

**Economic Development Authority
Agenda Item 5.C
Meeting of February 23, 2026**



Title: Marsh III Collateral Assignment (Doran Companies, LLC)

Report from: Alisha Gray, EDPF, Economic Development and Housing Manager

Submitted Through: Darin Nelson, Assistant Treasurer
Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Moranda Dammann, Assistant Executive Director

Presenter: Julie Wischnack, FAICP, Community Development Director

Action Requested: Motion

Form of Action: Resolution

Votes needed: 4 votes

Summary Statement

This action approves the collateral assignment for Marsh III.

Recommended Action

Motion to adopt the resolution approving a collateral assignment of the contract for private redevelopment with Marsh III, LLC and Veridian Credit Union.

Background

On [Aug. 11, 2025](#), the EDA voted to approve the Marsh III redevelopment project. As proposed, the project will include approximately 44 rental units, including 9 affordable units. To secure affordable units in the redevelopment, the council approved \$850,000 in tax increment financing (TIF). The lender, Veridian Credit Union, a national banking association, will provide a construction loan of \$8.8M for the redevelopment project. Veridian Credit Union requires Doran Companies, LLC to assign its rights to and interest in the TIF note to the bank. The construction lender is requiring the EDA and Doran Companies, LLC to enter into a collateral assignment. The collateral assignment allows the EDA to hold the TIF note as collateral security for the construction loan.

This action is standard procedure for projects receiving tax increment financing.

ATTACHMENTS:

[Collateral Assignment
Resolution](#)