

## Proposed TIFA Agenda

Thursday, June 13<sup>th</sup>, 2019, 1:00pm

1. Call to order
2. Roll Call
3. Approval of Agenda
4. Approval of minutes of May 9<sup>th</sup>, 2019
5. Public Comment
6. DISCUSSION ITEMS
  - I. Financials
    - a. FY2019-2020 TIFA Budget review and decision-making process
    - b. Review of FY2018-2019 Financial Report
  - II. Project Improvement Program
    - a. Review V.2 Application and Policy
    - b. Discuss any adjustments
  - III. Sidewalk Improvement Program
    - a. Review and discuss City of Hart FY2020 plan
    - b. Review and discuss TIFA options
  - IV. Property Owner Requests
    - a. Offer for TIFA to purchase vacant lot behind La Probadita for \$24,280
    - b. Request for TIFA to fund asbestos survey for Walker Restaurant building
7. ACTION ITEMS
  - I. Project Improvement Program
    - a. Adopt if no additional changes
    - b. If adopted, schedule public roll-out
  - II. Adopt FY2020 TIFA budget
9. Communications from members
10. Adjournment



## CITY OF HART

407 S. STATE ST.  
HART, MI 49420

### TAX INCREMENT FINANCE AUTHORITY (TIFA)

May 9, 2019, at 1:00 pm  
Minutes

Members Present: Chair – Patrice Martin, Tracey Lipps, Tom Drenth, Garth Larson, Gale Goldberg, and Steve Bruch

Members absent: Bill Hegg

Also present: Deputy City Clerk - Cheri Eisenlohr, Main Street Manager – Julie Kreilick, George Sadler, Business Owner.

Chair Martin called the meeting to order, roll call was taken.

**Agenda Approval:** Gale Goldberg made the motion, supported by Steve Bruch, all ayes.

**Minutes Approval:** (no quorum at last meeting – notes only) Steve Bruch made the motion, Garth Larson supported, all ayes.

**Public comments were made at this time:**

- Mr. Sadler made the board aware that he has property for sale downtown behind Hart Pizza. The cost is estimated to be \$24,882.00.
- He also asked if the TIFA board would pay for an asbestos survey if he purchased the old Walker's restaurant building.
  - Further discussions will be at a later date for both requests.

**Financial Report:**

- No financial report was made available for this meeting.

**Old Business:**

- Prioritization Process
  - Changes were proposed for the application form.
- Sidewalk Application form:
  - This document will be looked over and changes discussed at a future meeting.
- PA57 Workshops were briefly discussed.

**Communications from Members:**

- It was confirmed that unused budgeted funds carried over into the next fiscal year.

The meeting adjourned at 1:58 upon a motion made by Steve Bruch and supported by Tom Drenth.

The next meeting on Thursday, June 13, 2019, at 1:00 p.m. at City Hall.

**CITY OF HART TAX INCREMENT FINANCE AUTHORITY**  
**Property Improvement Grant Program Application**

Applicant's Name \_\_\_\_\_

Property Address \_\_\_\_\_

Is the applicant the property owner?                      Yes                      No

Has the applicant received prior grant funding?        Yes                      No

Business Name \_\_\_\_\_

Business Mailing Address \_\_\_\_\_

Business owner \_\_\_\_\_

Phone# \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner Name \_\_\_\_\_

Property Owner Address \_\_\_\_\_

Parcel # \_\_\_\_\_

Present Use of Building \_\_\_\_\_

Have you secured financial resources for this project? (Please be specific)

**Improvement(s) Planned (check whichever applies)**

- Removal of siding that was used to cover original building materials
- Exterior brick or wall surface repair
- Pointing of brick/mortar joint repair
- Window and/or door replacement/repair
- Any architectural details in need of repair and/or replacement
- Painting the building
- Landscaping
- Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- Other city-approved façade improvements
- Other; please specify: \_\_\_\_\_

Part of Property Impacted     Front     Rear     Side     Corner lot

Total Cost of Improvement \$ \_\_\_\_\_

Incentive Amount Requested \$ \_\_\_\_\_

**Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.**

City of Hart Master Plan

Goal #: \_\_\_\_\_  
Principle #: \_\_\_\_\_  
Goal #: \_\_\_\_\_  
Principle #: \_\_\_\_\_  
Goal #: \_\_\_\_\_  
Principle #: \_\_\_\_\_

City of Hart Parks & Recreation Master Plan

Goal: \_\_\_\_\_  
Objective: \_\_\_\_\_  
Goal: \_\_\_\_\_  
Objective: \_\_\_\_\_  
Goal: \_\_\_\_\_  
Objective: \_\_\_\_\_

**The following information must be submitted with your application:**

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."
2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.
3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).
4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.

