



City of Hart, Michigan
H.E.A.R.T. BOARD

July 16, 2025, 2:00 PM
Hart City Hall Community Center, 407 State Street, Hart, Michigan

AGENDA

1. Call to Order

- a) Roll Call (Scott Beal, Catalina Burillo, Sue Payne, Maria Roasas, Hannah Juhl, Noble Graham-Lattin, Andrew Mullen, Dean Hodges)

2. Approval of Agenda

3. Public Comment

4. June Minutes

5. June Financials

6. Action Items:

- a) Discuss dissolving lease for Adam Perisian for chalet due to outgrowing and moving into a new space in town.
b) Authorize JustUs Media to complete short social media tourism advertisements for local restaurants - \$800 for 12x 10 second reels
c) Cover for Lindsay for Thursday Music on the Commons while she's out for surgery/recovery.

7. Updates/Discussion Items

a) **Major Topics:**

- i. Redefine Purpose, Objectives, and Scope of HEART
ii. Review Bylaws - Are we meeting all requirements and doing what's necessary?
1. Board member renewals were June 30th, do we have a list?
2. Financial management and bank/check access, do we have a treasurer?
iii. Redefine Committees, Focus Areas, and Tasks
iv. Reassess Economic Development Strategy
1. 5 year Economic Development Study Expired in 2024, there may be grant money available to do a new one
v. Hart Historic District Discussion
1. 10 Year Lease Renewal with City should be up this year, 2025
2. Restructuring Historic District Board within HEART Board
3. Employee count and type, budget, repairs, maintenance, banking
4. Potential opportunity to retain Paul Ericson or someone on his team to help with curation and management of museum
5. Hart Parks and Rec taking point on facilities and maintenance as well as bookings and rental management.

b) **Christmas Décor Committee**

c) **Chalet Market Update**

- i. Discuss moving chalets during phase 1 streetscape construction to Walker's lot permanently.

d) **Art in Hart**

- i. Follow up with Vicki Platt on artist for Troll on Bridge.
ii. Sponsorship request letter to Colin Daining sent 05/13/25 requesting \$19,357 towards a solar tree sculpture by Clyde Wilkes of Northwoods Products. Quote total for 18-ft steel maple tree w/ 3,500 solar panel leaves is \$28,357.
iii. Andrew's Tree!! Can the city take it PLEASE?? Otherwise I'm just gonna pay to have it cut down.

- e) **Hart Rotary** would like to partner with HEART to build a shade structure for Music on the Commons – Austin Garcia attended the 5/7/25 HEART mtg to start discussion.

8. Events

- a) Music on the Commons every Thursday
b) Friday Night Concert Series

9. Member Comments

10. Next Regular Meeting Wednesday, August 13th at 2pm.

11. Adjournment



CITY OF HART

407 S. STATE ST.

HART, MI 49420

Hart Economic and Redevelopment Team (H.E.A.R.T.)

June 4, 2025

MINUTES DRAFT

1) Call to Order

Andrew called the meeting to order at 2:05 pm.

a) Roll Call

- **Members present:** Andrew Mullen, Dean Hodges, Sue Payne, Catalina Burillo, Scott Beal, Noble Graham-Lattin, Maria Rosas, Hannah Juhl (Late) also present Rob Splane, Lindsay Brown
- **Absent:**

2) **Approval of Agenda** – Motion by Sue, supported by Scott to approve the agenda. Motion carried.

3) **Public Comments** – None

4) **May Minutes** – Motion by Noble, supported by Sue to approve the May minutes. Motion carried.

5) **May Financials** – Motion by Catalina to file as presented.

6) Action Items -

- a) Motion by Catalina, support by Hannah to authorize \$50,000 contribution to support Street-scape Project. Motion carried. Catalina wanted to remind everyone about the Streetscape meeting tomorrow at 5:30 for businesses to attend.

7) Updates/Discussion Items

A) **Changes to process/procedure with Nichole's absence, Rob's upcoming departure and new City manager coming in (eventually)** –

- Lindsay is managing www.takemetohart.org website
- Rob will be around in interim to his successor; the City will be finding a replacement for Nichole but maybe not in the same capacity. Discussion was held regarding plans for replacement. HEART Board to have meeting with City Council to discuss future plans. Board to come back with proposals before the next meeting on what to discuss with Council on the future goals of the board. Rob & Lindsay will help run/record meetings in the interim.

