

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA



Regular Meeting

April 23, 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 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 Minutes- February 26, 2026
 - B. **Financial Reports**
DDA Revenue/Expense Report- March 31, 2026
LDFA Revenue/Expense Report- March 31, 2026
- 7) **MAEDA UPDATE**
- 8) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 9) **BRA NEW BUSINESS**
 - A. Millbrook Brownfield Introduction
 - B. Set Public Hearing- Millbrook Brownfield
- 10) **BRA OLD BUSINESS**
- 11) **DDA NEW BUSINESS**
 - A. FY27 Proposed Budget
- 12) **DDA OLD BUSINESS**
- 13) **LDFA NEW BUSINESS**
 - A. FY27 Proposed Budget
- 14) **LDFA OLD BUSINESS**
 - A. Alterra Purchaser's Notice of Extension of Inspection Period
 - B. Alterra Project Update- Letter

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

15) BOARD REPORTS

16) ADJOURNMENT

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

February 26, 2026
Regular Meeting - 4:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Thursday, February 26, 2026 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

2) ROLL CALL

Roll was called:

Present: Chair Mike Beck, Sue Damron, Matt Davis, Becky Jones, Desmond Kirkland, Jason LaForge, Amanda Lanker, Derek Perry, Matt Saxton, Angela Whitesell, and Catherine Yates

Also Present: Clerk Eubank

Absent: None

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

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

4) PUBLIC COMMENT 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.

Jim Coury gave public comment.

5) PRESENTATIONS AND RECOGNITIONS

6) CONSENT AGENDA

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

A. DDA/LDFA Minutes

DDA/LDFA Minutes- January 22, 2026

B. Financial Reports

DDA Revenue/Expense Report- January 31, 2026

LDFA Revenue/Expense Report- January 31, 2026

7) MAEDA UPDATE

Jim Durian gave a MAEDA update.

8) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

9) BRA NEW BUSINESS

A. 211 AND 213 EAST MICHIGAN BROWNFIELD PLAN INTERLOCAL AGREEMENT

Moved by Amanda Lanker, supported by Matthew Saxton to approve the Interlocal Agreement between the Downtown Development Authority and the Brownfield Redevelopment Authority, in substantial form, and authorize the Vice-Chair to sign the necessary documents. On a voice vote: **Motion carried.**

B. 211 AND 213 EAST MICHIGAN BROWNFIELD PLAN BRA REIMBURSEMENT AGREEMENT

Moved by Matt Davis, supported by Sue Damron to approve the Brownfield Reimbursement Agreement between the Brownfield Redevelopment Authority and Marshall Property Investments, in substantial form, and authorize the Chair to sign the necessary documents. On a voice vote: **Motion carried.**

10) BRA OLD BUSINESS

11) DDA NEW BUSINESS

A. 211 AND 213 EAST MICHIGAN BROWNFIELD PLAN INTERLOCAL AGREEMENT

Moved by Angela Whitesell , supported by Sue Damron to approve the Interlocal Agreement between the Downtown Development Authority and the Brownfield Redevelopment Authority, in substantial form, and authorize the Chair to sign the necessary documents. On a voice vote: **Motion carried.**

B. ACTIVATION ZONE REVIEW

Staff and the Authority discussed the project. The Authority asked for a list of what was originally listed as part of the project compared to what was completed.

C. DOWNTOWN PARKING LOT ENGINEERING

Moved by Catherine Yates, supported by Amanda Lanker to approve the proposal from Spicer Group in a not to exceed amount of \$35,000 for the engineering design of parking lot paving within the DDA Boundary. On a voice vote: **Motion carried.**

12) DDA OLD BUSINESS

13) LDFA NEW BUSINESS

14) LDFA OLD BUSINESS

15) BOARD REPORTS

16) ADJOURNMENT

The meeting was adjourned at 5:00 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

