



MEMORANDUM

TO: Members of Marshall City Council

FROM: Tara Onken, EDA Director
Marcia Loeslie, EDA Assistant Director

DATE: September 19, 2019

SUBJECT: Block 11 Redevelopment Project – Presentation of Proposed Development from APX Construction Group, LLC

Action/Recommendation

There are no action/recommendation items for this meeting. The purpose of the meeting is to present the project proposal to City Council and receive any input.

Background

The City has been working over the past 10+ years acquiring the dilapidated parcels on this block. The Marshall EDA approved the Block 11 RFP on December 13, 2018 and received two RFP's on April 30, 2019 (one from APX Construction Group, LLC).

City and EDA staff has been working with APX Construction Group, LLC on the development proposal and terms of a Preliminary Development Agreement (PDA). The primary purpose of a Preliminary Development Agreement is to give the proposed developer exclusive rights to the property and provide a proposal that is satisfactory to the City in a defined period of time. It basically outlines the initial terms both parties are working towards before committing to the project and a clear understanding of expectations. If things don't work out as expected in that period of time, the agreement can be terminated or extended.

It should be known that in the City of Marshall Comprehensive Plan, it states that the Central Business District (CBD) is a very important element in the City of Marshall. It also lays out the following goals under Downtown:

- 1) Create an atmosphere in the downtown area that is conducive and supportive of housing in the downtown area.
- 2) Identify and promote an appropriate mix of retail and service businesses in the downtown area.
- 3) Encourage appropriate redevelopment of the downtown area.
- 4) Promote the cooperation of the public and private sector in redevelopment consistent with the need to maintain a strong downtown area.
- 5) Encourage a positive, vital and unique image for the downtown area.

Staff believes this project meets these outlined goals and will bring forward the Preliminary Development Agreement with APX Construction Group, LLC at the October 8 City Council meeting for review and input.