

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA



Regular Meeting

November 20, 2025 at 4:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 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.
- 5) **PRESENTATIONS AND RECOGNITIONS**
- 6) **CONSENT AGENDA**
 - A. **DDA/LDFA Minutes**
DDA/LDFA Meeting Minutes - July 25, 2025
DDA/LDFA Special Meeting Minutes- October 30, 2025
 - B. **Financial Reports**
DDA Revenue/Expense Report- November 17, 2025
LDFA Revenue/Expense Report- November 17, 2025
- 7) **MAEDA UPDATE**
- 8) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 9) **BRA OLD BUSINESS**
- 10) **BRA NEW BUSINESS**
 - A. DDA/LDFA/BRA 2026 Calendar
- 11) **DDA NEW BUSINESS**
 - A. Blues Fest Discussion
- 12) **DDA OLD BUSINESS**
- 13) **LDFA NEW BUSINESS**
- 14) **LDFA OLD BUSINESS**
- 15) **BOARD REPORTS**
- 16) **ADJOURNMENT**

Training Room, 323 W Michigan Ave, Marshall, MI 49068

**DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT
FINANCE AUTHORITY MINUTES**

October 30, 2025
Regular Meeting - 4:00 PM

[IGNORE_INDENT]

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 Lanker, 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 Lanker, 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

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

July 24, 2025

Regular Meeting - 4:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Thursday, July 24, 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: Chair Mike Beck, Matt Davis, Desmond Kirkland, Jason LaForge, Amanda Lanker, Derek Perry, Matt Saxton, Angela Whitesell (arrived at 4:05 during MAEDA update)

Also Present: Clerk Eubank, Directors Dopp and Maynard

Absent: Sure Damron, Becky Jones, and Catherine Yates

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

Moved by None, supported by None to approve the agenda as submitted. On a voice vote:

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) PRESENTATIONS AND RECOGNITIONS

6) CONSENT AGENDA

Moved by Matthew Saxton, supported by Jason LaForge to approve the consent agenda as presented. On a voice vote: **Motion carried.**

A. DDA/LDFA Minutes

DDA/LDFA Minutes- Regular Session-April 24, 2025

DDA/LDFA Minutes- Regular Session- June 26, 2025

DDA Minutes- Special Session- June 30, 2025

B. Financial Reports

DDA Revenue/Expense Report - June 30, 2025

LDFA Revenue/Expense Report - June 30, 2025

7) MAEDA UPDATE

Jim Durian provided a MAEDA update.

8) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

9) DDA NEW BUSINESS

Moved by Matthew Saxton, supported by Jason LaForge to keep the current slate of officers for the next year for the DDA, LDFA, and BRA. On a voice vote: **Motion carried.**

10) DDA OLD BUSINESS

11) LDFA NEW BUSINESS

A. DG Marshall MI, LLC - Solar Installation in Brooks Industrial Park

Moved by Matthew Saxton, supported by Jason LaForge to Authorize the chair to sign a letter authorizing EGLE access to the property. On a voice vote: **Motion carried.**