PERIOD ENDING 03/31/2026

% Fiscal Year Completed: 75.07

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

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND						
Revenues						
Dept 000						
250-000-402.00	Current Property Taxes	829,650.00	781,638.04	0.00	94.21	48,011.96
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	26,685.08	3,335.00	80.86	6,314.92
Total Dept 000		1,012,650.00	944,659.36	3,335.00	93.29	67,990.64
TOTAL REVENUES		1,012,650.00	944,659.36	3,335.00	93.29	67,990.64
Expenditures						
Dept 000						
250-000-740.00	Operating Supplies	0.00	879.99	0.00	100.00	(879.99)
250-000-801.00	Professional Services	90,401.05	9,696.37	4,882.00	10.73	80,704.68
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	106,666.64	0.00	66.44	53,870.36
250-000-820.00	Contracted Services	240,500.00	177,780.00	0.00	73.92	62,720.00
250-000-990.00	Debt Service	365,000.00	365,000.00	365,000.00	100.00	0.00
250-000-994.00	Bond Interest Paid	219,000.00	219,000.00	109,500.00	100.00	0.00
Total Dept 000		1,075,938.05	879,023.00	479,382.00	81.70	196,915.05
TOTAL EXPENDITURES		1,075,938.05	879,023.00	479,382.00	81.70	196,915.05
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:						
TOTAL REVENUES		1,012,650.00	944,659.36	3,335.00	93.29	67,990.64
TOTAL EXPENDITURES		1,075,938.05	879,023.00	479,382.00	81.70	196,915.05
NET OF REVENUES & EXPENDITURES		(63,288.05)	65,636.36	(476,047.00)	103.71	(128,924.41)

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-402.00	Current Property Taxes	215,313.00	225,780.34	(65.20)	104.86	(10,467.34)
248-000-445.00	Penalties & Int. on Taxes	0.00	15.73	15.73	100.00	(15.73)
248-000-573.00	LOCAL COMM STAB SHARE TAX	35,000.00	48,943.05	0.00	139.84	(13,943.05)
248-000-665.00	Interest	5,000.00	12,061.74	1,396.02	241.23	(7,061.74)
248-000-679.16	MISC REVENUE - BLUES FEST	65,000.00	4,365.00	3,365.00	6.72	60,635.00
Total Dept 000		320,313.00	291,165.86	4,711.55	90.90	29,147.14
TOTAL REVENUES		320,313.00	291,165.86	4,711.55	90.90	29,147.14
Expenditures						
Dept 000						
248-000-702.00	Payroll	0.00	142.82	56.84	100.00	(142.82)
248-000-702.40	Payroll - Rubbish/Garbage	0.00	1,616.41	177.00	100.00	(1,616.41)
248-000-702.42	Payroll - Parking Structure	0.00	637.65	0.00	100.00	(637.65)
248-000-702.43	Payroll - Sidewalk Snow Removal	0.00	1,762.45	0.00	100.00	(1,762.45)
248-000-702.44	Payroll - Flowers	0.00	1,960.45	56.84	100.00	(1,960.45)
248-000-703.00	Part-time Salaries	16,520.00	10,193.58	0.00	61.70	6,326.42
248-000-704.42	Overtime - Parking Structure	0.00	3,220.01	85.26	100.00	(3,220.01)
248-000-704.43	Overtime - Sidewalk Snow Removal	0.00	1,213.71	0.00	100.00	(1,213.71)
248-000-704.44	Overtime - Flowers	0.00	179.22	0.00	100.00	(179.22)
248-000-715.00	Social Security	0.00	1,569.67	14.88	100.00	(1,569.67)
248-000-755.00	Miscellaneous Supplies	5,000.00	1,878.57	0.00	37.57	3,121.43
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	399.12	0.00	39.91	600.88
248-000-805.00	Administrative Costs	26,000.00	20,950.36	2,574.00	80.58	5,049.64
248-000-820.00	Contracted Services	23,834.80	52,500.02	0.00	220.27	(28,665.22)
248-000-850.00	Communications	720.00	540.00	0.00	75.00	180.00
248-000-941.00	MOTOR POOL VEHICLE RENTAL	6,000.00	7,570.94	283.74	126.18	(1,570.94)
248-000-961.00	COMMUNITY PROMOTIONS	65,000.00	5,700.00	0.00	8.77	59,300.00
248-000-970.00	Capital Outlay	122,000.00	3,400.00	0.00	2.79	118,600.00
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
Total Dept 000		324,910.80	115,571.98	3,248.56	35.57	209,338.82
Dept 719 - DDA Sidewalk						
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	888.00	895.36	0.00	100.83	(7.36)
248-719-941.03	MOTOR POOL OPERATING CHARGE	1,753.00	2,156.64	0.00	123.03	(403.64)
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	2,848.96	0.00	107.87	(207.96)
Dept 729 - Community Development						
248-729-740.00	Operating Supplies	0.00	909.62	0.00	100.00	(909.62)
Total Dept 729 - Community Development		0.00	909.62	0.00	100.00	(909.62)

