

NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY AGENDA



Regular Meeting

March 17, 2026 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 board action.
- 4) **CONSENT AGENDA**
 - A. **Meeting Minutes**
December 16, 2025
 - B. **FINANCIAL REPORT - REVENUE AND EXPENSE REPORT**
- 5) **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.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. **CONSTRUCTION APPROVAL - FOREST STREET STORMWATER**
 - B. **FY 27 BUDGET RECOMMENDATION**
- 9) **PUBLIC COMMENT ON NON-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 NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**

NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY MINUTES

December 16, 2025
Informational Meeting - 4:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Tuesday, December 16, 2025 at 4:00 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Northeast Neighborhood Improvement Authority was called to order by Chair Trout-Edwards.

2) ROLL CALL

Roll was called:

Present: Kate Ambrose, Matt Davis, David DeGraw, Derek Perry, Krista Trout-Edwards, and Ryan Underhill

Also Present: Director Strange and Clerk Eubank

Absent: Greg Begg

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

4) CONSENT AGENDA

Moved by Matt Davis, supported by David DeGraw to approve the consent agenda as presented. On a voice vote: **Motion carried.**

A. Approve April 15, 2025 Meeting Minutes

B. Approve June 17, 2025 Meeting Minutes

5) 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

6) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

7) OLD BUSINESS

8) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. 2025 Construction Update

Staff and Ben Diehl of Edward Allen gave an update on construction in the NE NIA.

B. Fall 2025 Financial Update

The Financials for FY25 and the start of FY26 were reviewed.

C. Set Calendar of Meetings for 2026

Moved by Dave DeGraw, supported by Matt Davis to approve the 2026 meeting dates as presented. On a voice vote: **Motion carried.**

D. NE NIA Annual Report

Moved by Kate Ambrose, supported by Dave DeGraw to accept and place on file the FY25 Annual Report. On a voice vote: **Motion carried.**

- 9) PUBLIC COMMENT ON NON-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 NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.

None

10) BOARD REPORTS

Krista Trout-Edwards stated that the County Land Bank was going to retest the soil at the former State Farm property to see if it is fit for development on spring 2026.

11) ADJOURNMENT

The meeting was adjourned at 4:50 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

ITEM: 4.B

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: William Dopp, Finance Director/ City Treasurer
Marcia Strange, Director of Community Development

DATE: March 17, 2026
SUBJECT: **FINANCIAL REPORT - REVENUE AND EXPENSE REPORT**

Current Financial report is presented for your review.

RECOMMENDATION:
Accept 3/12/26 Revenue and Expense Report as presented.

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 02/28/2026

% Fiscal Year Completed: 66.58

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 02/28/2026	ACTIVITY FOR MONTH 02/28/2026	% BDGT USED	AVAILABLE BALANCE
Fund 247 - NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH						
Revenues						
Dept 000						
247-000-402.00	Current Property Taxes	172,218.00	177,535.60	0.00	103.09	(5,317.60)
247-000-665.00	Interest	4,000.00	56,636.25	0.00	1,415.91	(52,636.25)
Total Dept 000		176,218.00	234,171.85	0.00	132.89	(57,953.85)
TOTAL REVENUES		176,218.00	234,171.85	0.00	132.89	(57,953.85)
Expenditures						
Dept 000						
247-000-801.00	Professional Services	67,495.00	600.00	0.00	0.89	66,895.00
247-000-805.00	Administrative Costs	500.00	500.00	0.00	100.00	0.00
247-000-955.00	COST ALLOCATION	239.00	105.00	0.00	43.93	134.00
247-000-970.00	Capital Outlay	3,308,375.33	1,047,571.73	5,975.00	31.66	2,260,803.60
247-000-994.00	Bond Interest Paid	114,800.00	57,400.00	0.00	50.00	57,400.00
Total Dept 000		3,491,409.33	1,106,176.73	5,975.00	31.68	2,385,232.60
TOTAL EXPENDITURES		3,491,409.33	1,106,176.73	5,975.00	31.68	2,385,232.60
Fund 247 - NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH:						
TOTAL REVENUES		176,218.00	234,171.85	0.00	132.89	(57,953.85)
TOTAL EXPENDITURES		3,491,409.33	1,106,176.73	5,975.00	31.68	2,385,232.60
NET OF REVENUES & EXPENDITURES		(3,315,191.33)	(872,004.88)	(5,975.00)	26.30	(2,443,186.45)