B) **Christmas Decor Committee** – Decisions still being made. Meeting once a month until August then switching to twice a month.

C) **Chalet Market Update**- Open for season. Main sign needs replaced and asked if we could get feather signs and banner for back side of chalet to see from commons. Motion by Hannah, support by Noble for a all in budget of \$1000.00 on new signs. Motion carried.

D) **Restaurant Promotion Video May 17th**- Nichole supplied link to raw footage of each location. Editing still in process for final video.

E) **Historic District, Historic Preservation Group Discussion** – Hart Historic Preservation Group had meeting recently. Working on getting everything straightened out over there. Group will gather a plan & turn over to the Heart board to follow through.

8) Events,

- Asparagus Festival** – Friday, Saturday, Sunday June 13-15
- Makers Market & Music on the Commons** Thursday, June 26th
- Community Wide Garage Sales** Saturday June 28th

d) Lindsay provided list of all events for the entire summer to board members.

9) Member comments -

10) Next Meeting- July 9th 2PM- Sue requested meetings get changed from the 1st Wednesday to the 2nd Wednesday of the month. Motion by Hannah, support by Sue to change all meetings going forward to the 2nd Wednesday of the month. Motion carried.

11) Adjournment –Motion by Catalina, supported by Noble to adjourned at 3:12 pm. Motion carried.

Respectfully Submitted,
Lindsay Brown



CITY OF HART
 H.E.A.R.T
 407 S STATE ST
 HART MI 49420-1259

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington PublicFund Business Interest Checking Account: -----1437

Statement Activity From: 06/01/25 to 06/30/25		Beginning Balance	\$43,177.84
Days in Statement Period 30		Credits (+)	2,114.39
Average Ledger Balance* 43,413.85		Regular Deposits	700.00
Average Collected Balance* 43,413.85		Electronic Deposits	1,368.00
* The above balances correspond to the service charge cycle for this account.		Interest Earned	46.39
		Debits (-)	1,999.59
		Regular Checks Paid	678.59
		Electronic Withdrawals	1,321.00
		Total Service Charges (-)	0.00
		Ending Balance	\$43,292.64

Average Percentage Yield Earned this period 1.307%

Deposits (+) Account:-----1437

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
06/20	700.00	182978980	Brch/ATM				
		<i>Transfer to TIFA Chad estate auto payment for Ceres rent</i>					

Other Credits (+) Account:-----1437

Date	Amount	Description
06/02	130.00	Zeffy US Zeffy US ST-X1X5C2H6J6C5
06/09	223.00	Zeffy US Zeffy US ST-J3S7O9E1H5R0
06/16	405.00	Zeffy US Zeffy US ST-P5T5K6Q9N3O3
06/23	610.00	Zeffy US Zeffy US ST-J8L5P2C3J9Z1 <i>\$100 Hart Sparks Vendor</i>
06/30	46.39	INTEREST PAYMENT

Checks (-) Account:-----1437

Date	Amount	Check #	Date	Amount	Check #
06/16	15.00	1093 <i>Fancy Faces Hart Sparks</i>	06/20	63.59	1095 <i>Adobe</i>
06/12	600.00	1094 <i>Grace Adventures Hart sparks</i>			

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

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Other Debits (-)

Account:-----1437

Date	Amount	Description
06/25	130.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405
06/25	223.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405
06/25	405.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405
06/25	510.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405
06/25	23.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405
06/25	30.00	BUS ONL TFR TO CHECKING 062525 XXXXXXXX0405

Zeffy payments from Hart Heritage car show transferred to historic district acct

Service Charge Summary

Account:-----1437

Previous Month Service Charges (-)	\$0.00
Total Service Charges (-)	\$0.00

Balance Activity

Account:-----1437

Date	Balance	Date	Balance	Date	Balance
05/31	43,177.84	06/12	42,930.84	06/23	44,567.25
06/02	43,307.84	06/16	43,320.84	06/25	43,246.25
06/09	43,530.84	06/20	43,957.25	06/30	43,292.64

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site <https://www.huntington.com/pdf/balancing.pdf> and also available on Huntington Business Online.

