CITY COUNCIL AGENDA

Regular Meeting

August 19, 2024 at 7:00 PM

1) **CALL TO ORDER**
2) **ROLL CALL**
3) **INVOCATION**
4) **PLEDGE OF ALLEGIANCE**
5) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
6) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.
7) **CONSENT AGENDA**
   - A. **City Council Minutes**
     Regular Session - August 5, 2024
   - B. **City Bills**

Purchases 8/2/24	$50,767.90
Purchases 8/6/24	$269,584.39
Purchases 8/9/24	$52,590.99
July Power Purchase	$890,566.43
Total	**$1,263,509.71**

   - C. **BUILDING OFFICIAL APPOINTMENT**
   - D. **COMMUNITY ENGAGEMENT PLAN UPDATE**
8) **PRESENTATIONS AND RECOGNITIONS**
   - A. **SISTER CITY PROGRAM UPDATE**
9) **INFORMATIONAL ITEMS**
10) **PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.
    - A. **BLUEOVAL/FORD INDUSTRIAL FACILITIES TAX ABATEMENT REQUEST**
11) **OLD BUSINESS**
12) **REPORTS AND RECOMMENDATIONS**
    - A. **SIGN ORDINANCE AMENDMENTS - INTRODUCTION AND SET PUBLIC HEARING**
    - B. **CONSTRUCTION CONTRACT: BRIARWOOD DEVELOPMENT**
    - C. **NE NIA BOND RESOLUTION**

MAYOR: Jim Schwartz CITY MANAGER: Derek N. Perry
COUNCIL MEMBERS: Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger
Council Chambers, 323 W Michigan Ave, Marshall, MI 49068

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

CITY COUNCIL MINUTES

August 5, 2024
Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, August 5, 2024 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Schwartz.

2) ROLL CALL

Roll was called:

Present: Mayor James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill

Also Present: Manager Perry and Clerk Eubank

Absent: Scott Wolfersberger

Moved by Joe Caron, supported by Jacob Gates to excuse member Wolfersberger. On a voice vote: **Motion carried.**

3) INVOCATION

4) PLEDGE OF ALLEGIANCE

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

Moved by Joe Caron, supported by Ryan Underhill to approve the agenda as submitted. On a voice vote: **Motion carried.**

6) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Barry Wayne Adams of 622 W Green St, Rebekah Sebring of Fredonia Twp, Regis Klingler of Butler Ct, Rick Nukem of Battle Creek, and Ron Hammel of Pennfield Twp gave public comment.

7) CONSENT AGENDA

Moved by Jacob Gates, supported by Ryan Traver to approve the consent agenda as presented. On a roll call vote:

Ayes: Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, James Schwartz
Nays: None
Abstain: None
Motion carried.

A. <u>City Council Minutes</u>
Regular Session - July 15, 2024

B. City Bills

Purchases- 7/12/2024	$466,897.32
Purchases- 7/19/2024	$274,639.76
Purchases- 7/26/2024	$4,455.79
June Power Purchase	$884,596.52
TOTAL	**$1,630,589.39**

C. SPECIAL EVENT REQUEST - HOME TOUR

D. SPECIAL EVENT REQUEST - SKELETONFEST

E. SPECIAL EVENT REQUEST- CHRISTMAS PARADE 2024

F. SPECIAL EVENT REQUEST - COSTUME PARADE

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. BLUEOVAL/FORD INDUSTRIAL FACILITIES TAX ABATEMENT - SET PUBLIC HEARING

Moved by Ryan Traver, supported by Theresa Chaney-Huggett to set a public hearing for August 19, 2024, at 7 PM to consider the Ford Motor Co. and Affiliates (BlueOval Battery Michigan LLC) application for an Industrial Facilities Tax Exemption Certificate. On a voice vote: **Motion carried.**

B. DNR FORESTRY GRANT

Moved by Jacob Gates, supported by Theresa Chaney-Huggett to approve the grant application to the Michigan DNR for the IRA Community and Urban Forestry Program in the amount of $125,000. On a voice vote: **Motion carried.**

C. ELECTRIC BUCKET TRUCK PURCHASE

Moved by Joe Caron, supported by Ryan Traver to approve the Electric Bucket Truck purchase from Custom Truck One Source, in the amount of $232,860.00 and to cancel the order with Altec Industries approved on July 17, 2023. On a roll call vote:

Ayes: Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, James Schwartz, Joe Caron
Nays: None
Abstain: None
Motion carried.

D. BID APPROVAL - RIVERWALK PHASE 1A REPAIRS

Moved by Jacob Gates, supported by Theresa Chaney-Huggett to Approve the construction bid with TJM Services for phase 1A of the Riverwalk and maximize the use of the available $340,000 construction funds for the project. On a roll call vote:

Ayes: Ryan Traver, Ryan Underhill, James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates
Nays: None
Abstain: None
Motion carried.

E. DART MILLAGE LEVY RESOLUTION

Moved by Jacob Gates, supported by Ryan Underhill to Approve Resolution 2024-22, A Resolution to Declare DART Millage Levy Intent. On a roll call vote:

Ayes: Ryan Underhill, James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver
Nays: None
Abstain: None
Motion carried.

CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-22

A RESOLUTION TO DECLARE DART MILLAGE LEVY INTENT

Minutes of a regular meeting of the Council of the City of Marshall, held on August 5, 2024 at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, since 1974, the City of Marshall has operated a Dial-A-Ride Transit (DART) Service for its residents; and

WHEREAS, as part of its revenue sources, the City levies an annual tax, currently at 0.9020 mills for FY2025, on all taxable real and non-exempt personal property in the City of Marshall as approved by the vote of the citizens on August 5, 1975, to operate the DART program; and

WHEREAS, in September of 2023, the Transportation Authority of Calhoun County (TACC) was formally created, and its Articles of Incorporation were amended in November 2023 in accordance with Public Act 196 of 1986; and

WHEREAS, the City of Marshall has opted to participate in the Authority and on November 6, 2024, designated it's TACC representative as Tom Tarkiewicz and includes the member cities of Albion, Battle Creek and Springfield; and

WHEREAS, the TACC met in July and adopted ballot language for the November 2024 general election that asks the question, shall the TACC levy a new tax for public transportation purposes of up to 2.66 mills for a period of 5 years (2024-2028) to generate revenue of $5,023,197 to support its operation; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL hereby determines that upon successful approval of the TACC tax levy by the voters of the Authority and upon its started authorized collection period, the City of Marshall commits to not levy its dedicated DART millage as authorized by the voters on August 5, 1975.

Resolution declared adopted this 5th day of August 2024.

_____
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on August 5, 2024 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

_____
Michelle Eubank, City Clerk

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS

Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

Kelly Isaac of N Liberty, Rebekah Sebring of Fredonia Twp, Rick Nukem of Battle Creek, Regis Klingler of Butler Ct, Julie Bryant of Squaw Creek, Ron Hammlin of Pennfield Twp, and Barry Wayne Adams of W Green St gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

The meeting was adjourned at 7:56 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/01/2024 - 08/02/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
1DLM-34NP-Q1YJ	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 NAME PLATE		15.87
1PKT-LYYM-JQ61	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 POSTER FRAMES		32.07
1FT3-4FFN-RTMP	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 HAND SOAP, WATER		78.17
131N-7QYJ-KQNV	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 CLAMPS		220.22
1RJM-XKGW-T47Q	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 UNIFORM - JINKS		190.95
1M1T-QYQJ-NQN1	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 RETURNED WINDOW		(249.00)
1XKC-9YLP-T1X6	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WET/DRY VACUUM		54.99
1TLL-X1K6-PDJX	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 MURIATIC ACID, P		174.06
14HD-HDXQ-1MYL	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 OFFICE CHAIRS		2,200.00
2562870	APPLIED INNOVATION	ACCT NO. LAG783 MARSHALL HOUSE PRINTER C		618.35
08022024	CITY OF MARSHALL	FARMER'S MARKET PETTY CASH REIMBURSEMENT		565.00
56939	COBAN TECHNOLOGIES, IN	COBAN SERVICE AGREEMENT 7/1/24 - 6/30/25		443.70
440102	FISHBECK	PERMIT TO INSTALL (PTI) APPLICATION THRO	2024.171	539.00
563609	FOREMOST PROMOTIONS	PROMOTIONAL ITEMS FOR NATIONAL NIGHT OUT		2,849.55
9139248091	GRAINGER	CONVEX SECURITY MIRROR		226.22
9177542231	GRAINGER	LAB SUPPLIES		46.04
399518	HALSTEADS GOLF CARTS	GOLF CART TO REPLACE DDA GRASSHOPPER	2025.035	5,500.00
07302024	HOFFMAN, STEFANI	BOOT ALLOWANCE - HOFFMAN, STEFANI		113.82
D421984-IN	ILLUSTRATUS, DIVISION	ACCT NO. 01-BT508 MARSHALL HOUSE SUBSCRI		46.93
1685098	J HARLEN CO., INC.	UNIFORM - MACK		134.95
07102024CR	MARSHALL COMMUNITY CRE	CREDIT CARD - CHRISTY RAMEY 0619		21.27
07102024COM	MARSHALL COMMUNITY CRE	CREDIT CARD - CITY OF MARSHALL 0668		1,203.94
07102024DP	MARSHALL COMMUNITY CRE	CREDIT CARD - DEREK PERRY 0601		335.76
07102024EZ	MARSHALL COMMUNITY CRE	CREDIT CARD - ERIC ZUZGA 0627		99.99
07102024MF	MARSHALL COMMUNITY CRE	CREDIT CARD - MARSHALL FIBERNET 0569		876.01
07102024JL	MARSHALL COMMUNITY CRE	CREDIT CARD - JOSHUA LANKERD 0577		1,316.31
07102024JM	MARSHALL COMMUNITY CRE	CREDIT CARD - JUSTIN MILLER 0593		1,285.13
07102024KA	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTOPHER AMBROSE 0635		805.00
07102024MD	MARSHALL COMMUNITY CRE	CREDIT CARD - MARGUERITE DAVENPORT 0018		322.00
07102024ME	MARSHALL COMMUNITY CRE	CREDIT CARD - MARTIN ERSKINE 0551		108.85
S5397298.001	MEDLER ELECTRIC COMPAN	150W BULBS		574.29
S5403935.001	MEDLER ELECTRIC COMPAN	CONDUIT		1,106.97
226	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 7/22/24 - 7/28/2	2025.011	5,106.00
08022024	V & V ASSESSING LLC	ASSESSING SERVICES 8/1/24 - 8/31/24	2025.001	5,200.00
INV9536VC3	VC3 INC	ACCT NO. 44996 WIFI ACCESS POINT		245.00
INV9624VC3	VC3 INC	FY 2025 COMPUTER REPLACEMENTS	2025.032	12,044.00
159444	VC3 INC	FY 2025 COMPUTER REPLACEMENTS	2025.032	4,480.00
6041170	XEROX FINANCIAL SERVIC	CUST NO. 69580 XEROX LEASE 7/4/24 - 8/3/		1,836.49
GRAND TOTAL:				50,767.90

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/06/2024 - 08/06/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
544567	ASCENSION MICHIGAN EMP	PRE-EMPLOYMENT SCREENING - DICKINSON, K.		245.00
07172024	AT&T	ACCT NO. 145970911 MRLEC INTERNET JULY 2		105.69
I0631625	ATCO INTERNATIONAL	ALL-PRO DEGREASER		274.00
225-521082	AUTO VALUE MARSHALL	PARTS CLEANER		15.58
225-521103	AUTO VALUE MARSHALL	LUBRICANT, GREASE		15.68
225-521191	AUTO VALUE MARSHALL	OIL FILTER, IGNITION COILS, WIRE SET, WA		1,136.29
225-521239	AUTO VALUE MARSHALL	SPARK PLUGS, MICRO-V BELTS, RETURNED WIR		43.42
225-521281	AUTO VALUE MARSHALL	OIL FILTER		3.52
225-521297	AUTO VALUE MARSHALL	MICRO-V BELTS		38.49
225-521325	AUTO VALUE MARSHALL	SPARK PLUG WIRE SET		43.12
225-521360	AUTO VALUE MARSHALL	12V BATTERY, CORE RETURN		107.34
225-521374	AUTO VALUE MARSHALL	CLEAR GLOSS		23.38
08012024	AYERS BASEMENT SYSTEMS	REIMBURSEMENT FOR DUPLICATE PAYMENT INVO		338.00
4471	BLUESTONE PSYCH	PATROL OFFICER CANDIDATE EVALUATION		495.00
07292024	BROTHERS, BARRY	ENERGY OPTIMIZATION - AIR CONDITIONER		250.00
4198975467	CINTAS CORP	UNIFORM SERVICES - ELECTRIC & FIBER 7/16		56.85
4198975479	CINTAS CORP	UNIFORM SERVICES - POWER HOUSE 7/16/24		94.46
4198975481	CINTAS CORP	UNIFORM SERVICES - WASTE WATER 7/16/24		61.33
4198975528	CINTAS CORP	UNIFORM SERVICES - WATER 7/16/24		66.16
50570	CITY OF COLDWATER	CUST NO. 2590 SEMI-ANNUAL "BEAST" REPAIR		890.03
50490	CITY OF COLDWATER	MUTUAL AID FOR STORM DAMAGE JUNE 13-14,	2025.030	6,434.24
PINV0000000043830	CONSUMERS CONCRETE COR	3" MANHOLE ADJUSTMENT RINGS		615.00
PINV0000000045279	CONSUMERS CONCRETE COR	24 DIA & 48 DIA 6X6 MANHOLE BLOCKS		722.00
69184	CRYSTAL FLASH MARSHALL	ACCT NO. 149759-1 REC GAS 7/18/24		1,960.93
184848	D & D MAINTENANCE SUPP	ACCT NO. CIMA1 JANITORIAL SUPPLIES MARSH		168.90
1289	D&D DIAGNOSTICS LLC	BUCKET TRUCK REPAIR		283.05
638391	DARLING ACE HARDWARE	DRILL POWERED PUMP, HOSE FITTINGS		24.58
638598	DARLING ACE HARDWARE	CONCRETE MIX		2.99
638696	DARLING ACE HARDWARE	ANCHOR SHACKLE, EYEBOLT (BREWER STREET)		33.96
638768	DARLING ACE HARDWARE	WIRE WHEEL BRUSH, STEEL CUP BRUSH		40.98
638750	DARLING ACE HARDWARE	SPARK PLUG		5.99
638745	DARLING ACE HARDWARE	M18 POLE SAW KIT & EDGER, HEX BIT SOCKET		514.97
638756	DARLING ACE HARDWARE	GATE HOOK		13.98
638728	DARLING ACE HARDWARE	DRILL BIT, NUTS, BOLTS		30.99
639011	DARLING ACE HARDWARE	PAINT REMOVER, MURIATIC ACID		34.57
638804	DARLING ACE HARDWARE	SPLIT LOCK WASHER, CARRIAGE BOLT		48.57
638859	DARLING ACE HARDWARE	PAINT, BRUSH		32.98
638871	DARLING ACE HARDWARE	HEX NUT		7.59
638549	DARLING ACE HARDWARE	OFFSET SCREWDRIVER		6.09
46923	DUNCAN & ALLEN LLP	CLIENT NO. 003154 SERVICES THROUGH 6/30/		736.00
3406135	EDWARDS INDUSTRIAL SAL	HOSE SHANK, SPOOL ADAPTER		129.80
07292024	ELLIS, LARRY	ENERGY OPTIMIZATION - AIR CONDITIONER		250.00
0018310	ENG., INC.	CONSTRUCTION ENGINEERING - LEGGITT AND E	2023.226	467.91
0018318	ENG., INC.	2024 SMALL URBAN DESIGN ENGINEERING THRO	2024.241	1,610.00
I131550	ERIC DALE HEATING & AI	SERVICE CALL AT CITY HALL FOR AC 7/10/24		2,277.99
I131693	ERIC DALE HEATING & AI	SERVICE CALL AT WASTE WATER FOR AC 7/12/		316.00
16692	FREDRICKSON SUPPLY, LL	PART #50399-00-T REL VALVE		243.17
08/06/2024	GREEN, MICHAEL	UB refund for account: 1400410002		194.31
2519129	GRIFFIN PEST SOLUTIONS	PEST SERVICES AT PSB 7/16/24		51.00
2530502	GRIFFIN PEST SOLUTIONS	PEST SERVICES AT MRLEC 7/17/24		88.00
LMN4856	GUTTERS R US	GRAND STREET PARK MAINTENANCE SHRUBS & G		1,110.00
08/06/2024	HICKS, CHERYL	UB refund for account: 156100		30.83
19671	HOEKSTRA ROOFING COMPA	SERVICE CALL FOR LEAK AT MARSHALL HOUSE		1,105.00
R101029126:01	HOEKSTRA TRANSPORTATIO	DART BUS SERVICE REPAIR TO AC		280.24
3155635973	IDEXX DISTRIBUTION, IN	LAB QA/QC SUPPLIES		1,612.20
3155635974	IDEXX DISTRIBUTION, IN	LAB QA/QC SUPPLIES		358.63
180850	IMPACT SOLUTIONS	WALL SIGN FOR MRLEC		93.08
09-667013	INTERSTATE BILLING SER	CARLETON EQUIPMENT - HYDRAULIC FLUID, OI		115.37
683904	ITRON, INC.	METER READING SOFTWARE TEMETRA 8/1/24 -	2024.292	3,366.83
9584	JS BUXTON	CHEMICALS - LIME		1,122.00
07222024	KNIGHT, DEBORAH	DDA FACADE PROGRAM REBATE		5,000.00
CANTON 24-104	KNRCONTROL, LLC	PPCT RECERTIFICATION - KURAS		365.00
2407-511331	LEGG LUMBER	LUMBER		69.95
019437	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - FREDS, MATT		259.99
019448	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - FULLER, MIKE		210.00
019555	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - SCHIPPER, CLINT		200.00
019556	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - FULLER, MIKE		195.00
019570	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - JINKS, DAN		210.00
019573	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - FREDS, MATT		225.00
07292024	LIVINGSTON, WENDY	ENERGY OPTIMIZATION - AIR CONDITIONER		100.00
11859	MACKS FIRE PROTECTION	ANNUAL FIRE EXTINGUISHER & SUPPRESSION S		777.00
56131	MANER COSTERISAN	FY2024 FINANCIAL STATEMENT AND SINGLE AU	2025.023	5,300.00
07152024-8290	MARSHALL HARDWARE, LLC	WATER WAND, RATCHET STRAPS		47.48
07162024-8347	MARSHALL HARDWARE, LLC	BATTERIES		39.98
562, 563, 564, 565	MCCULLOUGH, COLLEEN	REFUND FOR 2024 GRAND HOTEL MACKINAC TRI		1,700.00
23-039-13	MCKENNA	BUILDING INSPECTION CONTRACT FOR FORD TH	2024.015	106,944.44
07292024	MCNIFF, LISA	ENERGY OPTIMIZATION - AIR CONDITIONER		200.00
SO171169	MI-AWWA	AWWA MEMBERSHIP DUES - DAVENPORT		263.00
IN5320071	MICHIGAN OFFICE SOLUTI	ACCT NO. MC26-S COPY OVERAGE FEE 4/1/24		684.14

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
300002636	MPARKS - MICHIGAN REC	ANNUAL MEMBERSHIP DUES - MILLER & MULLIN		835.00
88791678	MSC INDUSTRIAL SUPPLY	SAFETY VESTS		43.72
08/06/2024	NANCY L RUGE	UB refund for account: 3380		50.00
643875	NAPA OF MARSHALL	ACCT NO. 1400 PENLIGHT, BALL MOUNT		54.89
644099	NAPA OF MARSHALL	ACCT NO. 1400 WIPER BLADES, BRAKE CLEANE		41.45
506239	NORTH CENTRAL LABORATO	LAB SUPPLIES	2025.008	405.30
2930728	OFFICE THREE SIXTY INC	HAND SOAP		62.08
2940540	OFFICE THREE SIXTY INC	HAND SOAP, PAPER TOWELS		194.95
24813	PELL'S TIRE SERVICE	JOHN DEERE LOADER TIRE	2025.024	4,850.00
07292024	PIERCE, ROY & SHEILA	ENERGY OPTIMIZATION - AIR CONDITIONER		250.00
56830986	POWER LINE SUPPLY	9KV ARRESTER		1,538.40
56830987	POWER LINE SUPPLY	MATERIALS FOR VOLTAGE CONVERSION PEARL S	2024.306	196.32
56830988	POWER LINE SUPPLY	AUTO SPLICE		302.39
56830989	POWER LINE SUPPLY	STANDOFF BRACKETS		2,144.35
56830990	POWER LINE SUPPLY	3/8" GAL GRIP		455.21
56832085	POWER LINE SUPPLY	STANDOFF BUSHINGS		534.38
56832087	POWER LINE SUPPLY	MACHINE BOLTS, CONNECTORS		283.84
56832089	POWER LINE SUPPLY	GUY STRAINS, CONNECTOR ARRESTER		1,238.43
56832090	POWER LINE SUPPLY	AL TRIPLEX		1,894.60
56832093	POWER LINE SUPPLY	MATERIALS FOR VALLEY VIEW UNDERGROUND	2024.181	4,686.78
00198676	PROGRESSIVE AE	ACTIVATION ZONE II CONSTRUCTION ENGINEER	2024.328	17,000.00
08/06/2024	PUCKETT CONSTRUCTION	UB refund for account: 3489		24.00
1000008416	RELIABLE REFRIGERATION	APPLIANCE REPAIR AT MARSHALL HOUSE 5/31/		122.99
3038610	RESCO	HAPCO STREET LIGHT POLES - BLACK ROUND T	2025.039	18,980.00
1134	RIGHT WAY CONTROL SERV	WEED CONTROL AT SHEARMAN PARK		200.00
70925067	ROSE PEST SOLUTIONS	CLIENT NO. 70019775 MARSHALL HOUSE SERVI		1,499.00
112747	ROWE PROFESSIONAL SERV	PROFESSIONAL SERVICES FOR FY2027 BRIDGE		400.00
11047	SIGNWORLD CONCEPTS	M-2 VEHICLE STRIPING (ACCIDENT)		423.00
2260034	STANTEC CONSULTING MIC	HUGHES STREET DEVELOPMENT - CONCEPT PLAN	2024.251	1,149.75
REIM21001605	STATE OF MICHIGAN - MD	2021 SMALL URBAN PROJECT	2025.022	27,320.64
TACC IG #3	TACC	TRANSPORTATION AUTHORITY OF CALHOUN COUN	2025.033	25,000.00
L0143007664	UNEMPLOYMENT INSURANCE	UIA EMPLOYER ACCOUNT NO.: 0804670 000		60.00
INV00411571	USABLUEBOOK	HACH DPD SAMPLES, POWDER PILLOWS		316.48
INV00417296	USABLUEBOOK	OPERATING NUTS		704.50
530375302	UTILITIES INSTRUMENTAT	TROUBLESHOOT CIRCUIT BREAKERS AT PEARL S		2,553.75
07242024	WOW! BUSINESS	ACCT NO. 013934621 DPW JULY 2024		48.15
08/06/2024	XCEL STAFFING	UB refund for account: 2460		85.00
GRAND TOTAL:				269,584.39

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/09/2024 - 08/09/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
1L4V-GG9L-JDGH	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 BACKUP BATTERY F		2,198.66
1WTW-JHJC-1MQ4	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 ELECTRICIAN SCIS		101.41
2562099	APPLIED INNOVATION	ACCT NO. LAG783-007 MRLEC COPIER SERVICE		70.60
08012024-A	CALHOUN COUNTY TREASUR	PRE CHANGE 2022-2023 INVOICE #515-24		2.55
08012024-B	CALHOUN COUNTY TREASUR	PRE CHANGE 2023 INVOICE #513-24		7.41
08052024	CB HALL ELECTRIC COMPA	INSPECTION SERVICES 7/1/24 - 7/31/24		1,500.00
08092024	CITY OF MARSHALL	FARMER'S MARKET PETTY CASH REIMBURSEMENT		598.00
S0019168	EMERGENCY VEHICLE PROD	RESCUE 12 REPAIRS		1,179.74
08062024-A	ERB, JASON	REIMBURSEMENT FOR TRAVEL EXPENSES TO WOL		219.64
08062024-B	ERB, JASON	REIMBURSEMENT FOR TRAVEL EXPENSES TO WOL		226.10
24-07047	GARAGE DOORS UNLIMITED	SERVICE CALL AT PSB FOR GATE OPERATION I		225.00
08/09/2024	GENA KNIGHT	UB refund for account: 2594		50.00
08/09/2024	GRUMMITT, ALLISON	UB refund for account: 200840024		148.67
INV-000984	HYPERION SOLUTIONS GRO	FIBERNET NETWORK ENGINEERING SERVICES	2025.003	2,081.25
INV-000990	HYPERION SOLUTIONS GRO	FIBERNET NETWORK ENGINEERING SERVICES	2025.003	5,569.12
INV-001004	HYPERION SOLUTIONS GRO	FIBERNET NETWORK ENGINEERING SERVICES	2025.003	6,581.25
INV-001010	HYPERION SOLUTIONS GRO	FIBERNET NETWORK ENGINEERING SERVICES	2025.003	1,462.50
000014983	KELLOGGS REPAIR	FUEL PUMP		205.30
000015147	KELLOGGS REPAIR	GH GATOR BLADE		86.25
155050294	KONECRANES, INC.	CRANE SERVICE CALL AND REPAIR ON 7/25/20	2025.034	2,457.00
17208	MIDWEST COMMUNICATION	REPAIRED FIBER DAMAGE ON INDUSTRIAL ROAD		2,156.08
17209	MIDWEST COMMUNICATION	REPAIRED FIBER DAMAGE ON W. HANOVER STRE		1,662.16
56824240	POWER LINE SUPPLY	BLUE MARKING FLAGS		313.60
08082024	RIBOSCY REAL ESTATE, L	EASEMENT PAYMENT FOR ELECTRIC DISTRIBUTI		1,700.00
08/09/2024	RONALD BOROWITZ	UB refund for account: 1095		63.20
08/09/2024	SCOTT ARNOLD	UB refund for account: 1045		91.88
2260038	STANTEC CONSULTING MIC	BOBP SITE PLAN AND NOISE STUDY THROUGH 6	2024.174	1,028.50
591-11218690	STATE OF MICHIGAN - MD	AIRPORT WEATHER OBS & DATA SYSTEM APR -		691.71
2751	SWIFT FUELS, LLC	3,000 GALLONS UL94 AVGAS	2025.042	14,952.00
915215	TELE-RAD, INC.	ANTENNA HARDWARE		20.04
252-2649740	THE BANK OF NEW YORK M	ACCT NO. MARSHCIT12 BOND ADMIN FEE		750.00
227	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 7/29/24 - 8/4/24	2025.011	4,002.00
07302024	TRACTOR SUPPLY CREDIT	ACCT NO. 6035 3012 0359 5572 FERTILIZER		48.97
07292024	WOW! BUSINESS	ACCT NO. 014226414 FIRE STATION AUGUST 2		140.40
GRAND TOTAL:				52,590.99

MICHIGAN SOUTH CENTRAL POWER AGENCY

168 DIVISION STREET

COLDWATER, MICHIGAN 49036

PHONE (517) 279-6961

FAX (517) 279-6969

INVOICE MONTH:	July, 2024
INVOICE DATE:	8/15/2024
DUE DATE:	8/29/2024
TOTAL AMOUNT DUE:	$890,566.43

MARSHALL CITY ELECTRIC DEPARTMENT
323 WEST MICHIGAN AVENUE
MARSHALL, MICHIGAN 49068
ATTN: KEVIN MAYNARD

MSCPA Member Power Billing - July, 2024

Total Power Charges:	$735,158.64
Transmission / Capacity / Ancillary Services:	$126,144.43
Total Other Charges:	$11,884.42
Total Miscellaneous Charges:	$17,378.95

TOTAL CHARGES	**$890,566.43**

NOTE: PLEASE SEE ENCLOSED BACKUP FOR ADDITIONAL DETAIL

* Any amounts due and not paid by the due date shall bear interest at the rate of 1% per month until paid

Notes:

ITEM: 7.C
ADMINISTRATIVE REPORT

TO:	Honorable Mayor and City Council
FROM:	Derek N. Perry, City Manager
DATE:	August 19, 2024
SUBJECT:	**BUILDING OFFICIAL APPOINTMENT**

As part of the BlueOval Battery Michigan project, the City contracted with McKenna for Building Inspection services to allow our current Building Official, Tim Musser, to focus on non-BlueOval related construction projects in the City. In addition, because of the type of construction project and its inherent complexity as a battery manufacturer, the need for specific and specialized expertise was warranted. Fortunately, McKenna is eminently qualified to perform that role for us and has been doing so since they were contracted by the City in June of 2023.

