

CITY OF MARSHALL
Housing and Redevelopment Authority Meeting
MINUTES
Tuesday, November 25, 2025

The special meeting of the Housing and Redevelopment Authority was held on November 25, 2025, in the Council Chambers at City Hall, 344 West Main Street. The meeting was called to order at 6:40 P.M. by Chairman Robert Byrnes. In addition to Byrnes the following members were present: Craig Schafer (remote, out of state), See Moua-Leske, Amanda Schroeder, John Alcorn, James Lozinski and Amanda Schwartz. Absent: None. Staff present included: Sharon Hanson, Executive Director; E.J. Moberg, Director of Administrative Services; Sheila Dub, Human Resource Manager; and Jason Anderson, Director of Public Works/City Engineer.

Consider Approval of the Minutes

Motion made by Board Member Lozinski, Seconded by Board Member Moua-Leske to approve the minutes from March 12, 2024. All voted in favor. The motion **Carried. 7-0**

Consider Approval of a Quit Claim Deed to Erie Road, LLLP

In 1992, the Housing and Redevelopment Authority for the City of Marshall sold property, 1611 Halbur Road, to Erie Road Limited Partnership on September 1st. However, it was discovered that at the time of recording the Warranty Deed, Erie Road Limited Partnership had not yet filed their Certificate of Limited Partnership with the Minnesota Secretary of State until September 29, 1992. Because Erie Road Limited Partnership had not officially existed at the time of the filing of the Warranty Deed, the transaction was null and void. Since the deed was not official the property was still technically owned by the Marshall Housing and Redevelopment Authority (HRA). Erie Road, LLLP f/k/a Erie Road Limited Partnership requested that the HRA approve and authorize a new Quit Claim Deed to be signed and filed to allow for clear title of the property located at 1611 Halbur Road.

Motion made by Board Member Alcorn, Seconded by Board Member Moua-Leske to authorize the conveyance of a Quit Claim Deed from the Marshall Housing and Redevelopment Authority to Erie Road, LLLP. All voted in favor with one abstention from Lozinski. The motion **Carried. 6-0-1.**

Resolution Approving Amended Spending Plan

As part of the omnibus tax bill enacted July 2021, Minnesota State Statute §469.176 was amended, giving Minnesota communities temporary flexibility to use unobligated increment from existing tax increment districts to help stimulate private development that would not otherwise commence without assistance. The deadline for using those funds was December 31, 2025. In 2025, Minn. Stat. § 469.176 was amended again with language added "Prior to December 31, 2025, the municipality may amend a written spending plan to extend the date by which transferred increment may be used, and to authorize use of interest earned on transferred increment, after holding a public hearing as required in this section. A signed and approved copy of the amended plan must be filed with the state auditor." The city may amend the spending plan prior to December 31, 2025, to extend the deadline for use of transferred increments from December 31, 2025, to December 31, 2027, pursuant to the City's special legislation, and to authorize the use of any interest earned on transferred increment. An authority making a transfer under this authority must provide a copy of the original spending plan approved and signed by the municipality, as well as any approved and signed amended spending plans, to the Office of the State Auditor. The temporary authority to transfer the unobligated increment expired on December 31, 2022, and the transferred increment must now be used by December 31, 2027. All transferred increments must be spent, loaned, invested, or otherwise irrevocably committed by December 31, 2027. Increment not spent, loaned, invested, or otherwise irrevocably committed by December 31, 2027, must be returned to the district. If the district has already been de-certified, the increment would be treated as excess increment and distributed as provided by state statute.

Motion made by Board Member Schroeder, Seconded by Board Member Moua-Leske to approve Resolution 25-001 authorizing the transfer of property from the Housing and Redevelopment Authority to the Economic Development Authority. All voted in favor. The motion **Carried. 7-0**

Adjourn

At 6:44 P.M. Chairman Byrnes adjourned the meeting.

Robert J. Byrnes
Chairman

ATTEST:

Sharon Hanson
Executive Director