ITEM: 8.A

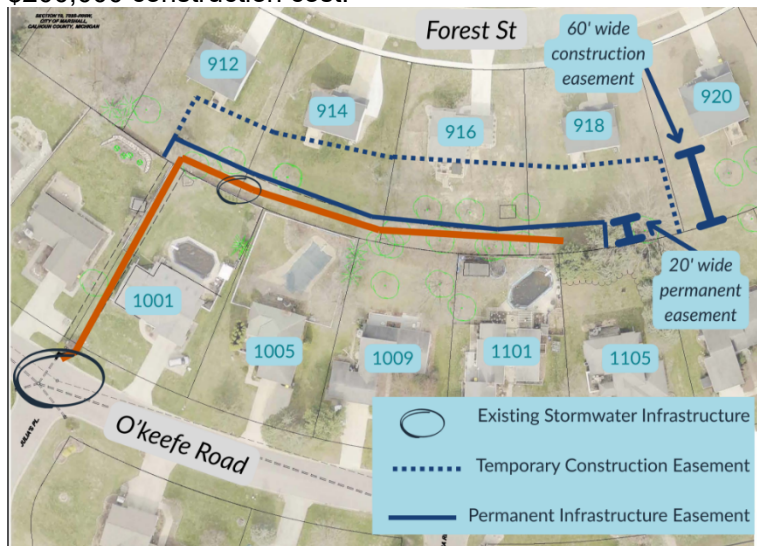
ADMINISTRATIVE REPORT



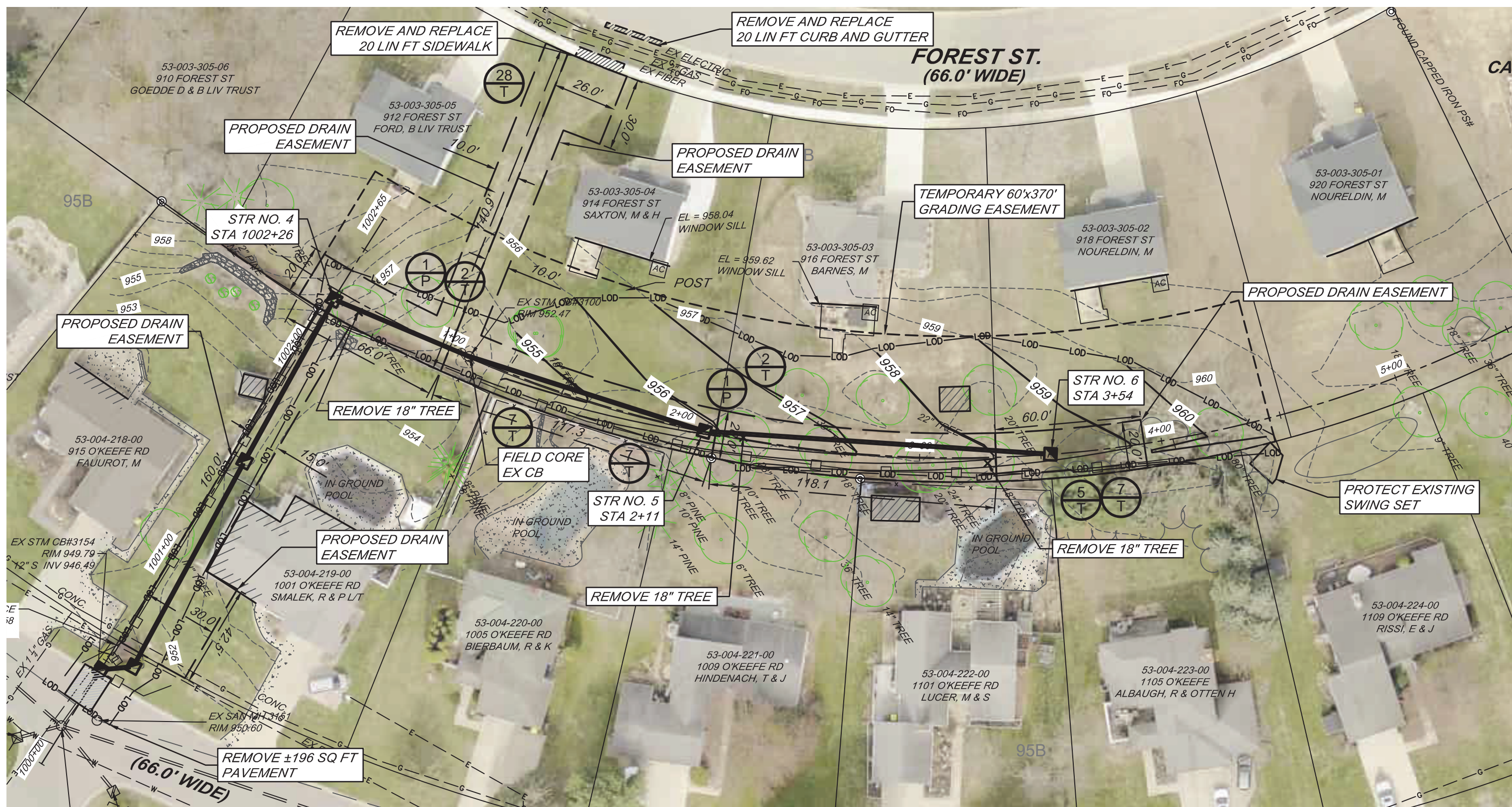
TO: HONORABLE BOARD MEMBERS
FROM: Marguerite Davenport, Director of Public Services
DATE: March 17, 2026
SUBJECT: **CONSTRUCTION APPROVAL - FOREST STREET STORMWATER**

