



**CITY OF MARSHALL**  
**Housing and Redevelopment Authority**  
**Meeting**  
**A g e n d a**  
**Tuesday, March 08, 2022 at 5:15 PM**  
**City Hall, 344 West Main Street**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. Consider approval of the minutes from the special meeting held on February 22, 2022.

**PUBLIC HEARING**

2. Conduct a Public Hearing for the Block 11 Redevelopment Project.

**ADJOURN**

## CITY OF MARSHALL AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, March 8, 2022
<b>Category:</b>	APPROVAL OF MINUTES
<b>Type:</b>	ACTION
<b>Subject:</b>	Consider approval of the minutes from the special meeting held on February 22, 2022.
<b>Background Information:</b>	
<b>Fiscal Impact:</b>	
<b>Alternative/ Variations:</b>	Staff encourages HRA Members to provide any suggested corrections to the minutes in writing to City Clerk, Kyle Box, prior to the meeting. We then could potentially incorporate proposed amended minutes at the meeting.
<b>Recommendations:</b>	that the minutes of the special meeting held on February 22, 2022, be approved as filed with each member and that the reading of the same be waived.

**CITY OF MARSHALL**  
**HOUSING AND REDEVELOPMENT AUTHORITY MEETING**  
**MINUTES**  
**Tuesday, February 22, 2022**

The special meeting of the Housing and Redevelopment Authority was held on February 22, 2022 in the Council Chambers at City Hall, 344 West Main Street. The meeting was called to order at 5:15 P.M. by Chairman Robert Byrnes. In addition to Byrnes the following members were present: Craig Schafer, Steve Meister, John DeCramer, and Russ Labat. Absent: Don Edblom and James Lozinski. Staff present included: Sharon Hanson, Executive Director; Dennis Simpson, City Attorney; Jason Anderson, Director of Public Works/City Engineer; Lauren Deutz, Economic Development Director and Kyle Box City Clerk.

**Consider approval of the minutes from the special meeting held on August 24, 2021.**

Motion made by Board Member Schafer, Seconded by Board Member Meister that the minutes of the special meeting held on August 24, 2021, 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

**Block 11 Redevelopment Project**

The Housing and Redevelopment Authority in and for the City of Marshall (HRA), is the owner of several parcels of property located in Block 11, Original Plat to the City of Marshall. Property owned by HRA is defined as Lots 1 through 5, Block 11, Original Plat to the City of Marshall and Lots 15 through 20, Block 11, Original Plat to the City of Marshall. It is proposed that Block 11 property owned by the HRA would be sold to development company by the name of Block 11 Marshall, LLC. The HRA has the authority to sell real property in its' name. Prior to the sale of property by HRA, however, a public hearing must be held, and terms of the proposed sale must be publicly identified. Therefore, it is proposed that an HRA resolution be approved calling for a public hearing to sell property. Public hearing would be held on Tuesday, March 8, 2022 at or after 5:15 P.M. A copy of the proposed resolution, legal description and published notice is attached. Notice of the public hearing must be published at least 10, but not more than 30 days before public hearing.

The Terms & Conditions of the proposed sale of property will be negotiated by the parties and will be disclosed at the public hearing to be held on March 8, 2022.

Motion made by Board Member DeCramer, Seconded by Board Member Schafer That the HRA call for public hearing regarding the sale of publicly owned property for Tuesday, March 8, 2022 at or after 5:15 P.M. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Labat. The motion **Carried. 5-0**

**Commerce Industrial Park Second Addition Land Transfer**

The Housing and Redevelopment Authority in and for the City of Marshall (HRA), is the owner of property platted as Commerce Industrial Park Second Addition. There have been ongoing discussions between HRA representatives and the Marshall National Guard regarding proposed acquisition of property for the relocation of the National Guard Armory and storage facility for National Guard vehicles and military armaments. A negotiated agreement has been reached between the Parties concerning land transfer. Transfer agreement requires approval by the HRA.

Minnesota Statutes requires that HRA conduct a public hearing for the "sale or lease" of HRA owned property. In this situation, Minnesota Statutes 193.144 authorizes the transfer of property for armory site relocation can occur by conveyance "without charge". It is therefore proposed that the HRA transfer to the Minnesota State Armory Building Commission a parcel of property approximately 15 acres in size to be used for the future relocation of the Marshall National Guard Armory. It would be proposed that presently, a portion of the property would be developed into a secured fenced in gravel parking lot for the location of National Guard Armory vehicles and armaments. The National Guard would continue to operate out of their present armory in the City of Marshall. However, there are future plans

the relocation and development of a new armory building facility. A purchase agreement has been prepared and approved by the Minnesota State Armory Building Commission regarding the terms of transfer of property. It is hereby requested that the appropriate authority be granted from the HRA to authorize execution of the purchase agreement and necessary transfer documents.

Motion made by Board Member Schafer, Seconded by Board Member Meister that the HRA authorize the transfer of property to the Minnesota State Armory Building Commission. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Labat. The motion **Carried. 5-0**

**Adjourn**

At 5:22 P.M., Motion made by Board Member Meister, Seconded by Board Member Schafer to adjourn. Voting Yea: Chairman Byrnes, Board Member Schafer, Board Member Meister, Board Member DeCramer, Board Member Labat. The motion **Carried. 5-0**

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Robert J. Byrnes  
Chairman

ATTEST:

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Sharon Hanson  
Executive Director

## HRA AGENDA ITEM REPORT

<b>Meeting Date:</b>	Tuesday, March 8, 2022
<b>Category:</b>	PUBLIC HEARING
<b>Type:</b>	ACTION
<b>Subject:</b>	Conduct a Public Hearing for the Block 11 Redevelopment Project.
<b>Background Information:</b>	
<b>Fiscal Impact:</b>	
<b>Alternative/ Variations:</b>	
<b>Recommendations:</b>	That the Housing and Redevelopment Authority call for a continuation of the public hearing for April 12, 2022 at or after 6:30 PM.