

**Michigan State Housing Development Authority**  
**Minutes of Regular Authority Meeting**  
**May 19, 2022 – 10:00 a.m.**

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

Regina Bell  
Susan Corbin  
Carl English  
Rachael Eubanks  
Jennifer Grau  
Deb Muchmore  
Michele Wildman for Quenton L. Messer, Jr.

**AUTHORITY MEMBER(S) ABSENT**

Tyrone Hamilton

**OTHERS PRESENT IN LANSING**

Clarence Stone, Legal Affairs  
Lisa Ward, Legal Affairs  
Mary Cook, Operations  
Chris Hall, Information Technology  
Mark Whitaker, Information Technology  
Andrew Minegar, MIRS  
Sandy Pearson, Habitat for Humanity

**OTHERS PRESENT VIA MICROSOFT TEAMS**

Gary Heidel, Acting Executive Director  
Michelle Jenks, Executive  
Richard Norton, Legal Affairs  
Jonathan Hilliker, Audit, Compliance and Fraud Investigation  
Jeff Sykes, Finance  
Justin Wieber, Asset Management  
Chad Benson, Rental Development  
Elizabeth Rademacher, Rental Development  
John Hundt, Rental Development  
Sherry Hicks, Operations  
Mary Townley, Homeownership  
Katie Bach, Communications  
Anna Vicari, Communications

Troy Thelen, Asset Management  
Mark Garcia, Executive  
Tiffany King, Office of Equity and Engagement  
Daphne Wells, Operations  
Carol Brito, Homeownership  
Joe Kelly, Procurement  
Amber Martin, Human Resources  
Lindsey Schmitt, Human Resources  
Michael Vollick, Environmental Office  
Matthew Miller, Legal Affairs  
Bret Bicoy, Legal Affairs  
Tonya Young, Neighborhood Housing Initiatives  
Jennifer Bowman, Executive  
Charles Smith, Rental Development  
Michael Fobbe, Office of Attorney General  
John Millhouse, Office of Attorney General  
Amy Patterson, Office of Attorney General  
James Kiefer, Dykema  
Jarrod Smith, Dykema  
Kris Nied, Miller Canfield  
Ronald Liscombe, Miller Canfield

Seven additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 644 107 820#. Chairperson Susan Corbin opened the meeting at 10:03 a.m. A quorum was established with the presence of Ms. Corbin, Regina Bell, Carl English, Jennifer Grau, Deb Muchmore and Michele Wildman. Rachael Eubanks joined the meeting at 10:46 a.m. While Authority members were present in Lansing, presenters participated via Microsoft Teams. At Ms. Corbin's request, Jonathan Hilliker provided instructions for those participating remotely, including guidelines on how to provide public comment via the conference line.

Ms. Corbin began the meeting by requesting public comments from participants. Luke Forrest from the Community Economic Development Association of Michigan (CEDAM) thanked the Authority for its support of the Small Town and Rural Development Conference. The conference recently took place in Crystal Mountain, Michigan and was in-person for the first time in three years. Mr. Forrest noted that Authority staff hosted a session on the Statewide Housing Plan and provided information on new funding opportunities available through the American Rescue Plan. He further thanked Authority staff members Tonya Young and Haywood Edwards for their contributions to the event, as well as Authority member Michele Wildman, who served as a judge for the Put Your Town on the Map competition.

There being no additional public comment, Ms. Corbin mentioned that there was a goldenrod for the memorandum that covers Tabs E through H. She then provided an update on the Executive Director position by noting there has been ongoing dialogue with the Department of

Housing and Urban Development concerning the exceptions and waivers being sought for Amy Hovey. She is hopeful there will be an update available soon.

Following Ms. Corbin's remarks, Acting Executive Director Gary Heidel provided a brief recap of the Building Michigan Communities Conference (BMCC). He stated that responses to the Statewide Housing Plan have been positive, and the BMCC was a great success. Mr. Heidel further recognized the staff responsible for the event, as well as the Statewide Housing Plan, including Karen Gagnon, Tiffany King, and David Allen. He also recognized the efforts of the Communications Team, including Katie Bach and Molly Ford.

To conclude his remarks, Mr. Heidel announced the unveiling of the "We Are MSHDA Wall" during Employee Appreciation Week. The wall celebrates the lives of three former employees—Terrance Duvernay, George Fox, and James Butler—who impacted MSHDA's culture. Mr. Heidel further noted that the tribute was planned and implemented by staff.

### **Approval of Agenda:**

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

### **Voting Items:**

**Consent Agenda (Tabs B through D)**. Jennifer Grau moved approval of the consent agenda. Regina Bell supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B Minutes - April 21, 2022
- Tab C Resolution Authorizing Execution of Memorandum of Understanding and Internal Agency Agreement with Michigan Department of Environment, Great Lakes, and Energy
- Tab D Resolution Authorizing Professional Services Contractor for Racial Equity Impact Assessment

### **Regular Voting Items:**

Jeff Sykes, Chief Financial Officer, Jarrod Smith, Bond Counsel with Dykema, and Kris Nied, Bond Counsel with Miller Canfield, presented the following items:

- **Tab E:** Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2022 Series A in an Amount Not to Exceed \$300,000,000.

