

# SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY AGENDA



## Regular Meeting

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January 13, 2025 at 6:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 4) **APPROVAL OF MINUTES** - Items can be added or deleted from the Agenda by board action.
- 5) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 6) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 7) **OLD BUSINESS**
- 8) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
  - A. Construction update.
  - B. South Neighborhood Improvement Authority Annual Report
  - C. Monthly revenue and expense report.
- 9) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 10) **BOARD REPORTS**
- 11) **ADJOURNMENT**



**ITEM 8.A**

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**TO:** South Neighborhood Improvement Authority  
**FROM:**  
**DATE:** January 13, 2025  
**SUBJECT:** Construction update.

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Sam can update construction and sale progress in the area.

**RECOMMENDATION:**



**ITEM 8.B**

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**TO:** South Neighborhood Improvement Authority  
**FROM:** William Dopp, Finance Director/ City Treasurer  
**DATE:** January 13, 2025  
**SUBJECT:** South Neighborhood Improvement Authority Annual Report

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Pursuant to MCL 125.1665(3), the South Neighborhood Improvement Authority shall annually submit to the governing body (City Council) and the Michigan Tax Commission a report on the status of its tax increment financing activity and publish the report in a newspaper of general circulation. Public Act 57 outlines specifically what the format and contents of the report Tax Increment Financing Authorities shall submit.

**RECOMMENDATION:**  
The SNIA Board of Directors accept and place on file the FY24 SNIA Annual Report.

**City of Marshall**  
**South Neighborhood Improvement Authority**  
**Annual Report Year ending 6/30/2024**

<b>Revenue:</b>	Tax Increment Revenue	\$ 42,313
	Interest	\$ 2,685
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$ -
	Other income (grants, fees, donations, etc.)	\$ -
	<b>Total</b>	<b>\$ 44,998</b>

**Tax Increment Revenues Received**

From counties	\$ 10,442
From cities	\$ 26,936
From townships	\$ -
From villages	\$ -
From libraries	\$ -
From community colleges	\$ 4,935
From regional authorities - MARSHALL AMBULANCE	\$ -
From local school districts-operating	\$ -
From local school districts-debt	\$ -
From intermediate school districts	\$ -
From State Education Tax (SET)	\$ -
From state share of IFT and other specific taxes (school taxes)	\$ -
<b>Total</b>	<b>\$ 42,313</b>

<b>Expenditures</b>	Capital Outlay- Salaries, Construction	\$ -
	Admin	\$ 500
	Bond Issuance Costs	\$ -
	Legal Services	\$ -
	Contracted Services	\$ -
	Professional Services	\$ 11,342
		\$ -
		\$ -
	Debt Service - Principal	\$ -
	Debt Service - Interest	\$ 26,010
	Debt Service - Bond Agent	\$ -
		\$ -
	<b>Total</b>	<b>\$ 37,852</b>

<b>Total outstanding bonded Indebtedness</b>	Principal	\$ 765,000
	Interest	\$ 204,425
	<b>Total</b>	<b>\$ 969,425</b>



**ITEM 8.C**

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**TO:** South Neighborhood Improvement Authority  
**FROM:**  
**DATE:** January 13, 2025  
**SUBJECT:** Monthly revenue and expense report.

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**RECOMMENDATION:**

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL  
 Balances for quarter ending 12/31/2024