5. Only the work that is outlined on the application will be eligible for reimbursement.
6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.
7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.
8. The Applicant understands that he/she is responsible for the construction management for the entire project.
9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.
10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.
11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the Historic Preservation Easement agreements that will be executed in the event this application is approved.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Complete and return to City of Hart TIFA, 407 State St., Hart, MI 49420**

# City of Hart TIFA Property Improvement Grant Program Guidelines

## Background

The City of Hart TIFA Property Improvement Grant Program is a program of the City of Hart TIFA.

## Program Purpose

The grant program is to encourage private investment through the rehabilitation and improvement of commercial and mixed-use property within the City of Hart Tax Increment Finance Authority District, to encourage good design that will serve as quality examples, and to preserve the architectural character that is distinctive to the City of Hart. The program is also intended to support the City of Hart Master Plan, and Parks & Recreation Plan, as appropriate. By improving the appearance of commercial and mixed-use properties, the program serves to improve the economic viability of the TIFA District.

## Program Description

This program provides a matching grant for improvements within the TIFA District. It is a competitive grant program. For every dollar awarded the applicant must spend an equal amount. Individual grant amounts will be up to 50 percent of ~~project cost~~ owner investment. ~~A total of \$XXX is~~ A percentage of available TIFA funds shall be allocated to be awarded during the current each budget year. The total of funds allocated for this program shall be determined and published not later than July 1st of each year. The TIFA reserves the right to reallocate funds. The grant program is funded by the City of Hart TIFA with funds raised through its revenues. Grant applications will be reviewed by the City of Hart TIFA Board, and the Board will also make all final grant-funding decisions. There is no set minimum or maximum number of projects per year.

## Program Target Area

The target area for the City of Hart TIFA Commercial and Business Property Improvement Grant Program is the TIFA District with a special emphasis on properties outside the core downtown district.

## Eligible Applicants

Property owners or leaseholders of all commercial or mixed-use buildings within the TIFA district area are eligible to apply for grant funds. In the case a leaseholder applies they must submit a notarized letter of permission from the property owner with their application. Preference will be given to new applicants who have not received grant funding from the program.

## Eligible Improvements

All grant-funded improvements must be permanent and must meet all State, County and Local code requirements. ~~Improvements must also follow the Hart Main Street Design Guidelines. (Copies are available from the Main Street office)~~ Applications for projects must be reviewed and approved by the City of Hart TIFA Board. Eligible items include, but may not be limited to:

- Removal of siding that was used to cover original building materials
- Exterior brick or wall surface repair
- Pointing of brick/mortar joint repair
- Window and/or door replacement/repair
- Any architectural details in need of repair and/or replacement
- Painting the building
- Landscaping
- Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- Other city-approved façade improvements
- ~~Priority will be given to historic buildings~~

- Ineligible expenses include signage, and reimbursement for work that has already been completed.

### **Funding Guidelines**

Projects must be completed within one year of the date the grant is awarded. If requested, extensions of grant funds may be considered.

Improvements made through the Property Improvement Grant Program must be maintained by the applicant and may not be removed or significantly altered for a period of five years, according to the ~~Historic Preservation Easement~~ signed agreements that must be executed following the approval of a grant award.

All applicants must be in good standing with the City of Hart which includes being current with all fees, permits and taxes.

No grant will be awarded until the project is 100% complete and all City approval processes completed (i.e., final inspection on all building permits and final inspection of grant work). For example, if the services of an architect are needed, reimbursement to applicant for architectural expenses will be paid to the applicant at the end of the project as part of the total grant award. The grant is awarded on a reimbursement basis.