12) LDFA OLD BUSINESS

13) BRA NEW BUSINESS

14) BRA OLD BUSINESS

15) BOARD REPORTS

16) ADJOURNMENT

The meeting was adjourned at 5:21 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-402.00	Current Property Taxes	215,313.00	0.00	0.00	0.00	215,313.00
248-000-404.00	Property Taxes - Prior Years	0.00	0.00	0.00	0.00	0.00
248-000-412.00	Delinquent Personal Prop Taxes	0.00	0.00	0.00	0.00	0.00
248-000-445.00	Penalties & Int. on Taxes	0.00	0.00	0.00	0.00	0.00
248-000-565.00	Sales Tax Inventory Refund	0.00	0.00	0.00	0.00	0.00
248-000-573.00	LOCAL COMM STAB SHARE TAX	35,000.00	48,943.05	0.00	139.84	(13,943.05)
248-000-588.00	Contributions from Local Units	0.00	0.00	0.00	0.00	0.00
248-000-665.00	Interest	5,000.00	5,238.03	0.00	104.76	(238.03)
248-000-665.03	UNREALIZED GAIN/LOSS ON INVESTMENTS	0.00	0.00	0.00	0.00	0.00
248-000-675.00	Contrib. from Other Sources	0.00	0.00	0.00	0.00	0.00
248-000-676.00	Reimbursement	0.00	0.00	0.00	0.00	0.00
248-000-679.00	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
248-000-679.16	MISC REVENUE - BLUES FEST	65,000.00	0.00	0.00	0.00	65,000.00
248-000-696.00	Proceeds from Bonds/Notes	0.00	0.00	0.00	0.00	0.00
248-000-699.00	Transfers From Other Funds	0.00	0.00	0.00	0.00	0.00
Total Dept 000		320,313.00	54,181.08	0.00	16.92	266,131.92

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 729 - Community Development						
248-729-588.00	Contributions from Local Units	0.00	0.00	0.00	0.00	0.00
248-729-675.00	Contrib. from Other Sources	0.00	0.00	0.00	0.00	0.00
248-729-679.00	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
248-729-699.00	Transfers From Other Funds	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - Community Development		0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		320,313.00	54,181.08	0.00	16.92	266,131.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BGD USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 000						
248-000-702.00	Payroll	0.00	0.00	0.00	0.00	0.00
248-000-702.01	Other Fringe Benefits-taxable	0.00	0.00	0.00	0.00	0.00
248-000-702.40	Payroll - Rubbish/Garbage	0.00	751.20	135.24	100.00	(751.20)
248-000-702.41	Payroll - Mowing/Trimming	0.00	0.00	0.00	0.00	0.00
248-000-702.42	Payroll - Parking Structure	0.00	171.28	55.38	100.00	(171.28)
248-000-702.43	Payroll - Sidewalk Snow Removal	0.00	0.00	0.00	0.00	0.00
248-000-702.44	Payroll - Flowers	0.00	1,903.61	0.00	100.00	(1,903.61)
248-000-703.00	Part-time Salaries	16,520.00	10,193.58	420.50	61.70	6,326.42
248-000-703.40	PART-TIME - RUBBISH/GARBAGE	0.00	0.00	0.00	0.00	0.00
248-000-703.41	PART-TIME - MOWING/TRIMMING	0.00	0.00	0.00	0.00	0.00
248-000-703.42	PART-TIME - PARKING STRUCTURE	0.00	0.00	0.00	0.00	0.00
