



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, January 11, 2022
Category:	CONSENT AGENDA
Type:	ACTION
Subject:	Consider approval of Quit Claim Deed and Exterior Wall Maintenance Agreement regarding transfer of property between the City of Marshall and Carmel Properties, LLC.
Background Information:	<p>During the construction of the new city hall and the demolition of the Marshall Hotel, it was discovered that there was a small encroachment onto City property by the adjoining property known as the Main Stay Café owned by Carmel Properties, LLC. During the construction of City Hall, a new exterior wall was placed on the Main Stay building. It is proposed that the City of Marshall would deed a small part of the City owned property to Carmel Properties, LLC so as to alleviate any encroachment property. The proposed deed would transfer a parcel of property 3 feet in width and 60 feet in depth to Main Stay. All of their building would then be located on property owned by Carmel Properties, LLC d/b/a Main Stay Café.</p> <p>Part and parcel of the transfer of property involves the execution by both parties of an Exterior Wall Maintenance Agreement. Main Stay wall agreement requires that both the City and the property owner would agree as to any mural, advertising, signage, etc. to be placed on the property. With the proposed construction of a city plaza/park, the City does not want to have anything placed on that exterior wall which would conflict with the development of the downtown city plaza/park.</p>
Fiscal Impact:	None
Alternative/Variations:	None
Recommendations:	That the City Council approve the transfer of property and the execution of the Exterior Wall Maintenance Agreement. It is further recommended that action be taken immediately so that that the documents can be recorded of record yet this year.