### **Application Process**

1. Meet with the City Manager and TIFA board representative to explain scope of project.
2. **Complete a grant application and submit to the City of Hart office by \_\_\_\_\_ on \_\_\_\_\_, \_\_\_\_\_, On or before the posted due date. All applications must include design plans and estimates for the proposed work. A detailed description of the work to be completed along with building photos showing the areas where the work will be done must be submitted.**
3. Applications will be reviewed by the TIFA Board, which serves as the grant review committee. The final grant decision will be made by the City of Hart TIFA Board.
4. All grantees will be required to sign a ~~Historic Preservation Easement~~ an agreement which guarantees the maintenance and preservation of the improvements for a period of five years.
5. When the project is completed and "Before" and "After" pictures are submitted, City of Hart staff will verify work has been completed as specified in the grant application.
6. When completed the applicant must submit copies of invoices, receipts, and an itemized statement of the total cost of the project signed by the applicant. All documentation for payment must be provided at one time to the City of Hart TIFA for one payout. After receipt and verification of the information, the City of Hart TIFA will release the grant money to the applicant. The grant is awarded on a reimbursement basis.

### **Program Amendments**

The details of the City of Hart TIFA Property Improvement Grant Program may be amended subject to the formal approval of the City of Hart TIFA Board.

### **Contact Information**

For questions or to apply for the City of Hart TIFA Property Improvement Grant Program, contact the \_\_\_\_\_ Hart City Manager. An application will be made available to interested parties after an in-person meeting with City of Hart TIFA representatives.



**MARKING KEY**  
SIDEWALK IMPROVEMENT PROGRAM

Survey markings will be a white number in the corner of sidewalk flag. Number 1 through 4 will represent the follow replacement criteria are met for any one flag.

1. Sidewalks that exhibit differential sidewalk elevations of 1/2" or greater.
2. Cracked or broken sidewalk with any of the following:
  - a. Hairline or crazing (alligator cracking)
  - b. Deteriorating joints at least 4" long by 1" wide at any point
  - c. Spalled areas at least 3" along any one side
3. Surface conditions with any of the following:
  - a. Pitted sidewalks with any pit larger than 1 1/2" and at least 1/2" deep.
  - b. Surface deterioration consisting of scaling or popping (greater than 50% of at least two quadrants of the sidewalk slab)
4. Grade or miscellaneous conditions with any of the following:
  - a. Sidewalks that show signs of ponding water due to settlement
  - b. Excessive sloping, greater than 1" per 12"
  - c. Sidewalks not complying with the 5' wide city standard



## Sidewalk Replacement Criteria

The sidewalk replacement criteria was developed by the engineering division with help from the city attorney and approved by the city commission. The program targets an area of the City each calendar year between 2012 and 2017.

The city deems that sidewalks which exhibit the following criteria will be removed and replaced:

### 1. Sidewalks that exhibit differential sidewalk elevations.

Differentials typically occur at the joint between two sidewalk slabs. A differential consists of a lip or elevation difference at the joint and is measured along the vertical face of the joint. A differential sidewalk that exceeds 1/2" is a condition that warrants removal and replacement. The differential may have been caused by tree roots, trench settlements, or heavy weights placed on the sidewalks.

### 2. Cracked or broken sidewalk with any of the following:

Hairline or crazing (alligator cracking)

Deteriorating joints (at least 4 inches long by 1 inch wide at any point)

Spalled areas (at least 3 inches along any one side)

### 3. Other Surface condition issues:

Pitted sidewalks with any pit larger than 1 1/2" and at least 1/2" deep

Surface deterioration consisting of scaling or popping (greater than 50% of at least two quadrants of the sidewalk slab)

### 4. Grade or miscellaneous conditions:

Sidewalks that show signs of ponding water due to settlement

Excessive sloping, greater than 1" per 12"

Sidewalks not complying with the 5' wide city standard

It should be noted that sidewalks may exhibit more than one type of deficiency. It should also be noted that the program not only addresses correcting identifiable sidewalk hazards, but includes defective sidewalks that may become hazardous before the next scheduled review and repair project occurs.

You can download a copy of the Marking Key [here](#).

## Deterioration Details

### Pitting

Pitting in sidewalk occurs over time as individual stones break up through the freeze/thaw cycle leaving a void in the sidewalk surface. This type of deterioration in small amounts may not necessarily constitute a hazardous walking surface. In large quantities, however, these defects diminish the smooth walking surface, compromise the sidewalk's structural integrity, and contribute to poor drainage which propagates further pitting and surface defects.