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL

PERIOD ENDING 03/31/2026

% Fiscal Year Completed: 75.07

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	ACTIVITY FOR MONTH 03/31/2026	% BDGT USED	AVAILABLE BALANCE
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
TOTAL EXPENDITURES		327,551.80	119,330.56	3,248.56	36.43	208,221.24
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		320,313.00	291,165.86	4,711.55	90.90	29,147.14
TOTAL EXPENDITURES		327,551.80	119,330.56	3,248.56	36.43	208,221.24
NET OF REVENUES & EXPENDITURES		(7,238.80)	171,835.30	1,462.99	2,373.81	(179,074.10)

ITEM: 11.A
ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: William Dopp, Finance Director/ City Treasurer
Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
DATE: April 23, 2026
SUBJECT: FY27 Proposed Budget

The budget for fiscal year 2027 will be presented for consideration and approval.

RECOMMENDATION:
Approve and recommend to City Council for adoption as part of Fiscal Year 2027 Annual Budget.

BUDGET REPORT FOR CITY OF MARSHALL
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2026-27 FINANCE RECOMMENDED BUDGET
ESTIMATED REVENUES						
Dept 000						
248-000-402.00	Current Property Taxes	185,702	214,996	215,313	215,313	235,000
248-000-412.00	Delinquent Personal Prop Taxes	6	7			
248-000-445.00	Penalties & Int. on Taxes	111	92			
248-000-573.00	LOCAL COMM STAB SHARE TAX	45,094	47,462	35,000	35,000	45,000
248-000-665.00	Interest	6,098	13,993	5,000	5,000	7,000
248-000-679.00	MISCELLANEOUS REVENUE	35				
248-000-679.16	MISC REVENUE - BLUES FEST	53,095	64,519	65,000	65,000	65,000
248-000-699.00	Transfers From Other Funds	18,385				
Totals for dept 000 -		<u>308,526</u>	<u>341,069</u>	<u>320,313</u>	<u>320,313</u>	<u>352,000</u>
TOTAL ESTIMATED REVENUES		308,526	341,069	320,313	320,313	352,000

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2026-27 FINANCE RECOMMENDED BUDGET
APPROPRIATIONS						
Dept 000						
248-000-702.00	Payroll	8,243	515			
248-000-702.40	Payroll - Rubbish/Garbage	2,888	2,826			
248-000-702.42	Payroll - Parking Structure	499	858			
248-000-702.43	Payroll - Sidewalk Snow Removal	1,033	1,111			
248-000-702.44	Payroll - Flowers	1,136	1,415			
248-000-703.00	Part-time Salaries	8,594	12,292	16,520	16,520	17,640
248-000-703.42	PART-TIME - PARKING STRUCTURE	43				
248-000-704.40	Overtime - Rubbish/Garbage		85			
248-000-704.42	Overtime - Parking Structure	676	2,343			3,200
248-000-704.43	Overtime - Sidewalk Snow Removal	412	1,772			1,300
248-000-704.44	Overtime - Flowers		269			200
248-000-715.00	Social Security	1,777	1,781			
248-000-755.00	Miscellaneous Supplies	11,980	9,226	5,000	5,000	3,000
248-000-755.01	MISC SUPPLIES - DOWNTOWN PLANTERS	1,865	2,355	2,040	2,040	
248-000-757.00	Fuels & Lubricants	300		200	200	
248-000-777.00	MINOR TOOLS AND EQUIPMENT	300	547	300	300	
248-000-801.00	Professional Services	397	5,228	1,000	1,000	
248-000-805.00	Administrative Costs	23,585	22,875	26,000	26,000	22,480
248-000-820.00	Contracted Services	33,368	32,822	23,000	23,835	23,000
248-000-850.00	Communications	654	720	720	720	720
248-000-941.00	MOTOR POOL VEHICLE RENTAL	5,427	11,539	6,000	6,000	10,000
248-000-961.00	COMMUNITY PROMOTIONS	44,790	51,924	65,000	65,000	65,000
248-000-970.00	Capital Outlay			115,200	122,000	100,000
248-000-990.00	Debt Service			43,772	43,772	45,374
248-000-994.00	Bond Interest Paid	10,552	26,979	12,524	12,524	10,922
248-000-995.00	Transfers to Other Funds	484,400				
Totals for dept 000 -		642,919	189,482	317,276	324,911	302,836
Dept 719 - DDA Sidewalk						
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	1,505	1,343	888	888	888
248-719-941.03	MOTOR POOL OPERATING CHARGE	2,111	3,235	1,753	1,753	1,456
Totals for dept 719 - DDA Sidewalk		3,616	4,578	2,641	2,641	2,344
Dept 729 - Community Development						
248-729-740.00	Operating Supplies		608			
248-729-820.00	Contracted Services		892			
Totals for dept 729 - Community Development			1,500			
TOTAL APPROPRIATIONS		646,535	195,560	319,917	327,552	305,180
NET OF REVENUES/APPROPRIATIONS - FUND 248		(338,009)	145,509	396	(7,239)	46,820
BEGINNING FUND BALANCE		231,509	(106,501)	39,010	39,010	39,010
ENDING FUND BALANCE		(106,500)	39,008	39,406	31,771	85,830