To further facilitate the oversight of the project by subject-matter experts and our consultants, such as Michael O'Brian of Code Concepts for fire expertise, we are recommending the appointment of Ralph Welton of McKenna to act as the Building Official for the BlueOval Battery Michigan Project.

The recommended Resolution No. 2023-08 will designate McKenna employee Ralph Welton as the Building Official for the BlueOval Battery Michigan Project and affirm City employee Tim Musser as the Building Official with responsibility for non-BlueOval projects.

BUDGET IMPACT:
Funding for McKenna services is provided by the State of Michigan and was initially authorized as part of Ordinance No. 2023-08.

RECOMMENDATION:
Approve Resolution No. 2024-24, A Resolution to appoint Ralph Welton, of McKenna as the City of Marshall Building Official and Inspector for the BlueOval Battery Michigan Project.

CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-24

A RESOLUTION TO APPOINT RALPH WELTON OF MCKENNA AS THE CITY OF MARSHALL BUILDING OFFICIAL AND INSPECTOR FOR THE BLUEOVAL BATTERY MICHIGAN PROJECT

Minutes of a regular meeting of the Council of the City of Marshall, held on August 19, 2024, at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, the City of Marshall has adopted City Ordinance Chapter 150, Building Regulations; Construction, which adopts the State Construction Code and provides the duties of the City building official; and

WHEREAS, the Michigan Building Code of 2015 under Section 103.2 requires the appointment of a Building Official; and

WHEREAS, the Marshall City Charter under Section 3.04, requires the City Manager to appoint, direct and supervise all administrative officials, department heads and employees of the City; and

WHEREAS, on November 2, 2015, the City Council passed Resolution No. 2015-32, designating Tim Musser as the City of Marshall's Building Official and Inspector; and

WHEREAS, on June 20, 2023, the City Council approved a contract with McKenna of Northville, MI to provide building inspection services to the City for the Construction of the BlueOval Battery Michigan Project; and

WHEREAS, initial funding for the McKenna building inspection services was authorized by City Council in Ordinance 2023-08 for the proposed industrial project now known as the BlueOval Battery Michigan Project; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL appoints Ralph Welton of McKenna as the City of Marshall Building Official and Inspector for the BlueOval Battery Michigan Project and affirms Tim Musser to act as the City of Marshall Building Official and Building Inspector for all non-BlueOval Battery Michigan projects within the City of Marshall or as otherwise designated by the City Manager.

Resolution declared adopted this 19th day of August 2024.

_____
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on August 19, 2024 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

_____
Michelle Eubank, City Clerk

ITEM: 7.D
ADMINISTRATIVE REPORT

TO:	Honorable Mayor and City Council
FROM:	Derek N. Perry, City Manager Eric Zuzga, Director of Community Services
DATE:	August 19, 2024
SUBJECT:	**COMMUNITY ENGAGEMENT PLAN UPDATE**

One of the items that is required by the Redevelopment Ready Communities program (RRC), and recommended by other programs, is a Community Engagement plan. The City adopted a plan when RRC certification was originally received. However, we are taking the recertification process as an opportunity to update the plan and to ensure that we are using the most up-to-date methods to engage the community on various issues. The plan also includes a checklist to be used for each event/issue to ensure that all departments are using the same plan and which will be used to report on our engagement methods each year. While this is an administrative process, we are asking Concil to approve the document to show their support for the new plan.

The Planning Commission reviewed and approved the updated Community Engagement Plan on August 14, 2024.

BUDGET IMPACT:
N/A

RECOMMENDATION:
Approve the updated Community Engagement Plan as presented and authorize the City Manager to make future updates to the plan.

COMMUNITY ENGAGEMENT PLAN

HOW TO USE THIS DOCUMENT

The City of Marshall Community Engagement Plan guides public participation in decision making related to land use and development actions in Marshall. The audience for this plan generally falls into three broad categories:

1. **City Staff and Public Agencies:** This plan provides public entities with **guidance on the proper methods for outreach** depending on the type of project. The plan's guidance should be followed closely, and where adherence to the plan is not possible, alternatives should be explored and rationale for not following the plan must be clearly communicated to and approved by the relevant review body or bodies.
2. **Businesses and Developers:** This plan provides private developers and businesses with a **clear set of expectations** for the type of engagement that is expected for a particular project or review under consideration.
3. **Residents:** This plan provides residents of the City of Marshall and surrounding communities with an **understanding of their opportunities for input** regarding a particular development, plan, or project. It also should serve as an **accountability tool** to ensure the City of Marshall and relevant public agencies are adhering to expectations for public participation in decision making.

APPLICABILITY

This document applies to projects, plans, and actions of the City of Marshall. This includes the following entities:

- **Board and Commissions**: Airport Board, City Council, Downtown Development Authority, Marshall Township Joint Planning Commission, Local Development Finance Authority, Neighborhood Improvement Authorities, Parks, Recreation & Cemetery Board, Planning Commission, Farmers Market, Local Advisory Committee (DART), and Zoning Board of Appeals.
- **City Departments:** City Manager, Community Services, Economic Development, Electric, Engineering, Finance, FiberNET, Fire, Police, Public Works, Parks, Recreation, and Public Services.

Other public and private entities undertaking projects within the city are strongly encouraged to follow its guidance. The City of Marshall has no ability to enforce standards of this plan on public or private entities over which it has no jurisdiction.

EXPECTATIONS

The City of Marshall has a culture of civic engagement and pride that is driven by the active role the community plays in decision making. Consequently, the City of Marshall has high expectations for public engagement for any development project, community development-related plan, infrastructure project, or other similar activity that requires formal adoption or approval by a city board or commission.

- **Each project will be evaluated on an individual basis** to determine appropriate methods of public engagement according to this plan. This includes consideration of project scope, stakeholders, project limitations, approving body, and points of community impact.
- **Information will be made available in a timely manner** that is accessible to all interested parties to be involved in decisions at various stages of the review and approval process.

- **Citizens will be engaged in a transparent manner**, making information easy to access for all interested members of the community with a clear description of how their feedback will be utilized.
- **Creativity is strongly encouraged**. Opportunities to engage people arise frequently, as do new methods and tools. Constantly exploring new ways to involve a diverse set of community stakeholders in decision-making is vital to the success of this plan.
- **Results of community engagement will be tracked and analyzed** to the extent feasible, with summaries of feedback received provided back to the public and relevant decision-making bodies.

STATE & LOCAL REGULATIONS

Several state laws and local ordinances have requirements for public engagement that are addressed by this plan. These include but are not limited to:

- Marshall City Charter
- Marshall City Code of Ordinances
- Michigan Planning Enabling Act (PA 33 of 2008)
- Michigan Zoning Enabling Act (PA 110 of 2006)
- Michigan Open Meetings Act (PA 267 of 1976)
- Home Rule City Act (PA 279 of 1909)
- Brownfield Redevelopment Financing Act (PA 381 of 1996)
- Recodified Tax Increment Financing Act (PA 57 of 2018)
- Plant Rehabilitation and Industrial Development Districts Act (PA 198 of 1974)
- Personal Property Exemption Act (PA 328 of 1998)
- Corridor Improvement Act (PA 280 of 2005)
- Intergovernmental Conditional Land Transfer by Contract (PA 425 of 1984)

Key regulations and legislation that are most commonly addressed as part of community engagement for land use and development are detailed below.

MICHIGAN PLANNING ENABLING ACT

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008) the following parties will be notified via first class mail, personal delivery or electronic mail by the planning commission of the intent to plan and request the recipient's cooperation and comment:

- Marshall, Fredonia, Eckford, and Marengo Townships.
- Calhoun County Planning Commission.
- The Southcentral Michigan Planning Council.
- Each public utility company, railroad company, and public transportation agency owning or operating a public utility, railroad, or public transportation system within the local unit of government, and any government entity that registers its name and mailing address for this purpose with the planning commission.
- If the master plan will include a master street plan, the county road commission and the state transportation department.

The Michigan Planning Enabling Act (MPEA) requires that after a draft master plan has been submitted to the City Council for review and approval for distribution, the draft plan will be submitted to the previously listed entities for review. The MPEA also requires the planning commission to hold not less than one public hearing on the proposed master plan after the expiration of the deadline for comment. The planning

commission will give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the local unit of government. The planning commission will also submit notice of the public hearing by first class mail, personal delivery or electronic mail to the previously listed entities for review. After the adoption of the master plan, the City of Marshall will publish the approved plan on its website and make physical copies available upon request.

These standards are the minimum required for adoption of a Master Plan, and this plan requires a higher level of public engagement than the MPEA.

ZONING ENABLING ACT

In accordance with the Michigan Zoning Enabling Act (PA 110 of 2006), consideration of the following requires advertised public hearings pursuant to the Open Meetings Act and consistent with the notice requirements of the act and local ordinances:

- Zoning ordinance text amendments and adoption of a new zoning ordinance.
- Zoning ordinance map amendments (rezonings).
- Variances.
- Appeals and interpretations of administrative decisions.
- Special Land Use requests.
- Conditional Rezonings.

The City of Marshall will follow the required posting in the Ad-Visor & Chronicle, or similar publication posting at City Hall, the City's website, and by mail to property owners and tenants located within 300 feet of the subject property when the request relates to a particular address, including rezonings, special land use requests, and variance requests.

OPEN MEETINGS ACT

In accordance with the Michigan Open Meetings Act (PA 267 of 1976), the City will hold regular meetings in Marshall City Hall located at 323 W Michigan Ave, which is accessible to the general public. Within 10 days of the first meeting of a public body in each calendar or fiscal year the body will publicly post a list stating the dates, times, and places of all its regular meetings at City Hall and on the City's website. If there is a change in schedule, within three days of the meeting in which the change is made, the public body will post a notice stating the new dates, times and places of regular meetings. For special and irregular meetings, public bodies will post a notice indicating the date, time and place at least 18 hours before the meetings. Public bodies will hold emergency sessions without written notice or time constraints if the public health, safety or welfare is severely threatened and if two-thirds of the body's members vote to hold the emergency meeting.

Interested persons are encouraged to contact the City Clerk or to check the City's Website at: www.cityofmarshall.com to be kept informed of any meeting schedule, agendas, variations, or location changes. Meeting agendas and packets are available on the City's website in advance of the meeting.

KEY STAKEHOLDERS IN THE CITY OF MARSHALL

In the City of Marshall, each project will be evaluated on an individual basis to ensure inclusion for all stakeholders in the community. Each will vary according to the project being reviewed. Possible key stakeholders include, but are not limited to:

- Local residents and neighborhood groups
- Neighboring jurisdictions
- City boards and commissions
- Municipal departments, including emergency personnel
- MAEDA-Marshall Area Economic Development Alliance
- Civic and social organizations active in the community (e.g., Marshall Historical Society, Convention and Visitors Bureau, Retailers Association, Manufacturers Association, Disability Network Southwest Michigan)
- Commercial business owners and their employees
- Oaklawn Hospital
- Real estate professionals
- Churches
- Calhoun County
- Regional planning agencies and other nearby units of government, including tribal governments.
- Schools & students
- Senior groups
- Community visitors and tourists
- State Agencies (e.g., Michigan Department of Transportation, Department of Natural Resources, Energy Environment and Great Lakes, Michigan Economic Development Corporation)
- Utility providers

DEVELOPMENT REVIEW BODIES

The City encourages citizen participation in local government planning and policy decisions. All residents are invited to apply for appointments to the City boards and commissions.

City Council: Marshall's City Council is composed of seven members. The mayor, a representative for each of the five wards of the City and one at-large representative. All City Council positions are voted in by the citizens of Marshall. The City Council is the final approving body for Special Land Uses, Rezonings, Zoning Amendments, Master Plans, and other planning documents for local authorities.

Planning Commission: The Planning Commission is a nine-member body, plus one city council liaison. All full members are appointed by the Mayor for three-year terms. Planning Commissioners make final decisions on site plans and make recommendations to City Council on other issues. Often times, they are the recommending body to City Council. They are also responsible for writing the zoning ordinance and updating the City's Master Plan.

Joint Planning Commission: The City of Marshall and Marshall Township have a 425 Agreement which sets the rules for township property being incorporated into the City. This agreement made provisions for the Joint Planning Commission, comprised of three City Planning Commissioners, three Township Planning Commissioners, and one alternate of each. When there is a development issue with a property that has been brought into the City through the 425 agreement, the Joint Planning Commission has jurisdiction.

Neighborhood Improvement Authorities (NIA): Marshall has two NIAs: South NIA and Northeast NIA. Each NIA is made up of a board of seven members, which includes the City Manager. Members serve for a three-year term. When new projects are located within either of the NIA districts, the NIA will review plans and provide comments to the approving authority.

Downtown Development Authority: The Downtown Development Authority is a board that is established through state statute to implement development plans for downtown districts. The DDA can levy an additional millage for public improvements. The DDA is a tax increment financing authority which collects any additional taxes raised from any building improvement that occurs after its date of establishment. When new projects are located within the DDA district boundary, the DDA reviews plans and provides comments to the approving authority.

Local Development Finance Authority: The Local Development Finance Authority (LDFA) is a board that is established through state statute to implement development plans for industrial districts. The LDFA is a tax increment financing authority which collects any additional taxes raised from any building improvement that occurs after its date of establishment. When new projects are located within the LDFA district boundary, the LDFA reviews plans and provides comments to the approving authority.

Zoning Board of Appeals: The Zoning Board of Appeals (ZBA) has five full members, two alternate members, and one city council liaison. Each member is appointed by the Mayor for a three-year term. The ZBA hears requests to deviate from the strict standards of the zoning ordinance through variances and has other review responsibilities assigned to it by the ordinance.

Zoning Administrator: The City of Marshall's zoning administrator is responsible for reviewing requests for zoning permits and develops staff reports to each of the other review bodies on any request coming before them.

There are many boards, commissions, and committees throughout the City of Marshall. Agendas and dates/times of the meetings for public bodies can be found on the front page of Marshall's website at: www.cityofmarshall.com. Minutes for these meetings can be found at Government- Agendas and Boards on the website.

ENGAGEMENT METHODS

The following are methods that may be used to reach an appropriate level of public participation when taking action on land use or development applications. This list is flexible and should evolve over time as new methods and opportunities for engagement present themselves.

COMMUNITY OUTREACH

The City of Marshall is home to a range of residents with different preferences for communication channel and approach. This makes any one communication strategy or approach unlikely to meet the needs of all members of a particular neighborhood or area of the City. As a result, whenever public input is sought related to a public project or planning activities that impacts a particular neighborhood or area of the City, multiple communication strategies should be employed, and among those must be collaboration with residents. This should also include posting information regarding an event, survey, or public meetings that impacts a particular area at public gathering places as well as making it available via the City's website, social media, and traditional media.

INTERVIEWS, SMALL MEETINGS & FOCUS GROUPS

One-on-one interviews and small focus group meetings allow the City to gather specific information on a topic from a single individual or small group of people. If a particular issue has a disproportionate impact on a subset of the community or if a project is being considered that engages a specific group of stakeholders, interviews and small focus group meetings are a good tool to gather detailed input. These meetings should be relatively formal and structured so that consistent questions and information regarding a topic is gathered from each interviewee or group that is a part of the process. Good notes should be taken during the interviews so that the information can be recorded, analyzed, and reported out. While interviews are a good tool for gathering in-depth information from a small subset of people, it is important to keep in mind that interview results should not be assumed to be representative of a broad segment of the population.

Small community meetings are helpful in gathering information on a particular topic or issue from a defined group of people. For example, how a proposed street improvement will impact a particular neighborhood. When conducting focus groups or small community meetings it is important to clearly define the issue and the input the City is seeking from participants, but then to be open to their feedback and let them dictate how the meeting progresses. Again, taking detailed notes or recording the meeting (if the group consents to being recorded) is important for analyzing and reporting on the results of the session later.

OPEN HOUSES & WORKSHOPS

Open house meetings and community workshops can be as simple as town hall-style meetings, or more complex planning sessions that include charrette-style feedback opportunities on potential design alternatives. Open houses and workshops generally provide a more casual and fun setting to encourage participants to think critically and creatively about important issues. They can often include neighborhood residents, youth, community leaders, and other stakeholders. The workshops or open houses may be conducted by City staff, or outside consultants or contractors working on a particular project or plan.

Open house meetings and workshops are also an opportunity to educate the community surrounding a specific topic. Open house venues need to be accessible and approachable for all attendees and notice and publication of events should be done consistent with the standards in this plan.

SURVEYS

Surveys are useful in gathering feedback on specific topics from a clearly defined audience. However, the method of sharing surveys and facilitating their completion must be tailored for the intended audience. For example, a survey directed at youth must be written at the appropriate grade level and relatively short compared to a survey directed toward local business owners or regional partners.

While surveys are useful to get a general idea of public opinion regarding specific community issues, they should not be used as the sole method of public input. At a minimum, surveys should always be paired with interviews, a focus group session, or a public meeting to gather more in-depth feedback and provide an alternative communication method.

When a survey is created, it should always provide an electronic version and paper version. Paper versions should be available at City Hall, and depending on the audience, available at key locations within the community like the library.

SOCIAL MEDIA

Social media provides a platform for quick and frequent communication with the public. While not universal, access to information via social media is significant, and reaches many community members that do consume traditional media. The City of Marshall maintains several social media accounts with thousands of followers. The primary focus of social media communication is to provide the public with

notice of upcoming events or opportunities for input and to raise awareness of important community issues or changes that may impact neighborhoods or businesses.

PRE-DEVELOPMENT MEETINGS

Prior to submitting any planning application, an applicant can submit a plot plan or draft plan to the Zoning Administrator for an informal advisory review. This review is typically an in-person meeting and focuses on communicating the process and anticipated timelines to the applicant, as well as reviewing the required forms and documents for submission. The informal review does not take the place of a final review of a complete application. Informal reviews may be scheduled by completing the application form on the City's website.

PUBLIC HEARINGS

Public hearings are sessions held during a City Council, Planning Commission, DDA, ZBA, or other public board or commission meeting. Public hearings must include a notice published according to state statute, local ordinances, and any other relevant rules or regulations. Public hearings are formal and allow public comments to be formally received and recorded as part of the City meeting.

LIMITED ENGLISH PROFICIENCY AND PEOPLE WITH A DISABILITY

The City of Marshall will make all reasonable efforts to facilitate communications with people with limited English proficiency or people with a disability that requires an accommodation. The City's intent is to ensure that all interested people can participate in public meetings, events, and other activities. Requests to provide accommodation must be made to the City Clerk and received at least seven days prior to the meeting at which assistance is needed.

SELECTING THE APPROPRIATE METHOD

When a project, development, or other activity covered by this plan begins, City staff should generally follow the following process to determine the appropriate methods for engagement.

1. **Define the project:** Be sure the project and the purpose for public input is clearly defined. The following questions should be answered:
   a. What is the activity being undertaken, and what is the desired end result?
   b. What is the timeline, and is there a clearly defined budget that will impact public engagement activities?
   c. How will public input be utilized in the decision-making process?
2. **Define the audience**: Who do you want to engage? This should be more specific than just "city residents". For example, are there residents of a particular area, or residents that share common characteristics (e.g., youth) that you are targeting?
3. **Determine the appropriate level of engagement:** How much input is the City seeking from participants? Is it feedback related to a one-time issue, or is it part of a longer project like a Master Plan update? Complete the "Level of Public Involvement Needed" worksheet to determine whether "optional" items from the *Public Engagement Methods Summary Table* should be included in the effort.
4. **Select the appropriate engagement method(s)**: Based on items one through three, determine the appropriate method or methods to be undertaken for the project. Develop a timeline for the project and review the engagement approach with relevant city departments and boards or commissions.
5. **Promote and advertise:** Advertise and promote the event or program through a variety of channels, including neighborhood organizations and civic organizations related to the target audience. There should be at least two weeks' notice given prior to any public event.

6. **Record, evaluate and report**: Record the results of the event via meeting notes, completed surveys, recordings, and other appropriate methods. Afterwards, evaluate the overall effectiveness of the event based on how the project was defined. Did the event meet staff and stakeholders' expectations? And if not, what can be done in the future to improve? Following this evaluation, the City should make a summary of this feedback publicly available in a timely manner. This "reporting out" indicates how participant feedback was used in the decision-making process.

LEVEL OF PUBLIC INVOLVEMENT WORKSHEET

This worksheet is intended to help determine the appropriate amount of community engagement for a project/issue. The worksheet is a guide, and ultimately the amount of engagement should be determined by City staff, officials, and stakeholders.

Instructions: Select a single column for each statement as it pertains to the issue or project being considered. For each "strongly agree" or two "somewhat agree" responses, consider adding at least one optional means of public engagement. **A project or issue with 4 or more "somewhat agree" or "strongly agree" responses should have a separate strategy for public outreach and engagement that is communicated publicly to the Planning Commission and/or City Council** depending on the issue and the final decision-making authority.

Statement	Disagree	Somewhat Agree	Strongly Agree	N/A or Not Sure
The issue/project is complex.				
It is reasonable to expect a fair amount of conflict or controversy about the issue/project.				
The potential impacts to the community and surrounding neighbors are significant.				
The community expects a high degree of involvement.				
Final decision-makers expect a high degree of public engagement regarding the issue/project.				
Community input has potential to affect the final decision or development.				

PUBLIC ENGAGEMENT METHODS SUMMARY TABLE

The following table provides a summary of whether engagement methods are required or optional for a given type of project or development in the City of Marshall.

Public Engagement Methods Summary Table

	Type of Project or Plan							
Engagement Method	Master Plan Update	Master Plan Amendment	Zoning Ordinance Amendment or Adoption	Capital Improvement Program	Parks and Recreation Master Plan	Neighborhood & Subarea Plans	Major Developments	Zoning Approvals
Community Outreach	Optional	Optional	Optional	Optional	Required	Required	Required	Optional
Interviews, Focus Groups & Small Meetings	Required	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Open Houses & Workshops	Required	Required	Optional	Optional	Required	Optional	Required	Optional
Surveys	Required	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Social Media	Required	Required	Optional	Optional	Required	Optional	Optional	Optional
Public Hearings	Required	Required	Required	Required	Required	Required	Required	Required
Pre-Development Meetings	N/A		N/A	N/A	N/A	N/A	Required	Optional
Limited English Proficiency Residents and People with a Disability	Required When Requested							

COMMUNICATION RESOURCES

In addition to the methods for engagement listed previously, the following options also exist for the public to be informed regarding decision-making in the City of Marshall. It is especially important to communicate key concepts or issues regarding major development projects and master plan updates transparently via a variety of communication platforms.

- **Website:** www.CityofMarshall.com announces meetings, posts packets and agendas, minutes, and sometimes will contain pages or links for topics of major interest.
- **Newspaper:** The Advisor/Chronicle is the City of Marshall's newspaper. New editions are available on Fridays. The City will continue to use this resources as long as they are available, alternative methods for legally required public notice may be utilized if necessary.
- **YouTube**: Council and certain Board meetings are available on the City's YouTube Channel.
- **Printed postings:** Available for viewing at the City Hall lobby board.
- **Announcements:** Announcements during meetings of the City Council, Planning Commission and other boards and commissions.
- **Press releases and articles**: At various times, the City will issue press releases and information for articles to various newspapers, radio stations, and television stations.
- **Email or postal mail:** Interested parties may request to be notified personally by the City Clerk of meetings/topics, according to statute. Additionally, there is a "notify me" feature on the City of Marshall website that allows anyone to sign up to receive notifications.

COMMUNICATING RESULTS

The City of Marshall will publicly communicate all results of community input on planning and development issues utilizing one or more of the resources listed in the previous section.

EVALUATING RESULTS

As part of the Planning Commission's annual report delivered to City Council, the City of Marshall will summarize community engagement activities during the previous calendar year. The summary will include:

- The number and type of engagement activities conducted.
- An estimate of the number of people engaged.
- An evaluation of the overall success of community engagement efforts.
- Lessons learned and opportunities for improvement.

UPDATING THE COMMUNITY ENGAGEMENT PLAN

At a minimum, this plan will be updated every five years in conjunction with the City's Master Plan. Updates to this plan will be drafted by staff, reviewed and recommended by Planning Commission, and approved through City Council. The following engagement methods are required during the update process:

- The City will share the draft plan on its website.
- The City will distribute the plan to key stakeholder groups for comment.

COMMUNITY ENGAGEMENT CHECKLIST

HOW TO USE THIS CHECKLIST

This checklist is designed for use by City of Marshall staff to ensure that the City's Community Engagement Plan is being followed for all relevant projects, plans, and activities.

PROJECT SUMMARY

Brief Project Description: Click or tap here to enter text.

Enter the project type from page 10 of the Community Engagement Plan that best describes your project: Click or tap here to enter text.

CHOOSING AN ENGAGEMENT APPROACH

Instructions: Select a single column for each statement as it pertains to the issue or project being considered. For each "strongly agree" or two "somewhat agree" responses, consider adding at least one optional means of public engagement from page 10 of the Community Engagement Plan. **A project or issue with 4 or more "somewhat agree" or "strongly agree" responses should have a separate strategy for public outreach and engagement that is communicated publicly to the Planning Commission and/or City Council** depending on the issue and the final decision-making authority.

Statement	Disagree	Somewhat Agree	Strongly Agree	N/A or Not Sure
The issue/project is complex.	☐	☐	☐	☐
It is reasonable to expect a fair amount of conflict or controversy about the issue/project.	☐	☐	☐	☐
The potential impacts to the community and surrounding neighbors are significant.	☐	☐	☐	☐
The community expects a high degree of involvement.	☐	☐	☐	☐
Final decision-makers expect a high degree of public engagement regarding the issue/project.	☐	☐	☐	☐
Community input has potential to affect the final decision or development.	☐	☐	☐	☐

PROPOSED ENGAGEMENT APPROACH

Please list your proposed engagement activities. The result of each engagement must be sent in an email to the Director of Community Services when complete.

Required Engagement Activities: Click or tap here to enter text.

Optional Engagement Activities: Click or tap here to enter text.

Date Form Completed: Click or tap here to enter text.

Name of Person Completing Form: Click or tap here to enter text.

ENGAGEMENT DOCUMENTATION

Engagement	Date Completed	Initials of Staff Person
Engagement Activity		
Community Outreach	Click or tap to enter a date.	
Interviews, Focus Groups & Small Meetings	Click or tap to enter a date.	
Open Houses & Workshops	Click or tap to enter a date.	
Surveys	Click or tap to enter a date.	
Social Media	Click or tap to enter a date.	
Public Hearings	Click or tap to enter a date.	
Pre-Development Meetings	Click or tap to enter a date.	
Limited English Proficiency Residents and People with a Disability	Click or tap to enter a date.	
	Click or tap to enter a date.	
	Click or tap to enter a date.	
Communication Channels Utilized		
News Flash	Click or tap to enter a date.	
Website Post	Click or tap to enter a date.	
Press Release- Identify Media Sent	Click or tap to enter a date.	
Facebook	Click or tap to enter a date.	
Instagram	Click or tap to enter a date.	
Marshall Advisor Display Ad	Click or tap to enter a date.	
	Click or tap to enter a date.	

ITEM: 8.A
ADMINISTRATIVE REPORT

TO:	Honorable Mayor and City Council
FROM:	Derek N. Perry, City Manager
DATE:	August 19, 2024
SUBJECT:	**SISTER CITY PROGRAM UPDATE**

The Marshall Sister City Committee will be presenting an update to City Council on their current and future efforts related to the program. Current members of the Sister City Program include Chair Shirley Cook, Charlie Cook, Gabriela Radulesca, Andrei Radulescu, Candi Putnam, Kimber Thompson, Sue Rosko and Mike Sullivan.

BUDGET IMPACT:
N/A.

RECOMMENDATION:
Receive the presentation.

Marshall Sister City information

August, 2024

- Marshall's Sister City is located in Koka City, Shiga Prefecture, Japan
- The program is getting new life after a Covid related hiatus.
- Our adult exchange program was established in 1984 by execution of agreement by Mayor J. Allen Bassage and Mayor Yamori of Koka.
- In 2005, a new agreement was signed by Mayor Cowgill and newly merged Koka City. Five towns merged into what is now our Sister City.
- Middle School program was established in 2001. Current teacher coordinators for this program are Megan Stahlsmith and Jessica Schmidt
- We are part of the Michigan-Shiga Sister State Program which has had a Sister State relationship with Shiga since 1968. Visit michiganshiga.orgfor more information on the State program.
- Over 80 Marshallites have traveled to Koka; over 65 different Marshall families have hosted.
- In alternating years Marshall receives and sends delegates to Japan as part of the State Goodwill Mission. This year we will be hosting four delegates from Japan, September 6th thru 10th. A Farewell Banquet for our guests will be held Monday evening, September 9th, at the Wilder Creek Conservation Club
- Our Sister City Committee has an endowed fund and an operating account with the Marshall Community Foundation, which supports the adult and student programs. Tax deductible donations are welcome.
- Our committee maintains the Peace Park in downtown Marshall.
- Please consider a City Delegate to the 2025 Goodwill Mission to Japan.