May 1, 2025 - May 31, 2025

Activity Summary

THIRD-PARTY FUNDS (In Custody at Goldman Sachs & Co. LLC)

INVESCO Stit Govt & Agency Inst

Account Registration		Fund Number	Account Number	Client ID			
CITY OF HART (HEART)		504	1885081673	1885081673			
Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
05/30/2025	05/30/2025	Balance Forward			\$1.00	\$73,074.57	73,074.570
		Income Reinvest	263.380		\$1.00	\$263.38	73,337.950
		Ending Balance			\$1.00	\$73,337.95	73,337.950
Year-to-Date Summary		Purchases/ Transfers In	Redemptions/ Transfers Out		Reinvested Dividends/ ST Capital Gains		Reinvested LT Capital Gains
For The Period		\$0.00	\$0.00		\$263.38		\$0.00
Year to Date		\$0.00	\$0.00		\$1,285.52		\$0.00

INVESCO Stit Govt & Agency Inst

Account Registration		Fund Number	Account Number	Client ID			
CITY OF HART (JG PARK)		504	1885081674	1885081674			
Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
05/30/2025	05/30/2025	Balance Forward			\$1.00	\$254,006.19	254,006.190
		Income Reinvest	915.420		\$1.00	\$915.42	254,921.610
		Ending Balance			\$1.00	\$254,921.61	254,921.610
Year-to-Date Summary		Purchases/ Transfers In	Redemptions/ Transfers Out		Reinvested Dividends/ ST Capital Gains		Reinvested LT Capital Gains
For The Period		\$0.00	\$0.00		\$915.42		\$0.00
Year to Date		\$0.00	\$0.00		\$4,468.18		\$0.00

INVESCO Stit Govt & Agency Inst

Account Registration		Fund Number	Account Number	Client ID			
CITY OF HART (TIFA)		504	1885081675	1885081675			
Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
05/30/2025	05/30/2025	Balance Forward			\$1.00	\$36,216.44	36,216.440
		Income Reinvest	130.520		\$1.00	\$130.52	36,346.960
		Ending Balance			\$1.00	\$36,346.96	36,346.960
Year-to-Date Summary		Purchases/ Transfers In	Redemptions/ Transfers Out		Reinvested Dividends/ ST Capital Gains		Reinvested LT Capital Gains
For The Period		\$0.00	\$0.00		\$130.52		\$0.00
Year to Date		\$0.00	\$266,077.50		\$2,205.99		\$0.00

MAIN STREET MARKET

City of Hart

2025 Chalet Lease Agreement

This Agreement (“Agreement”) is entered into this 24th day of April 2025, by and between the **City of Hart**, 407 S State Street, Hart, MI 49420 (“City”), and **Adam Perysian** (“Tenant”), for the use of **Chalet #_____**, located at 210 E Main Street in the parking lot east of Hart Commons Park.

A. USE OF CHALET

The City hereby grants the Tenant a revocable, non-transferable, and non-exclusive right to use Chalet #_____ for the 2025 season under the terms set forth below.

B. AGREEMENT TERMS

1. **Use:** Retail purposes only.
 2. **Rent:** \$900 for the 2025 season. Payment plans are allowed but subject to a \$25 late fee per missed installment.
 3. **Term:** April 24, 2025 through October 31, 2025. Early departure before September 2, 2025 incurs a \$50/day penalty.
 4. **Trash:** Tenant is responsible for keeping the area clean. The City may remove trash and bill the tenant if necessary.
 5. **Sublease:** No subleasing is permitted without written authorization from the City.
 6. **Repair & Maintenance:** City is responsible unless damage is caused by the tenant.
 7. **Damage:** Tenant must restore any damages or changes; City may charge for repairs.
 8. **City Inspections:** City may inspect with reasonable notice.
 9. **Insurance:** Tenants are encouraged to carry renter’s insurance.
-

10. OPERATING COVENANT

Tenant agrees to:

- a. Not abandon or vacate the chalet.