248-000-703.43	PART-TIME - SIDEWALK SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00
248-000-703.44	PART-TIME - FLOWERS	0.00	0.00	0.00	0.00	0.00
248-000-704.00	Overtime Salaries	0.00	0.00	0.00	0.00	0.00
248-000-704.40	Overtime - Rubbish/Garbage	0.00	0.00	0.00	0.00	0.00
248-000-704.41	Overtime - Mowing/Trimming	0.00	0.00	0.00	0.00	0.00
248-000-704.42	Overtime - Parking Structure	0.00	0.00	0.00	0.00	0.00
248-000-704.43	Overtime - Sidewalk Snow Removal	0.00	0.00	0.00	0.00	0.00
248-000-704.44	Overtime - Flowers	0.00	179.22	0.00	100.00	(179.22)
248-000-712.00	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00
248-000-715.00	Social Security	0.00	1,003.72	46.06	100.00	(1,003.72)
248-000-716.00	Hospitalization	0.00	0.00	0.00	0.00	0.00
248-000-717.00	Life Insurance	0.00	0.00	0.00	0.00	0.00
248-000-718.00	RETIREMENT - D/B	0.00	0.00	0.00	0.00	0.00
248-000-755.00	Miscellaneous Supplies	5,000.00	445.32	0.00	8.91	4,554.68
248-000-755.01	MISC SUPPLIES - DOWNTOWN PLANTERS	2,040.00	137.00	0.00	6.72	1,903.00
248-000-757.00	Fuels & Lubricants	200.00	0.00	0.00	0.00	200.00
248-000-777.00	MINOR TOOLS AND EQUIPMENT	300.00	0.00	0.00	0.00	300.00
248-000-801.00	Professional Services	1,000.00	320.12	0.00	32.01	679.88
248-000-801.01	Prof. Services - Streetscape	0.00	0.00	0.00	0.00	0.00
248-000-803.00	Service Fee	0.00	0.00	0.00	0.00	0.00
248-000-805.00	Administrative Costs	26,000.00	1,688.01	0.00	6.49	24,311.99
248-000-810.00	Dues & Memberships	0.00	0.00	0.00	0.00	0.00
248-000-811.00	Taxes	0.00	0.00	0.00	0.00	0.00
248-000-820.00	Contracted Services	23,834.80	30,245.92	0.00	126.90	(6,411.12)
248-000-820.01	Contracted Maint. - Plowing	0.00	0.00	0.00	0.00	0.00
248-000-820.02	Contracted Maint - Lawn	0.00	0.00	0.00	0.00	0.00
248-000-825.00	Insurance	0.00	0.00	0.00	0.00	0.00
248-000-850.00	Communications	720.00	300.00	0.00	41.67	420.00
248-000-860.00	Transportation & Travel	0.00	0.00	0.00	0.00	0.00
248-000-901.00	Advertising	0.00	0.00	0.00	0.00	0.00
248-000-921.00	Utilities - Gas	0.00	0.00	0.00	0.00	0.00
248-000-922.00	Utilities-Elec, Water, Sewer	0.00	0.00	0.00	0.00	0.00
248-000-941.00	MOTOR POOL VEHICLE RENTAL	6,000.00	1,272.50	74.16	21.21	4,727.50
248-000-942.00	Rent	0.00	0.00	0.00	0.00	0.00
248-000-958.00	Education & Training	0.00	0.00	0.00	0.00	0.00
248-000-961.00	COMMUNITY PROMOTIONS	65,000.00	0.00	0.00	0.00	65,000.00
248-000-964.00	Refund or Rebates	0.00	0.00	0.00	0.00	0.00
248-000-970.00	Capital Outlay	122,000.00	3,400.00	0.00	2.79	118,600.00
248-000-971.00	Capital Outlay - Land	0.00	0.00	0.00	0.00	0.00
248-000-990.00	Debt Service	43,772.00	0.00	0.00	0.00	43,772.00
248-000-994.00	Bond Interest Paid	12,524.00	0.00	0.00	0.00	12,524.00
248-000-995.00	Transfers to Other Funds	0.00	0.00	0.00	0.00	0.00

