

CALL TO ORDER

IN REGULAR SESSION Thursday, January 23, 2020 at 4:00 P.M. in the Training Room of Town Hall, 323 West Michigan Avenue, Marshall, MI, the meeting was called to order.

ROLL CALL

Present: Sue Damron, Matt Davis, Desmond Kirkland, Jason LaForge, Tommy Miller, Tom Tarkiewicz, and Catherine Yates.

Also Present: Scott Fleming and Council Liaison Traver.

Absent: Randy Davis, Bill DeSmet, Jim Pardoe, and J.P. Walters.

PUBLIC COMMENT

None.

PRESENTATIONS

None.

CONSENT AGENDA

Moved Tom Tarkiewicz, supported Jason LaForge, to approve the Consent Agenda:

- A. Approve minutes of the Regular session held on Thursday, December 19, 2019;
- B. Approve DDA and LDFA Revenue/Expenditure Reports for the month ending December 31, 2019;

Voice Vote - **MOTION CARRIED.**

MAEDA UPDATE

Scott Fleming provided an update on current projects and MAEDA activities.

MARSHALL DOWNTOWN DEVELOPMENT AUTHORITY

A. Blues Fest:

Moved Tommy Miller, supported Sue Damron, to approve increasing the Blues Fest Budget by \$3,000 due to the increase in entertainment costs. e the property at 220 W. Green Street. Voice vote - **MOTION CARRIED.**

Moved Jason LaForge, supported Tommy Miller, to approve the resolution authorizing application for the liquor license for the 2020 Blues Fest. Voice vote - **MOTION CARRIED.**

B. Access Agreement

Moved Sue Damron, supported Desmond Kirkland, to approve the Non-Exclusive Revocable Access Agreement for 220 W. Green Street with Kelly Williams as presented. Voice vote - **MOTION CARRIED.**

LOCAL DEVELOPMENT FINANCE AUTHORITY

NEW BUSINESS

A. Conveyance of Pratt Avenue to the City:

Moved Tommy Miller, supported Jason LaForge, to approve Resolution #2020-01 for the conveyance of Pratt Avenue to the City and approve the attachments and exhibits as presented and authorize the Board Chair to sign all documents. Voice vote - **MOTION CARRIED.**

MARSHALL LOCAL DEVELOPMENT FINANCE AUTHORITY

**A RESOLUTION TO CONVEY PROPERTY
FOR PUBLIC PURPOSES**

RESOLUTION NO. 2020-01

Marshall Local Development Finance Authority, Calhoun County, Michigan (the "Marshall LDFA").

At a regular meeting of the Marshall LDFA held at City Hall, in the City of Marshall, in the County of Calhoun, State of Michigan, on the 23rd day of January, 2020, at 4:00 o'clock in the PM.

The meeting was called to order at 4:00 o'clock in the pm by Chairperson Catherine Yates.

Present: Sue Damron, Matt Davis, Desmond Kirkland, Jason LaForge, Tommy Miller, Tom Tarkiewicz, and Catherine Yates.

Absent: Randy Davis, Bill DeSmet, Jim Pardoe, and J.P. Walters.

The following preamble and resolution were offered by Member Miller and supported by Member LaForge:

WHEREAS:

1. The City of Marshall Local Development Finance Authority, formed pursuant to Act 281 of 1986, whose address is 323 W. Michigan Ave., Marshall

Michigan 49068, has an interest in real property situated in the City of Marshall, County of Calhoun, State of Michigan, described as follows (the "Property"):

SEE ATTACHMENT "1", EXHIBIT "A"

Commonly Known as: Pratt Avenue, Marshall, Michigan 49068

2. The City of Marshall is a Michigan city organized and operating under the provisions of the Home Rule City Act, MCL 117.1, et seq., *as amended*, whose address is 323 W. Michigan Ave., Marshall Michigan 49068;

3. The Marshall LDFA has determined that it is necessary to convey the Property to the City of Marshall for public purposes to provide for travel within the industrial park and to foster economic vitality in the L. Alta Brooks Industrial Park by perfecting the dedication of Pratt Avenue, pursuant to its powers under Section 407(f) of Public Act 57 of 2018; and

4. The LDFA and the City of Marshall have accepted as the purchase price of the Property in the amount of One and 00/100 Dollars (\$1.00) (the "Purchase Price").

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Marshall LDFA does hereby authorize the sale of the Property identified in ATTACHMENT "1" as EXHIBIT "A"; commonly known as Pratt Avenue, Marshall Michigan, to the City of Marshall for the purchase price of One and 00/100 Dollars (\$1.00).