- b. Not conduct liquidation or similar sales.
 - c. Not obstruct walkways or display items without permission.
 - d. Keep area clean and safe.
 - e. Avoid disruptive behavior.
 - f. Operate during the following **MANDATED** hours:
 - Thursdays (May 29 – Aug 28): 5 PM – 8 PM
 - Fridays (May 30 – Aug 29): 11 AM – 6 PM
 - Saturdays (May 31 – Aug 30): 10 AM – 3 PM
 - **Open July 2** (5 PM – 9 PM) and **October 5** (11 AM – 2 PM)
 - Allowed five absences; additional missed days incur a \$50 fine/day.
 - g. Maintain merchandise stock.
 - h. Comply with all applicable laws and regulations.
 - i. Follow all signage and display restrictions.
 - j. Avoid structural changes to the chalet.
 - k. Provide sales tax and any required licenses.
 - l. **Electricity is available at each unit. Tenant will be billed monthly for individual usage. Tenant is solely responsible for timely payment of electricity and may not allow service to lapse or be disconnected.**
 - m. Participate in marketing and events.
 - n. Provide own internet if needed for payment processing.
-

11. UTILITY BILLING INFORMATION

Tenant shall provide the City with a valid **mailing address** and **email** within **ten (10) business days** of signing this Agreement for the purpose of utility billing and official communications. It is the Tenant's responsibility to update the City if this information changes during the lease term.

12. DEFAULT

Failure to comply with any provision may result in immediate termination.

- 13. **INDEMNIFICATION:** Tenant agrees to indemnify the City for any claims or damages arising from chalet use.

14. **REIMBURSEMENT:** Tenant shall reimburse the City for costs incurred due to enforcement, including reasonable legal fees.
15. **REMEDIES:** Failure to pay rent or perform obligations entitles the City to terminate the lease.
16. **UTILITIES:** Each chalet is separately metered. Tenant will be billed monthly for electricity usage and is fully responsible for payment.
17. **GENERAL INFORMATION:** This initiative supports small business development and encourages retail vibrancy in downtown Hart. The City looks forward to your participation.
-

SIGNATURES

City of Hart

By: _____

Date: _____

Tenant

By: _____

Date: _____

PAYMENT TRACKING

Amount paid: _____ Method **cash check credit card** Date: _____ Balance: _____

Amount paid: _____ Method **cash check credit card** Date: _____ Balance: _____

Amount paid: _____ Method **cash check credit card** Date: _____ Balance: _____

Amount paid: _____ Method **cash check credit card** Date: _____ Balance: _____

Bylaws of
Hart Economic and Redevelopment Team
a Michigan nonprofit corporation
as adopted the 13th day of February 2020

As used in these bylaws, the term “Act” means the Michigan Nonprofit Corporation Act as amended and in effect from time to time.

Article 1
Corporate Name and Offices

Section 1. *Name.* The name of the corporation shall be Hart Economic and Redevelopment Team.

Section 2. *Offices.* The principal office of the corporation shall be located within the City of Hart, County of Oceana, State of Michigan. The corporation may have other offices, and these may be located outside of the State of Michigan, but within the jurisdiction of the United States of America.

Section 3. *Registered Office.* The corporation shall have an continuously maintain in this State a registered office and a registered agent whose office address is identical to such registered office.

Article 2
Membership Interest

Section 1. *One Class.* The membership of the corporation shall be one class. The sole member of the corporation is the City of Hart.

Section 2. *Action of City as Sole Corporate Member.* The City Manager of the City of Hart may act on behalf of and represent the City as the Sole Corporate Member from time-to-time as authorized by the City Council.

Section 3. *Annual Meeting of the Member.* An annual meeting of the member shall be held in each year on or prior to the second Thursday in June, at the time and place specified in the notice to the member. Written notice of the time and place of the meeting shall be sent to the member at least ten (10) days prior to the meeting and shall be given in the manner required by Michigan’s Open Meetings Act, MCL 15.261 *et seq.* At the annual meeting, the member shall elect directors to fill the seats of those directors whose terms are expiring, provided nothing in these bylaws shall be deemed to prevent the member from re-electing a current director to the board of directors, and shall conduct any other business of the corporation.

Section 4. *Special Meeting of the Member.* At any time, the member may call a special meeting of the member upon at least ten (10) days written notice, and shall give notice of the

same in the manner required by Michigan's Open Meetings Act, MCL 15.261 *et seq.* No business shall be transacted at a special meeting except as stated within the notice.