### Scaling

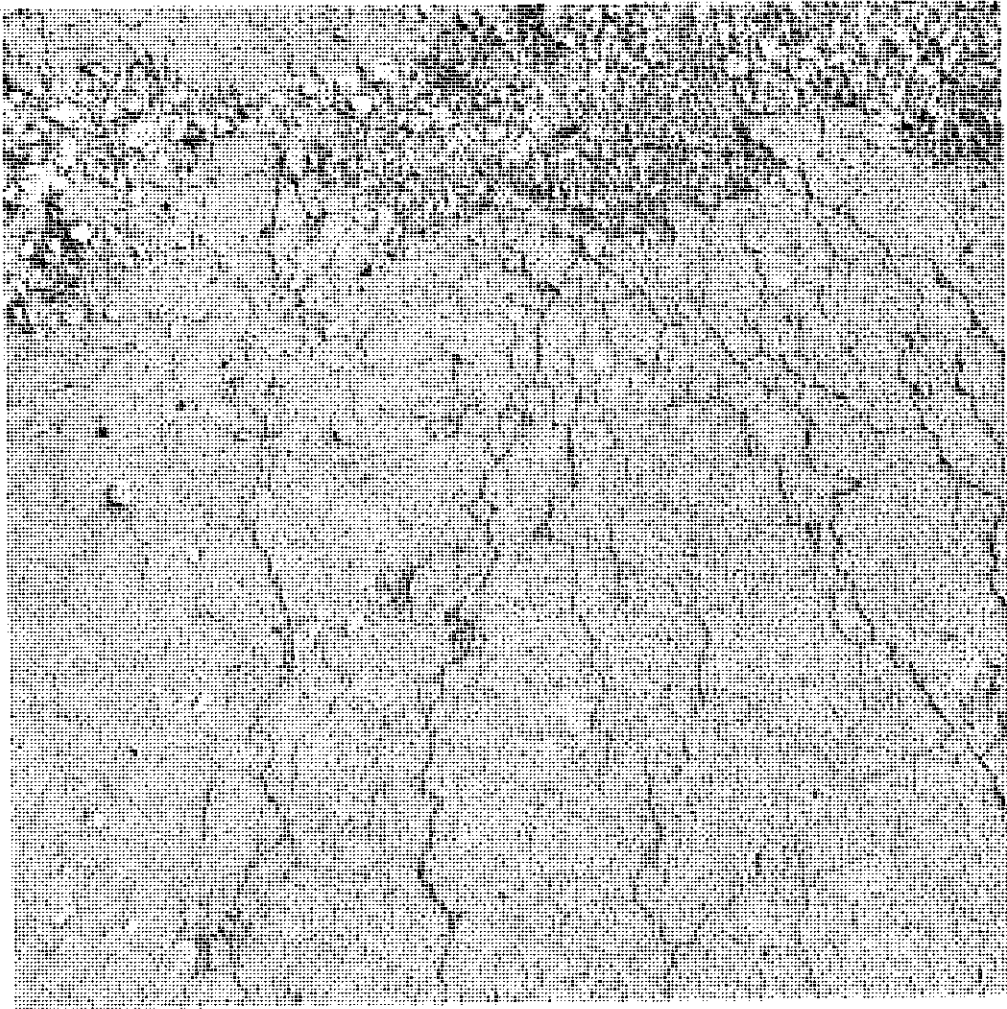
Scaling is the general loss of surface mortar exposed to freezing and thawing. The aggregate is usually clearly exposed and often stands out from the concrete. Scaling is primarily a physical action caused by hydraulic pressure from water freezing within the concrete and not usually caused by chemical corrosive action. When pressure exceeds the tensile strength of concrete, scaling can result if entrained-air voids are not present to act as internal pressure relief valves.



## Spalling

Spalling is a deeper surface defect than scaling, often appearing as circular or oval depressions on surfaces or as elongated cavities along joints. Spalls may be 1 inch or more in depth and 6 inches or more in diameter, although smaller spalls also occur.

