JACKSON HOUSING COMMISSION
BOARD OF COMMISSIONERS

Resolution 2023-02

RESOLUTION RATIFYING AN EXTENTION OF TIME FOR MASTER DEVELOPER AGREEMENT NEGOTIATIONS WITH GALVAN & ASSOCIATES FOR THE REDEVELOPMENT OF THE SHAHAN-BLACKSTONE NORTH PUBLIC HOUSING PROJECT ("PROJECT") AS OUTINED IN BOARD RESOLUTION 2022-08

WHEREAS, the Jackson Housing Commission **("JHC")** is a Michigan public body corporate pursuant to the Michigan Housing Facilities Act (Act 18 of 1933) (the **"Housing Facilities Act")** and deemed a public housing agency by the U.S. Department of Housing and Urban Development **("HUD")** in accordance with the U.S. Housing Act of 1937, as amended (the **"U.S. Housing Act")**; and

WHEREAS, JHC is engaged in the development and operation of decent, safe, and sanitary low-income housing programs in accordance with the U.S. Housing Act, HUD regulations promulgated in accordance therewith, the Housing Facilities Act, and such other laws, regulations, codes, and ordinances as applicable; and

WHEREAS, the Jackson Housing Commission (JHC) applied to the U.S. Department of Housing and Urban Development (HUD) to convert the property to project-based rental assistance or project-based vouchers under HUD's Rental Assistance Demonstration (RAD); and

WHEREAS, JHC has been authorized by HUD to convert 128 public housing units at the Project to long-term Section 8 housing choice voucher or project-based rental assistance contracts under RAD; and

WHEREAS, one of the goals of conversion is to leverage financing to undertake redevelopment of the Project to ensure its long-term viability the for at least the next 20 years; and

WHEREAS, on June 15, 2022, JHC approved Galvan & Associates as the Interim Developer for the Shahan-Blackstone North Public Housing Project ("Project") in Board Resolution 2022-08 for 60 days until terms of a Master Developer Agreement could be negotiated; and

WHEREAS, during this time and in the subsequent period through November 2022, HUD approached JHC regarding a prior year subsidy matter with implications that JHC may not be able to follow through on a commitment to the Project; and

WHEREAS, as a result, subsequent to the approval of Board Resolution 2022-08, Galvan & Associates was not notified of the award and the competing proposers were not notified of the award status until HUD provided clarity around the RAD Projects; and

WHEREAS, on December 1, 2022, JHC notified Galvan & Associates and the competing proposers of the award for the Interim Developer for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JACKSON HOUSING COMMISSION that:

1. The designation of Galvan and Associates as the Interim Co-Developer for the Project is extended until Feb 15, 2023.
2. The Executive Director is authorized to negotiate the terms of a Master Development Agreement (MDA) based on the business terms outlined in Exhibit A to this Resolution.
3. In the event the Executive Director is unable to negotiate an MDA that is mutually acceptable to both parties. The interim designation shall terminate, and the Executive Director is then authorized to negotiate the terms of an MDA with the next highest rank developer if the interim designation is terminated.
4. The designation of Galvan & Associates as the permanent Co-Developer by the Executive Director per the business terms outlined in Exhibit A shall require no further action by the Board of Commissioners.
5. The Executive Director is hereby authorized and directed to take any and all action necessary and appropriate to effectuate the intent of this Resolution.
6. This Resolution shall take effect immediately.

Commissioner	Approve	Against	Absent
Michelle Woods	☐	☐	☐
James Johnson	☐	☐	☐
Caroline Parker	☐	☐	☐
Josh Burgett	☐	☐	☐

CERTIFICATION

I, Michelle Woods, President of the Board of Commissioners, certify that on **Feb 15 2023**, the Jackson Housing Commission Board of Commissioners approved Resolution 2023 - 02 and that the foregoing is a true and correct copy.

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President, Michelle Woods