

**City of Marshall, Minnesota  
Marshall Housing and Redevelopment Authority**

**Timeline for Establishment of  
Tax Increment Financing (Housing) District No. 6-1  
Within Redevelopment Project No. 6**

**Proposed Schedule of Events**

| Date                        | Event   | Responsible Party                                    |
|-----------------------------|---|--|
| Spring 2021                 | Developer submits application for TIF assistance  | Developer, City,<br>Kennedy & Graven,<br>Baker Tilly |
| Tuesday,<br>April 27, 2021  | City Council work session to review initial project components and developer financial information for consideration to proceed   | City, Kennedy &<br>Graven, Baker Tilly               |
| Friday,<br>June 11, 2021    | County Commissioner receives notification letter<br>(at least 30 days prior to publication of notice of public hearing)   | Baker Tilly  |
| Wednesday,<br>June 16, 2021 | EDA review of TIF application and developer request for assistance and draft term sheet for Contract for Private Development  | City   |
| Tuesday,<br>June 22, 2021   | City Council calls for public hearing <i>(optional)</i>   | City, Kennedy &<br>Graven, Baker Tilly               |
| Friday,<br>June 25, 2021    | County and School District receive impact letters & draft TIF plan for TIF(Housing) District<br><b><i>(at least 30 days prior to public hearing)</i></b>  | Baker Tilly  |
| Wednesday,<br>July 7, 2021  | Deadline for submission of public hearing notice  | City   |
| Wednesday,<br>July 14, 2021 | Publication of notice of public hearing<br><b><i>(10-30 days prior to public hearing)</i></b>   | Baker Tilly  |
| Wednesday,<br>July 14, 2021 | City Planning Commission reviews draft TIF plan for TIF District and Redevelopment Plan for Redevelopment Project area<br>(Plan documents provided by Baker Tilly and resolution provided by Kennedy & Graven)                              | City, Kennedy &<br>Graven, Baker Tilly               |
| Wednesday,<br>July 21, 2021 | EDA reviews Contract for Private Development  | City   |
| Tuesday,<br>July 27, 2021   | HRA review of TIF Plan and TIF District and Project Area documents<br><b><i>(documents provided by Baker Tilly and resolution provided by Kennedy &amp; Graven)</i></b>   | City, Kennedy &<br>Graven, Baker Tilly               |
| Tuesday,<br>July 27, 2021   | City Council holds public hearing, and considers resolution establishing TIF Plan and TIF District and Redevelopment Project Area<br><b><i>(Plan documents provided by Baker Tilly and resolution provided by Kennedy &amp; Graven)</i></b> | City, Kennedy &<br>Graven, Baker Tilly               |
| Tuesday,<br>July 27, 2021   | City Council reviews and considers approval of TIF Agreement<br><b><i>(document and resolution provided by Kennedy &amp; Graven)</i></b>  | City, Kennedy &<br>Graven, Baker Tilly               |