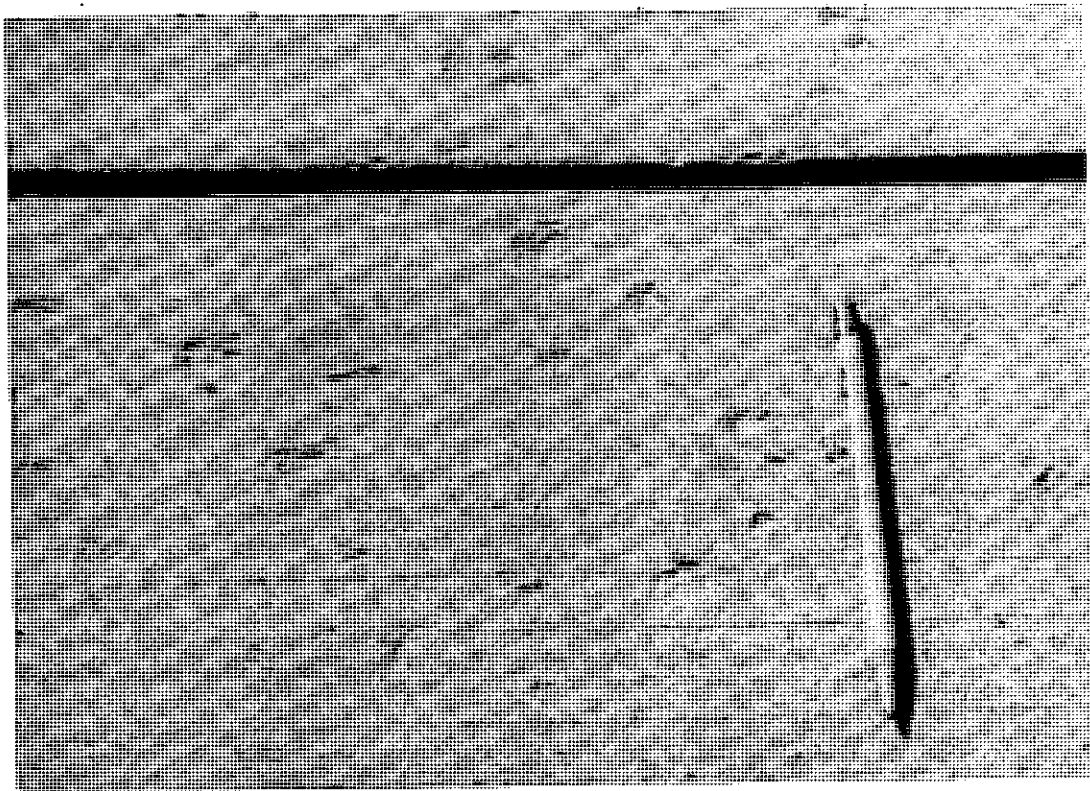
Spalls are caused by pressure or expansion within the concrete, bond failure in two-course construction, impact loads, fire, or weathering. Improperly constructed joints and corroded reinforcing steel are two common causes of spalls. If left unrepaired, spalls can accelerate pavement deterioration.



### Popping (pop-outs)

A pop-out is a conical fragment that breaks out of the surface of the concrete leaving a hole that may vary in size generally from 1/4 inch to 2 inches, but up to as much as 1 foot in diameter. Usually a fractured aggregate particle will be found at the bottom of the hole, with part of the aggregate still adhering to the point of the pop-out cone.

Most pop-outs appear within the first year after placement. Pop-outs caused by alkali-silica reactivity (ASR) may occur as early as a few hours to a few weeks, or even a year, after the concrete is placed. Pop-outs caused by moisture-induced swelling may occur shortly after placement due to the absorption of water from the plastic concrete, or they may not appear until after a season or year of high humidity or rainfall or after the concrete has been exposed to freezing temperatures. Pop-outs are considered a cosmetic detraction and generally do not affect the service life of the concrete.

