

**NEWPORT MILLENNIUM HOUSING CORPORATION III
BOARD OF COMMISSIONERS
MEETING MINUTES
FEBRUARY 9, 2026**

The monthly meeting for the **Board of Directors of the Newport Millennium Housing Corporation III** was called on **February 9, 2026**, at 5:42pm with the following members present; Michael Chalk, Carolyn Duff, Joseph Mumper and Mayor Thomas L. Guidugli, Jr. Thomas L. Guidugli Sr., Executive Director, Tracie Joyner, Deputy Director, Ron Rawe, Finance Director, Thomas Fisher, Attorney and Gina Schneider were also present.

Michael Chalk called the meeting to order and took attendance.

OLD BUSINESS

The first item on the agenda was the adoption of the meeting minutes from **September 8, 2025, Board Meeting**. The following action was taken:

MOTION: Carolyn Duff made a motion to adopt the **September 8, 2025, NMHC III meeting minutes** and Joseph Mumper seconded the motion.

AYES: Michael Chalk, Richard Buechel Jr., Carolyn Duff, Joseph Mumper and Mayor Thomas L. Guidugli, Jr.

NAYES: None. Motion carried.

NEW BUSINESS

A. Resolution 2026-01 – Authorizing the President to enter into a Legally Binding Agreement with The City of Newport, KY for the Development and Completion of the 2024 Newport Homeownership Development Project.

Dennis Elrod stated the agreement with the City of Newport is for the development of five (5) new construction homes. The resolutions to provide properties and interim financing were signed in 2024.

Mayor Thomas L. Guidugli Jr., recused himself from voting due to a conflict of interest.

After no further discussion the following action was taken:

MOTION: Joseph Mumper made a motion to adopt the **Resolution 2026-01** and Carolyn Duff seconded the motion.

AYES: Michael Chalk, Carolyn Duff and Joseph Mumper

NAYES: None. Motion carried.

Construction Project Manager's Report

Reviewed by Board members and there was no action taken.

Public Comments

No public comments

Other Business

None

Executive Session

None

Adjourn

There being no further business before the Board the following action was taken:

MOTION: Joseph Mumper made a motion to adjourn the **NMHC III Board Meeting** and Carolyn Duff seconded the motion.

AYES: Michael Chalk, Carolyn Duff, Joseph Mumper and Mayor Thomas L. Guidugli, Jr.

NAYES: None. Motion carried.

The Board adjourned at approximately 5:46 pm.

These minutes are duly adopted on this 13th day of July 2026.

Michael Chalk, Chairperson

ATTEST:

Thomas L. Guidugli Sr., President