ITEM: 13.A

ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM: William Dopp, Finance Director/ City Treasurer
Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
DATE: April 23, 2026
SUBJECT: FY27 Proposed Budget

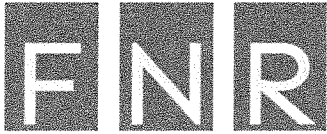
The budget for fiscal year 2027 will be presented for consideration and approval.

RECOMMENDATION:
Approve and recommend to City Council for adoption as part of Fiscal Year 2027 Annual Budget.

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2026-27 FINANCE RECOMMENDED BUDGET
ESTIMATED REVENUES						
Dept 000						
250-000-402.00	Current Property Taxes	728,323	791,049	829,650	829,650	778,000
250-000-573.00	LOCAL COMM STAB SHARE TAX	186,505	200,748	150,000	150,000	175,000
250-000-665.00	Interest	41,807	64,300	33,000	33,000	30,000
250-000-675.60	CONTRIBUTED CAPITAL	188,213				
250-000-679.00	MISCELLANEOUS REVENUE	16,951				21,000
Totals for dept 000 -		1,161,799	1,056,097	1,012,650	1,012,650	1,004,000
TOTAL ESTIMATED REVENUES		1,161,799	1,056,097	1,012,650	1,012,650	1,004,000

BUDGET REPORT FOR CITY OF MARSHALL
Fund: 250 LOCAL DEVELOPMENT FINANCE AUTHORITY FUND

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	2026-27 FINANCE RECOMMENDED BUDGET
APPROPRIATIONS						
Dept 000						
250-000-740.00	Operating Supplies	23				
250-000-801.00	Professional Services	41,652	78,900		90,401	10,000
250-000-803.00	Service Fee	500	500	500	500	
250-000-805.00	Administrative Costs	160,000	160,000	160,537	160,537	160,000
250-000-811.00	Taxes	9	914			
250-000-820.00	Contracted Services	236,585	237,238	240,500	240,500	240,500
250-000-964.00	Refund or Rebates		46,583			
250-000-970.35	BROOKS INDUSTRIAL PARK SUBSTATION	455,704				
250-000-972.00	SHARE OF CAPITAL PURCHASED BY OTH	97,955				
250-000-990.00	Debt Service	335,000	350,000	365,000	365,000	380,000
250-000-994.00	Bond Interest Paid	243,050	229,500	219,000	219,000	204,400
Totals for dept 000 -		1,570,478	1,103,635	985,537	1,075,938	994,900
TOTAL APPROPRIATIONS		1,570,478	1,103,635	985,537	1,075,938	994,900
NET OF REVENUES/APPROPRIATIONS - FUND 250		(408,679)	(47,538)	27,113	(63,288)	9,100
BEGINNING FUND BALANCE		2,389,661	1,980,983	1,933,444	1,933,444	1,933,444
ENDING FUND BALANCE		1,980,982	1,933,445	1,960,557	1,870,156	1,942,544