Section 5. *Public Attendance at Meetings.* To the extent required by the Open Meetings Act, MCL 15.261 *et seq.*, the public shall be permitted to attend meetings of the member.

Article 3 Reserved Powers

Section 1. *Reserved Powers and Authority of the Member.* The member shall have the reserved powers stated within this Section. The corporation's board of directors may recommend action to the member with respect to these reserved powers, but except as set forth below, these reserved powers shall be executed unilaterally by the member. Without the affirmative vote of the member, the board of directors shall not:

- (a) Approve a change in the purpose or philosophy of the corporation;
- (b) Amend the articles of incorporation or bylaws of the corporation;
- (c) Dissolve or liquidate the corporation, or cause the transfer or sale of substantially all of its assets;
- (d) Merger or consolidate with another entity;
- (e) Elect, or remove, with or without cause, directors of the corporation;
- (f) Guaranty the debt or any obligation of any third party;
- (g) Take any other action not permitted by law or otherwise reserved to the member by law.

Article 4 Board of Directors

Section 1. *Number.* The number of directors shall be at least seven (7) and no more than eleven (11).

Section 2. *Qualifications.* A director shall be a resident of the City of Hart, the owner, employee, or agent of a business which is either located in or does business within the City of Hart, or an employee of the City of Hart. At all times, two (2) directors shall be members of the City Council of the City of Hart. At no time shall more than 49% of the directors of the corporation be a person who is being compensated by the corporation for services rendered, or who has been compensated by the corporation for services rendered during the prior twelve (12) months, whether as an employee or independent contractor of the corporation, nor a person who is a brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of any person who is being compensated by the corporation for services rendered, or who has been compensated by the corporation for services rendered during the prior twelve (12) months, whether as an employee or independent contractor of the corporation.

Section 3. *Nomination.* The first board of directors shall be elected by the incorporator as directed by the member. One half of the initial directors shall serve an initial term beginning on the date of appointment and ending on June 30, 2021, and one half of the initial directors shall

serve a term beginning on the date of appointment and ending on June 30, 2022, as designated by the incorporator. Thereafter, directors shall be elected at the annual meeting of the member.

Section 4. *Term of office.* A director's term of office shall begin on July 1 following the annual meeting at which he or she is elected and shall continue for a term of two (2) years and until his or her successor is elected and takes office. A director may serve consecutive terms without limit.

Section 5. *Powers of the Board of Directors.* The board of directors shall have the charge, control, and management of the business, property, affairs, and funds of the corporation and shall have the power and authority to do and perform all acts and functions not inconsistent with these bylaws, with the corporation's articles of incorporation, or with the laws of the State of Michigan, subject to the reserved powers set forth in Article 3.

Section 6. *Annual Meetings.* The board of directors shall hold an annual meeting during July of each year for the transaction of any other business properly presented at the meeting. Notice of the annual meeting shall be given in writing to each director at least ten (10) days before the meeting and given in the manner required by Michigan's Open Meetings Act, MCL 15.261 *et seq.* If the directors cannot agree on the date for the annual meeting, it shall be held on the third Thursday of the month of July.

Section 7. *Regular Meetings.* The board of directors shall hold regular meetings from time to time as determined by resolutions of the board. Notice of regular meetings shall be given in writing to each director at least ten (10) days before the meeting and published in the manner required by Michigan's Open Meetings Act, MCL 15.261 *et seq.*

Section 8. *Special Meetings.* The chairman of the board, or any two directors, may call a special meeting of the board of directors at any time. Notice shall be given in writing, or by telephone, to each director at least three (3) days before the meeting and in the manner required by Michigan's Open Meetings Act, MCL 15.261 *et seq.*

Section 9. *Location of Meetings.* All meetings of the board of directors shall be held at the principal office of the corporation unless a different location is specified in the notice of meeting. The chairman of the board may specify a different location within the United States of America.

Section 10. *Content of Notice.* The notice of a meeting must specify the day, date, time, and location of the meeting. The notice of a special meeting must also state the purpose of the meeting. The notice of an annual or regular meeting need not state the purpose of the meeting.

Section 11. *Waiver of Notice.* A meeting of the board of directors may be held at any time or place, without notice, if all directors waive notice of the meeting. Attendance at a meeting shall be deemed to be a waiver of notice unless attendance is merely for the purpose of objecting to the lack of notice.