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Total Dept 000		324,910.80	52,011.48	731.34	16.01	272,899.32

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 717 - DDA Parking Lots						
248-717-941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00
Total Dept 717 - DDA Parking Lots		0.00	0.00	0.00	0.00	0.00

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GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 718 - DDA Parking Ramp						
248-718-941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00
Total Dept 718 - DDA Parking Ramp		0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 719 - DDA Sidewalk						
248-719-941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	888.00	335.76	0.00	37.81	552.24
248-719-941.03	MOTOR POOL OPERATING CHARGE	1,753.00	808.74	0.00	46.13	944.26
248-719-941.05	VEHICLE RENTAL CREDIT	0.00	(203.04)	0.00	100.00	203.04
Total Dept 719 - DDA Sidewalk		2,641.00	941.46	0.00	35.65	1,699.54

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
Dept 729 - Community Development						
248-729-702.00	Payroll	0.00	0.00	0.00	0.00	0.00
248-729-702.01	Other Fringe Benefits-taxable	0.00	0.00	0.00	0.00	0.00
248-729-703.00	Part-time Salaries	0.00	0.00	0.00	0.00	0.00
248-729-704.00	Overtime Salaries	0.00	0.00	0.00	0.00	0.00
248-729-712.00	WORKERS COMPENSATION	0.00	0.00	0.00	0.00	0.00
248-729-715.00	Social Security	0.00	0.00	0.00	0.00	0.00
248-729-716.00	Hospitalization	0.00	0.00	0.00	0.00	0.00
248-729-717.00	Life Insurance	0.00	0.00	0.00	0.00	0.00
248-729-718.00	RETIREMENT - D/B	0.00	0.00	0.00	0.00	0.00
248-729-719.00	Hospitalization - Prescription	0.00	0.00	0.00	0.00	0.00
248-729-740.00	Operating Supplies	0.00	211.68	0.00	100.00	(211.68)
248-729-801.00	Professional Services	0.00	0.00	0.00	0.00	0.00
248-729-806.00	MEDICAL SERVICES	0.00	0.00	0.00	0.00	0.00
248-729-810.00	Dues & Memberships	0.00	0.00	0.00	0.00	0.00
248-729-820.00	Contracted Services	0.00	0.00	0.00	0.00	0.00
248-729-850.00	Communications	0.00	0.00	0.00	0.00	0.00
248-729-860.00	Transportation & Travel	0.00	0.00	0.00	0.00	0.00
248-729-901.00	Advertising	0.00	0.00	0.00	0.00	0.00
248-729-902.00	Marketing	0.00	0.00	0.00	0.00	0.00
248-729-940.00	Rentals	0.00	0.00	0.00	0.00	0.00
248-729-941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00
248-729-941.01	TECHNOLOGY INTERNAL SERVICE CHARGE	0.00	0.00	0.00	0.00	0.00
248-729-958.00	Education & Training	0.00	0.00	0.00	0.00	0.00
248-729-961.00	COMMUNITY PROMOTIONS	0.00	0.00	0.00	0.00	0.00
248-729-964.00	Refund or Rebates	0.00	0.00	0.00	0.00	0.00
248-729-969.00	Contingency	0.00	0.00	0.00	0.00	0.00
248-729-995.00	Transfers to Other Funds	0.00	0.00	0.00	0.00	0.00
Total Dept 729 - Community Development		0.00	211.68	0.00	100.00	(211.68)
TOTAL EXPENDITURES		327,551.80	53,164.62	731.34	16.23	274,387.18
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		320,313.00	54,181.08	0.00	16.92	266,131.92
TOTAL EXPENDITURES		327,551.80	53,164.62	731.34	16.23	274,387.18
NET OF REVENUES & EXPENDITURES		(7,238.80)	1,016.46	(731.34)	14.04	(8,255.26)

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Revenues						
Dept 000						
250-000-402.00	Current Property Taxes	829,650.00	0.00	0.00	0.00	829,650.00
250-000-404.00	Property Taxes - Prior Years	0.00	0.00	0.00	0.00	0.00
250-000-445.00	Penalties & Int. on Taxes	0.00	0.00	0.00	0.00	0.00
250-000-540.00	State Grants	0.00	0.00	0.00	0.00	0.00
250-000-573.00	LOCAL COMM STAB SHARE TAX	150,000.00	136,336.24	0.00	90.89	13,663.76
250-000-665.00	Interest	33,000.00	10,697.85	0.00	32.42	22,302.15
250-000-673.00	Sales of Fixed Assets	0.00	0.00	0.00	0.00	0.00
250-000-675.00	Contrib. from Other Sources	0.00	0.00	0.00	0.00	0.00
250-000-675.60	CONTRIBUTED CAPITAL	0.00	0.00	0.00	0.00	0.00
250-000-679.00	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00
250-000-696.00	Bond Proceeds	0.00	0.00	0.00	0.00	0.00
250-000-697.00	PREMIUMS ON BONDS	0.00	0.00	0.00	0.00	0.00
250-000-699.00	Transfers From Other Funds	0.00	0.00	0.00	0.00	0.00
Total Dept 000		1,012,650.00	147,034.09	0.00	14.52	865,615.91
TOTAL REVENUES		1,012,650.00	147,034.09	0.00	14.52	865,615.91