Joseph M. Rogowski
Direct: (248) 406-6090
jrogowski@fnrplc.com

April 17, 2026

Via Email

City of Marshall Local Finance
Development Authority
c/o Michelle Eubank, Clerk

**Re: Purchaser's Notice of Extension of Inspection Period under October 30, 2025
Purchase Agreement**

Dear Ms. Eubank:

The purpose of this letter is to provide Seller with Notice of Purchaser's exercising of its right to extend the Inspection Period for a period of 90 days in accord with Paragraph 3.1 of the above referenced Purchase Agreement. The Inspection Period was set to expire on April 28, 2026, and with this extension, it will now expire on July 27, 2026, unless further extended in accord with the Purchase Agreement. This is Purchaser's first of the three Extended Extension Periods under the Purchase Agreement, and, as required, Purchaser has wired the \$10,000 Extension Fee to Midwest Title, LLC. (See receipt attached as Exhibit 1).

I appreciate your attention to this matter, and should you have any questions please do not hesitate to call.

Very Truly Yours,

A handwritten signature in black ink, appearing to be 'JMR', written over a horizontal line.

Joseph M. Rogowski

cc: Marcia Strange (via email)
David Nykanen (via email)
David Revore (via email)
James Jarvis (via email)

Friedlaender Nykanen Rogowski PLC
1700 W. Big Beaver Road, Suite 220 · Troy, Michigan 48084
(248) 629-0880

ITEM: 14.B
ADMINISTRATIVE REPORT



TO: HONORABLE BOARD MEMBERS
FROM:
DATE: April 23, 2026
SUBJECT: Alterra Project Update- Letter

RECOMMENDATION:



April 22, 2026

City of Marshall Local Finance Development Authority (LDFA)

Mr. Michael Beck, Board Chair of LDFA

Via Email

Dear Mr. Beck and Board Members of the LDFA,

We wanted to provide an update on our ongoing diligence activities as we approach the conclusion of the current inspection period.

Our team has made steady progress across several key workstreams required to advance the project:

Power:

We continue to focus on advancing a comprehensive power solution for the site, including initial capacity planning and supporting infrastructure. We are working closely with the City, its departments and power partners, all of whom have been constructive and supportive in this process.

Considerations are progressing well; however, given the importance of ensuring a reliable and scalable long-term solution, additional time is required to finalize key elements and agreements related to initial power sourcing and transmission planning. We will continue to provide updates as this work advances.

Environmental:

We have completed a desktop wetland delineation assessment, and our environmental consultant has commenced on-site field delineation and survey work. These efforts will continue through April and May, with findings expected to further inform site planning, layout optimization, and developable acreage.

In addition, a preliminary Phase I Environmental Site Assessment identified no recognized environmental conditions (RECs), however, the final report is still pending with a few outstanding items.

Geotechnical:

A preliminary geotechnical subsurface investigation has been completed. Initial findings are supportive of development, and we are continuing to evaluate the data to inform foundation design, grading, construction planning, and constructability.

Given the progress made, and the importance of completing the remaining diligence items—particularly those related to power infrastructure and environmental considerations—we will be exercising our first extension of the inspection period in accordance with the Agreement. This additional time will allow us to complete these workstreams in a thorough and disciplined manner.

Community Engagement:

Our approach is to first complete the remaining technical diligence to fully establish the feasibility of the site, with particular focus on power infrastructure, transmission routing, and initial capacity.

Once feasibility is confirmed and key infrastructure parameters are clearly defined, we will move to formally identify and finalize the end user best aligned with the project's objectives and long-term vision. We are currently working with a few highly qualified end users and are looking forward to addressing the communities concerns with respect to wetlands, water usage (which the site will be utilizing the cities municiple water system), noise mitigation, impacts to power rates, community benefits, and of course short term and long term employment opportunities. This sequencing ensures that any partner selection is grounded in well-defined, executable parameters, while also positioning the project to align with organizations that can fully support the site's potential and deliver long-term value to the community of Marshall. Our objectives remain aligned with our initial proposal to develop the site so that there are no negative impacts to current power rate payers, minimize any impacts to existing wetland areas, preserve and potentially expand existing wetlands within the site, especially those adjacent to Stuart Lake and Brace Lake.