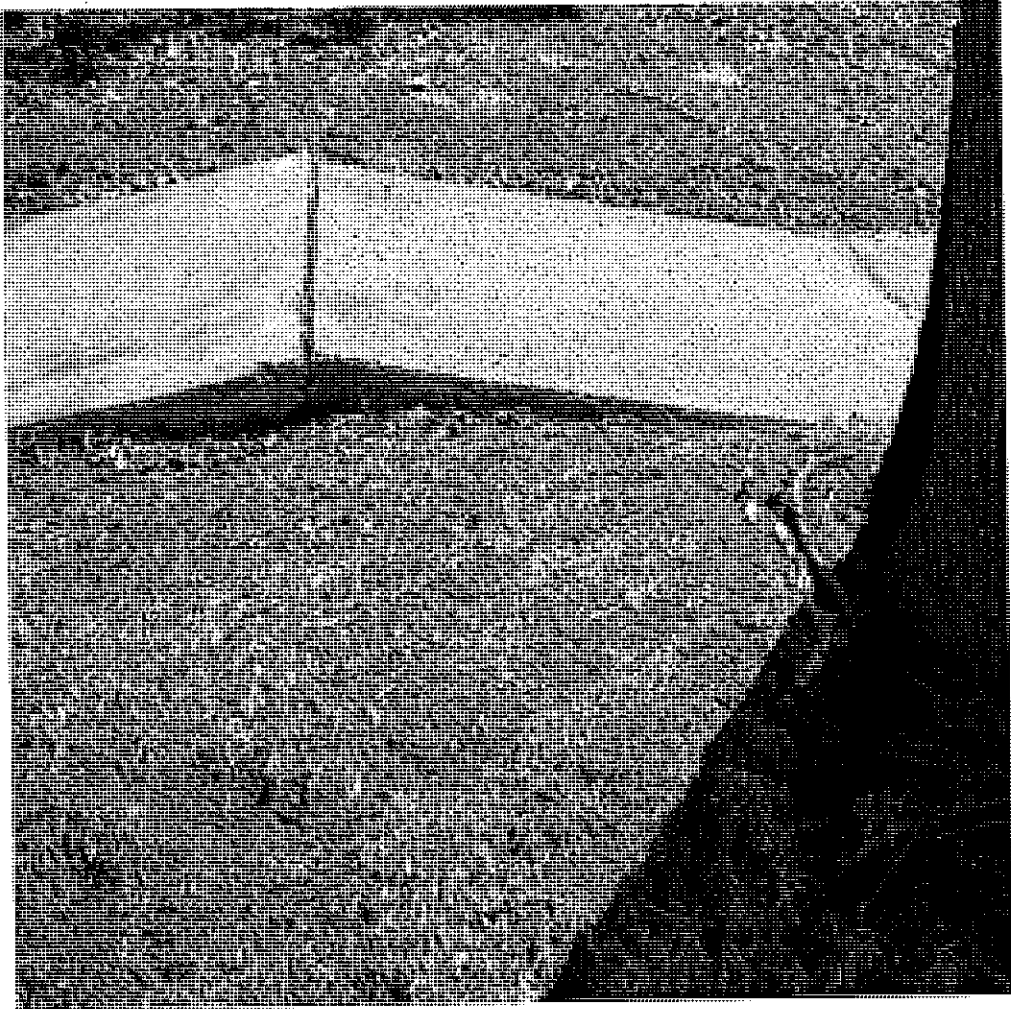


## Differentials

Differentials typically occur at the joint between two sidewalk slabs. A differential consists of a lip or elevation difference at the joint and is measured along the vertical face of the joint. A differential sidewalk that exceeds 1/2" is a condition that warrants removal and replacement. The differential may have been caused by tree roots, trench settlements, or heavy weights placed on the sidewalks.



Sidewalk lifted from tree roots



Sidewalk shows signs of ponding





**CHAPTER 1020**  
**Sidewalk Construction and Repair**

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- 1020.01 Compliance required.
- 1020.02 Supervision and control.
- 1020.03 Construction specifications.
- 1020.04 Percentage of costs to be borne by City and property owners.
- 1020.05 Notice to property owners of hearing on necessity.
- 1020.06 Council may require construction.
- 1020.07 Form of notices.
- 1020.08 Duty of owner.
- 1020.09 Council shall have power to enter into contract.
- 1020.99 Penalty.

***CROSS REFERENCES***

- Failure of property owner to keep sidewalks free of obstruction - see M.C.L.A. Sec. 103.4
- Streets and alleys in home rule cities - see M.C.L.A. Secs. 117.4d, 117.4e, 117.4h
- Excavations generally - see M.C.L.A. Secs. 554.251 et seq.
- Sidewalks generally - see M.C.L.A. Secs. 691.1401 et seq.
- Obstruction of sidewalks - see GEN. OFF. 670.09

**1020.01 COMPLIANCE REQUIRED.**

All sidewalks hereafter laid, constructed, rebuilt or repaired in the City of Hart, shall conform to the provisions of this chapter.  
(Ord. 34. Passed 9-29-53.)

