



September 23, 2011

Mr. Ken Jendryka, Chair
Hospital and Neighborhood Committee

Dear Ken,

Thank you for taking the time out of your schedule to give an excellent presentation to The Marshall Area Chamber of Commerce Board of Directors this week. We appreciate the ability to ask questions, dialogue, and give feedback on the committee's recommendations. The Board spent a lengthy amount of time discussing the issues surrounding the recommendations, and we are pleased to present our thoughts for review for your Monday evening meeting.

As an economic and community development organization, we understand both the importance of the hospital as well as the high value historic nature of our neighborhoods. We strongly support economic development in Marshall and know in order to add AND retain businesses and the jobs they provide, those investing in Marshall via business location or expansion must have a sustainable economic model to work with. We also would suggest that the sustainable model have as minimal of an impact as possible on the neighborhoods in or near those businesses. Therefore, in our Board's opinion, it is very important to provide the hospital the tools it needs to be successful while maintaining the historic nature of the neighborhood.

This letter is to offer specific feedback and is not an endorsement since we understand that recommendations are in the draft stage with several other steps that will happen before it is final. The Chamber offers the following as areas we would like to see addressed:

- 1) The Development Agreement should provide the necessary language to ensure that requirements are met, adhered to and enforced.
- 2) Language on the buffer properties should ensure that the neighborhoods are adequately protected and the buffer properties stay "buffered."
- 3) More precise information on the traffic flow and how it will impact other street and neighborhoods should be included. Additional concerns were raised about alternative routes for traffic moving from MMS to MHS and vice versa.
- 4) Careful review of the ordinance language so that the allowed uses, impacts and limitations are clearly spelled out and understood by all parties.
- 5) An exit plan, should the hospital ever leave the community or become a shell of itself requiring much less space, that would ensure the neighborhood is not left with empty parking lots, overgrown landscaping and/empty buildings.
- 6) One member of our board suggested, as a Goodwill gesture and for specific help to downtown businesses, that the hospital assume full responsibility of maintaining the parking structure. This would allow those funds currently paid by the Downtown Development Authority to be utilized in support of the central business district for perhaps streetscaping or other types of help for business owners downtown.
- 7) The solution or outcome of this process should not be a line in the sand or unwillingness of one party or the other to compromise to find a viable path to peaceful co-existence. We fully support the process and the transparency that has been demonstrated by all sides. While some may not agree with the final outcome, in the long term, the solutions made should have the very best interests of the entire community at heart.

Finally, we would like to offer our deepest thanks and appreciation for the work of the committee on behalf of our community. The dedication of each member is admirable. And for that, our town will be much better off in the future. Thank you.

Sincerely,

Matthew Davis
Board of Directors Chair

Monica Anderson
President/CEO