

CITY OF MARSHALL
HOUSING AND REDEVELOPMENT AUTHORITY MEETING
MINUTES
Tuesday, April 12, 2022

The special meeting of the Housing and Redevelopment Authority was held on April 12, 2022 in the Council Chambers at City Hall, 344 West Main Street. The meeting was called to order at 7:38 P.M. by Chairman Robert Byrnes. In addition to Byrnes the following members were present: Craig Schafer, Steve Meister, John DeCramer, Russ Labat, and James Lozinski. Absent: None. Staff present included: Sharon Hanson, Executive Director; Dennis Simpson, City Attorney; Jason Anderson, Director of Public Works/ City Engineer; E.J. Moberg, Director of Administrative Services and Kyle Box City Clerk.

Consider approval of the minutes from the special meeting held on March 8, 2022.

Motion made by Board Member Schafer, Seconded by Board Member Lozinski that the minutes of the special meeting held on March 8, 2022, be approved as filed with each member and that the reading of the same be waived. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Labat, Board Member Lozinski. The motion **Carried. 6-0**

Block 11 Tax Increment Financing. 1) Consider the Resolution Approving the TIF Plan. 2) Consider Approval of the Resolution approving an Interfund Loan. 3) Consider Approval of the Development Agreement.

The Housing and Redevelopment Authority (HRA) will be asked to take action on two items:

1. HRA Board resolution approving modification to Redevelopment Plan for Redevelopment Project No. 1 and approving a TIF Plan for the TIF District.
2. HRA Board resolution approving interfund loan.

Motion made by Board Member Schafer, Seconded by Board Member DeCramer that the Housing and Redevelopment Authority approve the Resolution approving the Tax Increment Finance (TIF) Plan for TIF District 1-15. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member DeCramer. Voting Nay: Board Member Meister, Board Member Labat, Board Member Lozinski. The motion **Failed. 3-3**

There was further discussion and clarification made on project specifics and security finance measures in place through TIF. Board Member Meister commented that he was satisfied with the security measures for financing in place in through TIF that he was now comfortable with the project.

Motion made by Board Member Schafer, Seconded by Board Member Schafer reconsider the agenda and action item. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer. Voting Nay: Board Member Labat, Board Member Lozinski. The motion **Passed. 4-2**

Motion made by Board Member Schafer, Seconded by Board Member DeCramer that the Housing and Redevelopment Authority approve the Resolution approving the Tax Increment Finance (TIF) Plan for TIF District 1-15. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Lozinski. Voting Nay: Board Member Labat. The motion **Passed. 5-1**

Motion made by Board Member Schafer, Seconded by Board Member Meister that the Housing and Redevelopment Authority approve the Resolution approving and Interfund Loan. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Lozinski. Voting Nay: Board Member Labat. The motion **Passed. 5-1**

Adjourn

At 8:01 P.M., Motion made by Board Member Schafer, Seconded by Board Member Lozinski to adjourn. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Labat, Board Member Lozinski. The motion **Carried. 6-0**

Robert J. Byrnes
Chairman

ATTEST:

Sharon Hanson
Executive Director