Section 12. *Quorum.* A majority of directors shall constitute a quorum for transacting business at any meeting of the board of directors, but if less than a majority are present at the

meeting, a majority of the directors who are present may adjourn the meeting from time to time without further notice until a quorum is present.

Section 13. *Required Vote.* Except as otherwise provided by law, the articles of incorporation, or the bylaws, all action by the board of directors requires the affirmative vote of a majority of the directors who are present and voting.

Section 14. *Proxies.* A director may vote only in person and not by proxy.

Section 15. *Electronic Communication.* Directors may participate in a meeting of the board, or in a meeting of a committee on which they serve, by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in a meeting under this section constitutes presence in person at the meeting.

Section 16. *Public Attendance at Meetings.* To the extent required by the Open Meetings Act, MCL 15.261 *et seq.*, the public shall be permitted to attend meetings of the board.

Section 17. *Vacancies.* A majority of the board may elect a person to fill a vacancy on the board of directors until the next annual meeting of the member.

Section 18. *Resignation and Removal.* A director may resign from the board of directors at any time by giving written notice of resignation to the chairman of the board. A director may be removed from the board of directors, with or without cause, by a vote of the member or by a vote of two-thirds (2/3) of the board of directors at a regular meeting or a special meeting called for this purpose. In this case, the notice of the meeting must state that this is a purpose of the meeting, and notice must be given at least ten (10) days before the meeting.

Section 19. *Advisory Directors.* The chairman of the board may appoint one (1) or more persons to serve in an advisory capacity as non-voting members of the board. Advisory directors shall be given notice of meetings, but failure to give notice to an advisory director will not affect the sufficiency of the notice to other directors or the validity of the meeting, and waiver of notice by an advisory director will not be necessary for a meeting without notice. Advisory directors shall not be considered in determining the presence or absence of a quorum.

Section 20. *Conflicts of Interest and Self-Dealing.* No director shall enter into any contract, agreement or other arrangement with the corporation which violates any restriction on “self-dealing” set forth within the Internal Revenue Code or otherwise creates a significant and material risk the corporation will not be able to maintain its tax-exempt status. Whenever a director has a direct or indirect personal interest in a particular transaction or other decision to come before the board of directors, he or she shall disclose such personal interest to the board of directors. The board of directors may, in its sole discretion, disqualify the director with the personal interest from voting on the matter in which the director has a personal interest. Provided the corporation has reasonable assuredness a given transaction will not violate any restriction on self-dealing set forth within the Internal Revenue Code, the corporation may enter into an agreement with an interested director upon the majority vote of all non-interested directors.

Article 5 Officers

Section 1. *Number.* The corporation shall have a president, treasurer, secretary, and such other officers as the board of directors may elect from time to time. The board may also appoint a recording secretary from time to time who need not be a member of the board.

Section 2. *Qualifications.* Directors may serve as officers. The president of the corporation shall be a director. Advisory directors may not be officers. A person may hold two (2) or more offices at the same time, except the president, who may not hold any other office at the same time.

Section 3. *Nomination and election.* Candidates for election to one (1) or more offices may be nominated by any director at the annual meeting of the board of directors. Officers shall be elected at the annual meeting of the board.

Section 4. *Term of office.* An officer's term of office shall begin on January 1 following the annual meeting at which he or she is elected and shall continue until the next annual meeting and until his successor is elected and takes office.

Section 5. *President.* The president shall also serve as the chairman of the board of directors. The president shall conduct all meetings of the board. The president shall be the chief executive officer of the corporation and shall have the general duty and authority to manage the affairs of the corporation in accordance with the directives of the board.

Section 6. *Treasurer.* The treasurer shall have the duty and authority to manage the finances of the corporation in accordance with the directives of the board. The treasurer shall keep books and records of all financial transactions of the corporation. The treasurer shall prepare periodic financial statements as requested by the board and shall present a complete financial report at each annual meeting of the board. The treasurer shall also have such other duties and authority as the board of directors may delegate to him or her from time to time.

