

CITY OF MARSHALL, MINNESOTA

RESOLUTION NUMBER 22-037

RESOLUTION CALLING FOR A PUBLIC HEARING ON THE MODIFICATION OF THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 1, THE ESTABLISHMENT OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-15, AND THE ADOPTION OF A TAX INCREMENT FINANCING PLAN THEREFOR

WHEREAS, the Housing and Redevelopment Authority in and for the City of Marshall, Minnesota (the “Authority”) was created pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended (the “HRA Act”), and was authorized to transact business and exercise its powers by a resolution of the City Council of the City of Marshall, Minnesota (the “City”); and

WHEREAS, the Authority previously established Redevelopment Project No.1 (the “Redevelopment Project”) pursuant to the HRA Act, and adopted a redevelopment plan (the “Redevelopment Plan”) therefor; and

WHEREAS, the City and the Authority wish to provide certain financial assistance in order to make feasible the development of certain property located within the Redevelopment Project; and

WHEREAS, the City and the Authority are evaluating tax increment financing as a form of assistance to developers within the Redevelopment Project, and to that end the City and the Authority have determined to consider a modification to the Redevelopment Plan for the Redevelopment Project and the adoption of a tax increment financing plan (the “TIF Plan”) for the proposed Tax Increment Financing (Redevelopment) District No. 1-15 (the “TIF District”); and

WHEREAS, prior to the approval of the modified Redevelopment Plan and the TIF Plan and the creation of the TIF District, the City Council of the City is required to hold a public hearing in accordance with the HRA Act and Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the “TIF Act”); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall, Minnesota, that:

1. The Authority, and its staff and consultants, are hereby authorized and directed to cause to be prepared a modification to the Redevelopment Plan and a TIF Plan for the TIF District and to file a copy of such documents in City Hall.

2. The City Clerk is authorized and directed to publish a notice of public hearing setting a public hearing before the City Council on April 12, 2022, at or after 5:30 p.m. on the modification to the Redevelopment Plan, creation of the TIF District, and the adoption of the TIF Plan. The notice shall be in substantially the form attached hereto as EXHIBIT A, shall published in a newspaper of general circulation in the City at least ten (10) but not more than thirty (30) days prior to the public hearing, and shall include a map of the area of the Redevelopment Project and the proposed TIF District.

2. The Authority, its staff and consultants are authorized and directed to transmit a copy of the modified Redevelopment Plan and the TIF Plan for the TIF District and the Authority’s estimate of the

fiscal and economic implications of the proposed TIF District to the County Auditor/Treasurer of Lyon County and the Clerk of the Board Education of Independent School District No. 413 (Marshall Public Schools) at least thirty (30) days before the public hearing, as described below, in accordance with Section 469.175, subd. 2 of the TIF Act.

3. The Authority, its staff, and consultants are directed to take all other actions necessary to bring the modified Redevelopment Plan and the TIF Plan before the City Council at the time of the public hearing.

Approved by the City Council of the City of Marshall, Minnesota, this 8th day of March, 2022

CITY OF MARSHALL, MINNESOTA

Robert J. Byrnes
Mayor

Attest:

Kyle Box
City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING

**CITY OF MARSHALL
LYONE COUNTY
STATE OF MINNESOTA**

NOTICE is hereby given that the City Council of the City of Marshall, Minnesota (the “City”) will hold a public hearing on Tuesday, April 12, 2022, beginning at or after 5:30 p.m. in the Council Chambers of the Marshall City Hall located at 344 West Main Street in the City, relating to the proposed adoption by the City and the Housing and Redevelopment Authority in and for the City of Marshall, Minnesota of (1) a modification to the redevelopment plan (the “Modified Redevelopment Plan”) for the previously established Redevelopment Project No. 1 (the “Redevelopment Project”); and (2) a tax increment financing plan (the “TIF Plan”) for the proposed Tax Increment Financing (Redevelopment) District No. 1-15 (the “TIF District”), a redevelopment district within the Redevelopment Project.

The boundaries of the Redevelopment Project and the proposed TIF District are shown in the map below. The purpose of the proposed action is to facilitate the development of a new mixed-use project in the Redevelopment Project. Details on the proposal are contained in the Modified Redevelopment Plan and TIF Plan, draft copies of which will be available for public inspection at City Hall during regular business hours.



Any person wishing to express an opinion on the matters to be considered at the public hearing will be heard orally or in writing.

Published: March 24, 2022

**BY ORDER OF THE CITY COUNCIL OF THE
CITY OF MARSHALL, MINNESOTA**

By: /s/ Kyle Box
City Clerk

**RESOLUTION NUMBER 22-037
SECOND SERIES**

The attached resolution was adopted by the City Council of the City of Marshall on March 8, 2022.

The question was on the adoption of the resolution, and there were _____ AYE votes and _____ NAY votes as follows:

CITY OF MARSHALL CITY COUNCIL MEMBERS	Yes	No	Other
Robert J. Byrnes, Mayor	_____	_____	_____
[Vacant] (Ward I)	_____	_____	_____
John DeCramer (Ward I)	_____	_____	_____
Russ Labat (Ward II)	_____	_____	_____
Steven Meister (Ward II)	_____	_____	_____
James Lozinski (Ward III)	_____	_____	_____
Craig Schafer (Ward III)	_____	_____	_____

RESOLUTION ADOPTED.

ATTEST:

Secretary to the Council