

**REGULAR BOARD MEETING**

**MINUTES**

**Monday, November 8, 2021 at 6:00 PM**

**Marshall City Hall; First Floor Training Room**

**1) CALL TO ORDER at 6:00 PM** - By Chairperson Matt Davis.

**2) ROLL CALL** - Present: Matt Davis, Michael Murphy, Ryan Underhill, and Tom Tarkiewicz. Absent: Lucy Blair, Ben Holben, Sean LeFere. Also Present: Eric Zuzga, Director of Special Projects.

Mr. Davis commenced the meeting, with a quorum of all South Marshall Neighborhood Improvement Authority (SNIA) Board Members in attendance.

**3) APPROVAL OF MINUTES** - As moved by Tom Tarkiewicz, and seconded by Matt Davis, the July 12, 2021, Minutes, were unanimously approved as written by those Board Members who were present.

**4) PUBLIC COMMENT** - None.

**5) PRESENTATIONS** - None.

**6) NEW BUSINESS** -

**A. 2022-2027 Capital Improvement Plan:** Attachment A to the Minutes is a 2022-2027 Capital Improvement Plan (CIP), as prepared by Eric Zuzga and Marguerite Davenport, Director of Public Services. The figures shown are best current estimates for the cost of infrastructure for Emerald Hills Phases 2 through 5, including a Pedestrian Path. Based on information currently at their disposal, these projected long term capital needs will be shared for information only with the Planning Commission and subsequently the Marshall City Council. These capital costs are not currently committed, are not binding, and are subject to and expected to change as the phases of the overall Emerald Hills development proceed. Moved by Tom Tarkiewicz, seconded by Mike Murphy, the 2022-2027 CIP was approved by the Board Members in attendance.

Pertinent to Phase 1 of the Emerald Hills Project, Mr. Zuzga had distributed to Board Members the City of Marshall's Revenue and Expenditure Report for the period ending 06/30/2021. Total SNIA Revenues were \$768,244, consisting of \$3,244 in Current

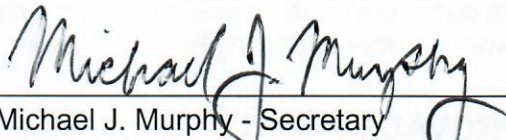
Property Taxes and \$765,000 in Bond Proceeds. Total SNIA Expenditures for the same period are shown as \$767,000, but include an available balance of \$83,626.43, reflecting that 89.10 percent of the budget had been used.

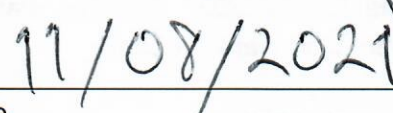
**B. Alwyn Downs Update:** Deferred due to the absence of Sean LeFere.

**7) OLD BUSINESS** - None.

**8) BOARD COMMUNICATIONS** - None.

**9) ADJOURNMENT** - Having completed the agenda, the Board adjourned at 6:15 PM.

  
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Michael J. Murphy - Secretary

  
\_\_\_\_\_  
Date





Attachment A  
SNIA Regular  
Board Meeting  
11.08.2021

**Administrative Report**  
**November 8, 2021 – South NIA Meeting**

**REPORT TO:** Honorable Chair and Board Members

**FROM:** Eric Zuzga, Director of Community Services  
Marguerite Davenport, Director of Public Services

**SUBJECT:** 2022-2027 Capital Improvement Plan

**BACKGROUND:** As part of our annual planning and budget process, staff have reviewed the long-term capital needs for the area covered by the South Neighborhood Improvement Authority. These are our best estimates for the infrastructure with the information that we have at our disposal. The majority of the work is targeted at the redevelopment of the golf course, as intended by in the South NIA TIF and Development Plan.

The following projects are presented for your approval:

Project	Amount	Year
Emerald Hills Phase 2	\$2,161,700	2022-2023
Emerald Hills Phase 3	\$780,000	2023-2024
Emerald Hills Phase 4	\$1,142,100	2024-2025
Emerald Hills Phase 5	\$3,550,600	2026-2027
Pedestrian Path	\$118,300	2025-2026

Attached to this report is a map showing the phases of the Emerald Hills development and a spreadsheet detailing the costs. The South NIA board is requested to review these projects and recommend their approval to City Council.

**RECOMMENDATION:** Approve the CIP requests for the 2022-2027 period.

**FISCAL EFFECTS:** The proposed projects

**ALTERNATIVES:** As suggested by the NIA board.

Respectfully submitted,

Eric Zuzga  
Director of  
Special Projects

Marguerite Davenport  
Director of  
Public Services

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