

SOUTH MARSHALL NEIGHBORHOOD IMPROVEMENT AUTHORITY

REGULAR BOARD MEETING & SEMI-ANNUAL INFORMATIONAL MEETING

MINUTES

Monday, October 12, 2020 at 6:00 PM

First Floor City Hall Training Room

1) CALL TO ORDER at 6:00 PM - By Vice Chairperson Lucy Blair.

2) BOARD MEMBERS ROLL CALL - Present: Lucy Blair, Matt Davis, Ben Holben, Sean LeFere, Michael Murphy, and Ryan Underhill. Tom Tarkiewicz Excused. None Absent.

Also Present: Finance Director, Jon Bartlett; Special Projects Director, Eric Zuzga; Director of Public Services, Marguerite Davenport; Dr. Adrien Bennings, President - Kellogg Community College; and Jonathan Bennings.

3) APPROVAL OF MINUTES - Following Motion by Lucy Blair, seconded by Ryan Underhill, and upon Roll Call by Chairperson Matt Davis, Board Members unanimously approved the April 9, 2020, Minutes, as written.

4) SEMI-ANNUAL INFORMATIONAL MEETING

A. Financials: Jon Bartlett discussed with Board Members the written REVENUE AND EXPENDITURE REPORT FOR THE CITY OF MARSHALL for the PERIOD ENDING 09/30/2020. Total Revenues for the Amended 2020-21 Budget equal \$453,244.00, of which \$450,000.00 is an estimate of Bond Proceeds to be used for Capital Outlay. See Attachment A for the complete report.

B. Project Development: Marguerite Davenport, Director of Public Services, informed those in attendance that the City of Marshall has completed internal review of the first phase of project development, now planned for bidding once consultants to the City have provided their input.

5) PUBLIC COMMENT - None.

6) PRESENTATIONS - None.

7) CONSENT AGENDA - No items.

8) NEW BUSINESS

A. Election of Officers:

1. Following motion by Sean LeFere, seconded by Michael Murphy, Matt Davis was unanimously re-elected Chairperson;
2. Following motion by Michael Murphy, seconded by Ben Holben, Lucy Blair was unanimously re-elected Vice Chairperson; and
3. Following motion by Matt Davis, seconded by Ben Holben, Michael Murphy was unanimously re-elected Secretary/Treasurer.

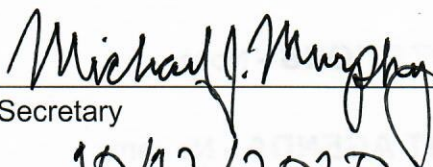
These persons shall hold their offices for such terms as shall meet the usual standard or be approved by City Council.

B. Update on Alwyn Downs Development: Aided by maps, drawings, and pictures, Sean LeFere detailed the progress that has been made since April 2020 to "value engineer" the development. Different housing options will appeal to diverse groups of potential customers. Desirable house sizes are scaled to their matching lot size. Mr. LeFere estimates that, while preserving nearly the entirety of the initially projected project value, this process will halve necessary road lineage and other infrastructure costs. First development focus continues to be upon 19 already platted lots; current analysis is that these are best developed into 38 two-story duplexes. The golf course is currently operating. Plans for its improvement, along with outdoor catering and other community events; sidewalk extension and connections; paths and green spaces, have received positive public feedback. In addition to single family and duplex residences, multi-family units are also being considered, with attention being given to ensuring that their initial value is preserved and maintained over time.

OLD BUSINESS- None.

BOARD COMMUNICATIONS - None.

ADJOURNMENT - Board Members resolved to adjourn at 6:50 PM.


Secretary
10/12/2020

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL
 PERIOD ENDING 09/30/2020
 % Fiscal Year Completed: 25.21

10/07/2020 04:26 PM
 User: JBARTLETT
 DB: Marshall

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 09/30/2020	ACTIVITY FOR MONTH 09/30/2020	AVAILABLE BALANCE	% BDT USED
Fund 248 - SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY						
Revenues						
Dept 000						
Unclassified		3,244.00	5,897.60	0.00	(2,653.60)	181.80
248-000-402.00	Current Property Taxes	450,000.00	0.00	0.00	450,000.00	0.00
248-000-696.00	Bond Proceeds					
Unclassified		453,244.00	5,897.60	0.00	447,346.40	1.30
TOTAL REVENUES						
Total Dept 000		453,244.00	5,897.60	0.00	447,346.40	1.30
TOTAL REVENUES						
Expenditures						
Dept 000						
Unclassified		1,500.00	0.00	0.00	1,500.00	0.00
248-000-826.00	Bond Issuance Costs	450,000.00	0.00	0.00	450,000.00	0.00
248-000-970.00	Capital Outlay	500.00	125.00	0.00	375.00	25.00
248-000-999.00	Transfers to Other Funds					
Unclassified		452,000.00	125.00	0.00	451,875.00	0.03
TOTAL EXPENDITURES						
Total Dept 000		452,000.00	125.00	0.00	451,875.00	0.03
TOTAL EXPENDITURES						
Fund 248 - SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY:						
TOTAL REVENUES		453,244.00	5,897.60	0.00	447,346.40	1.30
TOTAL EXPENDITURES		452,000.00	125.00	0.00	451,875.00	0.03
NET OF REVENUES & EXPENDITURES		1,244.00	5,772.60	0.00	(4,528.60)	464.04