Fund 251 - SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY

Account	Description	2023-24	2024-25	YEAR-TO-DATE	Available	% Used
		YEAR-TO-DATE	Amended Budget	THRU 12/31/24		
Revenues						
Department 000:						
402.00	Current Property Taxes	42,312.73	56,050.00	0.00	56,050.00	0.00
404.00	Property Taxes - Prior Years	0.00	0.00	0.00	0.00	100.00
412.00	Delinquent Personal Prop Taxes	0.00	0.00	0.00	0.00	100.00
445.00	Penalties & Int. on Taxes	0.00	0.00	0.00	0.00	100.00
573.00	LOCAL COMM STAB SHARE TAX	0.00	0.00	0.00	0.00	100.00
665.00	Interest					
07/31/2024	GJ MAIN INTEREST ALLOCATION		728073	54.78	JE# 359614	
07/31/2024	GJ EFT INTEREST ALLOCATION		731894	214.85	JE# 359773	
08/31/2024	GJ MAIN INTEREST ALLOCATION		730715	52.96	JE# 359746	
08/31/2024	GJ EFT INTEREST ALLOCATION		731897	217.03	JE# 359774	
09/30/2024	GJ MAIN INTEREST ALLOCATION		732347	118.42	JE# 359815	
09/30/2024	GJ EFT INTEREST ALLOCATION		732374	198.51	JE# 359827	
10/31/2024	GJ MAIN INTEREST ALLOCATION		733835	180.96	JE# 359902	
11/30/2024	GJ MAIN INTEREST ALLOCATION		736416	98.56	JE# 359980	
665.00	Interest	1,306.76	2,000.00	1,136.07	863.93	56.80
678.00	PENALTIES INCOME	0.00	0.00	0.00	0.00	100.00
679.00	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	100.00
696.00	Bond Proceeds	0.00	0.00	0.00	0.00	100.00
Total - Dept 000		43,619.49	58,050.00	1,136.07	56,913.93	1.96
Total Revenues		43,619.49	58,050.00	1,136.07	56,913.93	1.96
Expenditures						
Department 000:						
702.00	Payroll	0.00	0.00	0.00	0.00	100.00
703.00	Part-time Salaries	0.00	0.00	0.00	0.00	100.00
704.00	Overtime Salaries	0.00	0.00	0.00	0.00	100.00
715.00	Social Security	0.00	0.00	0.00	0.00	100.00
801.00	Professional Services	8,379.00	0.00	0.00	0.00	100.00
805.00	Administrative Costs					
07/01/2024	AP ACCT NO. 3584276301 BOND ADMIN FEES 2024		725207	500.00	Inv #: '63807' Vendor '500607'	
805.00	Administrative Costs	500.00	500.00	500.00	0.00	100.00
820.00	Contracted Services	0.00	0.00	0.00	0.00	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL  
 Balances for quarter ending 12/31/2024

Fund 251 - SOUTH NEIGHBORHOOD IMPROVEMENT AUTHORITY

Account	Description	2023-24	2024-25	YEAR-TO-DATE	Available	% Used
		YEAR-TO-DATE THRU 12/31/23	Amended Budget	THRU 12/31/24		
Expenditures						
Department 000:						
826.00	Bond Issuance Costs	0.00	0.00	0.00	0.00	100.00
922.00	Utilities-Elec, Water, Sewer	0.00	0.00	0.00	0.00	100.00
941.00	MOTOR POOL VEHICLE RENTAL	0.00	0.00	0.00	0.00	100.00
955.00	COST ALLOCATION					
07/03/2024	GJ COST ALLOCATION		727670	816.75	JE# 359595	
10/03/2024	GJ COST ALLOCATION		733223	816.75	JE# 359848	
10/03/2024	GJ TO REVERSE MANUAL JOURNAL ENTRY: 359848		733856	(816.75)	JE# 359907	
10/03/2024	GJ COST ALLOCATION		733857	816.75	JE# 359908	
955.00	COST ALLOCATION	1,481.50	3,267.00	1,633.50	1,633.50	50.00
970.00	Capital Outlay	0.00	0.00	0.00	0.00	100.00
990.00	Debt Service	0.00	0.00	0.00	0.00	100.00
994.00	Bond Interest Paid					
09/25/2024	GJ HUNTINGTON BOND MARSHLMI21B INTEREST		728356	13,005.00	JE# 359636	
994.00	Bond Interest Paid	13,005.00	26,010.00	13,005.00	13,005.00	50.00
995.00	Transfers to Other Funds	0.00	0.00	0.00	0.00	100.00
Total - Dept 000		23,365.50	29,777.00	15,138.50	14,638.50	50.84
Total Expenditures		23,365.50	29,777.00	15,138.50	14,638.50	50.84
NET OF REVENUES AND EXPENDITURES		20,253.99	28,273.00	(14,002.43)	42,275.43	