Once we have finalized due diligence, we will implement a structured community engagement plan, designed to ensure transparency, alignment, and long-term partnership with local stakeholders. This will include coordinated outreach with the LDFA and City leadership, small-group briefings with key community and business leaders, and broader public engagement sessions to clearly communicate project scope, economic benefits, infrastructure considerations, and environmental stewardship. Our goal is to position the development as a collaborative, community-aligned investment that delivers meaningful long-term value to Marshall and the surrounding region.

We remain enthusiastic about the opportunity in Marshall and appreciate the continued partnership and support from the LDFA. We look forward to providing further updates as we continue to advance.

To address some of the communities concerns we have enclosed reference materials in the attachment that may be useful to share prior to any community engagements.

Please feel free to reach out if you would like to discuss any of the above in more detail.

Best regards,

James Robert Jarvis
Alterra Development, LLC

CC: David Revore, City Attorney
Derek Perry, City Manager

Michigan for Responsible Data Centers

<https://mifordatacenters.org/for-communities-officials/>

Water Usage – Closed Loop Cooling:

<https://www.oracle.com/news/announcement/blog/closed-loop-cooling-in-oracle-ai-data-centers-2026-02-09/>

Energy Usage and Costs:

<https://bridgemi.com/michigan-environment-watch/michigan-oks-landmark-regulations-that-push-up-front-costs-to-data-centers/>

<https://www.consumersenergy.com/-/media/CE/Documents/work-with-us/economic-development/michigan-growth/consumers-energy-powering-michigans-growth.pdf>

Noise Mitigation

<https://mifordatacenters.org/wp-content/uploads/Consumers-Energy-EMF-and-Noise-Similar-to-Household-Items.pdf>

<https://local.microsoft.com/wp-content/uploads/2022/10/Noise-fact-sheet.pdf>

Economic Impacts

<https://www.rrstar.com/story/news/local/2026/04/06/rockford-data-center-could-generate-millions-in-property-taxes/89404115007/?gca-cat=p&gnt-cfr=1>

<https://www.andersoneconomicgroup.com/data-centers-could-deliver-significant-economic-benefits-for-michigan-communities/>


<https://www.mckinsey.com/industries/public-sector/our-insights/the-data-center-balance-how-us-states-can-navigate-the-opportunities-and-challenges>

Economic Impact & Tax Revenue

1. Data Center Coalition / PwC — 2025 Impact Study *"The Center of Your Digital World"* — centerofyourdigitalworld.org The most comprehensive industry-wide study. For every dollar contributed to GDP by the U.S. data center industry, an additional 2.5 dollars were contributed elsewhere in the economy. Total fiscal support to federal, state, and local governments grew from \$66.2 billion in 2017 to \$162.7 billion in 2023 — a 146% increase.


<https://www.centerofyourdigitalworld.org/2025-impact-study>

2. PwC / Data Center Coalition — Economic, Environmental & Social Impacts Study


Filed with Kentucky Public Service Commission, 2024 — psc.ky.gov A rigorous academic-style report. The data center industry's total annual impact on U.S. GDP grew from \$355 billion in 2017 to \$486 billion in 2021 — a 37% increase — compared to only modest growth across the broader U.S. economy in the same period. 

[https://psc.ky.gov/pscecf/2024-00326/...07-PSC_DR1_LGE_KU_Attach_to_Q20\(a\)](https://psc.ky.gov/pscecf/2024-00326/...07-PSC_DR1_LGE_KU_Attach_to_Q20(a))


3. Wyandotte Economic Development Council — "Data Centers Provide Communities With Increased Tax Revenue"

wyedc.org, March 2025 An excellent community-facing explainer with real-world examples. In Loudoun County, Virginia — the "Data Center Capital of the World" — the data center industry contributes an estimated \$890 million annually in tax revenue, nearly matching the county's entire operating budget of \$940 million. That surplus has helped fund public education, expand healthcare initiatives, and improve recreational amenities.  <https://www.wyedc.org/media/p/item/61886/data-centers-provide-communities-with-increased-tax-revenue>

4. Brookings Institution — "Why Community Benefit Agreements Are Necessary for Data Centers"

brookings.edu, January 2026 Ideal for showing what good deals look like. In West Des Moines, Iowa, Microsoft's data centers are projected to generate over \$2 billion in tax revenues, and in northern Indiana, Amazon committed to creating 1,100 new positions, supporting local utility infrastructure, and developing STEM learning opportunities for K–12 schools.  <https://www.brookings.edu/articles/why-community-benefit-agreements-are-necessary-for-data-centers/>