2. The Marshall LDFA Board authorizes and directs Catherine Yates, Chair Person, to execute the Quit Claim Deed, attached hereto substantially in the form as ATTACHMENT "1".

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Ayes: Members Damron, M. Davis, Kirkland, LaForge, Miller, Tarkiewicz, and Yates.

Nays: None.

Resolution declared adopted.

Secretary, Marshall LDFA Board

The undersigned duly qualified and acting Secretary of the Board of the Marshall LDFA, hereby certifies that the foregoing is a true and complete copy of a

resolution adopted by the Board at a regular meeting held on 23rd of January, 2020, the original of which is a part of the Board's minutes and further certifies that notice of the meeting was given to the public pursuant to the provisions of the Open Meetings Act, 1976 PA 267, as amended.

Secretary, Marshall LDFA Board

B. Purchase Agreement with Pratt Avenue Opportunity LLC for Lot 5:

Moved Jason LaForge, supported Desmond Kirkland, to approve Resolution 2020-02 to authorize the purchase agreement with Pratt Avenue Opportunity LLC for Lot #5. Voice vote- **MOTION CARRIED.**

MARSHALL LOCAL DEVELOPMENT FINANCE AUTHORITY

RESOLUTION NO. 2020-02

**A RESOLUTION FOR THE SALE OF REAL PROPERTY
LOCATED IN THE L. ALTA BROOKS INDUSTRIAL PARK, IN THE CITY OF
MARSHALL, COUNTY OF CALHOUN, STATE OF MICHIGAN,
TO PRATT AVE OPPORTUNITY LLC**

Marshall Local Development Finance Authority, Calhoun County, Michigan (the "Marshall LDFA").

At a regular meeting of the Marshall LDFA held at City Hall, in the City of Marshall, in the County of Calhoun, State of Michigan, on the 23rd day of January, 2020, at 4:00 o'clock in the PM.

The meeting was called to order at 4:00 o'clock in the PM by Chairperson Catherine Yates.

Present: Sue Damron, Matt Davis, Desmond Kirkland, Jason LaForge, Tommy Miller, Tom Tarkiewicz, and Catherine Yates.

Absent: Randy Davis, Bill DeSmet, Jim Pardoe, and J.P. Walters.

The following preamble and resolution were offered by Jason LaForge and supported by Desmond Kirkland:

WHEREAS:

1. The City of Marshall Local Development Finance Authority, formed pursuant to Act 281 of 1986, whose address is 323 W. Michigan Ave., Marshall Michigan 49068, owns real property located in L. Alta Brooks Industrial Park, in the City of Marshall ("Lot No. 5"); and

2. The Marshall LDFA received an offer from PRATT AVE OPPORTUNITY LLC to purchase Lot No. 5; and

3. The Marshall LDFA has determined that Lot No. 5 is no longer necessary for Marshall LDFA purposes; and

4. The Marshall LDFA has determined that it would be in the best interests of the LDFA to sell Lot No. 5 to PRATT AVE OPPORTUNITY LLC and to enter into an Agreement of Sale, a copy of which is attached hereto and made a part hereof as Attachment "1" (the "Purchase Agreement"); and

5. The Marshall DDA desires to authorize and direct Catherine Yates, Chair Person of the LDFA, or her designee, to execute the Purchase Agreement and to take any other action necessary to sell Lot No. 5 to PRATT AVE OPPORTUNITY LLC, subject to review and approval by the LDFA's legal counsel.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Marshall LDFA authorizes and directs Catherine Yates, Chair Person of the LDFA, or her designee, to execute the Purchase Agreement and to take any other action necessary to sell Lot No. 5 to PRATT AVE OPPORTUNITY LLC, subject to review and approval by the LDFA's legal counsel.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: Members Damron, M. Davis, Kirkland, LaForge, Miller, Tarkiewicz, and Yates.

NAYS: None.

Resolution declared adopted this 23rd, day of January, 2020.

Secretary, Marshall LDFA Board

The undersigned duly qualified and acting Secretary of the Board of the Marshall LDFA, hereby certifies that the foregoing is a true and complete copy of a resolution adopted by the Board at a Special meeting held on 23rd, January, 2020, the original of which is a part of the Board's minutes and further certifies that notice of the meeting was given to the public pursuant to the provisions of the Open Meetings Act, 1976 PA 267, as amended.

Secretary, Marshall LDFA Board

OLD BUSINESS

None.

BOARD COMMUNICATIONS

None.

ADJOURNMENT

The meeting was adjourned at 5:11 p.m.

Trisha Nelson, City Clerk