**1020.02 SUPERVISION AND CONTROL.**

The City Manager shall have general supervision and control of all sidewalks and the building, rebuilding or repair thereof, including inspection. It shall be the duty of the Manager to see that the provisions hereof are enforced. He or she may act by himself or herself or through any duly authorized subordinate in any of the matters hereinafter provided to be done by him or her, and shall, whenever authorized by the Council, employ such assistants as may be necessary to enforce the provisions hereof.

**1020.03 CONSTRUCTION SPECIFICATIONS.**

All sidewalks hereafter laid, constructed, rebuilt or repaired in the City of Hart shall conform as to width, specifications of materials and manner of construction as provided by the City Council by resolution from time to time. No variation from the specifications will be allowed unless by resolution of the Council upon written application, setting forth in detail the variation desired, and the Council may permit or refuse to allow such variation, in its discretion. Any person desiring to construct, rebuild or repair a sidewalk on or adjacent to his or her property, shall do so only upon permit granted by the City Council by proper resolution adopted by said Council and in

accordance with specifications on file in the office of the City Clerk established by said Council, by resolution, from time to time. Said sidewalks shall be constructed, rebuilt or repaired under the supervision of the City Manager and in full compliance with specifications set forth in said resolution to the satisfaction of the Manager.

#### **1020.04 PERCENTAGE OF COSTS TO BE BORNE BY CITY AND PROPERTY OWNERS.**

Subject to the provisions of this chapter, the City of Hart will hereafter pay to any person who shall construct, rebuild or repair a cement sidewalk in said City, forty percent of the cost of the construction thereof and the adjoining property owner shall pay sixty percent of the costs of construction thereof. However, any person desiring to construct, rebuild or repair a sidewalk on or adjacent to his or her property shall do so only when authorized by a proper resolution of the City Council in accordance with the specifications then in full force and effect, on file in the office of the City Clerk, and under the supervision of the City Manager, as provided in Section 1020.03.

(Ord. 34. Passed 9-29-53.)

#### **1020.05 NOTICE TO PROPERTY OWNERS OF HEARING ON NECESSITY.**

Whenever the City Council contemplates consideration of the building, rebuilding or repair of any sidewalk or sidewalks, said Council shall direct the City Clerk to publish in the Oceana County Herald Journal a notice that the Council will, at a meeting thereof, at the time and place specified in said notice, consider the adoption of a resolution to determine the necessity for the building, rebuilding or replacing of such sidewalk, which notice shall specifically refer to the legal description of the lands adjoining the sidewalk or sidewalks, and such notice shall be published at least seventy-two hours in advance of the meeting of the Council at which such resolution of necessity will be considered by the City Council.

#### **1020.06 COUNCIL MAY REQUIRE CONSTRUCTION.**

Whenever, in the opinion of the Council, any sidewalk shall be built, repaired or rebuilt, the Council shall so declare by resolution, and the Clerk shall cause to be served upon the owner or occupant of any lot in front of or adjacent to which said sidewalk is required to be built, rebuilt or repaired, notice that such sidewalk must be built, rebuilt or repaired within thirty days after service of such notice, or that the work will be done under the direction of the City Manager, and sixty percent of the cost thereof, with ten percent additional, assessed against the property. Such notice may be served by securely posting the same upon the premises if the owner or occupant cannot be found upon the premises, or, if either of them can be found on or about the premises, such notice shall be served personally on such owner or occupant of such lot. If such owner or occupant shall fail or neglect to comply with the terms of the notice aforesaid, the Manager shall cause such sidewalks to be built, and shall return the cost thereof to the Council, and the Council shall order sixty percent of such cost and ten percent additional assessed against such lot in accordance with the statutes in such case made and provided. Such assessment, when confirmed, shall be a lien upon such lot or premises, the same as other special assessments, and the City Council shall order the City Assessor to spread said amount, together with such penalty, on his or her roll as a special assessment on such lot or premises, and the same shall be collected according to law in the same manner as other City taxes, or the City may collect such amount, together with the penalty aforesaid, from the owner or occupant of such premises in a civil action, together with costs of such suit.