Section 7. *Secretary and Recording Secretary.* The secretary or recording secretary shall keep minutes of the proceedings at all meetings of the board of directors and records of all other actions taken by the board of directors. The secretary or recording secretary shall keep a register of the names, mailing addresses, and telephone numbers of the directors and shall give notice of all meetings of the board. The secretary and recording secretary shall also have such other duties and authorities as the board of directors may delegate to him or her from time to time.

Section 8. *Vice president.* The Board of Directors may, but is not required to, appoint one or more vice presidents. The vice president(s) shall perform the duties and exercise the authority of the president or other officers under whom they serve in the absence or disability of the president or other appropriate officers. The vice president(s) shall also have such other duties and authority as the board of directors may delegate to him or her from time to time.

Section 9. *Administrator.* The board of directors may, but is not required to, appoint an individual to the office of administrator. An administrator may or may not be a director. An administrator, if appointed, shall, as a practical matter, oversee the administration of the

corporation and control, manage and coordinate the disposition of its funds and assets (subject to the ultimate authority of the directors and other officers).

Section 10. *Other officers.* Other officers, if any, shall have the duties and authority delegated to them by the board of directors from time to time.

Section 11. *Vacancies.* The board of directors shall fill a vacancy in any office for the remainder of the unexpired term of office by nomination and election at the next regular meeting of the board or at a special meeting called for this purpose.

Section 12. *Resignation and removal.* An officer may resign from office at any time by giving written notice of resignation to the chairman of the board. An officer may be removed from office, with or without cause, by a vote of a majority of the board of directors at a regular meeting or a special meeting called for this purpose. In this case, the notice of the meeting must state that this is a purpose of the meeting, and the notice must be given at least ten (10) days before the meeting and shall comply with Michigan's Open Meetings Act, MCL 15.261 *et seq.*

Section 13. *Conflicts of Interest and Self-Dealing.* No officer shall enter into any contract, agreement or other arrangement with the corporation which constitutes "self-dealing" or otherwise creates a significant and material risk the corporation will not be able to maintain its tax-exempt status. Provided the corporation has reasonable assuredness a given transaction will not violate the Internal Revenue Code, the corporation may enter into an agreement with an interested officer upon the majority vote of all non-interested directors. Transactions involving interested parties shall not be approved by the officers of the corporation.

Article 6 Committees

Section 1. *Executive Committee.* The board of directors shall have an executive committee consisting of the president, treasurer, and one other director elected by the board at the annual meeting. The executive committee shall have all of the authority of the board of directors between meetings of the board, except that the executive committee may not

- (a) take any action in contravention of Article 3,
- (b) elect or remove any director, committee member, or officer of the corporation, except that the executive committee may elect a director to fill a vacancy on the board as provided in the bylaws,
- (c) amend or repeal any resolution of the board or any action of the board taken by written consent without a meeting,
- (d) approve grant proposals, or
- (e) authorize non-budgeted expenditures in excess of Five Hundred Dollars (\$500.00).

Section 2. *Other Committees.* The board of directors may establish other committees, to study matters and make recommendations to the board, from time to time by the vote of a majority of the directors at a regular meeting or a special meeting called for this purpose. These committees may consist of not more than three directors. Such committees shall have no power to bind or legally obligate the corporation to do or refrain from doing any thing. The board may elect to dissolve a committee, and to appoint or remove a committee member, at any meeting called for purposes of doing the same.

Section 3. *Meetings.* A committee may not hold a meeting unless a majority of all committee members are present. Each committee shall prepare minutes of the proceedings of all meetings of the committee, and records of all other actions taken by the committee, and give them to the secretary of the corporation for the secretary to keep with the minutes and other written records of the board of directors.

Article 7 Indemnification

Section 1. *Definitions.* As used in this 7, any word or words defined in sections 561–569 of the Act (the “indemnification sections of the Act”) shall have the same meaning as provided in the indemnification sections of the Act.

Section 2. *Indemnification of Officers and Directors.* The corporation shall indemnify a director or officer of the corporation in connection with a proceeding to the fullest extent permitted by and in accordance with the indemnification sections of the Act. The corporation shall also advance the expenses of defense upon receipt of an undertaking to repay the expenses as provided in Section 564 of the Act, except in a case involving a claim of breach of a duty of loyalty to the corporation, in which case the corporation may, as determined by the board of directors in its discretion, advance the expenses of defense.

