

**CITY OF MARSHALL
WORK SESSION
M I N U T E S
Tuesday, May 11, 2021**

The work session of the Common Council of the City of Marshall was held May 6, 2021, at the Minnesota Emergency Response and Industrial Training (MERIT) Center, 1001 West Erie Road. The meeting was called to order at 5:30 PM P.M. by Mayor Robert Byrnes. In addition to Byrnes the following members were in attendance: Craig Schafer, John DeCramer, Russ Labat and James Lozinski. Absent: Steve Meister and Don Edblom. Staff present included: Sharon Hanson, City Administrator; Annette Storm, Director of Administrative Services; Lauren Deutz, Economic Development Director and Kyle Box, City Clerk.

Suite Liv'n TIF Discussion

City Administrator Sharon Hanson introduced Gabe Olsen, representing Suite Liv'n and provided a brief background on the agenda item.

Gabe Olsen provided information on Suite Liv'n and their request for TIF for two new apartment complex's location in Marshall. Mr. Olsen commented that their market growth increased 20% during 2020 and estimate to be at 100% capacity by summer of 2021. Mr. Olsen continued to comment that Suite Liv'n is looking to provide a new product in a market with rental rates catering to a housing demand.

Economic Development Director, Lauren Deutz provided a brief background on a previous housing study and that there is still a need for addition housing options of all types.

Councilmember Lozinski asked and requested if a TIF option was provided to Greg Taylor, a local contractor who may also build smaller apartment complex. Staff commented that he has not been approached with a TIF option and he is currently approved for a tax abatement for said project. The tax abatement can be rescinded from that property which would have to occur before a TIF project can be issued.

Director of Administrative Services, Annette Storm asked for direction from the council on if staff should continue to collect additional information for this project and followed up that BakerTilly are also gathering information regarding the project.

There was a consensus from the council to proceed gathering information for this TIF request.

Mr. Olsen also added that there is a house located on one of the proposed project sites that he would be willing to separate with for free or \$1 as long as someone moved the house of the property.

At 6:05 PM Mayor Byrnes adjourned the meeting.

Attest:

City Clerk

Mayor