

Downtown Development Authority/Marshall Main Street



BACKGROUND...

- The DDA's Mission is "to revitalize and sustain long-term economic stability for downtown businesses in order to provide an attractive place to shop, live and work *while enhancing the historic identity of this community*".
- The DDA was invited to develop and state a position on the proposed Hospital Campus District Overlay Ordinance, Sign Ordinance, and Development Agreement (see attached letter)

BACKGROUND...

- The DDA/MMS Board is committed to various means of economic development within and outside of the district and, as such, is naturally interested in the future success of Oaklawn Hospital.
- Oaklawn Hospital is one of over 140 businesses and property owners in the DDA district.
- **Executive Summary: The DDA board believes that the proposed ordinances and Development Agreement are not adequate to protect the interests of our community.**

EFFECTS OF THE PROPOSAL ON OUR COMMUNITY:

- **Creation of an unregulated, tax exempt commercial district adjacent to the Central Business District**
- **Abdication of responsibility by our elected representation on City Council**
- **Abandonment of the existing process and it's protections for all property owners**
- **Tax Loss**

CITY LOSES: \$302,234.45 per year

Total Tax Loss to the City to date: \$158,083.61 per year

Potential additional loss to the City: \$144,150.84 per year

Properties removed from the tax rolls:

Kempf Properties, Wright Medical Building, Brooks Rupture, Sleep Center, Medical Supply, Hospice and Home Health Care, Daycare, Hospital, and Parking Structure



Parking Structure Impact to DDA

\$495,707 to date

\$1.8 Million total cost over the contract life
paid with DDA tax dollars, property owned by Oaklawn

\$374,707 has been paid to Oaklawn Hospital
Since 2001, in lease payments per development agreement

\$121,000 in maintenance costs to DDA
Cleaning, re-striping and snow removal

\$45,065 estimated annual cost to DDA
Per development agreement



CONCLUDING REMARKS...

- Important changes need to be made that address the larger needs of our community, the integrity of our neighborhoods, the Central Business District, our unique Landmark District, and Marshall's already fragile financial condition and tax-base.

**Respectfully Submitted:
The Downtown Development Authority
Marshall Main Street
Board of Directors**

~~ORIGINAL PROPOSAL~~



PLANNING COMMISSION PROPOSAL



**SLOW DOWN &
ADDRESS LONG-TERM ISSUES**