

**Minutes of the
Marquette Food Co-op Board of Directors
Special Meeting
January 26, 2026**

Start time: Meeting was called to order by president T. Rulseh at 6:00 p.m.

Roll call: A. Adan (Zoom), M. Danz, M. Dewar, G. Hoffmann, O. Kingery (Zoom), A. McGrath, T. Rulseh, S. Weaver (Zoom).

Absent: A. Berger (excused)

Staff: GM Matt Gougeon, Bri Larson (Zoom)

Public: None.

I. Roll Call

II. Agenda Overview and Approval: Agenda was reviewed and no changes were made.

Motion: To approve agenda without changes.

Action: Motion passed unanimously.

III. Situational Brief by General Manager Regarding Considerations of Facilities Expansion: GM presented a briefing regarding the purchase of building at 510 W. Washington Street and lease of the related parking lot.

V. GM Recommendation:

- (a) Funding Source (M. Gougeon): Discussion was held about cash vs. debt. It was reported that cash on hand is adequate and would be preferred. Further clarification is needed from the bank regarding interest rate.
- (b) Immediate Impact on Finances (M. Gougeon): The immediate impact on finances was reported to be manageable with minimal adverse consequences.
- (c) Projected Financial Expectations (M. Gougeon): It was reported that there is more to be gained than expended with this expansion.
- (d) Details of Potential Parking (M. Gougeon): Increasing parking for the MFC would be a significant benefit. The potential expansion would enable the MFC to gain fifteen spaces as well as access to 7th Street.
- (e) Next Steps Following Purchase (M. Gougeon): Once a purchase agreement is signed, the next steps would include an environment survey, inspection,

title search, architectural design to combine lots, research of options for rent of building, and continuation of related expansion plans.

The board discussed redefining the composition of the ad-hoc Expansion Exploration Committee, which will be comprised of G. Hoffmann, T. Rulseh, O. Kingery, and S. Weaver. A. Adan will be available for consulting from his areas of expertise as may be needed.

IV. GM Recommendation (M. Gougeon): GM asked the board for its approval to move forward on this process.

V. Board Action:

Motion: to authorize the GM to pursue obtaining a purchase agreement for the building at 510 Washington Street, along with securing a right of first refusal and sublease of the parking lot (motion by G. Hoffmann, second M. Danz).

Action: Motion passed unanimously.

VI. Closings:

Motion to adjourn at 6:45 p.m. (motion by A. McGrath, second M. Dewar).

Action: Motion passed unanimously.

Next Board Meeting: February 17, 2026 at 6:00 p.m.

Emily Weddle
Board Recorder