspection Services with the Inspection Group, Inc., HCS Michigan, Inc., Simto, LLC, and Michigan Housing Compliance, LLC
- Tab G Resolution Authorizing Professional Services Contractor for Lansing Office

REGULAR VOTING ITEMS:

Clarence Stone, Chief Legal Affairs Officer, and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab H**, Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2026 (**AHEPA II Apartments Project**) to Finance a Loan to Omega 2024 Limited Dividend Housing Association Limited Partnership 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 and Resolution Authorizing Loan, **AHEPA II, MSHDA No. 44c-223**, Harrison Township, Macomb County. Mr. Stone and Mr. Hammond reviewed the documents as detailed in the board docket.

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

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

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

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

CHAIR’S REPORT:

The Chair did not have any remarks.

EXECUTIVE DIRECTOR’S REPORT:

Director Hovey noted that Evangelina Hernandez resigned her position on the MSHDA board. She thanked her, as well as all other Authority members, for their service. She also thanked those who provided public comment and confirmed that staff would follow up with them.

After the Executive Director’s Report, Mr. Groen announced the following reports were included in the docket: (**Tab 1**) Financial Report – Quarter and Year to Date Ended September 30, 2025; (**Tab 2**) Current and Historical Homeownership Data; (**Tab 3**) Monthly Homeownership Production

Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); **(Tab 5)** 2025 Board Calendar; and, **(Tab 6)** 2026 Board Calendar.

Mr. Groen stated that the next regular board meeting would be on January 22, 2026. He then requested a motion to adjourn the meeting. John Groen moved to adjourn, and Regina Bell supported. The meeting adjourned at 10:25 a.m.

REVIEWED:

/s/ Lisa Ward

Lisa Ward

/s/ Clarence L. Stone, Jr.

Clarence L. Stone, Jr.