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 11/30/2025

% Fiscal Year Completed: 41.92

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025	ACTIVITY FOR MONTH 11/30/2025	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Expenditures						
Dept 000						
250-000-727.00	Office Supplies	0.00	0.00	0.00	0.00	0.00
250-000-740.00	Operating Supplies	0.00	0.00	0.00	0.00	0.00
250-000-755.00	Miscellaneous Supplies	0.00	0.00	0.00	0.00	0.00
250-000-801.00	Professional Services	90,401.05	2,070.37	0.00	2.29	88,330.68
250-000-803.00	Service Fee	500.00	0.00	0.00	0.00	500.00
250-000-805.00	Administrative Costs	160,537.00	39,999.99	0.00	24.92	120,537.01
250-000-810.00	Dues & Memberships	0.00	0.00	0.00	0.00	0.00
250-000-811.00	Taxes	0.00	0.00	0.00	0.00	0.00
250-000-820.00	Contracted Services	240,500.00	118,605.00	0.00	49.32	121,895.00
250-000-826.00	Bond Issuance Costs	0.00	0.00	0.00	0.00	0.00
250-000-860.00	Transportation & Travel	0.00	0.00	0.00	0.00	0.00
250-000-901.00	Advertising	0.00	0.00	0.00	0.00	0.00
250-000-902.00	Marketing	0.00	0.00	0.00	0.00	0.00
250-000-922.00	Utilities-Elec, Water, Sewer	0.00	0.00	0.00	0.00	0.00
250-000-941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	0.00
250-000-941.01	TECHNOLOGY INTERNAL SERVICE CHARGE	0.00	0.00	0.00	0.00	0.00
250-000-958.00	Education & Training	0.00	0.00	0.00	0.00	0.00
250-000-960.00	REBATE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
250-000-964.00	Refund or Rebates	0.00	0.00	0.00	0.00	0.00
250-000-970.00	Capital Outlay	0.00	0.00	0.00	0.00	0.00
250-000-970.35	BROOKS INDUSTRIAL PARK SUBSTATION	0.00	0.00	0.00	0.00	0.00
250-000-972.00	SHARE OF CAPITAL PURCHASED BY OTHER FUND	0.00	0.00	0.00	0.00	0.00
250-000-990.00	Debt Service	365,000.00	0.00	0.00	0.00	365,000.00
250-000-994.00	Bond Interest Paid	219,000.00	109,500.00	0.00	50.00	109,500.00
250-000-995.00	Transfers to Other Funds	0.00	0.00	0.00	0.00	0.00
Total Dept 000		1,075,938.05	270,175.36	0.00	25.11	805,762.69
TOTAL EXPENDITURES		1,075,938.05	270,175.36	0.00	25.11	805,762.69
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		1,012,650.00	147,034.09	0.00	14.52	865,615.91
TOTAL EXPENDITURES		1,075,938.05	270,175.36	0.00	25.11	805,762.69
NET OF REVENUES & EXPENDITURES		(63,288.05)	(123,141.27)	0.00	194.57	59,853.22

CITY OF MARSHALL
PUBLIC NOTICE

THE **MARSHALL CITY COUNCIL** WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 20256 AT 7:00 P.M., AT CITY HALL IN THE COUNCIL CHAMBERS, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Monday, January 5 th	Tuesday, January 20th
Monday, February 2 nd	Tuesday, February 17th
Monday, March 2 nd	Monday, March 16 th
Monday, April 6 th	Monday, April 20 th
Monday, May 4 th	Monday, May 18 th
Monday, June 1 st	Monday, June 15 th
Monday, July 6 th	Monday, July 20 th
Monday, August 3 rd	Monday, August 17 th
Tuesday, September 8th	Monday, September 21 st
Monday, October 5 th	Monday, October 19 th
Monday, November 2 nd	Monday, November 16 th
Monday, December 7 th	Monday, December 21 st

*Saturday, January 10 9am in the City Hall Training Room

THE **MARSHALL CITY COUNCIL** MAY HOLD WORK SESSIONS PRIOR TO REGULAR CITY COUNCIL MEETINGS AS NOTICED ABOVE AT 6:00 P.M., AT CITY HALL IN THE TRAINING ROOM, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068.