Current members of our Sister City Committee are:

Shirley Cook (Chair), Charlie Cook (Treas.), Gabriela Radulescu, Andrei Radulescu, Candi Putnam, Kimber Thompson, Sue Rosko, Mike Sullivan.

Visit Marshall Sister City on Facebook for more information

ITEM: 10.A
ADMINISTRATIVE REPORT

TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: August 19, 2024
SUBJECT: **BLUEOVAL/FORD INDUSTRIAL FACILITIES TAX ABATEMENT REQUEST**

Public Act 198 of 1974 was enacted by the State of Michigan as an incentive program to stimulate economic growth. This incentive program involves removing real property from the regular assessment roll and instead levying a specific tax called an “industrial facilities tax” upon the owner or lessee of approved industrial property. The holder of an Industrial Facilities Tax Exemption Certificate (IFEC) will pay a specific tax with a millage rate that is approximately half of the rate that is applied to the regular assessment roll, although the State Treasurer also has the ability to exempt all the millage levied under the State Education Tax Act.

To qualify for an IFEC, an applicant must have a business that qualifies as a manufacturing operation and a new or existing industrial facility that is defined within the Act as industrial property. According to our records, since 1977, the City of Marshall has approved 135 IFT's for qualifying projects within the City.

As part of the Ford/BlueOval incentive package, the City of Marshall committed to approving a real property tax abatement. The first step in approving a tax abatement is the creation of an Industrial Development District, which was approved by the City Council on November 20, 2023, within the MAJOR Campus.

The City has received an application for an Industrial Facilities Tax Exemption Certificate from Ford Motor Company and Affiliates (BlueOval Battery Michigan LLC) and have requested consideration of an industrial facilities tax for a 12-year duration allowable under PA 198 of 1974. Ford has indicated that their investment, upon total completion in 2026, will have an estimated market value of $383 million for real property and $900 million for personal property investments. The total overall investment for the BlueOval Battery Michigan project is $3.0 Billion and will generate 1,700 to 2,100 new jobs.

For clarity, the IFEC considers only the taxable value of the building, and it does not include the land on which the facility is located as it will be taxed at 100% as determined by the City Assessor as provided for under the Michigan General Property Tax Act as amended (PA 206 of 1893). Additionally, the personal property of the investment (machinery, equipment, furniture, etc.) estimated by Ford at $900 million is taxed at the State level through the Eligible Manufacturing Personal Property (EMPP) program and is not included as part of the real property IFT abatement under consideration by City Council. Additionally, when estimating the overall project investment cost of $3.0 Billion, it's important to recognize that number includes

items such as construction labor, design and engineering and other "soft costs" that are expenses to the developer, but are not taxable by the local unit and therefore not subject to PA 198 of 1974.

PA 198 of 1974 requires that before acting upon an application, the legislative body of the local governmental unit shall afford the applicant, the assessor and a representative of the affected taxing units an opportunity for a hearing. On August 5, 2024, the City Council set a hearing for August 19, 2024, at 7 PM. Representatives of Ford will be in attendance to answer questions posed by City Council. Following the hearing, we are recommending that the IFT application be approved by Resolution No. 2024-23.

BUDGET IMPACT:
If approved and authorized by the State Tax Commission, the new IFT will generate new revenues for Calhoun County, Calhoun Intermediate School District, Kellogg Community College, Marshall Public Schools, Harper Creek Public Schools, Marshall Area Ambulance Authority, City of Marshall, Marshall Township per the PA 425 Master Agreement, the Willard Library and the Marshall Area District Library taxing jurisdictions. A breakdown of estimated additional property tax revenue amounts for each taxing jurisdiction is included in the report as prepared by the City Assessor. Amounts are estimates only and are based on a TV of $191,500,000 for only the building at full build-out and are subject to change.

RECOMMENDATION:
Approve Resolution No. 2024-23, A Resolution Approving Application of BlueOval Battery Michigan (Ford Motor Co. and Affil.) for Industrial Facilities Exemption Certificate for a New Facility at 13700 W. Michigan Avenue and authorize the City Manager to execute the written agreement and the necessary application documents.

CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2024-23

A RESOLUTION APPROVING APPLICATION OF BLUEOVAL BATTERY MICHIGAN (FORD MOTOR CO. & AFFIL.) FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY AT 13700 W. MICHIGAN AVENUE

Minutes of a regular meeting of the Council of the City of Marshall, held on August 19, 2024, at 7:00 PM.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

WHEREAS, pursuant to PA 198 of 1974, MCL 207.551 et seq., after a duly noticed public hearing held on October 16, 2023, this Marshall City Council by Resolution 2023-27, on November 20, 2023, established the BlueOval Battery Park Industrial Development District No. 1; and

WHEREAS, BlueOval Battery Michigan L.L.C. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility to be acquired and installed within the BlueOval Battery Park Industrial Development District No. 1; and

WHEREAS, before acting on said application, the Marshall City Council held a hearing on August 19, 2024, at the Marshall City Council Chambers, in City Hall at 7 PM, at which hearing the applicant, the City Assessor and a representative of the affected taxes units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before February 13, 2024, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have reasonable likelihood to retain, create or prevent the loss of employment in the City of Marshall; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Marshall, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL hereby determines that:

1. The City of Marshall finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Marshall, or impairing the financial soundness of a taxing unit which levies ad-valorem property taxes in the City of Marshall.

2. The application from BlueOval Battery Michigan L.L.C. for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the BlueOval Battery Park Industrial Development District No. 1, to wit:

PARCEL ID# 53-281-021-03

BEGINNING at the W 1/4 corner of Section 29, T2S, R6W, Marshall Township, Calhoun County, Michigan, thence S 89°58'17" E 33.00 feet along the E-W 1/4 line of said Section 29 to the East right-of-way line of 13 Mile Road; thence N 00°22'04" E 843.62 feet along said East right-of-way line of 13 Mile Road; thence N 90°00'00" E 2,632.74 feet; thence S 00°05'05" E 844.92 feet along the N-S 1/4 line of Section 29, T2S, R6W, Marshall Township, Calhoun County, Michigan to the Center of said Section 29; thence N 89°58'17" W 91.00 feet along said E-W 1/4 line of Section 29; thence S 00°42'47" W 338.00 feet; thence S 89°58'17" E 91.00 feet; thence S 00°42'47" W 1,580.64 feet along the N-S 1/4 line of said Section 29; thence N 90°00'00" W 1,354.96 feet; thence N 78°09'31" W 1,337.71 feet; thence N 00°16'51" E 1,599.81 feet along the West line of said Section 29 to the POINT OF BEGINNING. Being a part Section 29, T2S, R6W, Marshall Township, Calhoun County, Michigan and containing 162.90 acres of land, more or less. Being subject to easements and restrictions of record, if any.

PARCEL ID# 53-281-021-04

Commencing at the W 1/4 corner of Section 29, T2S, R6W, Marshall Township, Calhoun County, Michigan; thence S 89°58'17" E 33.00 feet along the E-W 1/4 line of said Section 29 to the East right-of-way line of 13 Mile Road; thence N 00°22'04" E 843.62 feet along said East right-of-way line of 13 Mile Road; thence N 90°00'00" E 2,632.74 feet to the POINT OF BEGINNING; thence continuing N 90°00'00" E 4,935.11 feet; thence 678.67 feet along a non-tangential curve to the right, radius 600.92 feet, central angle 65°04'02", long chord S 34°24'49" E 650.76 feet thence S 00°07'44" E 406.49 feet along the N-S 1/4 line of Section 28, T2S, R6W, Marshall Township, Calhoun County, Michigan to the Center of said Section 28; thence S 00°08'50" E 1,947.49 feet along the N-S 1/4 line of said Section 28; thence N 71°18'28" W 397.60 feet;

thence N 90°00'00" W 4,957.31 feet; thence N 00°42'47" E 1,580.64 feet along the N-S 1/4 line of said Section 29; thence N 89°58'17" W 91.00 feet; thence N 00°42'47" E 338.00 feet; thence S 89°58'17" E 91.00 feet along the E-W 1/4 line of Section 29, T2S, R6W, Marshall Township, Calhoun County, Michigan to the Center of said Section 29; thence N 00°05'05" E 844.92 feet along the N-S 1/4 line of Section 29 to the POINT OF BEGINNING. Being a part Section 28 and 29, T2S, R6W, Marshall Township, Calhoun County, Michigan and containing 337.10 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Be and contained within the same is hereby approved.

3.The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 12 years after completion and approval by the State Tax Commission.

Resolution declared adopted this 19th day of August 2024.

_____
Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on August 19, 2024 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

_____
Michelle Eubank, City Clerk

2026 Estimated Tax Levy - Blue Oval Plant

Blue Oval Parcels		Main Plant		
		Taxable Value		50% Abated Taxable
		191,500,000		80,750,000
66% of project estimated in Marshall School District	Marshall Schools	126,390,000		63,195,000
ESTIMATED WINTER MILLAGE RATES	**MILLAGE**			
County	2.2719	$ 435,069	$	217,534
CISD	3.1146	$ 596,446	$	298,223
KCC	1.8054	$ 345,734	$	172,867
Marshall School Debt	2.0000	$ 252,780	$	126,390
Marshall School Operating	8.9146	$ 1,126,716	$	563,358
Marshall School Sinking Fund	0.4944	$ 62,487	$	31,244
Marshall Ambulance Authority	0.6908	$ 132,288	$	66,144
TOTAL WINTER MILLAGE	**19.2917**	$ 2,951,521	$	1,475,760
ESTIMATED SUMMER MILLAGE RATES	**MILLAGE**			
Marshall City	21.7045	$ 4,156,412	$	2,078,206
Library	1.6499	$ 315,956	$	157,978
State Education Tax	6.0000	$ 1,149,000	$	574,500
CISD	3.0800	$ 589,820	$	294,910
KCC	1.80545	$ 345,744	$	172,872
Marshall School Debt	2.0000	$ 252,780	$	126,390
Marshall School Sinking Fund	0.4989	$ 63,056	$	31,528
Marshall School Operating	8.9146	$ 1,126,716	$	563,358
Calhoun County Operating	5.3692	$ 1,028,202	$	514,101
TOTAL WINTER MARSHALL SCHOOL	**51.0226**	$ 9,027,685	$	4,513,843
		Taxable Value		50% Abated Taxable
	Harper Creek Schools	$ 65,110,000	$	32,555,000
33% of Project in Harper Creek School District.				
Harper Creek School Debt	7.1200	$ 463,583	$	231,792
Harper Creek School Operating	18.0000	$ 1,171,980	$	585,990

ITEM: 12.A
ADMINISTRATIVE REPORT

TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: August 19, 2024
SUBJECT: **SIGN ORDINANCE AMENDMENTS - INTRODUCTION AND SET PUBLIC HEARING**

Over the last three Planning Commission meetings, Commissioners have held discussions with staff and our consultant from the Progressive Companies, on desired changes to the sign ordinance. These discussions and Progessive's technical review have resulted in a proposed ordinance update which is attached to this report. The proposed ordinance brings us up to date with all of the recent changes from a legal perspective and changes that have been identified over the past few years. Attorney Revore did review the ordinance and provided comments. The Planning Commission unanimously recommended adoption of the updated ordinance at its meeting on August 14, 2024.

To consider the proposed sign ordinance changes, City Council will need to introduce the ordinance and schedule a public hearing for September 16, 2024.

BUDGET IMPACT:
There is no impact to introduce and schedule the hearing.

RECOMMENDATION:
Introduce Ordinance #2024-09, An Ordinance to Amend City of Marshall Zoning Code, Repeal of Chapter 5.0 Site Standards, Section 5.1 Signs, the Addition of Article 9, Signs, to Repeal any Ordinances in Conflict Thereof, and to Provide an Effective Date Hereof, Publish a Summary in the local newspaper and set a Public Hearing for September 16, 2024.

CITY OF MARSHALL, MICHIGAN

ORDINANCE #2024-09

PREAMBLE

AN ORDINANCE TO AMEND CITY OF MARSHALL ZONING CODE, REPEAL OF CHAPTER 5.0 SITE STANDARDS, SECTION 5.1, SIGNS, THE ADDITION OF ARTICLE 9, SIGNS, TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF, AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

THE CITY OF MARSHALL HEREBY ORDAINS:

Section 1. Title and Purpose. This Ordinance shall be titled as the "Sign Ordinance Revision."

The purpose of this ordinance is to amend the City of Marshall Zoning Ordinance through a revision of the sign ordinance. The ordinance will result in the deletion of Section 5.1 and the addition of Article 9, Signs.

Section 2. Repeal Section 5.1- Signs. That **Chapter 5.0, Site Standards** of the Marshall City Zoning Code be amended as follows, Section 5.1, Signs is hereby repealed.

Section 3. Addition of Article 9- Signs. That Article 9.0, Signs be added to the Marshall City Zoning Code as follows:

9.01 Intent

These regulations establish rules and standards for the construction, location, maintenance and removal of privately-owned signs. Directional, emergency, or traffic-related signs owned by the city, county, state or federal government agencies are not regulated by this Section. The execution of these regulations recognizes that the purpose of this Chapter is to protect the interest of public health, safety and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification, communication and advertising. To achieve such purposes, the following objectives shall be applied for this Chapter and any future additions, deletions and amendments:

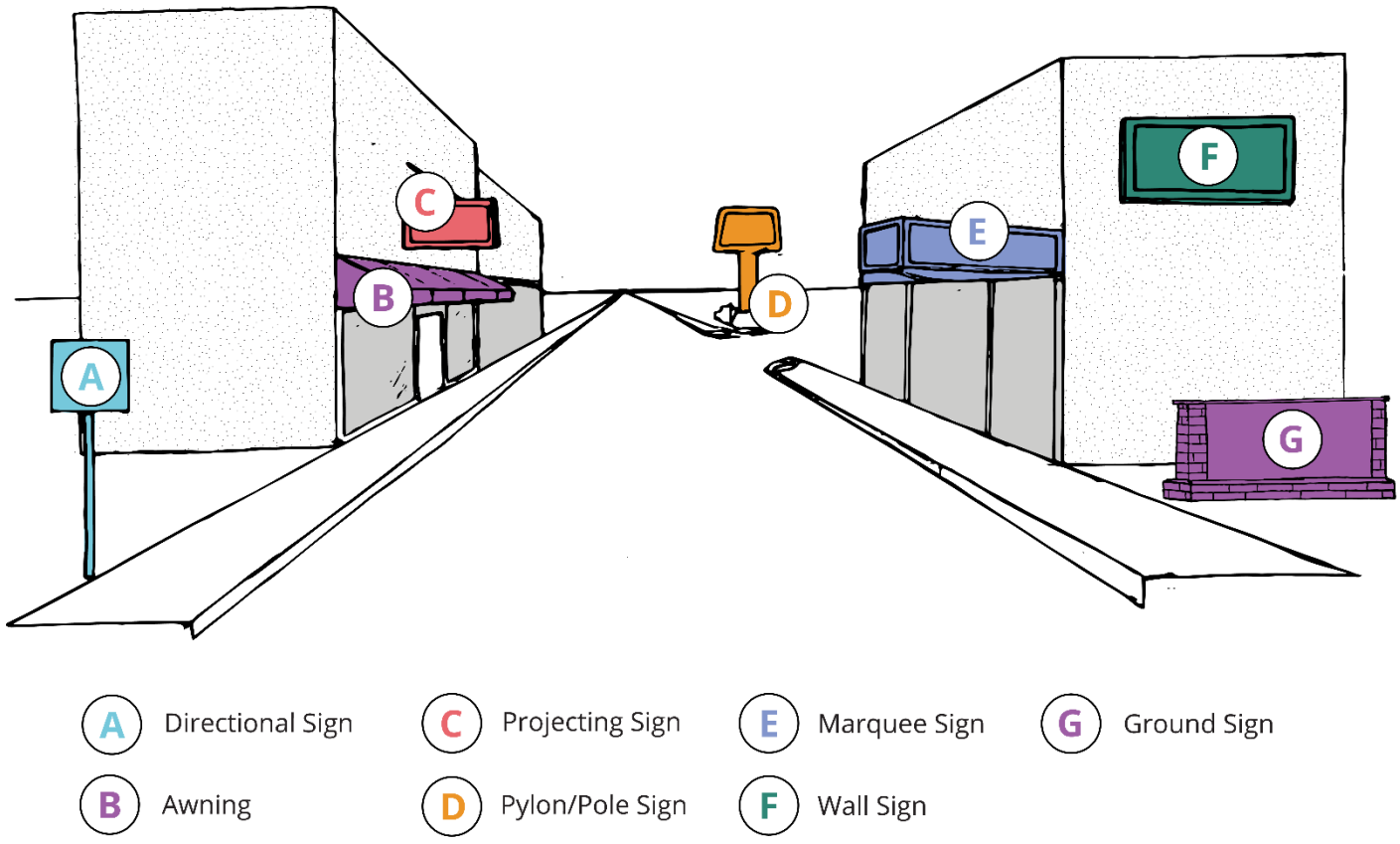
1. **General.** Ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, morals, property and the public welfare.
2. **Public Safety.** Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or sites.
3. **Protect Aesthetic Quality of Districts and Neighborhoods**. Prevent blight and protect aesthetic qualities by preventing visual clutter and protecting views, preventing

intrusion of commercial messages into non-commercial areas, and eliminating signs and sign structures on unused commercial properties. Also, to avoid glare, light trespass and skyglow through a selection of fixture type and location, lighting technology and control of light levels.

4. **Content.** Respect constitutional rights and to allow signs as a means of communication.
5. **Reduce Conflict.** Reduce conflict among signs and between public and private information systems.
6. **Business Identification.** Allow for adequate and effective signage for business identification and other commercial speech, non-commercial speech and dissemination of public information, including but not limited to, public safety information and notification as may be required by law.
7. **Foster Economic Development.** Ensure that signs are located in a manner that does not cause visual clutter, blight and distraction, but rather promotes identification and communication necessary for sustaining and expanding economic development in the City.
8. **Recognize Unique Areas.** Acknowledge the unique character of certain districts and establish special time, place and manner regulations that reflect the unique aesthetic, historical and/or cultural characteristics of these areas.

9.02 Definitions

Common Sign Types Illustration



1. **Sign.** Any surface, device, letter, word, model, balloon, pennant, insignia, emblem, logo, icon, painting, placard, poster, flag or representation, illuminated or non-illuminated,

which is visible from a public place, including, but not limited to, highways, streets, alleys or publicly-owned property, or is located on private property and exposed to the public, which directs attention to a product, service, place, activity, person, institution, business or constitutes a solicitation. For the purpose of this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

2. **Abandoned Sign.** A permanent sign erected on a property in conjunction with a particular use which has been discontinued for a period of 180 days or longer or a sign with content pertaining to a time, event or purpose which no longer applies.
3. **Address Sign.** A sign depicting the street number of the property on which it is located.
4. **Animated Sign.** A changeable copy sign where the information conveyed changes more than once per minute.
5. **Awning.** A roof-like cover, typically constructed of canvas, vinyl or similar fabric stretched over a framework, that projects from the wall of the building for the purpose of shielding a doorway, a window or pedestrians from the elements.
6. **Awning Sign**. A permanent sign painted on, printed on or attached flat against the surface of an awning.
7. **Balloon Sign**. A type of portable sign filled with air or gas.
8. **Banner Sign**. A temporary sign constructed of cloth, fabric or other similar material with or without a structural frame. A national flag of the United State of America, the State of Michigan flag, the City of Marshall municipal flag, the official flag of any religious, institutional or business establishment, or displays for holidays or public events shall not be considered banner signs.
9. **Barber Pole Sign**. A permanent sign attached to the building in a vertical cylinder shape with moving and/or alternating colors.
10. **Billboard Sign.** A permanent sign which identifies a use or advertises products and services not available on the site or parcel on which the sign is located.
11. **Changeable Copy Sign**. A permanent sign, electrical or non-electrical, on which the copy changes automatically or is designed to allow the copy to be changed manually while the surface of the sign remains unchanged, such as electronic time and temperature units or reader boards with changeable letters. A sign on which the copy changes more than once per minute shall be considered an animated sign.
12. **Construction Sign**. A temporary sign located on a parcel with a current building permit on which construction is occurring.
13. **Directional Sign.** A temporary or permanent sign that displays a message related to a product, activity, event or service and commonly includes an arrow or other directional means to assist in determining a correct route to an entrance, event or parking area.
14. **Double Faced Sign.** Signs with two (2) parallel or nonparallel sign surfaces not more than twenty-four (24) inches apart at any point on the opposite face.
15. **Feather (or Flutter) Sign.** Any sign that is comprised of material that is suspended or attached in such a manner to a pole or stake as to attract attention by waving, moving or fluttering from natural wind currents. It also includes similar signs that do not move or flutter.
16. **First Floor Building Area**. On a single-story building, the area of an exterior building wall below the roof or eave line. On multi-story buildings, the area of an exterior

building wall below the first-floor cornice or window sill of the second-floor window if no cornice is present.

17. **Flag Sign.** A permanent or temporary sign made of a rectangular piece of fabric of distinctive design used as a symbol or signaling device that includes the official insignia or flag of the United State of America, the State of Michigan the City of Marshall or that of any religious, institutional or business establishment.
18. **Freestanding Sign.** A permanent sign attached to or supported by a post(s), pole(s), base or the like and not attached to a building. Freestanding signs include pylon and ground signs.
19. **Ground Sign.** A sign extending upward from grade that is attached to a permanent foundation for a distance of not less than fifty (50) percent of its length, and which may be attached or dependent for support from any pole, posts or similar uprights provided such supports are concealed within the sign structure.
20. **Historical Marker.** A sign, monument or marker designating a location or structure of historical significance, on a site approved by the city, state or federal government is exempt from regulation by this Chapter.
21. **Maintenance.** The cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.
22. **Marquee.** Any permanent roof like structure projecting from a building or extending along and projecting beyond the wall of the building generally designed and constructed to provide protection from weather.
23. **Marquee Sign.** A permanent sign attached to any part of a marquee other than the roof.
24. **Mural.** A permanent design or representation painted or drawn on a wall that does not advertise a business, product, service or activity.
25. **Nameplate Sign.** A permanent sign affixed to the wall of a building or incorporated into the façade of the building. Examples include, but are not limited to, the name of the building and date of construction or opening.
26. **Nonconforming Sign.** A temporary sign or permanent sign which lawfully existed at the effective date of this Chapter, or any amendment thereto, does not conform to all of the current requirements of this Chapter.
27. **On-Premises Sign.** A temporary sign or permanent sign which pertains to the use of the premises on which it is located.
28. **Pennant Sign**. A sign, with or without a printed design or text, made of flexible materials suspended from one (1) or two (2) corners, used in combination or on a cable or other similar support with other such signs to create the impression of a line.
29. **Permanent Sign**. Any sign of durable material permanently anchored or secured to a building, accessory structure or the ground.
30. **Portable Sign.** A temporary sign designed to be moved from place to place, whether or not it is attached to the ground or a structure.
31. **Projecting Architectural Feature.** Elements such as cornices, eaves and overhangs, canopies, porches, bay windows and chimneys that are attached to or project out from the main building walls below the roof.
32. **Projecting Sign.** A permanent sign attached to a building which extends from the building toward the street.

33. **Pylon (or Pole) Sign.** A sign supported by one (1) or more poles, posts, braces or pylons located in or upon the ground and not attached to a building.
34. **Roof Sign.** A temporary sign or permanent sign erected upon, against or directly above a roof or on top of or above the parapet of a building, or signs where any portion of the sign extends above the roof of the building where the sign is located. Projecting architectural features, as defined in this Chapter, shall not be considered part of the roof.
35. **Sandwich Board Sign.** A temporary sign containing two (2) separate faces which are attached to one another at the top by one (1) or more hinges or fasteners and which when placed upon the ground will stand upright without any additional support.
36. **Sign Copy.** Any written characters, emblems, logos, images or projections meant to promote, advertise, or otherwise call attention to a business, cause, location, organization or event.
37. **Snipe Sign.** An off-premises sign that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences or to other objects.
38. **Temporary Sign**. A sign erected for ninety (90) days or less for a specific purpose or event, which is not intended to be permanent, and is not otherwise defined in this Article.
39. **Wall Sign**. A permanent sign painted on, incorporated in or attached directly to a building wall, window or projecting architectural feature with the exposed face of the sign in a plane parallel to the building wall, window or projecting architectural feature. A mural shall not be considered a wall sign.
40. **Warning Sign.** See incidental sign.
41. **Water Tower Sign.** A permanent sign attached to a water tower.
42. **Window Sign.** A temporary sign or permanent sign; picture, symbol or combination thereof that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.
43. **Yard Sign**. A sign of relatively impermanent construction manually placed in a yard and typically intended to announce or advertise an infrequent event such as, but not limited to, a garage sale; or to support a political candidate or political position; or the sale or rental of real property.

9.03 General Sign Regulations

1. **General Requirements.** The following regulations shall apply, unless otherwise specifically stated in this Chapter, to all signs erected or located in any zoning district within the City.
   A. All signs shall conform to all applicable codes and ordinances of the City, and where required, shall be approved by the Zoning Administrator or their designee according to the requirements of Section 9.15.
   B. Signs not visible from any street, alley or publicly-owned property are exempt from the provisions of this Chapter and do not require a sign permit.
   C. A sign shall not be placed in, upon or over any public street, public right-of-way, alley or other publicly-owned land, except as otherwise expressly permitted by this Chapter.
   D. Only signs established and maintained by the City, county, state or federal governments or expressly permitted by this Chapter shall be permitted in a public street right-of-way, dedicated public easement or upon publicly-owned land.
   E. No public or commercial pole, utility pole or other supporting member located in a public right-of-way shall be used for the placement of any sign unless specifically designed and approved for the use.
   F. No sign shall be located on or attached to any tree or other natural feature.
   G. A sign shall not be erected in any place where it may, by reason of its position, shape, color or other characteristic, interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, obstruct the view of any intersection or entrance to any public street or alley, or constitute a public nuisance.
   H. No sign shall employ animated or moving parts, except as otherwise permitted in this Section.
   I. No sign shall employ any flashing, moving, oscillating, blinking or variable intensity light; except as otherwise provided for in this Chapter.
   J. No sign shall exhibit statements, words or pictures of an obscene or pornographic nature.
   K. No sign shall emit a sound, odor or visible matter such as smoke or vapor.
   L. All signs with a sign height of greater than two (2) feet shall be set back the lesser of three (3) feet from a street right-of-way line or fifteen (15) feet from any front, side or rear property line unless attached to a building or permitted within the public street right-of-way.
   M. Signs affixed to the ground shall not obstruct vision above a height of two (2) feet from the established street grades within a clear vision zone. A clear vision zone is the triangular area formed by the intersection of any street right-of-way lines and a point along each right-of-way line twenty-five (25) feet from the point of the intersection.
   N. All signs, except directional signs, awning signs, wall signs and window signs, must be set back fifteen (15) feet from the intersection of the edge of an access drive and a street right-of-way line.

O. Signs required by any federal, state or municipal statute or ordinance shall be exempt from the provisions of this Chapter and shall not be included when calculating sign area.
P. Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports. If the property upon which the sign is located is vacant and the previous use is abandoned, the entire sign (including above-ground base, height, poles, size, wires, panels and any other element) shall be removed within thirty (30) days of the property becoming abandoned.
Q. A minimum ten (10) foot horizontal separation shall be maintained between any sign and any overhead utility. The nearest part of any sign, including support structures shall be at least four (4) feet from any electrical conductor, electric light pole, road lamp, traffic light or other public utility pole or standard.

2. **Substitution**. Any commercial message lawfully established on a sign may be replaced with a non-commercial message provided that the regulations of this Article are otherwise met.
3. **Historic Painted Signs.** A historic business sign that was previously painted on the side(s) of a building prior to adoption of this ordinance shall be permitted to remain and to be maintained in its original design, colors and materials. A historic painted sign shall not be altered without the approval of the Zoning Administrator.

9.04 Signs Not Requiring a Permit

The following signs shall be permitted without a permit, pursuant to the applicable regulations in this Section:

1. **Address Signs.** Address signs shall comply with the requirements of Chapter 95 and shall be visible and legible from the right-of-way.
2. **Permanent directional signs**. Permanent directional signs are permitted in non-residential zoning districts.
   A. The maximum height of an on-premises directional sign shall be six (6) feet.
   B. The number of directional signs per parcel shall not exceed five (5).
   C. Permanent directional signs shall not exceed four (4) square feet in area.
3. **Flag Signs.** Flag signs are permitted in all zoning districts.
   A. Flag signs shall not exceed forty (40) square feet in residential districts.
   B. Flag signs shall not exceed eighty (80) square feet in commercial or industrial zoning districts.
   C. Flag signs shall be displayed in one (1) of two (2) ways:
      i. Affixed to a permanent pole affixed to the ground. Pole shall not exceed twenty-five (25) feet in height.
      ii. Affixed to a permanent or temporary pole that is attached to a mounting point on the ground floor exterior wall of a building. Where such a flag sign extends over a sidewalk, there shall be not less than eight (8) feet of clearance from the lowest part of the flag to the surface of the sidewalk.
      iii. Flag signs shall be maintained in good condition.

iv. Up to three (3) flag signs are permitted per parcel, provided that in no case shall the total area of all flag signs exceed 160 square feet.