The 2023 and 2024 housing construction on Forest Street occurred under the 1990s platted condominium infrastructure plans. As such, the plans were not complete with current regulations for the homes where Forest Street existed prior to the 2023 street construction. The home construction on previously undeveloped lots has created unintended stormwater runoff to neighboring, 1940's built homes on O'keefe Road. The City has developed a solution that includes backyard stormwater collection with a connection to the public stormwater system in the O'keefe Road right of way.

Staff are still finalizing the plans with property owners, but expect to bid the construction in the next couple of months with construction starting as immediately as possible. The project is estimated at a \$200,000 construction cost.



RECOMMENDATION:
Recommend for approval the construction of Forest Street Stormwater Infrastructure with contractor(s) to be determined at the conclusion of the City's normal bidding process for a total amount not to exceed \$250,000.



965

STR NO 4
RIM 956.88
12" NE. INV 948.24
12" SE. INV 948.23

STR NO 5
RIM 955.88
12" NE. INV 950.66
12" SW. INV 950.66

STR NO 6
RIM 958.41
12" SW. INV 953.19

ITEM: 8.B

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: Marguerite Davenport, Director of Public Services
Marcia Strange, Director of Community Development
Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer

DATE: March 17, 2026
SUBJECT: **FY 27 BUDGET RECOMMENDATION**

Information regarding the recommended budget is provided.

RECOMMENDATION:
Approve the 2027 Fiscal Year budget as presented.

Calculations as of 06/30/2026

ACCOUNT	DESCRIPTION	2024-25 AMENDED BUDGET	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2026-27 DEPT REQUESTED BUDGET
Fund: 247 NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH						
ESTIMATED REVENUES						
Dept 000						
402.00	Current Property Taxes	122,525	137,524	172,218	177,536	215,000
573.00	LOCAL COMM STAB SHARE TAX					
665.00	Interest	1,000	88,392	4,000	56,636	25,000
679.00	MISCELLANEOUS REVENUE		50,700			
696.00	Bond Proceeds	2,300,000	2,495,000			
697.00	PREMIUMS ON BONDS		259,690			
Totals for dept 000 -		2,423,525	3,031,306	176,218	234,172	240,000
TOTAL ESTIMATED REVENUES		2,423,525	3,031,306	176,218	234,172	240,000
APPROPRIATIONS						
Dept 000						
801.00	Professional Services	65,950	44,275	67,495	600	1,200
803.00	Service Fee					
805.00	Administrative Costs		588	500	500	500
810.00	Dues & Memberships					
811.00	Taxes					
820.00	Contracted Services	200,000	168			
826.00	Bond Issuance Costs		93,462			
902.00	Marketing		320			
922.00	Utilities-Elec, Water, Sewer					
941.01	TECHNOLOGY INTERNAL SERVICE CHARGE					
955.00	COST ALLOCATION	140	140	239	105	263
970.00	Capital Outlay	2,100,000	862,305	3,308,375	1,053,060	1,058,403
972.00	SHARE OF CAPITAL PURCHASED BY OTH					
990.00	Debt Service					
994.00	Bond Interest Paid		85,781	114,800	114,800	114,800
995.00	Transfers to Other Funds					
Totals for dept 000 -		2,366,090	1,087,039	3,491,409	1,169,065	1,175,166
TOTAL APPROPRIATIONS		2,366,090	1,087,039	3,491,409	1,169,065	1,175,166
NET OF REVENUES/APPROPRIATIONS - FUND 247		57,435	1,944,267	(3,315,191)	(934,893)	(935,166)
BEGINNING FUND BALANCE		124,909	124,909	2,069,177	2,069,177	1,134,284
ENDING FUND BALANCE		182,344	2,069,176	(1,246,014)	1,134,284	199,118