- **Tab F:** Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2022 Series B in an Amount Not to Exceed \$125,000,000.
- **Tab G:** Michigan State Housing Development Authority Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2022 Series C (Federally Taxable) in an Amount Not to Exceed \$75,000,000; and
- **Tab H:** Michigan State Housing Development Authority Resolution Approving Actions Relating to Certain 2017 Swap Transaction for Single-Family Mortgage Revenue Bonds.

Mr. Sykes presented the business terms of **Tabs E, F, G and H**. Although Rachael Eubanks was not present for this portion of the meeting, Mr. Sykes assured Authority members that he had many discussions with her concerning these items. Following Mr. Sykes' presentation, Mr. Smith presented the bond resolutions for **Tabs E, F, and G**. Ms. Nied presented the bond resolution for **Tab H**.

John Millhouse of the Attorney General's Office confirmed that the documents for **Tabs E, F, G and H** were acceptable for Board's action.

Clarence Stone, Director of Legal Affairs, confirmed that the documents for **Tabs E, F, G and H** were acceptable for Board's action.

Carl English moved approval of **Tab E**. Jennifer Grau supported. The following Roll Call was taken for **Tab E**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 "yes" votes. The resolution was approved.

Carl English moved approval of **Tab F**. Regina Bell supported. The following Roll Call was taken for **Tab F**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 “yes” votes. The resolution was approved.

Deb Muchmore moved approval of **Tab G**. Regina Bell supported. The following Roll Call was taken for **Tab G**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 “yes” votes. The resolution was approved.

Jennifer Grau moved approval of **Tab H**. Deb Muchmore supported. The following Roll Call was taken for **Tab H**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 “yes” votes. The resolution was approved.

Jeff Sykes, Chief Financial Officer and Kris Nied, Bond Counsel with Miller Canfield, presented the following items:

- **Tab I:** Michigan State Housing Development Authority Sixth Resolution Supplementing Se Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2007 Series B in an Amount not to Exceed \$215,000,000
- **Tab J:** Michigan State Housing Development Authority Third Resolution Supplementing Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2007 Series F in an Amount Not to Exceed \$95,000,000
- **Tab K:** Michigan State Housing Development Authority Fifth Resolution Supplementing Series Resolution Authorizing the Issuance and Sale of Single-Family Mortgage Revenue Bonds, 2009 Series D in an Amount Not to Exceed \$110,000,000

Mr. Sykes presented the business terms of **Tabs, I, J and K**. Ms. Nied presented the bond resolutions of **Tabs I, J, and K**.

John Millhouse of the Attorney General's Office confirmed that the documents for **Tabs, I, J and K** were acceptable for Board's action.

Clarence Stone, Director of Legal Affairs, confirmed that the documents for **Tabs, I, J and K** were acceptable for Board's action.

Carl English moved approval of **Tab I**. Michele Wildman supported. The following Roll Call was taken for **Tab I**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 "yes" votes. The resolution was approved.

Carl English moved approval of **Tab J**. Deb Muchmore supported. The following Roll Call was taken for **Tab J**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 "yes" votes. The resolution was approved.

Carl English moved approval of **Tab K**. Deb Muchmore supported. The following Roll Call was taken for **Tab K**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Absent
Carl English	Yes	Deb Muchmore	Yes
Rachael Eubanks	Absent	Michele Wildman	Yes

There were 6 "yes" votes. The resolution was approved.

Rachael Eubanks joined the meeting following the vote on Tab K at 10:46 a.m.

Elizabeth Rademacher, Rental Development, presented **Tab L**: Resolution Adopting the Second Amendment to the 2022-2023 Qualified Allocation Plan for the Housing Tax Credit Program. Ms. Rademacher reviewed the documents as detailed in the board docket.

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

John Hundt, Rental Development, presented **Tab M**: Resolution Authorizing Modifications to Mortgage Loan for Westchester Village South, MSHDA Development No. 3788, City of Saginaw/Saginaw Township, Saginaw County. Mr. Hundt reviewed the documents as detailed in the board docket.

Carl English moved approval of **Tab M**. Deb Muchmore supported. The resolution was approved.

Justin Wieber, Asset Management, presented **Tab N**: Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Elmcrest Village, MSHDA No. 3061**, City of Flushing, Genesee County. Mr. Wieber reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab N**. Rachael Eubanks supported. The resolution was approved.

Justin Wieber, Asset Management, presented **Tab O**: Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, Valley View III, MSHDA Development No. 1033, Township of Ionia, Ionia County. Mr. Wieber reviewed the documents as detailed in the board docket.

Michele Wildman moved approval of **Tab O**. Regina Bell supported. The resolution was approved.

There being no additional discussion, Ms. Corbin announced the following reports were included in the docket for reference: **(Tab 1)** MSHDA Proposed 2022-2023 Budget; **(Tab 2)** Current and Historical Homeownership Data; **(Tab 3)** Homeownership Production Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); **(Tab 5)** MI 10K DPA Weekly Statistics (Graph); and **(Tab 6)** 2022 Board Calendar.

Ms. Corbin noted that the next regular board meeting would be June 16, 2022. She then requested a motion to adjourn the meeting. Michele Wildman moved to adjourn, and Regina Bell supported. The meeting adjourned at 11:01 a.m.

**REVIEWED**  
By Lisa Ward at 9:14 am, May 24, 2022

**REVIEWED**  
By Clarence L. Stone, Jr. at 9:39 am, May 24, 2022