4. **Murals.** Murals are permitted in the B-2, B-3, B-4 and POSD districts, as well as the River District overlay district.
5. **Nameplate Signs**. Nameplate signs are permitted in all districts.
   A. Nameplate signs shall not exceed two (2) square feet in area.
   B. Nameplate signs shall be mounted on the ground floor of the façade where the primary entryway is located.
6. **Sandwich Board Signs**. Sandwich board signs are permitted in the B-2, B-3, B-4 and HCHSD districts and do not require a sign permit. Sandwich board signs must meet the following standards:
   A. One (1) sandwich board sign shall be permitted per business in a building, provided that the spacing standards below are met.
   B. Sandwich board signs shall not exceed twelve (12) square feet in area per side.
   C. The height of a sandwich board sign shall not exceed four (4) feet.
   D. The width of a sandwich board sign shall not exceed three (3) feet.
   E. Sandwich board signs shall not be illuminated.
   F. Sandwich board signs shall be located a minimum of three (3) feet from the back of curb of the adjacent street or maneuvering lane.
   G. Sandwich board signs shall not impede pedestrian access to buildings or interfere with pedestrian movement on a public sidewalk.
   H. Sandwich board signs shall not be moored or anchored to any object but shall be designed or weighted to prevent instability or movement by wind or other natural forces.
   I. Sandwich board signs shall be placed as near to the entryway of the promoted establishment as possible, and not further than ten (10) horizontal feet from the center of the entryway, as measured along the building façade.
   J. Sandwich board signs shall be permitted only during operating business hours or from the hours of 8:00am to 10:00pm, whichever is less, and must be stored inside when the establishment is not open to the general public.
   K. Sandwich board signs shall not include moving parts or attachments, including, but not limited to, balloons, pinwheels, streamers, pennants, flags or similar adornments.
   L. Sandwich board signs must be professionally constructed of weather-proof, durable material and kept in good repair.
7. **Temporary Signs**. Temporary signs do not include banners, yard signs, construction signs, prohibited signs, or other sign types otherwise defined in this Article.
   A. Temporary Signs in Residential Districts.
      i. Temporary signs shall not exceed three (3) feet in height.
      ii. Properties with a principal residential use may erect a single temporary sign not exceeding six (6) square feet in area.
      iii. Properties with non-residential use may erect one (1) temporary sign per frontage. The total area of all temporary signs displayed concurrently on one (1) parcel shall not exceed twenty-four (24) square feet.

iv. Temporary signs shall not be placed on the exterior wall of a residential structure or accessory structure.

B. Temporary Signs in Non-Residential Districts.
   i. Temporary signs shall not exceed six (6) feet in height.
   ii. No temporary sign shall exceed six (6) square feet in area.
   iv. The total area of all temporary signs displayed concurrently on one (1) parcel shall not exceed thirty-two (32) square feet. Temporary signs shall not be placed within the clear vision triangle.

8. **Water Tower Signs.** Water tower signs are permitted on any water tower.
9. **Window Signs.** Window signs are permitted in the B-2, B-3, B-4, POSD, FS, I-1, I-2 and HCHSD districts. Window signs must meet the following standards:
   A. The total area of all window signs shall not exceed 25 percent of all ground floor window area or twenty-five (25) percent of the window to which the sign is affixed.
   B. Window signs must be located in such a manner as to allow for clear visibility into the building and visibility of the checkout area of the building if the use is retail in nature.
   C. The total area of all window signs shall not exceed the maximum wall sign area permitted on the building.
   D. Window signs include all signage positioned near or applied to a window and visible from the public right-of-way or property line, including, but not limited to, signs painted directly onto the window pane, decals, static clings and posters placed in a window. Sign area shall be calculated to the fullest extent of the limits of sign copy, regardless of the opacity of the window sign.
10. **Yard Signs.** Yard signs are permitted in all zoning districts and do not require a sign permit. Yard signs must meet the following standards.
   A. One (1) yard sign is permitted per frontage.
   B. Additional yard signs are permitted during a time period of thirty (30) days prior to an election date to seven (7) days after the election date and during times of emergency to allow businesses the ability to adequately advertise business practices.
   C. Yard signs shall not exceed four (4) square feet in area on residential property and eight (8) square feet in area on nonresidential property.
   D. Yard signs shall be setback a minimum of two (2) feet from the property line where a sidewalk is present adjacent to the parcel or a minimum of fifteen (15) feet from the curb/road edge on parcels without an adjacent sidewalk.

9.05 Prohibited Signs

Any Sign not clearly permitted by this ordinance is prohibited. The following signs are specifically prohibited:

1. Balloon signs.
2. Portable signs, except as otherwise permitted in this ordinance.
3. Roof signs.
4. Snipe signs.

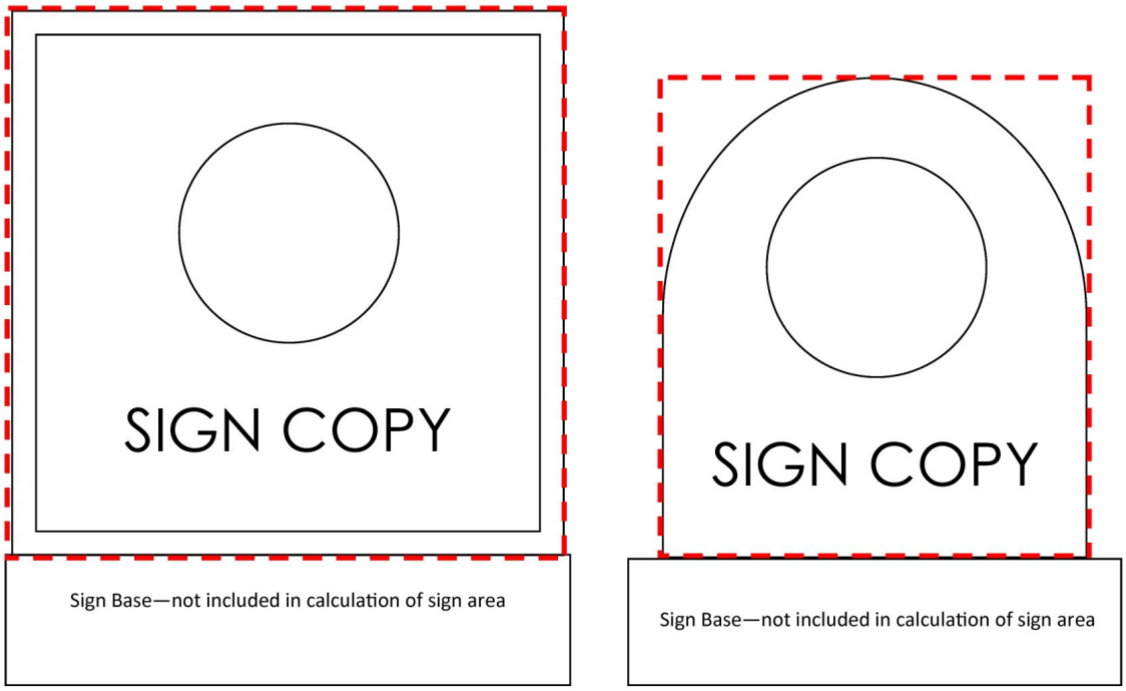
5. Pennant signs.
6. Feather and flutter signs.
7. Any sign which requires a permit and is erected without a permit.
8. Any sign or sign structure which obstructs the view of, or may be confused with, a traffic directional/safety sign.
9. Signs which simulate or imitate in size, color, lettering or design, of any traffic sign or signal or any sign which by design or location may in any manner interfere with, mislead or confuse the public with respect thereto or obstruct the public view thereof.
10. Any sign that advertises a business, event or use no longer located on the same site as the sign. When a use changes, the owner shall have thirty (30) days to replace a sign that is no longer applicable to the property on which it is located. The Planning Commission may extend this time limit upon demonstration by the property owner that extraordinary circumstances exist such that application of this provision would be inequitable.

9.06 Measuring Sign Area and Height

1. **Measuring Sign Area.** The sign area shall include the surface area which encloses the extreme limits of sign copy, together with the frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
   A. A double-faced sign, as defined in this Chapter, shall be considered as having one (1) face and the area of the one (1) face shall be included in computing the sign area.

Measuring Sign Area: Ground Sign / Pylon Sign

Area outlined in dashed red is included in total sign area calculation; includes frame around the display area and the maximum extent of areas meant to distinguish the sign from its background.



2. **Measuring Sign Height.** Sign height shall be the vertical distance measured from the point of ground immediately beneath the sign to the highest point of the sign, including decorative embellishments. Where the ground elevation beneath a sign varies, the average grade of the ground within a five (5) foot radius of the sign structure shall be used. The average grade shall be the highest point within said radius plus the lowest point within said radius, divided by two (2). Any filling, berming, mounding or excavating solely for the purpose of locating the sign shall not be included in the calculation of average grade.

9.07 Illumination of Signs

1. Where illumination of Signs is permitted by this ordinance, three (3) methods of illumination are permitted:
   A. Internal Illumination. Where a sign is internally illuminated, no portion of the surface of the sign shall be transparent.
   B. External Illumination. Where a sign is externally illuminated, the source of illumination shall be directed downward and shielded from directing glare onto neighboring properties or into the public right-of-way.
   C. Halo Illumination (Backlighting). Where a sign is backlit, forming a halo of light around the sign copy on the surface behind the sign, the source of illumination shall not be visible from neighboring properties or the public right-of-way.

9.08 Changeable Copy Signs

Changeable copy Signs are permitted as follows:

1. Any changeable copy area shall be part of a permanent ground or pylon sign, except in the B-3 district, where the Planning Commission may permit changeable copy areas on wall signs and marquee signs. Animated signs and electronic changeable copy signs are prohibited in the B-3 zoning district.
2. The changeable copy sign area of any sign shall not exceed two-thirds (2/3) or sixty-seven percent (67%) of the permitted sign area and must be integrated into the design of the overall sign.
3. The changeable copy sign area shall be counted as part of the total sign area allowed.
4. Light level and illumination requirements:
   A. The illumination average of any electronic sign shall be no more than 2,000 nits during daylight hours and shall be reduced to no more than 250 nits from a half hour before sunset to a half hour after sunrise.
   B. All electronic changeable message signs shall have installed ambient light monitors that automatically adjust the brightness level of the electronic sign based on ambient light conditions.
   C. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or simulate similar movements that could be disorienting or distracting to motorists or pedestrians.
5. Animated signs shall be subject to the following:
   A. Animated signs shall be turned off from midnight to 5:00 a.m.; excluding businesses open during this time period. During this time, the sign message may be static.
   B. In non-residential zoning districts, the rate of change for an animated sign shall not exceed once (1) per twelve (12) seconds where the speed limit is less than forty-five (45) miles per hour and once (1) per ten (10) seconds where the speed limit is forty-five (45) miles per hour or greater.
   C. In residential zoning districts, the rate of change for an animated sign shall not exceed once (1) per twenty (20) seconds.
   D. Animated signs are prohibited in a yard that directly abuts or is across the street from a residential property.
6. Electronic changeable message signs located within a residential zoning district, or having a sign face that is oriented toward a residential district, whether animated or not, shall be turned off between 9:00 p.m. and 6:00 a.m.
7. No electronic or animated signs are permitted on properties with a principal residential use.

9.09 Standards for Permanent Signs Requiring a Permit

The following table provides a summary of dimensional requirements for signs that require a permit and for which dimensional standards vary by zoning district. Additional standards for each sign type are contained in Section 9.10.

In the event of inconsistency between this table and the standards elsewhere in this Article, the standards elsewhere shall control.

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
R-1, R-2 and R-3 districts				
Ground	24 sq. ft.	4 feet	1	-
	Permitted for non-residential uses only, except that a ground sign may be permitted at a subdivision, condominium development or multiple family residential street entrance.			
MFRD, MHPD and POSD districts				
Awning (POSD only)	12 sq. ft.	N/A	1 per awning	-
Ground	32 sq. ft.	4 feet in MFRD and MHPD; 9 feet in POSD	1 per frontage on a major thoroughfare	-
Wall	Total 5% of first floor building elevation, up to 60 sq. ft.	Must be located on the first-floor building elevation	1 per frontage	9.10.6
B-3 district				
Awning	12 sq. ft.	N/A	1 per awning	-
Marquee	25% of first-floor building elevation, up to 60 sq. ft.; electronic signs are prohibited	Shall not project above the eave or roofline of the marquee	1 per street frontage	9.10.3

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
Projecting	12 sq. ft.	Shall not project above the first-floor building elevation	1 per building; 1 per tenant for multi-tenant buildings	9.10.4
Wall	10% of first-floor building elevation, up to 60 sq. ft.; electronic signs are prohibited	Shall not project above the first-floor building elevation	1 per frontage	9.10.6
B-2 and B-4 districts				
Awning	12 Square Feet	N/A	1 per awning	-
Marquee	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline if the marquee	1 per street frontage	9.10.3
Ground	48 sq. ft.; 72 sq. ft. for multi-tenant centers, 72 total sq. ft. for multiple signs	9 feet	1 per frontage on a major thoroughfare	-
Projecting	12 sq. ft.	Shall not project above the first-floor building elevation	1 per building; 1 per tenant for multi-tenant buildings	9.10.4
Wall	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6
FS district				
Awning	12 sq. ft.	N/A	1 per awning	-

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
Ground	48 sq. ft.; 72 sq. ft. for multi-tenant centers, 72 total sq. ft. for multiple signs	9 feet	1 per frontage on a major thoroughfare	9.09.3 9.09.4
Pylon	100 sq. ft.	30 feet	1	9.09.7
Wall	Total of 25% of first-floor building elevation, up to 150 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6
I-1 and I-2 districts				
Awning	12 sq. ft.	N/A	1 per awning	-
Billboard	200 sq. ft.; up to 25% changeable copy	20 feet	1 per 1,000 feet of right-of-way frontage	-
	A billboard sign shall be located at least 1,000 feet from any other billboard sign. Where a billboard sign includes a changeable copy area, such as panels for advertising fuel prices, the changeable copy area shall not exceed 25% of the total sign area.			
Marquee	25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline of the marquee	1 per frontage	9.10.3
Ground	48 sq. ft.; 72 sq. ft. for multi-tenant centers, 72 total sq. ft. for multiple signs	9 feet	1 per frontage on a major thoroughfare	-

9.09 Permanent Signs Requiring a Permit				
Sign Type	Max. Surface Display Area	Max. Height	Number	Additional Standards
Wall	Total of 25% of first-floor building elevation, up to 100 sq. ft.	Shall not project above the eave or roofline	1 per frontage	9.10.6
HCHSD district				
Awning	12 sq. ft.	N/A	1 per awning	-
Marquee	25% of marquee surface, up to 10 sq. ft.	Shall not project above the eave or roofline of the marquee	1 per frontage	9.10.3
Ground	250 sq. ft, total of all signs	11 feet	No limit: total sign area shall not exceed 250	-
Wall	Total of 5% of first-floor building elevation, up to 250 sq. ft.	Shall not project above the eave or roofline	No limit: total sign area shall not exceed 250 sq ft	9.10.6

9.10 Additional Regulations for Signs Requiring a Permit

1. **Banner Signs**. Banner signs are temporary signs permitted in commercial and industrial zoning districts following issuance of a sign permit. Banner signs must meet the following standards:
   A. No more than five (5) such signs shall be displayed for any given event or purpose.
   B. No more than one (1) such sign shall be displayed concurrently on any property or parcel.
   C. The maximum area of a banner sign is thirty-two (32) square feet. Banner signs are not included in the computation of maximum permanent sign area for a site.
   D. Where a banner sign is not attached to a building, the maximum height of the banner is six (6) feet.
   E. Banner signs shall be removed within two (2) days of the conclusion of the advertised event.
   F. In no event shall a banner sign remain posted for more than forty-two (42) days.

G. No zoning lot shall display a banner sign for greater than 126 days in a calendar year.

2. **Construction Signs.** Construction signs are temporary signs permitted in all districts following the issuance of a sign permit. Construction signs must meet the following standards:
   A. One (1) construction sign is permitted per site.
   B. Construction signs shall have a maximum height of six (6) feet.
   C. Construction signs shall not exceed thirty-two (32) square feet in size in non-residential districts or twelve (12) square feet in residential districts.
   D. Construction signs shall not be erected until a building permit is obtained for the project, if required, or until construction begins, whichever is later.
   E. Construction signs shall be removed when construction is complete.
3. **Marquee Signs.** Marquee signs are permitted subject to the following:
   A. A maximum of two (2) sides of a marquee may feature a sign.
   B. Marquee signs shall not project more than twelve (12) inches from the mounting surface.
   C. Marquee signs are permitted only for non-residential uses.
4. **Projecting Signs.** Projecting signs are permitted in non-residential zoning districts, subject to the following:
   A. Number allowed:
      i. One (1) sign per building. A single sign may advertise multiple businesses or entities or communicate other messages.
   B. Locations, size, lighting and height restrictions:
      i. Projecting signs shall not project more than thirty-six (36) inches from the face of the building or wall.
      ii. Signs shall maintain a minimum clearance of eight (8) feet from the sidewalk to the bottom of the sign.
      iii. Projecting signs shall be mounted a minimum of four (4) feet from each building edge or lot line as defined by a common wall between the businesses.
      iv. Projecting signs shall not be free swinging, so as to pose a danger to the public during high winds.
      v. Projecting signs shall not be lighted, internally or externally.
      vi. Where an establishment fronts on two (2) or more streets, a projecting sign shall only be permitted on the frontage where the main entryway is located.
   C. Right-of-Way Encroachment
      i. A projecting sign may extend over a public sidewalk or within a right-of-way with an additional right-of-way permit from the City of Marshall.
5. **Pylon Signs**. Pylon signs are permitted in subject to the following:
   A. No portion of the sign area shall be within nine (9) feet of the ground.
   B. No portion of the ground support shall exceed a combined width of thirty-six (36) inches.
   C. Sign area for a multi-tenant commercial development may be increased by following the Planned Sign Program requirements but shall not exceed two hundred (200) total square feet in area.
6. **Wall Signs**. Wall signs are permitted subject to the following:

A. Wall signs shall not project outward from the surface of the wall more than twelve (12) inches.
B. Wall signs are not permitted for single-family residential uses.

9.10.6 Maximum Wall Sign Area						
	R1, R2, R3	MFRD, MHPD & POSD	B-3	B-2, B-4, FS	I-1, I-2	HCHSD
Maximum wall sign area	N/A	60 sq. ft.	60 sq. ft.	100 sq. ft.	100 sq. ft.	250 sq. ft.

9.11 District-Specific Regulations

1. **R1, R2, R-3, MFRD, MHPD, B-3.** Home occupations located in single family dwelling units shall be permitted a single nameplate sign, to be affixed on the ground floor of the street-facing façade. No other signs shall be permitted for any single-family dwelling unit. Home occupations located in attached or multi-family dwelling units are not permitted a sign.
2. **River District Overlay.** Live/work units shall be permitted a single nameplate sign.

9.12 Vintage Sign Design

1. **Purpose and Intent.** The purpose of allowing vintage sign designs is to support and reinforce the existing character of the City of Marshall's downtown business district. New signs that present as a vintage sign should contribute to the historic and architectural character of the property, block and business district.
2. **Sign Types.** Eligible vintage sign designs may apply to wall signs and projecting signs.
3. **Procedure.** The Planning Commission shall have the authority to waive sign size and placement requirements and may allow the use of exposed standard neon tubing for vintage signs, provided that the applicant fulfills the requirements of this Section.
   A. Eligibility. Only commercial properties within the B3 zoning district may request a vintage sign design.
   B. Planning Commission Public Hearing. The Planning Commission shall review the application for a vintage sign design at its regular meeting upon publishing a notice and notifying property owners pursuant to Section 103 (General Provisions) of the Michigan Zoning Enabling Act (P.A. 110 of 2006).
   C. Application. Applications for a vintage sign design shall include, at a minimum, the following materials:
      i. A narrative description indicating:
         a. A statement demonstrating that the eligibility requirements are met.
         b. The general design intent for proposed sign.
         c. A description of how the sign is coordinated with building architecture and compatibility with the surrounding development context.

d. A demonstration of how the requested vintage sign design fulfills the Standards for Approval.

ii. The proposed location, types, heights and size of the signs, indicated on scaled plans and/or building elevation drawings.

iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.

D. Standards for Approval. The Planning Commission may approve a vintage sign design provided the following criteria are met:

i. The applicant has provided examples or likenesses of vintage signs that demonstrate a specified historical period, and the applicant has sufficiently described how the new proposed sign design should be regarded as having a "vintage" design.

ii. The proposed sign design is complementary to existing signage within the district and reinforces the historic context of downtown Marshall.

iii. The sign design does not confuse drivers, pedestrians or bicyclists as to the location of any businesses or uses.

iv. The placement of the sign will not conceal architectural details of the building, substantially block views of adjacent buildings or create a nuisance for upper-level users.

v. The proposed sign is compatible with adjacent uses and the existing or intended character of the surrounding neighborhood and will not have an adverse impact upon or interfere with development, use or enjoyment of adjacent properties.

4. **Conditions.** The Planning Commission may, in its consideration of a larger sign than would otherwise be permitted, require the removal of existing signage on a building, set a maximum total amount (square footage) of allowable signage for a site, and/or impose other conditions as necessary to ensure signage is cohesive with the district's context.
5. **Approval.** Once approved, no other application for an additional vintage sign may be approved for the same property. The sign shall not be altered in any way except as may be necessary for necessary maintenance or in the instance of a renaming. If the message on the sign must be altered, the Zoning Administrator may approve such a change provided the shape, size and style of lettering is the same or smaller. If a vintage sign approved by the Planning Commission is removed, any subsequent sign shall meet the requirements of this Article.

9.13 Planned Sign Program

1. **Applicability.** The Planning Commission may review and approve a Planned Sign Program for signs in a commercial or industrial zoning district.
2. **Purpose.** The purpose of a Planned Sign Program is to allow a greater degree of flexibility in sign design and display in cases where strict compliance with the requirements of this Article may not be feasible. Further, a Planned Sign Program is intended to be used for multiple signs for large project development areas and integrated complexes to ensure that the requested signs function in a coordinated fashion to meet the general intent for signs in the zoning district.

3. **Intent.** This Section shall not be used to circumvent the variance process or to simply permit larger, more visible, or additional signs than may otherwise be permitted by this Article, without any consideration for unique sign design and display or other conditions.
4. **Procedures.** The Planning Commission shall have the authority to approve alternative requirements for sign design, number, type, size, height, location and lighting, provided that the applicant fulfills the requirements of this Section.
   A. Eligibility. A Planned Sign Program may be approved only for project sites larger than one (1) acre in size.
   B. Planning Commission Public Hearing. The Planning Commission shall review the application for a Planned Sign Program at its regular meeting upon publishing a notice and notifying property owners pursuant to Section 103 (General Provisions) of the Michigan Zoning Enabling Act (P.A. 110 of 2006).
   C. Application. Applications for a Planned Sign Program shall include, at a minimum, the following materials.
      i. A narrative description indicating:
         a. A statement demonstrating that the eligibility requirements are met.
         b. The general design intent for proposed signs.
         c. A description of how the signs are coordinated with proposed building architecture and compatibility with the surrounding development context.
         d. A demonstration of how the requested Planned Sign Program fulfills the Standards for Approval.
      ii. The proposed locations, types, number, heights and sizes of all signs, indicated on scaled plans and/or building elevation drawings.
      iii. Proposed materials, fabrication details and illumination proposed for sign structures and faces.
      iv. A clear description of the Zoning Ordinance provisions for which a modification is requested.
   D. Standards for Approval. The applicant shall demonstrate, and the Planning Commission shall find, that each of the following standards are met before a Planned Sign Program may be approved.
      i. That the Planned Sign Program would result in a more attractive aesthetic setting, improved safety, provide more convenient identification for planned users, or other similar purposes that would not be achievable without deviations from the specific requirements of this Article;
      ii. That the location and/or physical characteristics of the applicant's property or the needs for identification are unique when compared to other similarly situated parcels in the same zoning district and in the same vicinity;
      iii. That the proposed Planned Sign Program substantially furthers the purposes and intent of this Section; and
      iv. That approval of the Planned Sign Program would not create any adverse effects on one (1) or more properties in the vicinity.
5. **Amendments.**

A. Minor modifications to a previously approved Planned Sign Program may be approved by the Zoning Administrator provided the general sign design, number of signs and dimensional requirements are maintained. Minor modifications include:
   i. Changes in sign location of not more than five (5) feet;
   ii. Changes to sign faces, provided that the face is no larger and materials are consistent with the approved sign; and
   iii. Changes to landscaping and lighting.
B. An amendment to an approved Planned Sign Program that does not qualify as a minor modification shall be reviewed by the Planning Commission using the same process as the original application.

9.14 Non-Conforming Signs

1. A sign lawfully erected prior to the adoption of this Article or any applicable amendment thereto which does not meet the standards of this Article may be continued as a legal non-conforming sign, except as hereinafter provided. A legal non-conforming sign shall:
   A. Not be substantially altered in structure so as to change the shape, size, location, type or design of the sign; "substantially altered" does not refer to normal maintenance, such as painting or a change in message panels.
   B. A non-conforming sign may remain as long as the sign is properly maintained and is not detrimental to health, safety and welfare. If damaged to an extent exceeding fifty (50) percent of its replacement cost, the sign shall not be repaired/replaced except in conformity with this Article.
2. If the owner of the premises on which a sign is located changes the location of a property line or sign so that a sign is rendered non-conforming, the sign must be removed or made to conform to the provisions of this Article.
3. If the activity, business or utilization of a non-conforming sign is communicating has been discontinued for one hundred eighty (180) days or longer, the Zoning Board of Appeals may declare the sign abandoned, following the standards in Section 7.7.6.B and require its removal or reconstruction to conform to the standards of this Article.
   A. If a sign is declared abandoned, the owner shall have thirty (30) days to have the sign removed. If the sign is not removed within thirty (30) days, the Building Inspector may have the sign removed at the cost of the property owner.
4. A non-conforming sign may be replaced by another non-conforming sign of the same type and character so long as the new sign is reduced in total area by at least twenty-five (25) percent.

9.15 Administration and Enforcement

1. **Enforcement.**
   A. The sign provisions of this ordinance shall be administered and enforced by Zoning Administrator(s) or their designee.
   B. The Zoning Administrator(s) or their designee may enter at any reasonable time upon the premises where any sign is located. All sign violations shall be considered

civil infractions. No criminal penalty shall be attached for violations except where a police officer has actually observed a criminal violation being committed.

2. **Permits.**
   A. For signs requiring a permit, the Zoning Administrator must issue a zoning permit prior to receiving a building permit to construct a sign.
   B. The zoning permit shall confirm that the sign meets the requirements of this Article and any additional requirements of the Zoning Ordinance.
   C. No person shall erect, place, relocate, alter or add to any sign for which a zoning permit is required without obtaining a building permit from the City Building Inspector. The Building Inspector may determine that certain types of signs do not require a building permit.
3. **Plans and Specifications.** No person shall erect or alter any sign for which a permit is required, except in accordance with the plans and specifications approved by the Zoning Administrator and Building Inspector.
4. **Application and Permit Fee.** Application for sign zoning permits shall show the name and address of the owner of the sign and the person responsible therefore and the location, type, sign height and sign area of the sign and shall contain a drawing or other rendering of the proposed sign. The application and permit fee shall be filed with the Zoning Administrator for investigation. If the Zoning Administrator finds that the sign conforms to all provisions of this Article and other relevant Sections of the Zoning Ordinance, a permit shall be issued. The Zoning Administrator shall make a finding within ten (10) business days of filing the application.
5. **Fees.** The fee for sign permits shall be as adopted and amended from time to time by resolution of the City Council.
6. **Inspection.**
   A. After being erected, each sign for which a permit is required, shall be approved and inspected by the Zoning Administrator for zoning compliance.
   B. If, upon any inspection by the Building Inspector or Zoning Administrator, a sign is found to be unsafe or in a condition that does not comply with the provisions of this Ordinance, the Zoning Administrator shall give notice of the condition to the owner or the person responsible. Within thirty (30) days thereafter, the necessary repairs shall be made in order to bring the sign into compliance with this Chapter.
7. **Unsafe Conditions.** If a sign is found to be in such an unsafe condition that immediate repairs or the removal thereof are required, the Building Inspector shall take such precautions as may be necessary to protect the safety of the public in the use of the streets the cost of which shall be the responsibility of the owner.

8. **Maintenance.**
   A. Signs, including the face, framing and all supports thereof, shall be kept and maintained in a safe condition, shall be adequately protected against corrosion and shall conform to all the provisions of this Ordinance.
   B. Signs which are broken, torn, bent or whose supports are broken, bent or damaged and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the Zoning Administrator and/or Building Inspector, but in

no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.

C. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes and in conformance with this Ordinance. Failure to comply with this Section may result in action by the Zoning Administrator or Building Inspector to rescind the permit with subsequent removal of the entire structure.
D. Signs shall be free from disfigured, cracked, ripped or peeling paint, poster paper or other material.
E. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than fifteen (15) degrees from vertical.
F. A sign shall not have weeds, trees, vines or other vegetation growing upon it, or obscuring the view of the sign from the public right-of-way from which it is to be viewed.
G. An internally illuminated sign shall not be allowed to stand with only partial illumination.

9. **Nuisance.** Any sign erected or displayed without a permit or any sign which does not comply with the provisions of this Chapter shall be deemed a hazard to the safety of the public and is declared to be a public nuisance and may be abated as permitted by law.
10. **Signs within Fire Limits.** No person shall erect a lighted or mechanical sign within the fire limits of the City unless the sign and supports therefore be entirely constructed of fire-resistant materials and complies with the provisions of the City's Fire Code.
11. **Obstruction Hazard.** No person shall erect, display or maintain any sign which obstructs any fire escape, building entrance or public passage, or at a horizontal distance of less than ten (10) feet from any fire hydrant or traffic light.
12. **Appeals.** The Zoning Board of Appeals is authorized to hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision or determination made in connection with the enforcement of this Article. The Zoning Board of Appeals shall also have the power to authorize a variance from the strict application of this Section following the procedures contained in Section 7.8 of the Zoning Ordinance.

Section 4. Severability. It is the legislative intent of the City adopting this Ordinance that all provisions hereof shall be liberally construed to protect the public health, safety, and general welfare of the inhabitants of the City and all other persons affected by this Ordinance. Consequently, should any provision of this Ordinance be held to be unconstitutional, invalid or of no effect, such holding shall not be construed as affecting the validity of any of the remaining provisions of this Ordinance or Zoning Code, it being the intent of the City Council that this Ordinance shall stand and remain in effect, notwithstanding the invalidity of any provision hereof.

Section 5. Savings Clause. Except as specifically amended herein, all other provisions of the Marshall Zoning Ordinance shall remain in full force and effect.

Section 6. Conflicting Ordinance and Code Provisions Repealed. Any Marshall Ordinance, parts of Ordinances, or any Marshall Code provision in conflict or inconsistent with any of the provisions of this Ordinance shall be and is hereby repealed.

Section 7. Publication. This Ordinance shall be published in a newspaper of general circulation in the City of Marshall qualified under state law to publish legal notices. This Ordinance shall be recorded in the Ordinance Book and such recording shall be authenticated by the signatures of the Mayor and the City Clerk.

Section 8. Effective. This Ordinance is declared to be effective seven (7) days after publication or as provided by law.

Section 9. Code Edits. The editors of the Marshall Code are hereby authorized, subject to approval of the City Manager, Clerk, or Council authorized designee, to update and revise Code section numbers to effectuate the provisions of this Ordinance.

Adopted and signed this _____ day of _____, 2024.

_____ _____
James Schwartz, MAYOR Michelle Eubank, CITY CLERK

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of an ordinance approved by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on _____, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available by said Act.

_____
Michelle Eubank, CITY CLERK

ITEM: 12.B

ADMINISTRATIVE REPORT

TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
DATE: August 19, 2024
SUBJECT: **CONSTRUCTION CONTRACT: BRIARWOOD DEVELOPMENT**

The City issued bids for infrastructure to complete Forest Street from the existing dead end to O'keefe in the northeast part of the City. The infrastructure planned includes a curb and gutter street, sidewalk, sanitary sewer, water service lines and stormwater controls. This extension of a City street is part of the approved development agreement with Allen Edwin Homes. The City received bids on July 25, 2024 with the following results:

Company	Location	Bid Amount
Joe Raica Excavating	Fowlerville, MI	$438,793.60
Quality Excavators	Marshall, MI	$457,927.50
Bailey Excavating	Jackson, MI	$586,730.66
Parrish Excavating	Quincy, MI	$678,205.90
Rieth-Riley Construction	Lansing, MI	$710,095.65

The City's design engineer, VK Civil, reviewed the submitted bid and recommends award of the project to the low bidder, Joe Raica Excavating of Fowlerville, MI. While this contractor is new to work in the City of Marshall, they are experienced in the type of work included on this project.

In addition to the construction contract, the City requires support for construction administration and inspection and has received a proposal from VK Civil in the amount of $62,000. VK Civil was awarded the design engineering contract after submitting a response to a City request for proposals in 2023.

BUDGET IMPACT:

- The construction amount, $438,793.60, will be funded from the Northeast NIA capital outlay line 247-000-970.00.
- The engineering proposal, $62,000 will be funded from the Northeast NIA capital outlay line 247-000-970.00
- Funds to support the above amounts will come from the Northeast NIA bond sale.

RECOMMENDATION:

Approve the construction contract for $438,793.60 with a contingency of $61,206.40 for a total funded amount of $500,000 with Joe Raica Excavating from Fowlerville, MI and Approve the construction engineering contract for $62,000 with a contingency of $10,000 for a total funded amount of $72,000 with VK Civil of Kalamazoo, MI. contingent upon funding being available through proceeds of a successful bond sale.

BID TAB

NORTHEAST NEIGHBORHOOD IMPROVEMENT PROJECT - BRIARWOOD

CITY OF MARSHALL
CALHOUN COUNTY, MICHIGAN
JULY 25, 2024

NO	ITEM	ESTIMATED QUANTITY	UNIT	1st Low Bidder: Joe Raica Excavating		2nd Low Bidder: Quality Excavators		3rd Low Bidder: Bailey Excavating		4th Low Bidder: Parish Excavating	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
EARTHWORK ITEMS											
1	Mobilization, Bonds, Permits, & Insurance (5% Maximum)	1	L. SUM	$20,894.00	$20,894.00	$16,936.00	$16,936.00	$25,000.00	$25,000.00	$26,104.00	$26,104.00
2	Traffic Control	1	L. SUM	$1,000.00	$1,000.00	$5,500.00	$5,500.00	$7,500.00	$7,500.00	$6,726.00	$6,726.00
3	SESC Measures	1	L. SUM	$1,000.00	$1,000.00	$2,470.00	$2,470.00	$5,000.00	$5,000.00	$5,250.00	$5,250.00
4	Furnish and Place Silt Fence (Allen Edwin Cost)	450	LF	$4.00	$1,800.00	$3.00	$1,350.00	$5.25	$2,362.50	$5.24	$2,358.00
5	Rear Yard Swale (Allen Edwin Cost)	1	L. SUM	$3,000.00	$3,000.00	$1,638.00	$1,638.00	$5,000.00	$5,000.00	$27,976.00	$27,976.00
6	Topsoil Removal, Earthwork, Topsoil Respread	1	L. SUM	$25,000.00	$25,000.00	$27,140.00	$27,140.00	$25,000.00	$25,000.00	$64,064.00	$64,064.00
WATERMAIN ITEMS											
7	Furnish and Place 1" Water Service, Copper Type K, incl. sand embedment	330	LF	$55.00	$18,150.00	$66.00	$21,780.00	$44.31	$14,622.30	$54.90	$18,117.00
8	Furnish and Place 1" Curb Stop Box	11	EACH	$300.00	$3,300.00	$597.00	$6,567.00	$727.36	$8,000.96	$893.00	$9,823.00
9	Furnish and Place 1" Tap & Corp. Cock on	11	EACH	$400.00	$4,400.00	$870.00	$9,570.00	$1,815.00	$19,965.00	$998.00	$10,978.00
10	Furnish and Place 1" Water Service, PEX, beyond curb stop incl. sand embedment (Allen Edwin Cost)	110	LF	$40.00	$4,400.00	$46.00	$5,060.00	$41.59	$4,574.90	$40.12	$4,413.20
SANITARY SEWER ITEMS											
11	Furnish and Place 8" PVC, SDR 26, incl. sand backfill where required	534	LF	$90.00	$48,060.00	$89.00	$47,526.00	$186.44	$99,558.96	$217.50	$116,145.00

NO	ITEM	ESTIMATED QUANTITY	UNIT	1st Low Bidder: Joe Raica Excavating		2nd Low Bidder: Quality Excavators		3rd Low Bidder: Bailey Excavating		4th Low Bidder: Parish Excavating	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
12	Furnish and Place 48" Sanitary Manhole	3	EACH	$5,500.00	$16,500.00	$4,264.00	$12,792.00	$7,625.00	$22,875.00	$9,916.00	$29,748.00
13	Furnish and Place 6" Wye & Bends on 8"	11	EACH	$400.00	$4,400.00	$509.00	$5,599.00	$917.00	$10,087.00	$203.00	$2,233.00
14	Furnish and Place 6" Sanitary Lateral SDR 26 incl. sand backfill. (All materials, appurtenances, and vertical riser to be included as incidentals)	450	LF	$65.00	$29,250.00	$72.00	$32,400.00	$69.28	$31,176.00	$187.30	$84,285.00
15	Furnish and Place 6" Sanitary Lateral SDR 26 incl. sand backfill. (Allen Edwin Cost) (All materials, appurtenances, and vertical riser to be included as incidentals)	110	LF	$65.00	$7,150.00	$72.00	$7,920.00	$69.28	$7,620.80	$88.20	$9,702.00
STORM SEWER ITEMS											
16	Furnish and Place 12" PP, incl. sand backfill where required	172	LF	$40.00	$6,880.00	$108.00	$18,576.00	$94.00	$16,168.00	$73.90	$12,710.80
17	Furnish and Place 12" PP, incl. sand backfill where required (Allen Edwin Cost)	410	LF	$40.00	$16,400.00	$108.00	$44,280.00	$76.00	$31,160.00	$56.20	$23,042.00
18	Core Existing Storm Catch basin for new 12" Storm Pipe	1	EACH	$1,000.00	$1,000.00	$334.00	$334.00	$975.00	$975.00	$3,305.00	$3,305.00
19	Furnish and Place 24" Diameter Precast CB (Allen Edwin Cost)	1	EACH	$3,000.00	$3,000.00	$1,804.00	$1,804.00	$3,500.00	$3,500.00	$3,938.20	$3,938.20
20	Furnish and Place 48" Diameter Precast C	1	EACH	$4,000.00	$4,000.00	$3,831.00	$3,831.00	$4,675.00	$4,675.00	$6,362.00	$6,362.00
21	Furnish and Place 48" Diameter Precast CB (Allen Edwin Cost)	2	EACH	$4,000.00	$8,000.00	$3,831.00	$7,662.00	$4,675.00	$9,350.00	$5,376.00	$10,752.00
ROADWORK AND RESTORATION ITEMS											
22	Furnish and Place 6" Thick Aggregate Base Compacted in Place (CIP) 21AA GRAVEL	1933	SQ YD	$12.00	$23,196.00	$11.50	$22,229.50	$12.92	$24,974.36	$16.60	$32,087.80
23	Furnish and Place Concrete Roll Curb	1407	LF	$40.00	$56,280.00	$27.00	$37,989.00	$28.80	$40,521.60	$30.00	$42,210.00

NO	ITEM	ESTIMATED QUANTITY	UNIT	1st Low Bidder: Joe Raica Excavating UNIT PRICE	1st Low Bidder: Joe Raica Excavating AMOUNT	2nd Low Bidder: Quality Excavators UNIT PRICE	2nd Low Bidder: Quality Excavators AMOUNT	3rd Low Bidder: Bailey Excavating UNIT PRICE	3rd Low Bidder: Bailey Excavating AMOUNT	4th Low Bidder: Parish Excavating UNIT PRICE	4th Low Bidder: Parish Excavating AMOUNT
24	Fine Grade Gravel Base	1	L. SUM	$4,000.00	$4,000.00	$3,912.00	$3,912.00	$5,000.00	$5,000.00	$3,625.00	$3,625.00
25	Furnish and Place HMA Pavement 2" MDOT 13A Base Course	1933	SQ YDS	$19.05	$36,823.65	$15.00	$28,995.00	$18.76	$36,263.08	$16.25	$31,411.25
26	Furnish and Place HMA Pavement 2" MDOT 36A Top Course	1933	SQ YDS	$20.15	$38,949.95	$15.00	$28,995.00	$19.40	$37,500.20	$16.25	$31,411.25
27	Furnish and Place 5' Concrete Sidewalk	280	LF	$32.00	$8,960.00	$33.00	$9,240.00	$30.00	$8,400.00	$31.25	$8,750.00
28	5' Concrete Sidewalk Sand Prep	280	LF	$2.50	$700.00	$3.00	$840.00	$5.00	$1,400.00	$11.98	$3,354.40
29	Furnish and Place City Approved Street Signs	1	EACH	$400.00	$400.00	$460.00	$460.00	$1,250.00	$1,250.00	$750.00	$750.00
30	Furnish and Place Construction Drive 100' long, 10' wide, 6" 21AA ir Approved Equal	1	L. SUM	$1,000.00	$1,000.00	$1,325.00	$1,325.00	$3,500.00	$3,500.00	$2,820.00	$2,820.00
31	Place Street Tree	17	EACH	$700.00	$11,900.00	$1,085.00	$18,445.00	$2,500.00	$42,500.00	$500.00	$8,500.00
32	Final Grading & Seeding	1	L. SUM	$9,500.00	$9,500.00	$12,000.00	$12,000.00	$15,000.00	$15,000.00	$18,015.00	$18,015.00
33	Final Grading & Seeding (Allen Edwin Cost)	1	L. SUM	$18,500.00	$18,500.00	$8,262.00	$8,262.00	$15,000.00	$15,000.00	$13,139.00	$13,139.00
34	Watermain Insulation	50	LF	$20.00	$1,000.00	$90.00	$4,500.00	$25.00	$1,250.00	$82.00	$4,100.00
			TOTAL ALL CONTRACT ITEMS		**$438,793.60**		**$457,927.50**		**$586,730.66**		**$678,205.90**

Additional Bids Received

Rieth-Riley Construction $710,095.65

ITEM: 12.C
ADMINISTRATIVE REPORT

TO:	Honorable Mayor and City Council
FROM:	Derek N. Perry, City Manager William Dopp, Finance Director/ City Treasurer Marguerite Davenport, Director of Public Services
DATE:	August 19, 2024
SUBJECT:	**NE NIA BOND RESOLUTION**

In June 2023, the Northeast Neighborhood Improvement Authority (NE-NIA) approved the Briarwood and Valley View Development Agreements with Allen Edwin Homes. As part of the agreements, the NE-NIA agreed to fund infrastructure improvements through the sale of bonds. Bond sales for these purposes are specifically allowed in the NE-NIA's original governing and finance plans. City Council previously authorized proceeding with the necessary Notice of Intent to Sell Bonds at its June 3, 2024 meeting.

The infrastructure improvements for the Briarwood and Valley View developments have been formalized. The City, through support from their design engineering consultant, has finalized the construction cost at $2,750,000. To complete the infrastructure construction, a capital improvement bond will be sold in the amount of $2,750,000. The construction that will be supported by this bond sale is shown in the graphic below:

The infrastructure includes not only the developments of Briarwood and Valley View, but also improvements to Mann Road and sidewalk installed on Allen and Forest Streets.

Attached please find the *Resolution Authorizing Issuance of 2024 Capital Improvement Bonds (Limited Tax General Obligation)*, which was prepared for your consideration.

The resolution authorizes the issuance of the open market bonds in the amount not to exceed $2,750,000, and was prepared based on the bond specifications provided by Bendzinski & Co., and the requirements of the authorizing statute, the Revised Municipal Finance Act, 34 PA 2001. The legal security for the bonds will be a limited tax full faith and credit pledge of the City, and the bonds will be payable as a first budget obligation from any legally available funds.

BUDGET IMPACT:

The NE-NIA fund budgeted an estimate of the revenues and debt service for this bond in the FY25 budget. If any budget amendments are necessary later in the year, they will be brought to the Council during a quarterly update. The anticipated term of the bond is 15 years, callable around year 9. Subsequent years of principal and debt payments will be covered by NE-NIA tax capture. The development agreement contains a clause stating any short-fall between capture and debt schedule will be covered by the developer as an interest-free loan until the capture is able to pay the developer back.

RECOMMENDATION:

Approve Resolution No. 2024-25, A Resolution Authorizing Issuance and Sale of 2024 Capital Improvement Bonds (Limited Tax General Obligation) for Northeast Neighborhood Improvement Authority Infrastructure Improvements and Authorize the City Manager and City Clerk to sign the necessary documents.

City of Marshall
County of Calhoun, State of Michigan
Resolution No. 2024-25

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF
2024 CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION)
FOR NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY
INFRASTRUCTURE IMPROVEMENTS

A RESOLUTION TO APPROVE:

- Issuance of up to $2,750,000 of bonds to construct infrastructure improvements
  in the Northeast Neighborhood Improvement Authority development area;
- Authorized Officers to sell Bonds without further City Council action;
- Other matters necessary to sell and deliver the Bonds.

WHEREAS, the City of Marshall, County of Calhoun, State of Michigan (the "City") desires to issue its general obligation limited tax bonds pursuant to Act 34, Public Acts of Michigan, 2001, as amended ("Act 34"), in an aggregate principal amount of not to exceed Two Million Seven Hundred Fifty Thousand Dollars ($2,750,000) (the "Bonds"), for the purpose of paying all or part of the cost to acquire and construct infrastructure for housing in the Neighborhood Improvement Authority's (the "Authority") development area, including streets and roads and related signage, streetlights, sidewalks, underground infrastructure including a water supply system and stormwater and sanitary sewer systems, and electric and fiber optic service together with any appurtenances and attachments thereto, and any related easement or site improvements (the "Projects"); and

WHEREAS, the City intends to pay debt service on the Bonds from tax increment revenues collected under the Northeast Neighborhood Improvement Authority's tax increment financing plan (the "Tax Increment Revenues"); and

WHEREAS, to finance the cost of the Projects, the City Council deems it necessary to borrow the principal amount of not to exceed Two Million Seven Hundred Fifty Thousand Dollars ($2,750,000) and issue capital improvement bonds pursuant to Act 34; and

WHEREAS, a notice of intent to issue bonds was published in accordance with Act 34 which provides that the capital improvement bonds may be issued without a vote of the electors of the City unless a proper petition for an election on the question of the issuance of the bonds is filed with the City Clerk within a period of forty-five (45) days from the date of publication; and

WHEREAS, the forty-five day referendum period has expired and no petition was filed with the Clerk; and

WHEREAS, the City Council wishes to authorize the City Manager and Finance Director/Treasurer (each an "Authorized Officer") to sell, deliver and receive payment for the Bonds without the necessity of the City Council taking further action prior to sale and delivery of the bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Bonds; Bond Terms. Bonds of the City designated 2024 CAPITAL IMPROVEMENT BONDS (LIMITED TAX GENERAL OBLIGATION) (the "Bonds") are hereby authorized to be issued in the aggregate principal sum of not to exceed Two Million Seven Hundred Fifty Thousand Dollars ($2,750,000) or such lesser amount as shall be determined by an Authorized Officer at the time of sale of the Bonds, for the purpose of paying the costs of the Projects and paying costs incidental to the issuance, sale and delivery of the Bonds. The issue shall consist of bonds in fully-registered form of the denomination of $5,000 each, or integral multiples thereof not exceeding for each maturity the aggregate principal amount of such maturity, and numbered consecutively in order of registration. The Bonds shall bear interest, mature and be payable at the times and in the manner set forth in Sections 6 and 7 hereof.

The Bonds shall bear interest at a rate or rates to be determined at the time of the sale thereof, but in any event not to exceed six percent (6%) per annum, payable on April 1, 2025 (or such date as determined at the time of the sale thereof) and semiannually thereafter. The Bonds shall be sold at public sale at a price not less than 99% of the principal amount thereof.

The Bonds shall be subject to redemption prior to maturity in the manner and at the times and prices set forth in Sections 6 and 7 hereof and if term bonds are selected by the original purchaser of the Bonds, then the Bonds will be subject to mandatory redemption in accordance with the foregoing referenced maturity schedule at par.

Interest shall be payable to the registered owner of record as of the 15th day of the month prior to the payment date for each interest payment. The record date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. Interest shall be payable to the registered owner of record as of the 15th day of the month preceding the payment date for each interest payment. The principal of the Bonds shall be payable at The Huntington National Bank, Grand Rapids, Michigan, who is hereby selected to act as transfer agent for the Bonds (the "Transfer Agent"), or such other bank or trust company selected by an Authorized Officer prior to the publication of the notice of sale for the Bonds as the transfer agent for the Bonds.

2. Execution of Bonds; Book-Entry-Only Form. The Bonds of this issue shall be executed in the name of the City with the manual or facsimile signatures of the Mayor and the City Clerk and shall have the seal of the City, or a facsimile thereof, printed or impressed on the Bonds. No Bond executed by facsimile signature shall be valid until authenticated by an authorized officer or representative of the Transfer Agent. The Bonds

shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser or other person in accordance with instructions from the Treasurer upon payment of the purchase price for the Bonds in accordance with the bid therefor when accepted.

The Bonds may be issued in book-entry-only form through The Depository Trust Company in New York, New York ("DTC"), and each Authorized Officer is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry-only form and to make such changes in the form of the Bonds within the parameters of this resolution as may be required to accomplish the foregoing.

3. Transfer of Bonds. The Transfer Agent shall keep the books of registration for this issue on behalf of the City. Any Bond may be transferred upon such registration books by the registered owner of record, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate and deliver a new Bond or Bonds, for like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

Unless waived by any registered owner of Bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates; CUSIP numbers, if any; certificate numbers (and in the case of partial redemption) the called amounts of each certificate; the place where the Bonds called for redemption are to be surrendered for payment; and that interest on the Bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time, but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

4. Limited Tax Pledge; Debt Retirement Fund; Defeasance of Bonds. The City hereby pledges its limited tax full faith and credit for the prompt payment of the Bonds. The City shall, each year budget the amount of the debt service coming due in the next fiscal year on the principal of and interest on the Bonds and shall advance as a first budget obligation from its general funds available therefor, or, if necessary, levy taxes upon all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations, such sums as may be necessary to pay such debt service in such fiscal year, provided, however, that if at the time of making such advance or such tax levy there

shall be other legally available funds for the payment of principal of and interest on the Bonds, including but not limited to the Tax Increment Revenues, then credit therefor may be taken against the levy for payment of the Bonds.

The Treasurer is authorized and directed to open a depositary account with a bank or trust company designated by the City Council, to be designated 2024 CAPITAL IMPROVEMENT BONDS DEBT RETIREMENT FUND (the "Debt Retirement Fund"), the moneys to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature.

In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional redemption, the principal of, premium, if any, and interest on the Bonds, shall be deposited in trust, this resolution shall be defeased and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of, premium, if any, and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

5. Construction Fund; Proceeds of Bond Sale. The Treasurer is authorized and directed to open a separate depositary account with a bank or trust company designated by the City Council, to be designated 2024 CAPITAL IMPROVEMENT BONDS CONSTRUCTION FUND (the "Construction Fund"), and deposit into the Construction Fund the proceeds of the Bonds less accrued interest, if any, which shall be deposited into the Debt Retirement Fund. The amounts specified by an Authorized Officer at the time of sale of the Bonds from the net proceeds of sale of the Bonds (including proceeds of the good faith deposit received at the time of sale, if any) shall be deposited to the appropriate account in the Construction Fund to be used to pay for the Projects and the costs of issuance of the Bonds.

6. Bond Form. The Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF CALHOUN

CITY OF MARSHALL

2024 CAPITAL IMPROVEMENT BOND
(LIMITED TAX GENERAL OBLIGATION)

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
	October 1, _____	_____, 2024	

Registered Owner:

Principal Amount: Dollars

The City of Marshall, County of Calhoun, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Maturity Date specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on April 1, 2025 and semiannually thereafter. Principal of this bond is payable at the corporate trust office of The Huntington National Bank, Grand Rapids, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the "Transfer Agent"). Interest on this bond is payable to the registered owner of record as of the fifteenth (15th) day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed to the registered owner of record at the registered address. For prompt payment of this bond, both principal and interest, the full faith, credit and resources of the City are hereby irrevocably pledged.

This bond is one of a series of bonds of even Date of Original Issue aggregating the principal sum of $_____, issued for the purpose of paying the costs of certain capital improvements for the City. This bond is issued under the provisions of Act 34, Public Acts of Michigan, 2001, as amended, and a duly adopted resolution of the City.

Bonds of this issue maturing in the years 2028 to 2033, inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in

multiples of $5,000 maturing in the year 2034 and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after October 1, 2033, at par and accrued interest to the date fixed for redemption.

[Insert Term Bond redemption provisions, if necessary.]

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem the bond or portion thereof.

This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed.

This bond, including the interest thereon, is payable as a first budget obligation from the general funds of the City, and the City is required, if necessary, to levy ad valorem taxes on all taxable property in the City for the payment thereof, subject to applicable constitutional, statutory and charter tax rate limitations.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond and the series of bonds of which this is one, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City of Marshall, by its City Council, has caused this bond to be signed in the name of the City by the facsimile signatures of its Mayor and City Clerk and a facsimile of its corporate seal to be printed hereon, all as of the Date of Original Issue.

CITY OF MARSHALL
County of Calhoun
State of Michigan

By: [Mayor to sign definitive bond]
Its: Mayor

By: [Clerk to sign definitive bond]
Its: City Clerk

(Form of Transfer Agent's Certificate of Authentication)

DATE OF AUTHENTICATION:

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned resolution.

The Huntington National Bank
Grand Rapids, Michigan
Transfer Agent

By: _____
Authorized Signatory

[Insert form of assignment]

7. Notice of Sale. Each Authorized Officer is individually authorized to fix a date for sale of the Bonds and to cause to be published a notice of sale for the Bonds in ***The Bond Buyer***, New York, New York, which notice of sale shall be in substantially the following form, with such completions and revisions within the parameters established by this resolution as may be deemed necessary or appropriate by an Authorized Officer in consultation with the City's bond counsel and municipal advisor:

OFFICIAL NOTICE OF SALE
$2,750,000*
CITY OF MARSHALL
COUNTY OF CALHOUN, STATE OF MICHIGAN

2024 CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION)
**Subject to adjustment as set forth in this Notice of Sale*

BID OPENING: Bids for the purchase of the above bonds will be received in the manner described in this Notice of Sale on _____, 2024 until ____ _.m., prevailing Eastern Time, at which time and place the bids will be read. The award or rejection of the bids will occur on that date.

ELECTRONIC BIDS: Bidders may submit bids for the purchase of the above bonds as follows:

Electronic bids may be submitted to the office of Bendzinski & Co. Municipal Finance Advisors at info@bendzinski.com; provided that electronic bids must arrive before the time of sale and the bidder bears all risks of transmission failure.

Electronic bids will also be received on the same date and until the same time by Bidcomp/Parity as agent of the undersigned. Further information about Bidcomp/Parity, including any fee charged, may be obtained from Bidcomp/Parity, Anthony Leyden or CLIENT SERVICES, 1359 Broadway, Second Floor, New York, New York 10018, (212) 849-5021. IF ANY PROVISION OF THIS OFFICIAL NOTICE OF SALE SHALL CONFLICT WITH INFORMATION PROVIDED BY BIDCOMP/PARITY, AS THE APPROVED PROVIDER OF ELECTRONIC BIDDING SERVICES, THIS OFFICIAL NOTICE OF SALE SHALL CONTROL.

Bidders may choose any means or location to present bids but a bidder may not present a bid in more than one location or by more than one means. Each bidder bears all risks associated with the submission, transmission and delivery of its bid.

BOND DETAILS: The bonds will be registered bonds of the denomination of $5,000 or multiples thereof not exceeding for each maturity the maximum principal amount of that maturity, originally dated as of the date of initial delivery, numbered in order of registration, and will bear interest from their date payable on April 1, 2025 and semiannually thereafter.

The bonds will mature on the 1st day of October in each of the years as follows:

Year	Amount	Year	Amount
2028	$180,000	2034	$230,000
2029	190,000	2035	240,000
2030	195,000	2036	250,000
2031	205,000	2037	260,000
2032	215,000	2038	275,000
2033	225,000	2039	285,000

*ADJUSTMENT OF TOTAL PAR AMOUNT OF BONDS AND PRINCIPAL MATURITIES: The City reserves the right to increase or decrease the aggregate principal amount of the bonds after receipt of the bids and prior to final award, if necessary, so that the purchase price of the bonds will provide an amount determined by the City to be sufficient to construct the Projects and to pay costs of issuance of the bonds. The adjustments, if necessary, will be in increments of $5,000. The purchase price will be adjusted proportionately to the increase or decrease in issue size, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

*ADJUSTMENT TO PURCHASE PRICE: Should any adjustment to the aggregate principal amount of the bonds be made by the City, the purchase price of the bonds will be adjusted by the City proportionally to the adjustment in principal amount of the bonds. The adjusted purchase price will reflect changes in the dollar amount of the underwriter's discount and original issue discount/premium, if any, but will not change the per-bond underwriter's discount as calculated from the bid and initial reoffering prices.

INTEREST RATE AND BIDDING DETAILS: The bonds shall bear interest at rate or rates not exceeding six percent (6%) per annum, to be fixed by the bids therefor, expressed in any fraction of 1%. The interest on any one bond shall be at one rate only and all bonds maturing in any one year must carry the same interest rate. The difference between the highest and lowest interest rates bid shall not exceed two percent (2%) per annum. No proposal for the purchase of less than all of the bonds or at a price less than 99% of their par value will be considered.

PRIOR REDEMPTION OF BONDS: Bonds maturing in the years 2028 to 2033 inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds in multiples of $5,000 maturing in the year 2034 and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after October 1, 2033, at par and accrued interest to the date fixed for redemption.

In case less than the full amount of an outstanding bond is called for redemption, the transfer agent, upon presentation of the bond called for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal

amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the transfer agent to redeem the bond or portion thereof.

TERM BOND OPTION: The initial purchaser of the bonds may designate any one or more maturities from October 1, 2028 through the final maturity as term bonds and the consecutive maturities on or after the year 2028 which shall be aggregated in the term bonds. The amounts of the maturities which are aggregated in a designated term bond shall be subject to mandatory redemption on October 1 of the years and in the amounts set forth in the above maturity schedule at a redemption price of par, plus accrued interest to the date of mandatory redemption. Term bonds or portions thereof mandatorily redeemed shall be selected by lot. Any such designation must be made at the time bids are submitted and must be listed on the bid.

BOOK-ENTRY ONLY: The bonds will be issued in book-entry-only form as one fully registered bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the bonds. Purchase of the bonds will be made in book-entry-only form, in the denomination of $5,000 or any multiple thereof. Purchasers will not receive certificates representing their interest in bonds purchased. It will be the responsibility of the purchaser to obtain DTC eligibility. Failure of the purchaser to obtain DTC eligibility shall not constitute cause for a failure or refusal by the purchaser to accept delivery of and pay for the bonds.

TRANSFER AGENT AND REGISTRATION: Principal shall be payable at the principal corporate trust office The Huntington National Bank, Grand Rapids, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner of record not less than 60 days prior to an interest payment date. Interest shall be paid by check mailed to the registered owner of record as shown on the registration books of the City as of the 15th day prior to an interest payment date. The bonds will be transferred only upon the registration books of the City kept by the transfer agent.

PURPOSE AND SECURITY: The bonds are authorized for the purpose of paying the cost of acquiring and constructing various capital improvements for the City. The bonds will be a first budget obligation of the City, payable from the general funds of the City including the collection of ad valorem taxes on all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations. The rights or remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally now existing or hereafter enacted and by the application of general principles of equity including those relating to

equitable subordination.

AWARD OF BONDS – TRUE INTEREST COST: The bonds will be awarded to the bidder whose bid produces the lowest true interest cost determined in the following manner: the lowest true interest cost will be the single interest rate (compounded on April 1, 2025 and semi-annually thereafter) necessary to discount the debt service payments from their respective payment date to _____, 2024 (the anticipated delivery date), in an amount equal to the price bid, excluding accrued interest. Each bidder shall state in its bid the true interest cost to the City, computed in the manner specified above.

TAX MATTERS: In the opinion of Miller, Canfield, Paddock and Stone, P.L.C., bond counsel, under existing law, assuming compliance with certain covenants, interest on the bonds is excludable from gross income for federal income tax purposes as described in the opinion, and the bonds and interest thereon are exempt from all taxation by the State of Michigan or any taxing authority within the State of Michigan except estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.

"QUALIFIED TAX-EXEMPT OBLIGATIONS": The City has designated the bonds as "qualified tax-exempt obligations" for purposes of the deduction of interest expense by financial institutions pursuant to the Internal Revenue Code of 1986, as amended.

ISSUE PRICE: The winning bidder shall assist the City in establishing the issue price of the bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached either as Appendix I-1 or Appendix I-2 to the Preliminary Official Statement for the bonds, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and bond counsel.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the bonds) will apply to the initial sale of the bonds (the "Competitive Sale Requirements") because:

a. the City is disseminating this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;

b. all bidders shall have an equal opportunity to bid;

c. the City anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and

d. the City anticipates awarding the sale of the bonds to the bidder who submits a firm offer to purchase the bonds at the lowest true interest cost, as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the bonds, as specified in the bid.

In the event that all of the Competitive Sale Requirements are not satisfied, the City shall so advise the winning bidder. The City will not require bidders to comply with the "hold-the-offering price rule" (as described below), and therefore does not intend to use the initial offering price to the public as of the sale date of any maturity of the bonds as the issue price of that maturity, though the winning bidder, in consultation with the City, may elect to apply the "hold-the-offering price rule." Bids will not be subject to cancellation in the event the Competitive Sale Requirements are not satisfied. Unless a bidder intends to apply the "hold-the-offering price rule" (as described below), bidders should prepare their bids on the assumption that all of the maturities of the bonds will be subject to the 10% Test (as described below). The winning bidder must notify the City of its intention to apply either the "hold-the-offering-price rule" or the 10% Test at or prior to the time the bonds are awarded.

If the winning bidder does not request that the "hold-the-offering price rule" apply to determine the issue price of the bonds, then the following two paragraphs shall apply:

a. The City shall treat the first price at which 10% of a maturity of the bonds (the "10% Test") is sold to the public as the issue price of that maturity, applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the Bonds satisfies the 10% Test as of the date and time of the award of the bonds; and

b. Until the 10% Test has been satisfied as to each maturity of the bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all bonds of that maturity have been sold or (ii) the 10% Test has been satisfied as to the bonds of that maturity, provided that, the winning bidder's reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

If the winning bidder does request that the "hold-the-offering price rule" apply to determine the issue price of the bonds, then following three paragraphs shall apply:

a. The winning bidder, in consultation with the City, may determine to treat (i) pursuant to the 10% Test, the first price at which 10% of a maturity of the bonds is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the bonds as the issue price of that maturity (the "hold-the-offering price rule"), in each case applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the bonds satisfies the 10% Test as of the date and time of the award of the bonds. The winning bidder shall promptly advise the City, at or before the time of award of the bonds, which maturities of the bonds shall

be subject to the 10% Test or shall be subject to the hold-the-offering price rule or both.

b. By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the bonds to the public on or before the date of the award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder, and (ii) if the hold-the-offering-price rule applies, agree, on behalf of the underwriters participating in the purchase of the bonds, that the underwriters will neither offer nor sell unsold bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

    a. the close of the fifth (5^{th}) business day after the sale date; or

    b. the date on which the underwriters have sold at least 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public;

The winning bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5^{th}) business day after the sale date.

c. The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the bonds, including,

but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the bonds.

By submitting a bid, each bidder confirms that:

a. any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A)(i) to report the prices at which it sells to the public the unsold bonds of each maturity allocated to it, whether or not the closing date has occurred, until either all bonds of that maturity allocated to it have been sold or it is notified by the winning bidder that the 10% Test has been satisfied as to the bonds of that maturity, provided that, the reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the winning bidder, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, (B) to promptly notify the winning bidder of any sales of bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the bonds to the public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

b. any agreement among underwriters or selling group agreement relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (i) report the prices at which it sells to the public the unsold bonds of each maturity allocated to it, whether or not the closing date has occurred, until either all bonds of that maturity allocated to it have been sold or it is notified by the winning bidder or such underwriter that the 10% Test has been satisfied as to the bonds of that maturity, provided that, the reporting obligation after the closing date may be at reasonable periodic intervals or otherwise upon request of the winning bidder or such underwriter, and (ii) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the winning bidder or the

underwriter and as set forth in the related pricing wires.

c. sales of any bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale.

Further, for purposes of this Notice of Sale:

a. "public" means any person other than an underwriter or a related party;

b. "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the bonds to the public);

c. a purchaser of any of the bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. "sale date" means the date that the bonds are awarded by the City to the winning bidder.

LEGAL OPINION: Bids shall be conditioned upon the approving opinion of Miller, Canfield, Paddock and Stone, P.L.C., attorneys of Detroit, Michigan, a copy of which opinion will be furnished without expense to the purchaser of the bonds at the delivery thereof. The fees of Miller, Canfield, Paddock and Stone, P.L.C. for services rendered in connection with such approving opinion are expected to be paid from bond proceeds. Except to the extent necessary to issue its approving opinion as to validity of the above bonds, Miller, Canfield, Paddock and Stone, P.L.C. has not been requested to examine or review and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the bonds, and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

DELIVERY OF BONDS: The City will furnish bonds ready for execution at its expense. Bonds will be delivered without expense to the purchaser through DTC in New York, New York, or such other place to be agreed upon. The usual closing documents, including a certificate that no litigation is pending affecting the issuance of the bonds, will be delivered at the time of delivery of the bonds. If the bonds are not tendered for delivery by twelve o'clock noon, prevailing Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if the 45th day is not a business day, the successful bidder may on that day, or any time thereafter until delivery of the bonds, withdraw its proposal by serving notice of cancellation, in writing, on the undersigned in which event the City shall promptly return the good faith deposit, if any. Payment for the bonds shall be made in Federal Reserve Funds.

CUSIP NUMBERS: It is anticipated that CUSIP identification numbers will be printed on the bonds, but neither the failure to print such numbers on any bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the bonds in accordance with terms of the purchase contract. All expenses in relation to the printing of CUSIP numbers on the bonds shall be paid for by the City; provided, however, that the CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the purchaser.

OFFICIAL STATEMENT: A preliminary Official Statement that the City deems to be final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange Commission, has been prepared and may be obtained from Bendzinski & Co. Municipal Finance Advisors, financial advisors to the City, at the address and telephone listed under REGISTERED MUNICIPAL ADVISOR below. Bendzinski & Co. Municipal Finance Advisors will provide the winning bidder with an electronic version of the final Official Statements within 7 business days from the date of sale to permit the purchaser to comply with Securities and Exchange Commission Rule 15c2-12. Copies of the Official Statement will be supplied by Bendzinski & Co. Municipal Finance Advisors, upon request and agreement by the purchaser to pay the cost of the copies. Requests for copies should be made to Bendzinski & Co. Municipal Finance Advisors within 24 hours of the time of sale.

BOND INSURANCE AT PURCHASER'S OPTION: If the bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder/purchaser, the purchase of any such insurance policy or the issuance of any such commitment shall be at the option and expense of the purchaser of the bonds. Any and all increased costs of issuance of the bonds resulting from such purchase of insurance shall be paid by the purchaser, except that if the City has requested and received a rating on the bonds from a rating agency, the City shall pay the fee for the requested rating. Any other rating agency fees shall be the responsibility of the purchaser. FAILURE OF THE MUNICIPAL BOND INSURER TO ISSUE THE POLICY AFTER THE BONDS HAVE BEEN AWARDED TO THE PURCHASER SHALL NOT CONSTITUTE CAUSE FOR FAILURE OR REFUSAL BY THE PURCHASER TO ACCEPT DELIVERY OF THE BONDS FROM THE CITY.

CONTINUING DISCLOSURE: As described more fully in the Official Statement, the City has agreed to provide or cause to be provided, in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, on or prior to the sixth month after the end of each fiscal year commencing with the fiscal year ended June 30, 2024, (i) certain annual financial information and operating data, including audited financial statements for the preceding fiscal year, generally consistent with the information contained or cross-referenced in the Official Statement relating to the bonds, (ii) timely notice of the occurrence of certain material events with respect to the bonds and (iii) timely notice of a failure by the City to provide the required annual financial information on or before the date specified in (i) above.

BIDDER CERTIFICATION: NOT "IRAN-LINKED BUSINESS": By submitting a bid, the bidder shall be deemed to have certified that it is not an "Iran-Linked Business" as defined in Act 517 Michigan Public Acts of 2012, being MCL 129.311 et. seq.

REGISTERED MUNICIPAL ADVISORS: Bendzinski & Co. Municipal Finance Advisors, Grosse Pointe, MI (the "Municipal Advisor") is a Registered Municipal Advisor in accordance with the rules of the Municipal Securities Rulemaking Board ("MSRB"). The Municipal Advisor has been retained by the City to provide certain financial advisory services relating to the planning, structuring and issuance of the bonds. The Municipal Advisor is not engaged in the business of underwriting, trading, marketing or the distribution of securities or any other negotiable instruments. The Municipal Advisor's duties, responsibilities and fees arise solely as a Registered Municipal Advisor to the City and it has no secondary obligation or other responsibility.

FURTHER INFORMATION relating to the bonds may be obtained from Bendzinski & Co. Municipal Finance Advisors, 17000 Kercheval Ave., Suite 230, Grosse Pointe, MI 48230. Telephone (313) 961-8222.

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

Derek Perry, City Manager
City of Marshall

8. Useful Life of Projects. The estimated period of usefulness of the Projects is hereby declared to be not less than fifteen (15) years.

9. Tax Covenant; Qualified Tax-Exempt Obligations. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exclusion of the interest on the Bonds from gross income for federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditures and investment of Bond proceeds and moneys deemed to be Bond proceeds. The City hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of deduction of interest expense by financial institutions pursuant to the Code.

10. Official Statement; Qualification for Insurance; Ratings. Each Authorized Officer is individually authorized and directed to: (a) cause the preparation and circulation of a Preliminary Official Statement with respect to the Bonds and to deem the Preliminary Official Statement "final" for purposes of Rule 15c2-12 of the U.S. Securities and Exchange Commission, and to approve circulation of a final Official Statement with respect to the Bonds; (b) solicit bids for and approve the purchase of a municipal bond insurance policy for the Bonds if deemed economically advantageous to the City based on the advice of the City's municipal advisor; and (c) apply for ratings on the Bonds.

11. Continuing Disclosure. The City agrees to enter into a continuing disclosure undertaking for the benefit of the holders and beneficial owners of the Bonds in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, and each Authorized Officer is hereby authorized to execute such undertaking prior to delivery of the Bonds.

12. Authorization of Other Actions. Each Authorized Officer is hereby individually authorized to adjust the final Bond details set forth herein to the extent necessary or convenient to complete the transaction authorized herein, and in pursuance of the foregoing are authorized to exercise the authority and make the determinations authorized pursuant to Section 315(1)(d) of Act 34, including but not limited to, determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, series designation, the place of delivery and payment, and other matters within the parameters described in this resolution. Each Authorized Officer is hereby authorized and directed to take all other actions necessary or advisable, and to make such other filings with any parties, including the Michigan Department of Treasury, to enable the sale and delivery of the Bonds as contemplated herein.

13. Award of Sale of Bonds. Each Authorized Officer is hereby individually authorized on behalf of the City, without further authorization or approval of this City Council, to award the sale of the Bonds to the bidder whose bid meets the requirements of law and which produces the lowest true interest cost to the City computed in accordance with the terms of the Official Notice of Sale as published.

14. Bond Counsel. Miller, Canfield, Paddock and Stone, P.L.C. is hereby approved as bond counsel for the Bonds, notwithstanding periodic representation in unrelated matters of parties or potential parties to the transaction contemplated by this resolution.

15. Municipal Advisor. Bendzinski & Co. Municipal Finance Advisors is retained as the registered municipal advisor to the City in connection with the issuance of the Bonds.

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

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of City of Marshall, State of Michigan, at a Regular Meeting on August 19, 2024, at 7:00 p.m. Eastern Time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

I further certify that the following Members were present at said meeting: _____
_____
_____ and that the following Members were absent: _____.

I further certify that Member _____ moved for adoption of said resolution and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said resolution: _____
_____
_____ and that the following Members voted against adoption of said resolution: _____.

_____
Michelle Eubank, City Clerk

42136443.1/098794.00045

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. As of its date, this Preliminary Official Statement has been "deemed final" by the City for purposes of SEC Rule 15c2-12(b)(1) except for the information permitted to be omitted from SEC Rule 15c2-12(b)(1).

NEW ISSUE RATING [1] S&P Global Ratings Services: "___"

BOOK-ENTRY-ONLY (See "RATING INFORMATION" herein)

In the opinion of Miller, Canfield, Paddock and Stone, P.L.C., Bond Counsel, under existing law, assuming compliance with certain covenants by the City, (i) the interest on the Bonds is excludable from gross income for federal income tax purposes, and (ii) the Bonds and the interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan except estate taxes and taxes on gains realized from the sale, payment or other disposition thereof. See "TAX MATTERS" and "APPENDIX E - FORM OF APPROVING OPINION" herein for a description of certain provisions of the Internal Revenue Code of 1986, as amended (the "Code"), which may affect the tax treatment of interest on the Bonds for certain Bondholders.

The Bonds have been designated as "qualified tax-exempt obligations" for purposes of deduction of interest expense by financial institutions pursuant to the Code.

$2,750,000 *
CITY OF MARSHALL
COUNTY OF CALHOUN, STATE OF MICHIGAN
2024 CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION)

OFFICIAL STATEMENT

The 2024 Capital Improvement Bonds (Limited Tax General Obligation) (the "Bonds") are being issued pursuant to the provisions of Act 34, Public Acts of Michigan, 2001, as amended ("Act 34") and pursuant to a resolution adopted by the City Council of the City of Marshall, County of Calhoun, State of Michigan (the "City") on August 19, 2024, for the purposes of paying costs to acquire and construct infrastructure for housing in the development area of the Northeast Neighborhood Improvement Authority, including (a) streets and roads and related signage, streetlights, sidewalks, underground infrastructure, (b) a water supply system and stormwater and sanitary sewer systems, and electric and fiber optic service, together with any appurtenances and attachments thereto, and related easement or site improvements (the "Projects") and costs of issuance incurred with respect to the Bonds.

The City has pledged the full faith and credit and the limited taxing power of the City for the payment of the principal of and interest thereon and the Bonds will be payable from lawfully available monies of the City including ad valorem taxes, which may be levied in an amount sufficient to pay the annual principal of and interest on the Bonds. SUCH TAXES ARE SUBJECT TO APPLICABLE CONSTITUTIONAL, STATUTORY AND CHARTER TAX RATE LIMITATIONS.

The Bonds will be issued in fully registered form and when issued will be registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, as described herein.

Interest on the Bonds will be payable semi-annually on the first day of April and October of each year, commencing April 1, 2025. Principal and interest will be paid by the City to the Huntington National Bank, National Association, Grand Rapids, Michigan, the paying agent for the Bonds, or its successor, which will in turn remit such principal and interest to DTC, which will in turn remit such principal and interest to its Participants, for subsequent distribution to the Beneficial Owners of the Bonds, as described herein. The Bonds may be transferred in the manner described in the Bonds and as referenced in certain proceedings of the City referred to therein.

The record date of the Bonds will be the fifteenth day of the month preceding each interest payment date.

Certain of the Bonds are subject to redemption prior to maturity. See "REDEMPTION PROVISIONS" herein.

BIDS RECEIVED UNTIL: 11:00 A.M., E.T., SEPTEMBER 11, 2024

Bids will be received as indicated in the Official Notice of Sale provided in Appendix H of this Official Statement. Bids may also be submitted electronically via **PARITY** or email (info@bendzinski.com) pursuant to the Official Notice of Sale. To the extent any instructions or directions set forth in **PARITY** conflict with the Official Notice of Sale for the Bonds, the terms of the Official Notice of Sale shall control.

Award will be based on a calculation of the True Interest Cost on the Bonds.

MATURITY SCHEDULE *

Dated: Date of Delivery Principal Due: October 1 of each year as shown below

CUSIP [2]	Year	Amount	Interest Rate	Reoffering Rate	CUSIP [2]	Year	Amount	Interest Rate	Reoffering Rate
	2028	$180,000				2034	$ 230,000		
	2029	190,000				2035	240,000		
	2030	195,000				2036	250,000		
	2031	205,000				2037	260,000		
	2032	215,000				2038	275,000		
	2033	225,000				2039	285,000		

The information regarding the reoffering rates was provided to the City by the initial purchasers of the Bonds.

The Date of this Official Statement is , 2024.

* Preliminary, subject to change.

[1] As of Date of Delivery.

[2] CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by S&P Global Market Intelligence. Copyright(c) 2024 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CGS. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the City, the Underwriter or its agents or counsel assume responsibility for the accuracy of such numbers.

(THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED DECISION.)

The Bonds have not been registered with the Securities and Exchange Commission (the "SEC") under the Securities Act of 1933, as amended, or registered in any state and will not be listed on any stock or other securities exchange. Neither the SEC nor any other federal, state or other governmental entity or agency will have passed upon the accuracy or adequacy of this Official Statement or approved the Bonds for sale, except as disclosed herein.

No dealer, salesman or any other person has been authorized to give any information or to make any representation, other than the information and representations contained herein, in connection with the offering of the Bonds and, if given or made, such information or representations must not be relied upon.

This Official Statement does not constitute an offer to sell or a solicitation of an offer to buy any of the securities offered hereby by any person in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to whom it is unlawful to make such offer or solicitation. The information set forth herein has been provided by the City and other sources which are believed to be reliable but is not guaranteed as to accuracy or completeness.

All summaries contained in this Official Statement are subject in all respects to the complete statute, regulation, rule, court decision or report. The information and expressions of opinion contained herein are subject to change without notice and neither the delivery of this Official Statement nor the sale made hereunder shall under any circumstance create any implication that there has been no change in the affairs of the City since the date hereof.

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THE BONDS

$2,750,000 *
CITY OF MARSHALL
COUNTY OF CALHOUN, STATE OF MICHIGAN
2024 CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION)

INFORMATION FOR BIDDERS

Date of Sale:	September 11, 2024		
Time of Sale:	11:00 a.m. Eastern Time		
Method of Sale:	Electronically via PARITY or Email info@bendzinski.com		
Dated:	Date of Delivery	Maximum Interest Rate:	6.00% (2% Spread)
Principal Due:	October 1, Serially	Maximum Discount Allowed:	1.00%
Denominations:	$5,000 or multiples thereof up to the amount of a single maturity	Multiples:	Any
Registration:	Book-Entry-Only	Qualified Tax-Exempt Obligations:	Yes

ADJUSTMENT TO MATURITY *

The City reserves the right to increase or decrease the amount of any principal maturity of the bonds after receipt of the bids and prior to the final award. Such adjustment, if necessary, will be made in increments of $5,000.

MATURITIES*

Year	Amount	Year	Amount	Year	Amount
2028	$ 180,000	2032	$ 215,000	2036	$ 250,000
2029	190,000	2033	225,000	2037	260,000
2030	195,000	2034	230,000	2038	275,000
2031	205,000	2035	240,000	2039	285,000

DESCRIPTION AND FORM OF THE BONDS

The Bonds will be issued in book-entry-only form as one fully registered Bond per maturity, without coupons, in the aggregate principal amount for each maturity set forth on the cover page hereof and may be purchased in denominations of $5,000 or any integral multiple thereof. The Bonds will be dated the Date of Delivery and will bear interest from that date. Interest on the Bonds shall be payable on April 1, 2025, and semiannually each April 1 and October 1 thereafter prior to maturity or earlier redemption. Interest on the Bonds shall be computed using a 360-day year with twelve 30-day months, and the Bonds will mature on the dates and in the principal amounts and will bear interest at the rates as set forth on the cover of this Official Statement.

The Huntington National Bank, National Association, Grand Rapids, Michigan, or its successor will serve as transfer agent (the "Transfer Agent") and also as bond registrar and paying agent if the Bonds cease to be held in book-entry-only form. For a description of payment of principal and interest, transfers and exchanges and notice of redemption on the Bonds which are held in the book-entry-only system, see "Book-Entry-Only System" below. In the event the Bonds cease to be held in the book-entry-only system, then interest on the Bonds shall be payable when due by check or draft to the person or entity who or which is, as of the fifteenth (15th) day of the month preceding each interest payment date, the registered owner of record, at the owner's registered address. See "Transfer Outside Book-Entry-Only System" herein.

* Preliminary, subject to adjustment

REDEMPTION PROVISIONS

OPTIONAL REDEMPTION

Bonds maturing in the years 2028 to 2033, inclusive, shall not be subject to optional redemption prior to maturity.

Bonds or portions thereof in multiples of $5,000, maturing in the years 2034 through final maturity, inclusive, shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and within any maturity by lot, on any date on or after October 1, 2033, at par and accrued interest to the date fixed for redemption.

TERM BONDS

Bidders shall have the option of designating bonds maturing in the years 2028 through 2039, inclusive, as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above for the years 2028 through 2039, inclusive, represent a serial maturity or a mandatory redemption requirement for a term bond maturity. In any event, the above principal amount schedule for the years 2028 through 2039, inclusive, shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both. Any such designation must be made at the time bids are submitted.

MANDATORY REDEMPTION

Bonds designated as term bonds (the "Term Bonds") shall be subject to mandatory redemption at par and accrued interest on the dates and in the amounts corresponding to the annual principal maturities herein before set forth. The Term Bonds or portions of Term Bonds to be redeemed shall be selected by lot.

The principal amounts of the Term Bonds to be redeemed each year as set forth in the preceding tables may be redeemed through the earlier purchase or optional redemption thereof by the City, with any partial purchase or optional redemptions of such Term Bonds credited against such future redemption requirements as the City shall determine.

NOTICE AND EFFECT OF REDEMPTION

If any Bonds are called for redemption, the Transfer Agent, on behalf of the City, shall give notice of such redemption at least 30 days prior to the date fixed for redemption. As described herein under "Book-Entry-Only System", as long as the Bonds are registered in the name of DTC or its nominee, redemption notices will be given to DTC only. Conveyance of notices by DTC to DTC Participants and Indirect Participants and, in turn, by the DTC Participants and Indirect Participants to Beneficial Owners (as defined in "Book-Entry-Only System") will be governed by arrangements among them. No further interest on Bonds called for redemption shall accrue after the date fixed for redemption, whether the Bonds are presented for redemption or not, provided the City has money available for such redemption.

BOOK-ENTRY-ONLY SYSTEM

The information in this section has been furnished by The Depository Trust Company, New York, New York ("DTC"). No representation is made by the City or the Transfer Agent as to the completeness or accuracy of such information or as to the absence of material adverse changes in such information subsequent to the date hereof. No attempt has been made by the City or the Transfer Agent to determine whether DTC is or will be financially or otherwise capable of fulfilling its obligations. Neither the City nor the Transfer Agent will have any responsibility or obligation to Direct Participants, Indirect Participants (both as defined below) or the persons for which they act as nominees with respect to the Bonds, or for any principal, premium, if any, or interest payment thereof.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity and will be deposited with DTC. DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other

organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation and Emerging Markets Clearing Corporation (NSCC, FICC and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond of ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, the Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. or such other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds of either issue are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payments of principal, interest and redemption amounts, if any, on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Transfer Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC (nor its nominee), the Transfer Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payments of principal, interest and redemption amounts, if any, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) are the responsibility of the City or the Transfer Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the Transfer Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered.

TRANSFER OUTSIDE BOOK-ENTRY-ONLY SYSTEM

In the event the Book-Entry-Only System is discontinued, the following provisions would apply to the Bonds. The Transfer Agent shall keep the registration books for the Bonds (the "Bond Register") at its designated corporate trust office. Subject to the further conditions contained in the Resolution (hereinafter defined), the Bonds may be transferred or exchanged for one or more Bonds in different authorized denominations upon surrender thereof at the principal corporate trust office of the Transfer Agent by the registered owners or their duly authorized attorneys; upon surrender of any Bonds to be transferred or exchanged, the Transfer Agent shall record the transfer or exchange in the Bond Register and shall authenticate replacement bonds in authorized denominations, the Transfer Agent shall not be required to effect or register any transfer or exchange of any Bond which has been selected for such redemption, except the Bonds properly surrendered for partial redemption may be exchanged for new Bonds in authorized denominations equal in the aggregate to the unredeemed portion; the City and the Transfer Agent shall be entitled to treat the registered owners of the Bonds, as their names appear in the Bond Register as of the appropriate dates, as the owner of such Bonds for all purposes under the Resolution. No transfer or exchange made other than as described above and in the Resolution shall be valid or effective for any purposes under the Resolution.

THE PROJECT

DESCRIPTION

The Bonds are being issued for the purposes of paying costs to acquire and construct infrastructure for housing in the development area of the Northeast Neighborhood Improvement Authority, including (a) streets and roads and related signage, streetlights, sidewalks, underground infrastructure, (b) a water supply system and stormwater and sanitary sewer systems, and electric and fiber optic service, together with any appurtenances and attachments thereto, and related easement or site improvements (the “Projects”) and costs of issuance incurred with respect to the Bonds.

USE OF BOND PROCEEDS

The estimated project cost is as follows:

AUTHORITY

The Bonds are being issued pursuant to the provisions of Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”) and a resolution duly adopted by the City Council of the City on August 19, 2024 (the “Resolution”)

MUNICIPAL FINANCE QUALIFYING STATEMENT

The Michigan Department of Treasury has approved of the issuance of the Bonds pursuant to Act 34.

SECURITY

The Bonds will be limited tax general obligations of the City payable from ad valorem taxes levied on all taxable property in the City or from any other funds of the City legally available therefor. The full faith and credit of the City have been pledged for the prompt payment of the principal of and interest on the Bonds as the same shall become due. Each year the City is obligated to include in its budget as a first budget obligation an amount sufficient to pay such principal and interest as the same shall become due. The ability of the City to raise funds to pay such amounts is subject to applicable constitutional, statutory, and charter limitations on the taxing power of the City.

The rights and remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors’ rights generally now existing or hereafter enacted and by the application of general principles of equity including those relating to equitable subordination.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The Bonds have been designated as "qualified tax-exempt obligations" for purposes of deduction of interest expense by financial institutions as defined in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

TAX MATTERS

In the opinion of Miller, Canfield, Paddock and Stone, P.L.C., Bond Counsel, under existing law, the interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. Bond Counsel is also of the opinion that, under existing law, the Bonds and the interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan, except

estate taxes and taxes on gains realized from the sale, payment or other disposition thereof. Bond Counsel will express no opinion regarding any other federal or state tax consequences arising with respect to the Bonds and the interest thereon.

The opinions on federal and State of Michigan tax matters are based on the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the City contained in the transcript of proceedings and which are intended to evidence and assure the foregoing, including that the Bonds are and will remain obligations the interest on which is excludable from gross income for federal and State of Michigan income tax purposes. The City has covenanted to take the actions required of it for the interest on the Bonds to be and to remain excludable from gross income for federal and State of Michigan income tax purposes, and not to take any actions that would adversely affect that exclusion. Bond Counsel's opinions assume the accuracy of the City's certifications and representations and the continuing compliance with the City's covenants. Noncompliance with these covenants by the City may cause the interest on the Bonds to be included in gross income for federal and State of Michigan income tax purposes retroactively to the date of issuance of the Bonds. After the date of issuance of the Bonds, Bond Counsel will not undertake to determine (or to so inform any person) whether any actions taken or not taken, or any events occurring or not occurring, or any other matters coming to Bond Counsel's attention, may adversely affect the exclusion from gross income for federal and State of Michigan income tax purposes of interest on the Bonds or the market prices of the Bonds.

The opinions of Bond Counsel are based on current legal authority and cover certain matters not directly addressed by such authority. They represent Bond Counsel's legal judgment as to the excludability of interest on the Bonds from gross income for federal and State of Michigan income tax purposes but are not a guarantee of that conclusion. The Federal income tax opinion is not binding on the Internal Revenue Service ("IRS") or any court. Bond Counsel cannot give and has not given any opinion or assurance about the effect of future changes in the Internal Revenue Code of 1986, as amended (the "Code"), the applicable regulations, the interpretations thereof or the enforcement thereof by the IRS.

Ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, corporations (as defined in Section 59(k) of the Code) subject to the alternative minimum tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry the Bonds. Bond Counsel will express no opinion regarding any such consequences.

TAX TREATMENT OF ACCRUALS ON ORIGINAL ISSUE DISCOUNT BONDS

Under existing law, if the initial public offering price to the public (excluding bond houses and brokers) of a Bond is less than the stated redemption price of such Bonds at maturity, then such Bond is considered to have "original issue discount" equal to the difference between such initial offering price and the amount payable at maturity (such Bonds are referred to as "OID Bonds"). Such discount is treated as interest excludable from federal gross income to the extent properly allocable to each registered owner thereof. The original issue discount accrues over the term to maturity of each such OID Bonds on the basis of a constant interest rate compounded at the end of each six-month period (or shorter period) from the date of original issue with straight-line interpolations between compounding dates. The amount of original issue discount accruing during each period is added to the adjusted basis of such OID Bonds to determine taxable gain upon disposition (including sale, redemption or payment on maturity) of such OID Bonds.

The Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of OID Bonds who purchase such OID Bonds after the initial offering of a substantial amount thereof. Owners who do not purchase such OID Bonds in the initial offering at the initial offering prices should consult their own tax advisors with respect to the tax consequences of ownership of such OID Bonds.

All holders of the OID Bonds should consult their own tax advisors with respect to the allowance of a deduction for any loss on a sale or other disposition of an OID Bond to the extent such loss is attributable to accrued original issue discount.

AMORTIZABLE BOND PREMIUM

For federal income tax purposes, the excess of the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold over the amount payable at maturity thereof constitutes for the original purchasers of such Bonds (collectively, the "Original Premium Bonds") an amortizable bond premium. Bonds other than Original Premium Bonds may also be subject to an amortizable bond premium determined generally with regard to the taxpayer's basis (for purposes of determining loss on a sale or exchange) and the amount payable on maturity or, in certain cases, on an earlier call date (such bonds being referred to herein collectively with the Original Premium Bonds as the "Premium Bonds"). Such amortizable bond premium is not deductible from gross income. The amount of amortizable bond premium allocable to each taxable year is generally determined on the basis of the taxpayer's yield to maturity determined by using the taxpayer's basis (for purposes of determining loss on sale or exchange) of such Premium Bonds and compounding at the close of each six-month accrual period. The amount of amortizable bond premium allocable to each taxable year is deducted from the taxpayer's adjusted basis of such

Premium Bonds to determine taxable gain upon disposition (including sale, redemption or payment at maturity) of such Premium Bonds.

All holders of the Premium Bonds should consult with their own tax advisors as to the amount and effect of the amortizable bond premium.

MARKET DISCOUNT

The "market discount rules" of the Code apply to the Bonds. Accordingly, holders acquiring their Bonds subsequent to the initial issuance of the Bonds will generally be required to treat market discount recognized under the provisions of the Code as ordinary taxable income (as opposed to capital gain income). Holders should consult their own tax advisors regarding the application of the market discount provisions of the Code and the advisability of making any of the elections relating to market discount allowed by the Code.

INFORMATION REPORTING AND BACKUP WITHHOLDING

Information reporting requirements apply to interest paid after March 31, 2007 on tax-exempt obligations, including the Bonds. In general, such requirements are satisfied if the interest recipient completes, and provides the payor with, a Form W-9, "Request for Taxpayer Identification Number and Certification," or unless the recipient is one of a limited class of exempt recipients, including corporations. A recipient not otherwise exempt from information reporting who fails to satisfy the information reporting requirements will be subject to "backup withholding," which means that the payor is required to deduct and withhold a tax from the interest payment, calculated in the manner set forth in the Code. For the foregoing purpose, a "payor" generally refers to the person or entity from whom a recipient receives its payments of interest or who collects such payments on behalf of the recipient.

If an owner purchasing the Bonds through a brokerage account has executed a Form W-9 in connection with the establishment of such account no backup withholding should occur. In any event, backup withholding does not affect the excludability of the interest on the Bonds from gross income for federal income tax purposes. Any amounts withheld pursuant to backup withholding would be allowed as a refund or a credit against the owner's federal income tax once the required information is furnished to the IRS.

FUTURE DEVELOPMENTS

Bond Counsel's engagement with respect to the Bonds ends with the issuance of the Bonds and, unless separately engaged, Bond Counsel is not obligated to defend the City in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Bonds, under current IRS procedures, the IRS will treat the City as the taxpayer and the beneficial owners of the Bonds will have only limited rights, if any, to obtain and participate in judicial review of such audit.

NO ASSURANCE CAN BE GIVEN THAT ANY FUTURE LEGISLATION OR CLARIFICATIONS OR AMENDMENTS TO THE CODE, IF ENACTED INTO LAW, WILL NOT CONTAIN PROPOSALS WHICH COULD CAUSE THE INTEREST ON THE BONDS TO BE SUBJECT DIRECTLY OR INDIRECTLY TO FEDERAL OR STATE OF MICHIGAN INCOME TAXATION, ADVERSELY AFFECT THE MARKET PRICE OR MARKETABILITY OF THE BONDS, OR OTHERWISE PREVENT THE HOLDERS FROM REALIZING THE FULL CURRENT BENEFIT OF THE STATUS OF THE INTEREST THEREON.

FURTHER, NO ASSURANCE CAN BE GIVEN THAT ANY ACTIONS OF THE INTERNAL REVENUE SERVICE, INCLUDING, BUT NOT LIMITED TO, SELECTION OF THE BONDS FOR AUDIT EXAMINATION, OR THE COURSE OR RESULT OF ANY EXAMINATION OF THE BONDS, OR OTHER BONDS WHICH PRESENT SIMILAR TAX ISSUES, WILL NOT AFFECT THE MARKET PRICE OF THE BONDS.

INVESTORS SHOULD CONSULT WITH THEIR TAX ADVISORS AS TO THE TAX CONSEQUENCES OF THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE BONDS, INCLUDING THE IMPACT OF ANY PENDING OR PROPOSED FEDERAL OR STATE OF MICHIGAN TAX LEGISLATION.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds are subject to the approval of Miller, Canfield, Paddock and Stone, P.L.C., Detroit, Michigan, Bond Counsel. A copy of the opinion of Bond Counsel will be provided with the Bonds, which opinion will be in substantially the form set forth in Appendix E.

ISSUE PRICE

The winning bidder shall assist the City in establishing the issue price of the Bonds, in accordance with the requirements set forth in the Notice of Sale attached in Appendix H hereto, and shall deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected issue price to the public or the sales prices of the Bonds, substantially in the form attached as either Appendix I-1 or I-2 of the Preliminary Official Statement, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel.

BOND COUNSEL'S RESPONSIBILITY

The fees of Miller, Canfield, Paddock and Stone, P.L.C. ("Bond Counsel") for services rendered in connection with its approving opinion are expected to be paid from Bond proceeds. Except to the extent necessary to issue its approving opinion as to the validity of the Bonds and the exemption of the Bonds and the interest thereon from taxation, and as hereafter stated, Bond Counsel has not been retained to examine or review, and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the Bonds and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

Bond Counsel has not been retained to review this Official Statement for accuracy or completeness and has not made inquiry of any official or employee of the City or any other person regarding, and has made no independent verification of, such other portions hereof, and further has not expressed and will not express an opinion as to any portions hereof.

REGISTERED MUNICIPAL ADVISOR TO THE CITY

Bendzinski & Co., Municipal Finance Advisors, Grosse Pointe, Michigan, (the "Municipal Advisor") is a Registered Municipal Advisor in accordance with the rules of the Municipal Securities Rulemaking Board ("MSRB"). The Municipal Advisor has been retained by the City to provide certain financial advisory services including, among other things, preparation of the deemed "final" Preliminary Official Statement and the final Official Statement (the "Official Statements"). The information contained in the Official Statement was prepared in form by the Municipal Advisor and is based on information supplied by various officials from records, statements and reports required by various local, county or state agencies of the State of Michigan in accordance with constitutional or statutory requirements.

To the best of the Municipal Advisor's knowledge, all of the information contained in the Official Statements, which it assisted in preparing, while it may be summarized (i) is complete and accurate; (ii) does not contain any untrue statement of a material fact; and (iii) does not omit any material fact or make any statement which would be misleading in light of the circumstances under which these statements are being made. However, the Municipal Advisor has not and will not independently verify the completeness and accuracy of the information contained in the Official Statements.

The Municipal Advisor is not engaged in the business of underwriting, trading, marketing or the distribution of securities or any other negotiable instruments. The Municipal Advisor's duties, responsibilities and fees arise solely as Registered Municipal Advisor to the City and it has no secondary obligation or other responsibility. The Municipal Advisor's fees are expected to be paid from Bond proceeds.

RATING INFORMATION

S&P Global Rating Services has assigned its municipal bond rating as stated on the front cover of this Official Statement, to this issue of Bonds.

The assigned rating reflects the independent judgment of the rating agency and there is no assurance that said rating will continue for any period of time or that it will not be revised or withdrawn by the rating agency. A revision or withdrawal of said rating may have an effect on the market price of the securities. The rating agency's fee is expected to be paid from Bond proceeds.

CONTINUING DISCLOSURE

Prior to delivery of the Bonds, the City will execute a Continuing Disclosure Undertaking (the "Undertaking") for the benefit of the Beneficial Owners (as defined in the Undertaking) of the Bonds to send certain information annually and to provide notice of certain events to the Municipal Securities Rulemaking Board ("MSRB") electronically through MSRB's Electronic Municipal Market Access System, pursuant to the requirements of section (b)(5) of Rule 15c2-12 (the "Rule") adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934. The information to be provided on an annual basis, the events which will be noticed on an occurrence basis and the other terms of the Undertaking, are set forth in Appendix F- "FORM OF CONTINUING DISCLOSURE UNDERTAKING" to this Official Statement.

A failure by the City to comply with the Undertaking will not constitute an event of default under the Resolution and Beneficial Owners of the Bonds are limited to the remedies described in the Undertaking.

Except as described below, the City has failed to comply in any material respect with the requirements as described in subsection (b)(5) of the Rule of any continuing disclosure undertaking made by the City, within the past five years. For bonds with the base CUSIPs 572427, 572435, 572457, and 572487, the audit and the annual financial information updates for the fiscal year ended 2020 were filed late on January 27, 2021, and a failure to file notice was posted on January 27, 2021. For bonds with base CUSIP 572487, the annual financial information updates for the fiscal year in 2021 omitted information relating to the water fund budget summary, but such information has been filed with a failure to file notice as of April 20, 2022. For bonds with the base CUSIP 572427, the audit and the annual financial information updates for the fiscal year ended in 2021 were filed timely but properly not linked to the City's 2021 unlimited tax general obligation bonds dated June 2, 2021, and such information was linked subsequently in EMMA.

A failure by the City to comply with the Undertaking must be reported by the City in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such failure may adversely affect the transferability and liquidity of the Bonds and their market price.

PRINTING AND DELIVERY

The City will furnish Bonds at its expense for delivery to the purchaser to DTC at New York, New York or an authorized agent of DTC. Delivery of the Bonds shall be within 45 days from the date of sale of the Bonds. Payment for the Bonds shall be made in immediately available Federal Reserve funds.

ABSENCE OF CERTAIN LITIGATION

According to City Attorney, David M. Revore, of McGinty, Hitch, Person, Anderson & Revore, P.C., there is no litigation to his knowledge, pending or threatened, in any court (either state or federal) which seeks to restrain or enjoin the issuance or delivery of the Bonds, or which questions (i) the proceedings under which the Bonds are to be issued, (ii) the validity of the Bonds, (iii) the legal existence of the City or the title to the office of the present officials of the City, or (iv) the ability of the City to operate or any other matter which may materially affect the financial condition of the City.

OTHER MATTERS

The City certifies that to its best knowledge and belief, this Official Statement, insofar as it pertains to the City and its economic and financial condition, is true and correct as of its date, and does not contain, nor omit, any material facts or information which would make the statements contained herein misleading. All information contained in this Official Statement is subject, in all respects, to the complete body of information contained in the original sources thereof. In particular, no opinion or representation is rendered as to whether any projection will approximate actual results, and all opinions, estimates and assumptions, whether or not expressly identified as such, should not be considered statements of fact.

The date of the Preliminary Official Statement is September 3, 2024. The information contained herein is subject to revision, amendment and completion. As of that date, the Preliminary Official Statement was deemed "final" by the City for purposes of paragraph (b)(1) of the Rule.

This Official Statement has been duly approved, executed and delivered by the City on the date as set forth on the front cover of this Official Statement.

CITY OF MARSHALL

/s/

By: WILLIAM DOPP, TREASURER/FINANCE DIRECTOR

CITY OF MARSHALL
GENERAL DESCRIPTION
AND
STATISTICAL INFORMATION

CITY OF MARSHALL

LOCATION AND DESCRIPTION

The City of Marshall, the county seat of Calhoun County, is located 28 miles west of the City of Jackson and 12 miles east of the City of Battle Creek. The City encompasses an area of approximately 5.6 square miles.

FORM OF GOVERNMENT

The City operates under the Council – Manager form of government. The Mayor is elected for a two-year term and six council members are elected for four-year overlapping terms. The City Council appoints the City Manager, City Attorney, City Clerk, City Treasurer and City Assessor, who serve at the pleasure of the Council. All other department heads are appointed by the City Manager and serve at the City Manager's pleasure.

POPULATION

2020 U.S. Census	6,822
2010 U.S. Census	7,088
2000 U.S. Census	7,459

FISCAL YEAR

July 1 to June 30

PROPERTY VALUATIONS

Article IX, Appendix 3, of the Michigan Constitution provides that the proportion of true cash value at which property shall be assessed shall not exceed 50% of true cash value. The Michigan Legislature by statute has provided that property shall be assessed at 50% of its true cash value, except as described below. The Michigan Legislature or the electorate may at some future time reduce the percentage below 50% of true cash value.

On March 15, 1994, the electors of the State approved an amendment to the Michigan Constitution permitting the Legislature to authorize ad valorem taxes on a non-uniform basis. The legislation implementing this constitutional amendment added a new measure of property value known as "Taxable Value." Beginning in 1995, taxable property has two valuations -- State Equalized Valuation ("SEV") and Taxable Value. Property taxes are levied on Taxable Value. Generally, Taxable Value of property is the lesser of (a) the Taxable Value of the property in the immediately preceding year minus any losses, multiplied by the lesser of 1.05 or the inflation rate, plus additions, or (b) the property's current SEV. Under certain circumstances, therefore, the Taxable Value of property may be different from the same property's SEV. When property is sold or transferred, Taxable Value is adjusted to the SEV, which under existing law is 50% of the current true cash value. The Taxable Value of new construction is equal to current SEV. Taxable Value and SEV of existing property are also adjusted annually for additions and losses.

REAL PROPERTY TAX ASSESSMENTS

Responsibility for assessing taxable property rests with the local assessing officer of each township and city. Any property owner may appeal the assessment to the local assessor, the local board of review and ultimately to the Michigan Tax Tribunal.

The Michigan Constitution also mandates a system of equalization for assessments. Although the assessors for each local unit of government within a county are responsible for actually assessing at 50% of true cash value, adjusted for Taxable Value purposes, the final SEV and Taxable Value are arrived at through several steps. Assessments are established initially by the municipal assessor. Municipal assessments are then equalized to the 50% levels as determined by the county's department of equalization. Thereafter, the State equalizes the various counties in relation to each other. SEV is important, aside from its use in determining Taxable Value for the purpose of levying ad valorem property taxes, because of its role in the spreading of taxes between overlapping jurisdictions, the distribution of various State aid programs, State revenue sharing and in the calculation of debt limits.

Property that is exempt from property taxes, e.g., churches, government property, public schools, is not included in the SEV and Taxable Value data in this Official Statement. Property granted tax abatements under Act 198, Public Acts of Michigan, 1974, as amended ("Act 198") is recorded on a separate tax roll while subject to tax abatement. The valuation of tax-abated property is based upon SEV but is not included in either the SEV or Taxable Value data in this Official Statement except as noted.

APPEAL OF PROPERTY TAX ASSESSMENTS

Property taxpayers may appeal their assessments to the Michigan Tax Tribunal. Unless otherwise ordered by the Tax Tribunal, before the Tax Tribunal renders a decision on an assessment appeal, the taxpayer must have paid the tax bill. The City has several tax appeals pending before the Tax Tribunal (including personal property tax appeals) none of which are expected to have a significant impact on the City's State Equalized Valuation, Taxable Value or the resulting taxes.

INDUSTRIAL FACILITIES TAX

The Michigan Plant Rehabilitation and Industrial Development District Act (Act 198, Public Acts of Michigan, 1974, as amended) ("Act 198") provides significant property tax incentives to industry to renovate and expand aging industrial facilities and to build new industrial facilities in Michigan. Under the provisions of Act 198, qualifying cities, villages and townships may establish districts in which industrial firms are offered certain property tax incentives to encourage restoration or replacement of obsolete industrial facilities and to attract new industrial facilities.

Property owners situated in such districts pay an Industrial Facilities Tax ("IFT") in lieu of ad valorem property taxes on plant and equipment for a period of up to 12 years. For rehabilitated plant and equipment, the IFT is determined by calculating the product of the taxable value of the replacement facility in the year before the effective date of the abatement certificate multiplied by the total mills levied by all taxing units in the current year. For abatements granted prior to January 1, 1994, new plant and equipment is taxed at one-half the total mills levied by all taxing units, except for mills levied for local school district operating purposes or under the State Education Tax Act, plus one-half of the number of mills levied for local school district operating purposes in 1993. For new facility abatements granted after 1993, new plant and equipment is taxed at one-half of the total mills levied as ad valorem taxes by all taxing units, except mills levied under the State Education Tax Act, plus the number of mills levied under the State Education Tax Act. For new facility abatements granted after 1993, the State Treasurer may permit abatement of all, none or one-half of the mills levied under the State Education Tax Act. It must be emphasized, however, that ad valorem property taxes on land and inventory are not reduced in any way since both land and inventory are specifically excluded under Act 198.

The City has forty-seven (47) IFT exemption certificates currently outstanding, aggregating $1,387,110 in Equivalent Taxable Value for fiscal year ending June 30, 2024.

HISTORY OF PROPERTY VALUATIONS [1]

Year of State Equalization and Tax Levy	City's Fiscal Year Ended or Ending June 30,	State Equalized Valuation [2]	Taxable Value [3]
2023	2024	$ 344,109,400	$ 270,367,952
2022	2023	315,005,500	260,012,554
2021	2022	318,041,900	262,978,723
2020	2021	298,886,800	242,429,367
2019	2020	256,790,600	214,425,188
2018	2019	255,569,200	211,130,968
2017	2018	238,827,900	195,605,512
2016	2017	244,700,990	204,941,645
2015	2016	241,874,600	204,889,069
2014	2015	234,587,050	209,493,713

(1) Includes properties subject to IFT exemption.
(2) Source: Calhoun County Equalization Department, except for fiscal years ended June 30, 2023, 2022, 2021, 2020 and 2019 Values for fiscal years ended June 30, 2023, 2022, 2021, 2020 and 2019 provided by City of Marshall
(3) Source: City of Marshall Finance Department

An analysis of **State Equalized Valuation** is as follows: [(1), (2)]

	Fiscal Year Ending/Ended June 30,		
	BY CLASS		
	2024	2023	2022
Real Property	$ 322,695,800	$ 286,053,500	$ 287,320,000
Personal Property	21,413,600	28,952,000	30,721,900
TOTAL	$ 344,109,400	$ 315,005,500	$ 318,041,900

	BY USE		
	2024	2023	2022
Residential	$ 222,757,200	$ 196,440,900	$ 196,583,900
Commercial	71,842,700	47,840,700	48,338,200
Industrial	28,095,900	41,771,900	42,397,900
Personal Property	21,413,600	28,952,000	30,721,900
TOTAL	$ 344,109,400	$ 315,005,500	$ 318,041,900

An analysis of **Taxable Value** is as follows [(1), (2)]

	Fiscal Year Ending/Ended June 30,		
	BY CLASS		
	2024	2023	2022
Real Property	$ 248,954,352	$ 231,060,554	$ 232,256,823
Personal Property	21,413,600	28,952,000	30,721,900
TOTAL	$ 270,367,952	$ 260,012,554	$ 262,978,723

	BY USE		
	2024	2023	2022
Residential	$ 167,111,959	$ 154,713,847	$ 154,843,367
Commercial	57,575,727	39,784,880	40,255,189
Industrial	24,266,666	36,561,827	37,158,267
Personal Property	21,413,600	28,952,000	30,721,900
TOTAL	$ 270,367,952	$ 260,012,554	$ 262,978,723

(1) Includes properties subject to IFT exemption.
(2)) Source: City of Marshall Finance Department

MICHIGAN PROPERTY TAX REFORM

The enactment of Michigan Public Acts 153 and 154 of 2013, together with subsequent enactment of Michigan Public Acts 80 and 86 through 93 of 2014, significantly reformed personal property tax in Michigan. The voters of the State approved a referendum on August 4, 2014, to which all of these acts were tied, and therefore these acts will continue in effect.

Under these acts, owners of industrial and commercial personal property with a total true cash value of $80,000 or less may annually file an affidavit claiming a personal property tax exemption. To be eligible for the exemption, all of the commercial or industrial personal property within a city or township that is owned by, leased to, or controlled by the claimant has to have accumulated true cash value of $180,000 or less. Beginning in 2016, owners of certain eligible manufacturing personal property that was either purchased after December 31, 2012, or that is a least 10 years old have been able to claim an exemption from personal property tax by filing an affidavit claiming the exemption. By 2022, all eligible manufacturing personal property will be at least 10 years old or purchased after December 31, 2012, so that it could be exempted from personal property tax.

To replace revenues lost by local governments, due to these exemptions, a portion of the current State use tax is set aside as a "local community stabilization share" that will not be subject to the annual appropriations process and is automatically provided to a "local community stabilization authority" for distribution pursuant to a statutory formula anticipated to provide 100% reimbursement to local governments for losses due to the new personal property tax exemptions. The City received $_____ from the Local Community Stabilization Authority to replace personal property tax revenues during the fiscal year ended June 30, 2023.

MAJOR TAXPAYERS

According to City officials, the Taxable Value of each of the City's major taxpayers is as follows:

	Fiscal Year Ending June 30, 2024	
Name of Taxpayer	Taxable Value	% of Total
Great Lakes Farms Properties, LP	$ 10,321,274	3.8%
Consumers Energy Co.	9,257,838	3.4%
Marshall Area Econmic Development	9,142,500	3.4%
IIP-MI 6, LLC	5,110,007	1.9%
Michigan Gas Utility Corp.	3,181,800	1.2%
Michigan Electric Transmission	2,810,500	1.0%
Granite Michigan LLC (Lear)	2,357,985	0.9%
Tenneco Automotive Operating Co.	2,349,397	0.9%
MEC Realty LLC	2,382,235	0.9%
Riverwalk Apts on Wagner, LLC	2,043,300	0.8%

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(1) None of the City's Major Taxpayers have tax appeals pending before the Michigan Tax Tribunal
Source: City of Marshall Finance Department

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TAX RATES *

(Per $1,000 of Taxable Value)

	As of Fiscal Year Ending/Ended June 30,					
	2024		2023		2022	
	Principal Residence	Non Principal Residence	Principal Residence	Non Principal Residence	Principal Residence	Non Principal Residence
City of Marshall						
Operating	17.1629	17.1629	17.1629	17.1629	17.1629	17.1629
Dial a Ride	0.9020	0.9020	0.9020	0.9020	0.9147	0.9147
Recreation	0.9020	0.9020	0.9020	0.9020	0.9147	0.9147
Leaf, brush & trash removal	0.7376	0.7376	0.7376	0.7376	0.7480	0.7480
Debt (Roads)	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000
County of Calhoun	7.6417	7.6417	6.6611	6.6611	6.6713	6.6713
Marshall Fire/Ambulance	0.6908	0.6908	0.6908	0.6908	0.6954	0.6954
Marshall School District						
Local	0.0000	17.8292	0.0000	17.8292	0.0000	17.9424
Bulding & Site	0.9888	0.9888	0.9888	0.9888	0.9948	0.9948
Debt	6.0000	6.0000	7.0500	7.0500	7.0500	7.0500
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000
Calhoun County ISD	6.1946	6.1946	6.1946	6.1946	6.2057	6.2057
Kellogg Community College	3.6109	3.6109	3.6109	3.6109	3.6136	3.6136
Marshall District Library	1.6499	1.6499	1.6499	1.6499	1.6588	1.6588
Total All Jurisdictions	54.4812	72.3104	54.5506	72.3798	54.6299	72.5723

* Principal residence includes qualified agricultural property, qualified forest property and industrial personal property, which is excluded from taxes levied for school operating purposes. Moreover, commercial personal property is exempt from a portion of taxes levied for school operating purposes. Non Principal Residence property is not included in the above definition.

