



Minutes for Meeting of Board of Directors

January 20, 2026

8:30 A.M.

Muskegon County Treasurers Office Conference Room

Present: Moulatsiotis Theile Kilgo Cyr Kitchen

Also Present: Burgess Knoll

Excused: DeMumbrum Cook Paige Drier

I. Call to Order

The Meeting was called to order at 8:37 a.m. by Chair Moulatsiotis.

II. Roll Call

- a. Establishment of Quorum
A quorum was established.

III. Approval of Agenda

The agenda was approved, motion made by Cyr, supported by Theile, approved by all.

IV. Approval of Minutes—November 18, 2025

The minutes of the meeting on November 18, 2025 were approved as presented, motion made by Kilgo, supported by Theile, approved by all.

V. Public Comment Agenda Item

None

VI. Financials

Financials were discussed, accepted and instructed to be place on file for November and December. Motion made by Kilgo, supported by Theile, approved by all.

VII. Old Business

None

VIII. New Business

a. Executive Committee

Executive Committee met on December 22, 2025 and agreed to purchase 591 Mary St (from National Community Stabilization Trust). After this decision Tim talked with Transnation and found out the owner was purchasing this property, so we will not be purchasing.

Executive Committee met on January 9, 2026 and approved change orders submitted for 6 houses that are getting rehab.

b. Directors Report

Glendale- The developer has expressed difficulty in getting pricing from the City of Muskegon Heights to get water and sewer to the lots. Board Member Kitchen will look into this.

Willowstone- Road has been installed. Dusendang has received preliminary approval to begin construction on a house (spec house). Attorney is working on a new Master Deed & new development agreement.

Blight Elimination Round 3

First batch of six (2209 Leahy, 3213 Mona, 3314 Eighth, 3025, 3029, and 3304 Waalkes) three houses on Waalkes should be done by the end of the month and the other three houses by the end of February.

Second batch of four (234 Harrison, 2100 & 3016 Fifth, and 3328 Jefferson) siding, windows and exterior doors in progress.

Third batch of six (1152 Kampenga, 462 Catawba, 510 & 612 Ada, 979 Scott and 1088 Kenneth) exteriors have been completed. Drywall should be completed on all six by end of the month.

Blight Elimination Round 4

1367 W Sherman- project completed, received reimbursement Jan. 2026.

417 Jackson Ave (Froebel)- waiting for the property to change hands from the City of Muskegon to Samaritas (required a lot split).

920 Washington Ave (Shaw Walker)-Contract signed with J Stevens (roof systems on three of the buildings). Contract signed with RAM Concrete (concrete repair & restoration).

c. Closed Session for Property Offers

Board did not go into closed session since there were no public present.

Property near Lindbergh School (13 lots). Motion made by Kilgo to put an offer in to purchase 13 lots by old Lindbergh School for \$26,000 (\$2,000 per lot), supported by Cyr, approved by all.

2621 Getty- Motion made by Theile to counteroffer \$3,000 for the property lot under the following terms: a one-year land contract with \$1,000 down, inclusion of a reverter clause requiring that a building permit will be secured, and a restriction that the property shall not be sold or transferred for a period of two (2) years from the date of conveyance, supported by Kilgo, Ayes: Cyr, Theile, Kilgo, Kitchen Nay: Moulatsiotis. Passed 4-1.

1370 Sanford- property is not wide enough to build duplex. Need to discuss with applicant.

5852 E Evanston- Motion made by Kilgo to counteroffer \$50,000 and include a clause stating owner occupied for 5 years.

2524, 2501, 2533 and 2521 Superior- Board needs additional information from applicant. A new application needs to be

submitted for each property (old applications were received), intended rate for the rental properties, and funding for project.

d. Development Action Items

i. Amend Allen Edwin Agreement

Motion made by Kilgo to accept the Addendum No. 3

To Lot Purchase Agreement as presented – removing 13 lots from original agreement, supported by Theile, approved by all.

IX. Report of the Chairman

None

X. Public Comment

None

XI. Board Comment

Cyr will not be able to make the Board Meeting in February and will be excused.

XII. Next Meeting, February 17, 2026

Next Board Meeting will be held on February 17, 2026 at 8:30 a.m.

XIII. Adjournment

The meeting was adjourned at 9:59 a.m. by Chair Moulatsiotis.

Faithfully submitted,

Angie Knoll