

**EXTRACT OF MINUTES OF MEETING OF THE  
COUNCIL OF THE CITY OF MARSHALL  
LYON COUNTY, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Marshall, Minnesota, was duly held at the MERIT Center in said City on Tuesday, June 22, 2021 commencing at 5:30 p.m.

The following members were present:

and the following were absent:

Council Member \_\_\_\_\_ introduced the following written Resolution No. 21-046 attached hereto and moved its adoption. The motion for the adoption of the resolution was duly seconded by Council Member \_\_\_\_\_ and upon a vote being taken thereon, the following Council Members voted AYE:

and the following voted NAY:

Passed, adopted, approved and filed this 22nd day of June, 2021.

**CITY OF MARSHALL, MINNESOTA**

**RESOLUTION NO. 21-046**

**RESOLUTION CALLING FOR A PUBLIC HEARING ON THE ESTABLISHMENT OF REDEVELOPMENT PROJECT AREA NO. 6 AND A PROJECT AREA PLAN THEREFOR AND ESTABLISHMENT OF TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 6-1 AND 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 has proposed to create Redevelopment Project Area No. 6 (the “Project Area”) located within the City, pursuant to the HRA Act: and

WHEREAS, the Authority has proposed to create Tax Increment Financing (Housing) District No. 6-1 (the “TIF District”) within the Project Area in order to facilitate the development of an approximately 48-unit multifamily housing development, comprised of two apartment buildings each containing 24 one and two-bedroom units, intended for occupancy, in part, by persons or families of low and moderate income in the City (the “Development”) pursuant to Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the “TIF Act”); and

WHEREAS, in order to create the proposed Project Area and TIF District, the City and the Authority have determined to consider the adoption of a project area plan for the proposed Project Area and the adoption of a tax increment financing plan for the proposed TIF District and to hold a public hearing regarding those actions in accordance with the HRA Act and the TIF Act;

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

1. The Council hereby authorizes City staff and consultants to prepare a project area plan for the Project Area (the “Project Area Plan”) and a tax increment financing plan for the TIF District (the “TIF Plan”) in connection with the Development, and to provide the County Auditor/Treasurer of Lyon County and the Clerk/Treasurer of the School Board of Independent School District No. 413 with the proposed TIF Plan for the TIF District and the Authority’s estimate of the fiscal and economic implications the proposed TIF District at least thirty (30) days before the public hearing, as described below, in accordance with Section 469.175, subd. 2 of the TIF Act.

2. The City Administrator is authorized and directed to prepare a notice for publication in the City’s official newspaper setting a public hearing before the City Council on Tuesday, July 27, 2021, at approximately 5:30 p.m. regarding the Project Area and Project Area Plan therefor and the TIF District and TIF Plan therefor. The notice shall be 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 proposed TIF District.

3. The Administrator is authorized and directed to take all other actions necessary to bring 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 22nd day of June, 2021.

**CITY OF MARSHALL, MINNESOTA**

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Robert J. Byrnes  
Mayor

Attest:

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Kyle Box  
City Clerk

**EXHIBIT A**

**NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the City Council of the City of Marshall, Minnesota (the “City”) will hold a public hearing beginning at approximately 5:30 p.m., on Tuesday, July 27, 2021 at the **MERIT Center located at 1001 West Erie Road** in the City, to conduct a public hearing on: (1) a project area plan (the “Project Area Plan”) for the proposed Redevelopment Project Area No. 6 (the “Project Area”); and (2) a tax increment financing plan (the “TIF Plan”) for the proposed Tax Increment Financing (Housing) District No. 6-1 (the “TIF District”), a housing development district within the Project Area.

The boundaries of the proposed Project Area and the proposed TIF District are shown in the map below. The purpose of the proposed action is to facilitate the creation of affordable housing in the Project Area. Details on the proposal are contained in the Project Area Plan and TIF Plan, draft copies of which will be available for public inspection at City Hall during regular business hours.

[Insert map showing Project Area and TIF District boundaries]

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: July 16, 2021

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

By: /s/ Kyle  
Box

City Clerk

**RESOLUTION NO. 21-046**

The attached resolution was adopted by the City Council of the City of Marshall on June 22, 2021.

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

<b>CITY OF MARSHALL CITY COUNCIL MEMBERS</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Robert J. Byrnes, Mayor	_____	_____	_____
Don Edblom (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