5. Infrastructure Masons — "Growth, Power, and Promise: The Facts About Data Centers"

imasons.org, November 2025 Written specifically to address community misconceptions. According to the Data Center Coalition, for every dollar that data centers use in local government services, they return between \$8 and \$17 in local tax revenue — supporting education, transportation, and public safety.  <https://imasons.org/blog/growth-power-and-promise-the-facts-about-data-centers/>

Water Usage

6. Microsoft — "Sustainable by Design: Next-Generation Datacenters Consume Zero Water for Cooling" *Microsoft Cloud Blog, December 2024* A strong rebuttal to water concern narratives with concrete innovation. Beginning in August 2024, Microsoft launched a new datacenter design that optimizes AI workloads and consumes zero water for cooling. By adopting chip-level cooling solutions, each facility avoids the need for more than 125 million liters of water per year. <https://www.microsoft.com/en-us/microsoft-cloud/blog/2024/12/09/sustainable-by-design-next-generation-datacenters-consume-zero-water-for-cooling/>

7. World Economic Forum — "What New Water Circularity Can Look Like for Data Centres" *weforum.org, 2025* Shows the industry's forward-thinking approach to water. Smart water management systems built on real-time sensors can achieve up to 25% less water consumption by optimizing algorithms that pre-empt and adjust water-based cooling. Closed-loop cooling solutions can then be layered on top to further minimize freshwater withdrawal. <https://www.weforum.org/stories/2025/11/data-centres-and-water-circularity/>

8. EESI — "Data Centers and Water Consumption" *eesi.org* Balanced and factual, addresses both concerns and solutions. Innovative water management techniques — including closed-loop cooling systems, immersion cooling, air cooling, and use of non-potable water sources like recycled wastewater — can reduce freshwater use by up to 70%. <https://www.eesi.org/articles/view/data-centers-and-water-consumption>

Noise

9. Ramboll — "Data Centers Challenge Communities: Revising Noise Ordinances for Balance" *ramboll.com, December 2024* From a respected environmental consultancy; shows the industry is actively engaging on this issue. Best practices now include incentivizing proactive noise assessments and real-time monitoring, socioeconomic impact assessments, and community feedback mechanisms — ensuring both the operational requirements of the data center and the community's quality of life are considered. <https://www.ramboll.com/en-us/data-centers-challenge-communities-revising-noise-ordinances-for-balance>

10. EESI — "Communities Are Raising Noise Pollution Concerns About Data Centers" *eesi.org, 2025* Honest about the issue while pointing to solutions and the fiscal trade-off. Data centers generate billions of dollars for localities through property, sales, and income

taxes, which help fund schools, roads, and parks — and erecting acoustic barriers, planting natural buffers, and adopting immersion cooling are all proven tools for reducing neighborhood noise impacts. <https://www.eesi.org/articles/view/communities-are-raising-noise-pollution-concernsabout-data-centers>

Power Costs

11. American Council on Energy-Efficient Economy (ACE) — "The Debate on Data Center Development: Costs, Benefits, and Community Responses" *ace-usa.org, April 2026* A balanced, up-to-date overview of both sides. In response to growing opposition, Microsoft announced a community-first AI infrastructure initiative with five commitments: paying to ensure data centers don't increase local electricity prices, minimizing and replenishing water use, creating local jobs, contributing to the tax base for hospitals, schools, parks, and libraries, and investing in local AI training and nonprofits. <https://ace-usa.org/blog/research/research-environmental-policy/the-debate-on-data-center-development-costs-benefits-and-community-responses/>

12. U.S. Census Bureau — "Employment in Data Centers Increased by More Than 60% From 2016 to 2023" *census.gov, January 2025* Authoritative government data. A powerful source for employment claims. <https://www.census.gov/library/stories/2025/01/data-centers.html>

Broader Policy Context

13. AAAS / National League of Cities — Data Center Resources Hub *aaas.org* An excellent one-stop hub for city officials and community leaders, including webinar recordings and links to Lawrence Berkeley National Laboratory's energy reports. <https://www.aaas.org/programs/epi-center/datacenters>