Source: County of Calhoun Equalization Department, City of Marshall Audited Annual Financial Report and City of Marshall 2023 form L 4029

TAX RATE LIMITATIONS

The City Charter provides tax rate limitations as follows:

Purpose	Maximum Millage Authorized	Maximum [(1)] Millage to be Levied	Expiration Date of Millage
General Operating	20.0000	18.0466	In perpetuity
Recreation	1.0000	0.9020	In perpetuity
Dial-A-Ride	1.0000	0.9020	In perpetuity
Leaf, brush & trash removal	0.7500	0.7376	December 31, 2024
Road	Unlimited	Unlimited	December 31, 2030

(1) See "CONSTITUTIONAL TAX LIMITATION", herein.

Source: City of Marshall 2023 form L4029

The City may levy taxes in excess of the above limitation pursuant to state law for the following purposes:

Purpose	Authority	Rate (per $1,000 of Taxable Value)
Refuse collection and Disposal	Act 298, P.A. of Michigan 1917, as amended	$3.00
Police & Fire Pension Requirements	Act 345, P.A. of Michigan 1937, as amended	Amount Required to Make Contribution

In addition, Article IX, Appendix 6, permits the levy of millage in excess of the above for:

1. All debt service on tax supported bond and bonds issued prior to December 23, 1978 or tax supported issues which have been approved by the voters for which the issuer has pledged its full faith and credit.
2. Operating purposes for a specified period of time provided that said increase is approved by a majority of the qualified electors of the local unit.
3. Payment of valid judgments levied in accordance with the State law.

CONSTITUTIONAL MILLAGE ROLL-BACK

Article IX, Appendix 31 of the Michigan Constitution requires that if the total value of existing taxable property in a local taxing unit, exclusive of new construction and improvements, increases faster than the U.S. Consumer Price Index from one year to the next, the maximum authorized tax rate for that local taxing unit must be permanently reduced through a Millage Reduction Factor unless reversed by a vote of the electorate of the local taxing unit.

TAX LEVIES AND COLLECTIONS [1]

Fiscal Year Ending/Ended June 30	Taxes Levied For the Fiscal Year (1)	Collections to March 1st of Fiscal Year of the Levy		Delinquent Collections	Total Collections to Date Amount	% of Levy
2023	$ 5,493,353	$ 5,478,919	99.74%	$ 6,672	5,485,591	99.86%
2022	5,255,301	5,244,078	99.79%	994	5,245,072	99.81%
2021	4,456,064	4,444,406	99.74%	694	4,445,100	99.75%
2020	4,130,047	4,127,215	99.93%	798	4,128,013	99.95%
2019	4,068,629	4,055,986	99.69%	2,092	4,058,078	99.74%
2018	3,874,249	3,871,090	99.92%	1,226	3,872,316	99.95%
2017	3,777,564	3,766,035	99.69%	8,018	3,774,053	99.91%
2016	3,988,294	3,974,085	99.64%	11,633	3,985,718	99.94%
2015	3,973,980	3,965,617	99.79%	5,709	3,971,326	99.93%
2014	4,079,395	4,064,069	99.62%	11,627	4,075,696	99.91%

[1] Includes Industrial Facility Tax (IFT) and taxes captured by the Tax Incremental Finance Authority (TIFA) Districts
In fiscal years ended June 30, 2014 through and including 2021 includes leaf, brush and trash levies. Beginning in fiscal year ending June 30, 2022, the levy for roads is included.
Source: City of Marshall audited Annual Financial Report, fiscal year ended June 30, 2023, and City of Marshall Finance Department

The City's taxes are due and payable and a lien created upon the assessed property on July 1, each year. Taxes remaining unpaid on the following March 1st are turned over to the County Treasurer for collection.

Calhoun County (the "County") is responsible for the collection of all delinquent real property taxes levied by local units within the County. The County has established a Delinquent Tax Revolving Fund (the "DTRF") which purchases 100% of the real property taxes returned delinquent to the County Treasurer by taxing units within the County as of March 1st of each year. The County's purchase of all delinquent real property taxes in any year may be dependent on the continuation of the DTRF. There can be no assurance that the County will continue the DTRF, and therefore no assurance that the County will continue to purchase 100% of taxing units' delinquent real property taxes as of March 1st each year.

REVENUES FROM THE STATE OF MICHIGAN

The City receives revenue sharing payments from the State of Michigan under the State Constitution and the State Revenue Sharing Act of 1971, as amended. The revenue sharing payments are composed of two components – a constitutional distribution and a statutory distribution.

The constitutional distribution is mandated by the State Constitution and distributed on a per capita basis to townships, cities and villages. The amount of the constitutionally mandated revenue sharing component distributed to the City can vary depending on the population of the City and the receipt of sales tax revenues by the State.

The statutory distribution is authorized by legislative action and distribution is subject to annual State appropriation by the State Legislature. Statutory distributions may be reduced or delayed by Executive Order during any State fiscal year in which the Governor, with the approval of the State Legislature's appropriations committees, determines that actual revenues will be less than the revenue estimates on which appropriations were based.

On July 31, 2023, Governor Whitmer signed into law the budget for fiscal year 2024. The budget includes a constitutional revenue sharing distribution to cities, villages and townships of approximately $1.101 billion. The budget continues the incentive-based revenue sharing program known as the City, Village, and Township Revenue Sharing (or "CVTRS") program begun in fiscal year 2015 that distributes revenue sharing to cities, villages and townships that meet requirements for accountability and transparency, including making a debt service report and a two-year budget projection available for public viewing. The CVTRS program is funded at $299.1 million for fiscal year 2024, and each city, village and township that received a CVTRS distribution in fiscal year 2023 is eligible to receive a payment equal to 107.0% of its 2023 distribution, of which 2.0% is specifically dedicated to funding for local public safety initiatives and 5.0% is a general increase, with 1.0% of that to be withheld if the city, village or township does not fully obligate or expend its federal funds allocated under the American Rescue Plan Act of 2001 by December 31, 2023. Each city, village or township that is determined to have a retirement pension benefit system in underfunded status under section 5 of Act 202, Public Acts of Michigan, 2017, must allocate the 5.0% excess of the amount it receives in 2024 CVTRS payments over the amount it received in CVTRS payments in fiscal year 2023 to its unfunded pension liability, unless the city, village or township has issued a municipal security to fund its unfunded pension liability or has received a local unit municipal pension principal payment grant. The fiscal year 2024 budget continues funding for the revenue sharing grant program for financially distressed communities at the 2023 level of $2.5 million.

Any portion of the CVTRS payment that the City would be eligible to receive would be subject to certain benchmarks that the City would need to meet, and there can be no assurance what amount, if any, the City would receive under the CVTRS program. The City received CVTRS payments of $130,917 in fiscal year 2023 and anticipates meeting the requirements to receive $138,760 *in CVTRS payments for fiscal year 2024.

Purchasers of the Bonds should be alerted to further modifications to revenue sharing payments to Michigan local governmental units, to potential consequent impact on the City's general fund condition, and to the potential impact upon the market price or marketability of the Bonds resulting from changes in revenues received by the City from the State.

The following table sets forth the annual revenue sharing payments and other moneys received by the City during the fiscal years ended September 30, 2020 through September 30, 2023 and the amount estimated for fiscal year ending September 30, 2024.

State of Michigan Fiscal Year Ended September 30	Constitutional Payments	CVTRS Payments	CRLGG [1] Program Payments	Total
2024 [2]	$ 741,706	$ 138,760	$ -	$ 880,466
2023	734,569	130,917	-	865,486
2022	744,445	123,507	-	867,952
2021	693,742	121,085	-	814,827
2020	611,825	100,900	122,138	834,863

[1] CRLGG = Coronavirus Relief Local Government Grant Program. August 2020 payment was replaced with CARES Act funds.
[2] Estimate as of May 17, 2024
Source: State of Michigan Treasury – Website

LABOR AGREEMENTS

The City has six (6) employee bargaining units which have negotiated comprehensive salary, wage, fringe benefit and working conditions contracts with the City. The duration of these agreements are as follows:

Employee Group	Number of Employees	Expiration Date of Contract
DPW/Teamsters Local 214	7	June 30, 2025
International Fire Fighters Association	10	June 30, 2025
Police Patrol Division/POLC	10	June 30, 2026
Police Supervisory Division/POLC	4	June 30, 2026
DPS/Teamsters Local 214	27	June 30, 2027
Non Union Employees	26	N/A

N/A = Not applicable
Source: City of Marshall

RETIREMENT PLANS

DEFINED BENEFIT PENSION PLAN *

Plan Description

The City participates in the Municipal Employees Retirement System (MERS) of Michigan. MERS is an agent multiple-employer, statewide public employee pension plan established by the Michigan Legislature under Public Act 135 of 1945 and administered by a nine-member Retirement Board. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained accessing the MERS website at www.mersofmich.com.

Benefits Provided

Benefits provided include plans with multipliers ranging from 2.50% to 3.00%.

Vesting period of 10 years.

Normal retirement age is 60 with early retirement of 50 to 55 with 25 years of service or reduced early retirement at 50 with 25 years of service or 55 with 15 years of service.

Final average compensation is calculated based on three to five years.

Benefit terms, within the parameters established by MERS, are generally established and amended by authority of the City Council, generally after negotiations of these terms with the affected unions. Benefit terms may be subject to binding arbitration in certain circumstances.

At the December 31, 2022, measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries receiving benefits	109
Inactive employees entitled to but not yet receiving benefits	21
Active plan	38
Total employees covered by MERS	168

Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, MERS retains an independent actuary to determine the annual contribution. The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS retirement board. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The employer may establish contribution rates to be paid by its covered employees.

* For further information see Note 9 in the City's Annual Financial Report, fiscal year ended June 30, 2023.

Schedule of changes in Net Pension Liability and Related Ratios

Calendar Year December 31,	2022	2021	2020
Total pension liability			
Service cost	$ 443,110	$ 425,726	$ 382,455
Interest	2,844,314	2,846,747	2,734,814
Changes in benefit terms	-	-	-
Difference between expected and actual experience	709,332	(27,590)	224,980
Changes in assumptions	-	1,387,534	815,496
Benefit payments including employee refunds	(2,973,480)	(2,759,318)	(2,653,844)
Net change in total pension liability	1,023,276	1,873,099	1,503,901
Total pension liability, beginning of year	40,497,096	38,623,997	37,120,096
Total pension liability, ending of year	$ 41,520,372	$ 40,497,096	$ 38,623,997
Plan Fiduciary Net Position			
Contributions Employer	$ 1,868,810	$ 1,522,547	$ 1,259,552
Contributions Member	300,007	256,274	275,570
Net Investment income (loss)	(2,672,801)	3,285,702	2,712,878
Benefit payments including employee refunds	(2,973,480)	(2,759,318)	(2,653,844)
Administrative & Other	(47,330)	(37,687)	(43,800)
Net change in plan fiduciary net position	(3,524,794)	2,267,518	1,550,356
Plan fiduciary net position, beginning of year	26,045,640	23,778,122	22,227,766
Plan fiduciary net position, ending of year	$ 22,520,846	$ 26,045,640	$ 23,778,122
City's Net Pension Liability - Ending	$ 18,999,526	$ 14,451,456	$ 14,845,875
Plan fiduciary net position as a percentage of the total pension liability	54.2%	64.3%	61.6%
Covered employee payroll	$ 2,671,417	$ 2,866,513	$ 2,781,676
Employer's net pension liability as a percentage of covered employee payroll	711.2%	504.1%	533.7%

Schedule of Contributions

Fiscal Year Ended June 30,	2023	2022	2021	2020
Actuarially determined contribution	$ 2,011,143	$ 1,670,079	$ 1,351,493	$ 1,166,246
Contributions in relation to the actuarily determined contribution	2,011,143	1,670,079	1,351,493	1,166,246
Contribution Deficiency	$ -	$ -	$ -	$ -
Covered Employee Payroll	$ 2,856,931	$ 3,029,723	$ 2,950,962	$ 2,919,292
Contributions as a % of Covered Employee Payroll	70.4%	55.1%	45.8%	39.9%

DEFINED CONTRIBUTION PENSION PLAN

The City provides a defined contribution pension plan, which provides retirement benefits to qualified employees who were hired after July 1, 2013. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The City's contribution for employees eligible to participate in the plans vest based on year of service with 100% vesting occurring after 5 years of service. The City and participants contribute a percentage of participant's salary to the plans. City contributions to the MERS plan at 10% of salary and participant contributions are 7.7% of salary. City contributions for the fiscal year 2023 were $282,443 and participant contributions were $217,371. The plan provisions and contribution amounts were established by the City Council and may be amended by the Council. The plan is administered along with the defined benefit pension plans, through MERS.

* For further information see Note 10 in the City's Annual Financial Report, fiscal year ended June 30, 2023.
Source: City of Marshall Annual Financial Report, fiscal year ended June 30, 2023

OTHER POST EMPLOYMENT BENEFITS *

Plan Description

The City of Marshall Other Post Employment Plan (the "Plan") is a single employer defined benefit healthcare plan administered by the City using MERS' retiree health funding vehicle (RHFV). The plan provides certain retiree medical benefits as other post-employment benefits (OPEB) to all applicable employees, in accordance with union agreements and/or personnel policies. Benefits provisions are established by City Council. The Plan does not issue a separate stand-alone financial statement.

Benefits Provided

The Plan was established and is being funded under the authority of the City. The plan's funding policy is that the employer will contribute $200,000 per year to the OPEB Trust in addition to paying retire benefits from general operating funds at least until the plan is 40% funded. There are no long-term contracts for contributions to the plan. The plan has no legally required reserves.

Membership in the Plan consisted of the following at the date of latest actuarial valuation:

As of June 30, 2022	
Active plan members	1
Retirees and beneficiaries	67
	68

Schedule of Changes in Net OPEB Liability and Related Ratios

As of Fiscal Year Ended June 30	2023	2022	2021
Total OPEB liability			
Service cost	$ 4,985	$ 8,222	$ 8,348
Interest	448,276	640,587	658,434
Difference between expected and actual experience	(133,017)	(2,629,273)	(78,507)
Changes in assumptions	52,467	197,259	(226,421)
Benefit payments including employee refunds	(540,661)	(509,541)	(699,489)
Net change in total OPEB liability	(167,950)	(2,292,746)	(337,635)
Total OPEB liability, beginning of year	6,669,286	8,962,032	9,299,667
Total OPEB liability, ending of year	$ 6,501,336	$ 6,669,286	$ 8,962,032
Plan Fiduciary Net Position			
Contributions to OPEB Trust	$ 200,000	$ 200,000	$ 200,000
Contributions/benefit payments made from general operating funds	540,661	509,541	699,489
Net Investment income (loss)	141,409	(162,190)	386,713
Benefit payments including employee refunds	(540,661)	(509,541)	(699,489)
Administrative & Other	(3,721)	(3,537)	(2,862)
Net change in plan fiduciary net position	337,688	34,273	583,851
Plan fiduciary net position, beginning of year	1,808,111	1,773,838	1,189,987
Plan fiduciary net position, ending of year	$ 2,145,799	$ 1,808,111	$ 1,773,838
City's Net OPEB Liability - Ending	$ 4,355,537	$ 4,861,175	$ 7,188,194
Plan fiduciary net position as a percentage of the total OPEB liability	33.0%	27.1%	19.8%
Covered employee payroll	$ 55,549	$ 51,855	$ 336,660
Employer's net OPEB liability as a percentage of covered employee payroll	7840.9%	9374.6%	2135.1%

For further information see Note 11 in the City's Annual Financial Report, fiscal year ended June 30, 2023.

Schedule of Contributions

Fiscal Year Ended June 30,	2023	2022	2021
Actuarially determined contribution	$ 1,025,188	$ 7,725,352	$ 4,516,130
Contributions in relation to the actuarily determined contribution	740,661	709,541	200,000
Contribution Deficiency (Excess)	$ 284,527	$ 7,015,811	$ 4,316,130
Covered Employee Payroll	$ 55,549	$ 51,855	$ 336,660
Contributions as a % of Covered Employee Payroll	1333.3%	1368.3%	59.4%

Source: City of Marshall Annual Financial Report, fiscal year ended June 30, 2023.

GENERAL FUND-FUND BALANCE

The City's General Fund fund balance for the last five years has been as follows:

Fiscal Year Ended June 30	Fund Balance
2023	$ 3,619,919
2022	4,055,093
2021	3,874,259
2020	3,391,895
2019	3,268,431

Source: City of Marshall Annual Comprehensive Financial Reports

MAJOR EMPLOYERS

Major employers in the City are as follows:

Firm Name	Product/Service	Approximate Number of Employees
Tenneco Automotive	Automotive parts	1,192
Oaklawn Hospital	Healthcare	1,004
Marshall Public Schools	Education	330
Marshall Excelsior	Brass fittings	225
Eaton Automotive	Torque control/Proving grounds	161
Michigan Kitchen Distributors	Wholesale supplier of kitchen & bath products	120
City of Marshall	Municipal government	116
Autocam Corporation	Automotive	110
MPM/Common Citizen	Cannabis distributor	105
Progressive Dynamics	Power Conversion Products	94
Tribal Manufacturing	Machining & manufacturing	90
Medilodge of Marshall	Long term skilled nursing & short term rehabilitation	88

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Sources: City of Marshall Annual Financial Report, fiscal ended June 30, 2021

LABOR CHARACTERISTICS

The U.S. Census 2022 American Community Survey 5 Year Estimate lists the labor force characteristics for the City, for employed persons 16 years and over, as follows:

By Occupation	Number of Employees
Management, business, science and, arts occupations	1,463
Service occupations	494
Sales and office occupations	624
Natural resources, construction, and maintenance occupations	243
Production, transportation, and material moving occupations	557
Total	3,381

By Industry	
Agriculture, forestry, fishing and hunting and mining	12
Construction	147
Manufacturing	610
Wholesale trade	13
Retail trade	353
Transportation and warehousing, and utilities	158
Information	7
Finance, insurance, real estate, and rental and leasing	156
Professional, scientific, management, administrative, and waste management services	234
Educational services, and health care and social assistance	1,119
Arts, entertainment, recreation, accomodation and food services	205
Other services (except professional administration)	242
Public administration	125
Total	3,381

UNEMPLOYMENT DATA [1]

According to the Michigan Department of Career Development, Employment Security Agency, Office of Labor Market Information, the unemployment statistics for the County of Calhoun and State of Michigan during the last three calendar years and the most recent for the current year, are as follows:

County of Calhoun

	2024	2023	2022	2021	
January	4.2%	4.8%	5.4%	7.7%	*
February	4.5%	4.9%	5.1%	7.2%	*
March	4.4%	4.6%	4.8%	7.1%	*
April	4.3%	3.7%	4.3%	6.7%	*
May	4.4%	4.4%	4.7%	7.2%	*
June	5.5%	4.6%	5.2%	7.6%	*
July		5.0%	5.3%	7.5%	*
August		4.6%	5.0%	6.5%	*
September		4.2%	4.4%	5.5%	*
October		3.9%	4.1%	4.8%	
November		3.5%	3.8%	4.1%	
December		4.0%	4.1%	4.5%	
Annual Average		4.3%	4.7%	6.4%	

State of Michigan

	2024	2023	2022	2021	
January	4.0%	4.5%	5.1%	7.1%	*
February	4.2%	4.4%	5.3%	6.8%	*
March	3.9%	4.0%	4.5%	6.6%	*
April	3.8%	3.1%	4.2%	6.2%	*
May	4.1%	3.8%	4.6%	6.3%	*
June		4.1%	4.8%	6.8%	*
July		4.3%	4.3%	6.8%	*
August		4.2%	4.0%	6.1%	*
September		3.8%	3.7%	5.2%	*
October		3.8%	3.7%	4.5%	
November		3.3%	3.5%	4.0%	
December		3.5%	3.8%	4.2%	
Annual Average		3.9%	4.3%	5.9%	

[1] Unemployment data is not collected for units with populations under 27,000
* Increase is due to the pandemic following the outbreak of COVID 19.

RESIDENTIAL CHARACTERISTICS

There are 3,383 housing units located within the City according to the U.S. Census 2022 American Community Survey 5 Year Estimates which 92.2% are occupied; 69.3% are owner-occupied and 30.7% are renter occupied. A breakdown of the dwelling units according to the U.S. Census 2022 American Community Survey 5 Year Estimate, is as follows:

Single Family	78.7%
Multi Family	21.3%
Mobile Home	0.0%

According to the U.S. Census 2022 American Community Survey 5 Year Estimate, the median value of an owner-occupied residence in the City is $158,600.

INCOME CHARACTERISTICS

There were 3,119 households in the City, according to the U.S. Census 2022 American Community Survey 5 Year Estimate, which had a median household income of $72,813. A breakdown of the income for the City's households is as follows:

Income of Household	Number of Households
Less than $10,000	50
$10,000 to $14,999	87
$15,000 to $24,999	183
$25,000 to $34,999	227
$35,000 to $49,999	484
$50,000 to $74,999	693
$75,000 to $99,999	481
$100,000 to $149,999	387
$150,000 or more	527

The per capita income for the City in was $46,006 according to the U.S. Census 2022 American Community Survey 5 Year Estimate.

AGE STATISTICS

Age groups for the City's residents, according to the U.S. Census, are as follows:

	2000 US Census Percentage	2010 US Census Percentage	2022 ACS * Percentage
Under 5 Years	6.4%	6.4%	4.3%
5 to 19 Years	20.7%	20.1%	15.6%
20 to 24 Years	5.1%	5.3%	4.0%
25 to 44 Years	28.2%	23.8%	25.5%
45 to 64 Years	21.2%	26.3%	28.2%
Over 65 Years	18.4%	18.1%	22.4%

* ACS – US Census American Community Survey 5 – Year Estimate

EDUCATIONAL CHARACTERISTICS

The primary and secondary educational needs of the residents of the City are adequately handled by the Marshall Public school district which serves the City. Higher educational opportunities are located within the County of Calhoun within driving distance of the City's residents:

Kalamazoo Valley Community College	Kellogg Community College	Michigan State University
Olivet College	Spring Arbor College	Western Michigan University

According to the U.S. Census 2022 American Community Survey 5 Year Estimate, the educational characteristics for the City are as follows:

Years of School Completed	Persons 25 and Over
Less than 9th grade	1.5%
9th to 12th grade no diploma	3.4%
High School graduate	23.1%
Some college, no degree	18.1%
Associate degree	10.8%
Bachelor's degree	22.7%
Graduate or professional degree	20.4%

UTILITIES

The City operates its own electric, water and wastewater treatment facility. The City is a member of Michigan South Central Power Agency (MSCPA), a municipally owned electric utility.

TRANSPORTATION

The City is traversed in the north-south direction by Interstate Highway 69 and east – west by Interstate Highway I-94. International air transportation is available to City residents at Detroit Metropolitan Airport, located approximately 85 miles east of the City. National air transportation is available at Battle Creek's Kellogg Regional Airport, 17 miles west of the City and Kalamazoo Airport 35 miles east of the City. Regional air transportation is available from Brooks Airport, located in the City.

BANKING

The banking needs of the City's residents can be adequately served by the following, all of which have branches located in the City:

Highpoint Community Bank Huntington Bank Southern Michigan Bank and Trust

APPENDIX B

CITY OF MARSHALL
GENERAL FUND BUDGET SUMMARY
FOR FISCAL YEAR ENDING JUNE 30, 2024

APPENDIX C

CITY OF MARSHALL
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR FISCAL YEAR ENDED JUNE 30, 2023

APPENDIX D

CITY OF MARSHALL
GENERAL FUND FINANCIAL STATEMENTS
FOR THE FISCAL YEARS ENDED JUNE 30, 2023, 2022 AND 2021

FINANCIAL INFORMATION

The following financial information has been compiled from information provided in the City of Marshall Annual Comprehensive Financial Reports for the fiscal years ended June 30, 2023, 2022, and 2021. These Annual Comprehensive Financial Reports were prepared in accordance with the Generally Accepted Accounting Principles. The City's auditors have not been asked to consent to the use of information from such Annual Comprehensive Financial Reports in the Preliminary Official Statement nor the final Official Statement and have not conducted any subsequent review of such Annual Comprehensive Financial Reports or of the information presented in this Appendix.

Copies of audited Annual Comprehensive Financial Reports of the City may be obtained from the State of Michigan - Department of Treasury.

Local Audit and Finance Division

Lansing, MI 48922

Telephone: (517) 373-3227

Website: www.michigan.gov/treasury

CITY OF MARSHALL
GENERAL FUND - BALANCE SHEET
FOR YEARS ENDED JUNE 30

ASSETS	2023	2022	2021
Cash and Investments	$ 2,655,263	$ 2,796,071	$ 900,749
Receivables			
Accounts net	145,306	12,021	72,853
Interest	125,000	105,000	85,000
Leases	114,521	324,455	-
Inventories	37,254	32,414	9,603
Due from other funds	115,000	61,799	2,163,395
Prepaids	22,170	105,911	132,186
Due from other governmental units	32,000	417,099	15,571
Advances to other funds	1,000,000	1,000,000	1,000,000
Total Assets	$ 4,246,514	$ 4,854,770	$ 4,379,357
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 170,654	$ 118,687	$ 174,831
Accrued liabilities	226,546	235,028	258,639
Unearned revenue	114,874	121,507	71,628
Total Liabilities	512,074	475,222	505,098
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - leases	114,521	324,455	-
FUND BALANCES			
Nonspendable	1,059,424	1,138,325	1,141,789
Committed	184,000	184,000	184,000
Assigned	-	169,633	187,525
Unassigned:	2,376,495	2,563,135	2,360,945
Total Fund Equity	3,619,919	4,055,093	3,874,259
Total Liabilities and Fund Equity	$ 4,246,514	$ 4,854,770	$ 4,379,357

Source: Annual Financial Reports of the City of Marshall

CITY OF MARSHALL
GENERAL FUND
STATEMENT OF REVENUES AND EXPENDITURES
AS OF JUNE 30

REVENUES	2023	2022	2021
Property taxes	$ 4,261,976	$ 4,064,778	$ 3,925,176
Licenses and permits	466,981	491,128	404,074
Intergovernmental	1,256,284	1,356,703	2,346,177
Charges for services	365,866	335,617	192,870
Fines and forteitures	13,913	15,691	12,935
Interest and rents	747,507	58,218	110,057
Other	976,066	327,388	362,809
Total Revenues	8,088,593	6,649,523	7,354,098
EXPENDITURES			
General government	2,201,197	2,106,982	1,920,496
Public safety	3,635,152	3,327,222	3,156,660
Public works	1,587,669	1,409,446	2,318,657
Community development	74,168	76,813	69,949
Cultural and recreation	453,824	436,263	404,928
Debt Service	56,796	72,245	60,973
Capital outlay	90,571	87,183	50,665
Total Expenditures	8,099,377	7,516,154	7,982,328
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(10,784)	(866,631)	(628,230)
OTHER FINANCING SOURCES (USES)			
Insurance of debt	-	-	100,000
Transfers in	6,429	1,533,301	1,491,249
Transfers out	(430,819)	(485,836)	(480,655)
Total Other Financing Sources (Uses)	(424,390)	1,047,465	1,110,594
TOTAL EXPENDITURES AND OTHER SOURCES (USES)	(435,174)	180,834	482,364
FUND BALANCES - Beginning of year	4,055,093	3,874,259	3,391,895
FUND BALANCE - End of year	$ 3,619,919	$ 4,055,093	$ 3,874,259

Source: Annual Financial Reports of the City of Marshall

APPENDIX E

FORM OF
APPROVING OPINION

APPENDIX F

FORM OF
CONTINUING DISCLOSURE UNDERTAKING

APPENDIX G

TABLE OF BOND YEARS

APPENDIX H

NOTICE OF SALE

APPENDIX I-1

FORM OF ISSUE PRICE CERTIFICATE
(COMPETITIVE SALE)

APPENDIX I-2

FORM OF ISSUE PRICE CERTIFICATE
(10% TEST OR THE HOLD-THE-OFFERING-PRICE RULE)

The following have participated in the planning and development of this Bond issue:

CITY OF MARSHALL

JAMES SCHWARTZ
Mayor

CITY COUNCIL

SCOTT WOLFERSBERGER Ward 1	JOSEPH CARON Ward 2	JACOB GATES Ward 3
THERESA CHANEY HUGGETT Ward 4	RYAN UNDERHILL Ward 5	RYAN TRAVER At-Large

ADMINISTRATION

DEREK PERRY
City Manager

MICHELLE EUBANK Clery	WILLIAM DOPP, III Finance Director/Treasurer

PROFESSIONAL SERVICES

REGISTRAR/TRANSFER AGENT	THE HUNTINGTON NATIONAL BANK. Grand Rapids, Michigan
CITY ATTORNEY	MCGINTY, HITCH, PERSON, ANDERSON & REVORE, P.C. Lansing, Michigan
BOND COUNSEL	MILLER, CANFIELD, PADDOCK AND STONE, P.L.C. Detroit, Michigan

REGISTERED MUNICIPAL ADVISOR

Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS

17000 Kercheval Ave. ● Suite 230 ● Grosse Pointe, Michigan 48230