

RESOLUTION NUMBER _____, SECOND SERIES,
A RESOLUTION MAKING CERTAIN FINDINGS WITH RESPECT TO A
SUBSTANDARD BUILDING AND SLUM AND BLIGHT SPOT

WHEREAS, the City of Marshall (the "City") intends to undertake a redevelopment project in the City (the "Redevelopment Project");

WHEREAS, a part of the Redevelopment Project involves the demolition and clearance of certain blighted buildings (the "Buildings") described on Exhibit A attached hereto located on certain parcels also described on Exhibit A attached hereto (the "Parcels");

WHEREAS, the City intends to create a tax increment financing district including the Parcel as a "redevelopment district";

WHEREAS, the deteriorated condition of the Buildings creates a health and safety concern necessitating the demolition of the Buildings prior to the creation of a tax increment financing district;

WHEREAS, Minnesota Statutes, Sections 469.174 to 469.1794 (the "Tax Increment Act") provides that a City may create a tax increment financing district (a "TIF District") as a "redevelopment district" if the City finds by resolution that parcels consisting of 70% of the area of the TIF District are occupied by buildings, streets, paved or gravel parking lots or other similar structures, and more than 50% of the buildings, not including out buildings, are structurally substandard to a degree requiring substantial renovation or clearance;

WHEREAS, Minnesota Statutes, Section 469.174, subdivision 10(d), provides, among other things, that a parcel may be deemed to be occupied by a structurally substandard building if (1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the TIF District with the county auditor; (2) the substandard building was demolished or removed by the City, the demolition or removal was financed by the City or was done by a developer under a development agreement with the City; and (3) the City found by resolution, before the demolition or removal, that the parcel was occupied by a structurally substandard building and that after demolition and clearance the City intended to include the parcel within the district.

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

1. At least 15% of the area of each of the Parcels (see Exhibit A) are occupied by the Buildings or other buildings, streets, paved or gravel parking lots or other similar structures.
2. The Buildings are "structurally substandard" within the meaning of Minnesota Statutes, Section 469.174, subdivision 10. The reasons and supporting facts for this determination are on file with the staff of the City.

3. The Economic Development Authority of and for the City of Marshall and the City of Marshall intend to demolish the Buildings and the City intends to subsequently include the Parcels in a redevelopment tax increment district established pursuant to Minnesota Statutes, Section 469.174, subdivision 10, which TIF District, if established, shall be established within three years of the date hereof.

4. The Mayor and Administrator are hereby authorized and directed to execute a Development Agreement with the Developer in substantially the form submitted to the City Councilmembers to provide for the demolition of the Buildings.

5. Upon filing the request for certification of the tax capacity of the Parcels as part of the TIF District, the City will notify the county auditor that the original tax capacity of the Parcel must be adjusted as provided in Minnesota Statutes, Section 469.177, subdivision 1, paragraph (f).

Passed and adopted by the City Council of the City of Marshall Minnesota, this 8th day of October, 2019.

Mayor

Attest:

City Administrator

EXHIBIT B

Description of Buildings:

27-677127-0

(Former Middleton building) – Replacement cost for an average retail structure (Conc. Block, wood frame construction) – at 2,237sf is estimated at \$104,244.

27-677128-0

(Formerly Car Toyz) – Replacement cost for an average retail structure (Tile, block, wood frame construction) – at 2,794 sf is estimated at \$186,602.

27-677129-0

(Formerly Marshall Taxi) – Replacement cost for an average shop structure (Brick veneer over Block and Steel Construction) – at 1,470 sf is estimated at \$143,352.

Description of Parcels: 100 West Main Street, 102 West Main Street, 110 West Main Street

Parcel Identification Numbers: 27-677127-0, 27-677128-0, 27-677129-0