#### **1020.07 FORM OF NOTICE.**

Notices herein provided for, except the notice referred to in Section 1020.05, shall contain the name of the owner of any lot in front or adjacent to which said sidewalk is required to be built, repaired or rebuilt, if known, and a description of the particular property in front of or adjacent to which said sidewalk is to be built, rebuilt or repaired, and shall designate the work required to be done. Such notices shall also recite that the work is required to be done by resolution of the Council, giving the date of such resolution and such other information as shall enable the owner to fully comply with its terms.

(Ord. 34. Passed 9-29-53.)

#### **1020.08 DUTY OF OWNER.**

It shall be the duty of every owner of any lot or premises notified by the City Manager according to the foregoing provisions of this chapter, to promptly comply with the notices and construct, rebuild or repair the sidewalk as ordered. In case any owner shall neglect to build, rebuild or repair any sidewalk within the time prescribed in the notice of the Manager and the City, by any suit or proceeding, is compelled to pay damages for injuries to any person or persons on account of such neglect, such owner shall be liable to the City for the amount in a civil action in the proper court.

#### **1020.09 COUNCIL SHALL HAVE POWER TO ENTER INTO CONTRACT.**

The City Council shall have the power to provide by resolution the mode of receiving proposals or entering into contracts for building, rebuilding or repairing sidewalks constructed, rebuilt or repaired under the provisions of this chapter, and it may, at its option, require the contractor or person building the sidewalk to furnish a good and sufficient surety bond to insure the proper construction thereof.

(Ord. 34. Passed 9-29-53.)

#### **1020.99 PENALTY.**

(EDITOR'S NOTE: See Section 202.99 for general Code penalty if no specific penalty is provided.)

REVENUE AND EXPENDITURE REPORT FOR CITY OF HART

PERIOD ENDING 05/31/2019

GL NUMBER	DESCRIPTION	2018-19		YTD BALANCE 05/31/2019	ACTIVITY FOR MONTH 05/31/2019		AVAILABLE BALANCE		% BDT & USED
		AMENDED BUDGET	NORMAL (ABNORMAL)		INCREASE (DECREASE)	DECREASE (INCREASE)	NORMAL (ABNORMAL)	ABNORMAL (ABNORMAL)	
Fund 215 - TIFA									
Revenues									
Dept 000.000	CURRENT PROPERTY TAXES	36,500.00	29,235.40	0.00	0.00	7,264.60	80.10		
215-000.000-540.000	STATE GRANT	15,000.00	0.00	0.00	0.00	15,000.00	0.00		
215-000.000-665.000	INTEREST ON INVESTMENTS	70.00	7.62	0.70	0.70	62.38	10.89		
215-000.000-699.000	USE OF CASH RESERVES	19,620.00	0.00	0.00	0.00	19,620.00	0.00		
215-000.000-699.400	OTHER REV-WTR/SEW/HYD	50,000.00	0.00	0.00	0.00	50,000.00	0.00		
Total Dept 000.000		121,190.00	29,243.02	0.70	0.70	91,946.98	24.13		
TOTAL REVENUES									
		121,190.00	29,243.02	0.70	0.70	91,946.98	24.13		
Expenditures									
Dept 000.000	Assessing Services	2,200.00	0.00	0.00	0.00	2,200.00	0.00		
215-000.000-801.209	COMMUNITY PROMOTIONS	0.00	1,550.00	0.00	0.00	(1,550.00)	100.00		
215-000.000-880.000	DowntownRevitalization	100,000.00	3,272.00	0.00	0.00	96,728.00	3.27		
215-000.000-999.840	Main Street Program	18,990.00	9,495.00	0.00	0.00	9,495.00	50.00		
Total Dept 000.000		121,190.00	14,317.00	0.00	0.00	106,873.00	11.81		
TOTAL EXPENDITURES									
		121,190.00	14,317.00	0.00	0.00	106,873.00	11.81		
Fund 215 - TIFA:									
TOTAL REVENUES		121,190.00	29,243.02	0.70	0.70	91,946.98	24.13		
TOTAL EXPENDITURES		121,190.00	14,317.00	0.00	0.00	106,873.00	11.81		
NET OF REVENUES & EXPENDITURES		0.00	14,926.02	0.70	0.70	(14,926.02)	100.00		

