
DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

October 30, 2025
Regular Meeting - 4:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Thursday, October 30, 2025 at 4:00 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Downtown Development Authority/Local Development Finance Authority was called to order by Chair Beck.

2) ROLL CALL

Roll was called:

Present: Mike Beck, Sue Damron, Matt Davis, Desmond Kirkland, Jason LaForge, Amanda Lankerd, Derek Perry, Matt Saxton, Angela Whitesell, Catherine Yates, and Council Liaison Ryan Traver

Also Present: Attorney Revore and Clerk Eubank

Absent: Becky Jones

3) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Moved by Sue Damron, supported by Catherine Yates to approve the agenda as submitted. On a voice vote: **Motion carried.**

4) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

NONE

5) LDFA NEW BUSINESS

A. Land Purchase Agreement

The board heard a presentation from a potential developer and had a discussion on a potential purchase agreement.

Moved by Jason LaForge, supported by Sue Damron to approve Resolution 2025-1. On a roll call vote:

Ayes: Mike Beck, Sue Damron, Matt Davis, Desmond Kirkland, Jason LaForge, Amanda Lankerd, Derek N. Perry, Matthew Saxton, Angela Whitesell, Catherine Yates

Nays: None

Abstain: None

Motion carried.

MARSHALL LOCAL DEVELOPMENT FINANCE AUTHORITY

RESOLUTION NO. 2025-_____

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

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

At a special meeting of the Marshall LDFA that was held at the City Hall, in the City of Marshall, on the 30th day of October, 2025, at 4:00 o'clock in the PM.

The meeting was called to order at _____ o'clock in the ___ by _____.

Present: _____

Absent: _____

_____ The following preamble and resolution were offered by _____ and supported by _____:

WHEREAS:

1. The City of Marshall Local Development Finance Authority, formed pursuant to Act 281 of 1986 (repealed January 1, 2019, Recodified as Part 4 of Public Act 57 of 2018), 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, identified as the “subject property” by parcel identification numbers below:

- 53-003-100-40,
- 53-003-000-00,
- 53-003-003-01 (Not including that portion north of or within the Panhandle Pipeline Easement),
- 53-003-002-01 (Not including that portion of or within the Brooks Nature Area),
- 53-003-003-15,
- 53-003-003-10,
- 53-003-002-10,
- 53-003-002-15.

2. The Marshall LDFA has determined that the subject property is no longer necessary for Marshall LDFA purposes; and

The Marshall LDFA received an offer from Alterra Development LLC to purchase the subject property, for an amount to be determined after review of an acceptable appraisal and subject to an agreement of the parties; and

The Marshall LDFA has determined that it would be in the best interests of the LDFA for economic development to sell the subject property to Alterra Development LLC and to enter into a Purchase Agreement, a copy of which is attached hereto and made a part hereof as Attachment “1” (the “Purchase Agreement”); and

The Marshall LDFA desires to authorize and direct its, Chairperson, or its Vice Chairperson to execute a Purchase Agreement, in substantial form, and to take any other action necessary to sell the subject property to Alterra Development LLC, subject to review and approval by the LDFA’s legal counsel.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Marshall LDFA does hereby authorize the sale of the subject property, substantially identified herein, or identified by Warranty Deed at close of sale, as approved by the LDFA Chairperson or Vice Chairperson.

The Marshall LDFA authorizes and directs its Chairperson, or its Vice Chairperson of the LDFA, to execute a Purchase Agreement, in substantial form, and to take any other action necessary to sell the subject property to Alterra Development LLC, subject to review and approval by the LDFA’s legal counsel.

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

AYES:

NAYS:

Resolution declared adopted this _____, day of _____, 2025.

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 October 30, 2025, 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

6) PUBLIC COMMENT ON NON-AGENDA ITEMS

Mayor Scott Wolfersberger gave public comment.

7) ADJOURNMENT

The meeting was adjourned at 5:26 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk