

City of Marshall, Minnesota

**Timeline for
Creation of a Tax Increment Financing Plan for
Tax Increment Financing (Redevelopment) District No. 1-15
Within Project Area No. 1
Block 11 Redevelopment APX Group**

Proposed Schedule of Events

Date	Event	Responsible Party
October 14, 2019	City enters into Preliminary Development Agreement with APX Group (90 days)	City, Kennedy & Graven, Baker Tilly, APX
Ongoing Winter 2019/Spring 2020	Preliminary negotiations with developer and evaluation of financial information including initial request for financial assistance	City, Kennedy & Graven, Baker Tilly, APX
January 14, 2020	Preliminary Development Agreement expires Provide update to City Council on development status	City, APX, Baker Tilly
January 28, 2020	City Council update on redevelopment status and terms between City and APX including use of tax increment financing	City, APX, Baker Tilly
After January 28	Drafting of Purchase Agreement and Contract for Private Development	City, Kennedy & Graven, Baker Tilly, APX
February 15, 2020	APX provides additional information to City including market analysis, updated financial details including request for public assistance, site and development plans	
TBD	EDA review of TIF Application and need for public financial assistance	City
TBD	EDA review of draft term sheet in anticipation of Contract for Private Development	City, Kennedy & Graven, Baker Tilly
Tuesday, February 25, 2020	City Council calls for public hearing regarding proposed creation of a Redevelopment TIF District and Project Area	City, Kennedy & Graven, Baker Tilly
Friday, February 28, 2020	County Commissioner receives notification letter	Baker Tilly
TBD	City Council workshop to review Purchase Agreement, Contract for Private Development TIF-related materials	City, Baker Tilly
TBD	EDA reviews Purchase Agreement and Contract for Private Development	City, Kennedy & Graven, Baker Tilly
Friday, March 13, 2020	County and School District receive impact letters & draft TIF plan for TIF (Redevelopment) District (at least 30 days prior to public hearing)	Baker Tilly
TBD	City Planning Commission reviews draft TIF plan for TIF District and Project Area documents (documents provided by Baker Tilly and resolution provided by Kennedy & Graven)	City, Kennedy & Graven, Baker Tilly

Wednesday, April 1, 2020	Publication of notice of public hearing in the Marshall Independent <i>(10-30 days prior to public hearing)</i>	Baker Tilly
Tuesday, April 14, 2020	HRA review of TIF Plan and TIF District and Project Area documents <i>(documents provided by Baker Tilly and resolution provided by Kennedy & Graven)</i>	City, Kennedy & Graven, Baker Tilly
Tuesday, April 14, 2020	City Council holds public hearing, and considers adopting resolution establishing TIF Plan and TIF District and Project Area documents <i>(documents provided by Baker Tilly and resolution provided by Kennedy & Graven)</i>	City, Kennedy & Graven, Baker Tilly
Tuesday, April 14, 2020	City Council considers adopting resolution approving Purchase Agreement and Contract for Private Development <i>(documents and resolution provided by Kennedy & Graven)</i>	City, Kennedy & Graven, Baker Tilly
Prior to June 30, 2020	State filing and request for county certification	Baker Tilly