

**REGULAR BOARD
&
SEMI-ANNUAL INFORMATIONAL
MEETING MINUTES**

Monday, August 14, 2023 at 6:00 PM

Marshall City Hall; First Floor Training Room

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

2) ROLL CALL - Present: Lucy Blair, Ben Holben, Sean LeFere, Michael Murphy, and Ryan Underhill. Absent: Matt Davis, Derek Perry. With a quorum of all South Marshall Neighborhood Improvement Authority (SNIA) Board Members in attendance, Ms. Blair commenced the meeting.

Also Present: Eric Zuzga, Director of Community Services; William Dopp III, Finance Director and Treasurer; Marguerite Davenport, Director of Public Services.

3) APPROVAL OF AUGUST 14, 2023 SNIA MEETINGS AGENDA - Moved by Michael Murphy, and seconded by Ben Holben; the Meetings Agenda was unanimously approved by Board Members in attendance.

4) JUNE 30, 2023 FINANCIAL REPORT - Finance Director and Treasurer, William Dopp III, presented the City's written Revenue and Expenditure Report through 06/30/2023, the end of Fiscal Year 2023. See Attachment A. The Report shows current property tax revenues totaling \$23,227.25, which amount is roughly \$10,000 more than had been originally budgeted.

Mr. Dopp further explained that the expenditure of \$14,497.25 for Professional Services represents the cost of a traffic study at the intersection of S Kalamazoo Avenue and Hughes Street. For the details, see A. 2) under Section 9) below.

Upon motion by Mr. Murphy, seconded by Mr. Holben, Board Members unanimously accepted the City's Revenue and Expenditure Report, as written.

5) APPROVAL OF MINUTES - Moved by Ben Holben, and seconded by Ryan Underhill; the Board unanimously approved the March 13, 2023, Regular Board Meeting Minutes, as written.

6) PUBLIC COMMENT ON AGENDA ITEMS - None.

7) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION - Not applicable.

8) OLD BUSINESS - None.

9) REPORTS AND RECOMMENDATIONS/NEW BUSINESS

A. SEMI-ANNUAL INFORMATION REPORT -

1) DDA/LDFA Report -

For their information, Mr. Dopp discussed with Board Members certain highlights of the DDA/LDFA Report Included with these Minutes as Attachment B. The report is generally positive with respect to captured taxes and includes also a schedule of principal and interest due over a period of years.

2) S Kalamazoo/Hughes Traffic Study -

Also for current information only, Director of Public Services, Marguerite Davenport, discussed with those present a traffic study prepared in April 2023 by OHM, a firm which does similar work for different municipalities.

Ms. Davenport cautioned that the report is a draft working copy only because it does not take into account a substantial increase in the number of residential units now planned for approximately 100 total acres extending from the northwest corner of the intersection. From the 248 units originally proposed, the number has increased to more than 700 mixed, i.e. apartment, single family, etc., newly constructed residential units.

Current traffic concerns include the safety of both motorists and pedestrians who may be walking along or attempting to cross the intersection. These concerns peak in the afternoon with east-west traffic and are expected to become more pressing over the next several years. Ms. Davenport informed Board Members that two potential improvements have been identified - these are 1) improving the current light signal system; and 2) installing a single-lane roundabout. However, more information and further analyses will be needed and it is also expected that required actions will be complex.

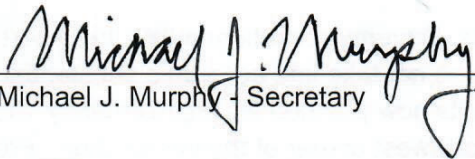
3) New City Website -

Mr. Zuzga discussed with Board Members there are new developments in the City's website, including that the Clerk's office is working with staff to upload the agendas/minutes of all City boards for the last 3 years by September 2023. The site includes additional information deemed important or as may be required by law.

B. EMERALD HILLS UPDATE - Norfolk Homes Developer Sean LeFere shared information that the golf course and restaurant remain focused on their quality of services and that more people are enjoying both venues. Housing development remains somewhat slow due to the lingering effects of higher interest rates and other factors; however, these seem to be improving and a significant influx of newcomers anticipated for Marshall beginning in the next several years is also expected to provide a boost.

10) BOARD REPORTS - None.

11) ADJOURNMENT - Having completed the agenda, Ms. Blair declared the Board adjourned at 6:57 PM.


Michael J. Murphy - Secretary

8.14.2023
Date