THE **MARSHALL PLANNING COMMISSION** WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 7:00 P.M., AT CITY HALL IN THE COUNCIL CHAMBERS, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Wednesday, January 14 th	Wednesday, February 11 th
Wednesday, March 11 th	Wednesday, April 8 th
Wednesday, May 13 th	Wednesday, June 10 th
Wednesday, July 8 th	Wednesday, August 12 th
Wednesday, September 9 th	Wednesday, October 14 th
Wednesday, November 11 th	Wednesday, December 9 th

THE **MARSHALL ZONING BOARD OF APPEALS** WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 7:00 P.M., AT CITY HALL IN THE COUNCIL CHAMBERS, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Thursday, January 15 th	Thursday, February 19 th
Thursday, March 19 th	Thursday, April 16 th
Thursday, May 21 st	Thursday, June 18 th
Thursday, July 16 th	Thursday, August 20 th
Thursday, September 17 th	Thursday, October 15 th
Thursday, November 19 th	Thursday, December 17 th

THE **MARSHALL NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY** WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 4:00 P.M., AT CITY HALL IN THE TRAINING ROOM, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Tuesday, March 17 th	Tuesday, October 20 th
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THE **MARSHALL SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY** WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 6:00 P.M., AT CITY HALL IN THE TRAINING ROOM, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Monday, March 9 th	Monday, October 12 th
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THE MARSHALL DOWNTOWN DEVELOPMENT AUTHORITY AND LOCAL DEVELOPMENT FINANCE AUTHORITY WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 4:00 P.M., AT CITY HALL IN THE COUNCIL CHAMBERS, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Thursday, January 22nd
Thursday, March 26th
Thursday, May 28th
Thursday, July 23rd
Thursday, September 24th
Thursday, November 19th

Thursday, February 26th
Thursday, April 23rd
Thursday, June 25th
Thursday, August 27th
Thursday, October 22nd
Thursday, December 17th

THE MARSHALL PARKS, RECREATION AND CEMETERY WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2025 AT 5:30 P.M., AT THE PUBLIC SERVICES BUILDING IN THE TRAINING ROOM, 900 S MARSHALL ST, MARSHALL, MI 49068, ON THE FOLLOWING DATES AS NEEDED TO CONDUCT BUSINESS:

Tuesday, February 24th
Tuesday, June 23rd
Tuesday, October 27th

Tuesday, April 28th
Tuesday, August 25th
Tuesday, December 15th

THE BROOKS FIELD AIRPORT BOARD WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2025 AT 4:00 P.M., IN THE CONFERENCE ROOM OF THE TERMINAL 1243 S KALAMAZOO, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Monday, January 5th
Monday, March 2nd
Monday, May 4th
Monday, July 6th
Tuesday, September 8th
Monday, November 2nd

Monday, February 2nd
Monday, April 6th
Monday, June 1st
Monday, August 3rd
Monday, October 5th
Monday, December 7th

THE MARSHALL AREA FARMER'S MARKET BOARD WILL HOLD ITS REGULAR MEETINGS IN THE YEAR 2026 AT 7:00 P.M., AT CITY HALL IN THE TRAINING ROOM, 323 WEST MICHIGAN AVENUE, MARSHALL, MI 49068, ON THE FOLLOWING DATES:

Wednesday, January 14th
Wednesday, March 11th
Wednesday, May 13th
Wednesday, July 8th
Wednesday, September 9th
Wednesday, November 11th

Wednesday, February 11th
Wednesday, April 8th
Wednesday, June 10th
Wednesday, August 12th
Wednesday, October 14th
Wednesday, December 9th

To view proposed agendas or for questions on any of the boards, please visit www.cityofmarshall.com or call 269-781-5183.

Michelle Eubank
City Clerk



ITEM 11.A

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: November 20, 2025
SUBJECT: Blues Fest Discussion

Items of discussion should include: Tent size and stages, and what items should have money spent on them in the near future.

RECOMMENDATION:

Give direction to members for tent reservation and coordination with bands venue desires.