Section 3. *Indemnification of Employees, Nondirector Volunteers, and Agents.* The corporation may, as determined by the board of directors in its discretion, indemnify and advance expenses to an employee, nondirector volunteer, or agent in connection with a proceeding to the extent permitted by and in accordance with the indemnification sections of the Act.

Section 4. *Insurance.* The corporation may purchase and maintain insurance, at its expense, to protect itself and any director, officer, employee, nondirector volunteer, or agent of the corporation against any potential liability or expense, whether or not the corporation would have the power to indemnify the person against the liability or expense under the Act.

Article 8 Financial Matters

Section 1. *Fiscal Year.* The fiscal year of the corporation, for tax and financial accounting purposes shall be the 12-month period ending on the last day of each December.

Section 2. *Compensation and Expenses of Directors and Officers.* All of the directors shall be “volunteer directors” as that term is defined in the Michigan Nonprofit Corporation Act as amended and in effect from time to time. All directors shall serve without compensation other

than reimbursement of actual, reasonable and necessary expenses incurred on behalf of the corporation or otherwise in his or her capacity as a director or officer. However, expenses in excess of Five Hundred Dollars (\$500.00) incurred on behalf of the corporation, and all reimbursement of expenses otherwise incurred by a director or officer in his or her capacity as a director or officer, shall be reimbursed only after they have been approved by the board of directors or the executive committee. The director to be reimbursed shall not be entitled to vote on the matter; and if the vote is taken after the expenses have been incurred, the board or committee may, in their discretion, vote to deny reimbursement, even though the expenses have already been incurred. Officers of the corporation may be entitled to compensation determined from time-to-time by a majority of the directors. An officer shall further be entitled to reimbursement of actual, reasonable and necessary expenses incurred on behalf of the corporation or otherwise in his or her capacity as a director or officer.

Section 3. *Budgets and Grant Proposals.* All budgets and grant proposals must be approved by the affirmative vote of a majority of the directors entitled to vote at a regular meeting or a special meeting called for this purpose.

Section 4. *Excess Benefit Transactions.* The corporation shall maintain compliance with Section 4958 of the Internal Revenue Code regarding excess benefit transactions.

Section 5. *Excess Tax-Exempt Organization Executive Compensation.* The corporation shall not pay any compensation which would subject it to tax under Section 4960 of the Internal Revenue Code.

Section 6. *Income.* The corporation shall cause its income to be distributed on an annual basis to the extent necessary to avoid any tax obligations pursuant to the Internal Revenue Code.

Article 9 Amendment of Bylaws

The bylaws may be amended only by the affirmative vote of two thirds (2/3) of the directors entitled to vote at a regular meeting or a special meeting called for this purpose. In this case, the notice of the meeting must state that this is a purpose of the meeting, the notice must describe the proposed amendment, and the notice must be given at least ten (10) days before the meeting.

Article 10 Notices

All written notices required or permitted to be given to a director shall be deemed to have been given when mailed by first class U.S. mail, postage pre-paid, to the director at his mailing address, when sent by facsimile to the director at his facsimile number, when sent by e-mail to the director at his e-mail address, or when personally delivered to the director. The addresses and numbers used for this purpose shall be those set forth in records maintained by the secretary of the corporation; and each director shall be responsible for informing the secretary of any changes.

End of Bylaws

RESOLUTION 13-51
City Council
City of Hart, Michigan

HISTORIC DISTRICT RESTRUCTURING

WHEREAS, the City of Hart owns the Hart Historic District ("District"), a collection of native and relocated historic buildings; historic artifacts; museums; and outdoor pavilion located near Lincoln and Union Streets; and

WHEREAS, the Hart Historic Heritage Preservation Group ("Group") operated the District informally for approximately 20 years until 2005 when the Group and City entered into a 10-year lease agreement mutually renewable for 10-year terms that authorized the Group to operate the District on the City's behalf; and

WHEREAS, the first 10-year term is nearing completion and the City and Group mutually agree to amend the 2005 lease to reflect the need to restructure the relationship between the parties to insure that the District continues to be a historic preservation, educational and economic venture that benefits the Hart community; and

WHEREAS, the City highly values the contribution of the Group to the growth of the District and its favorable impact on the community; and the City desires that the Group carry on its vision and mission to preserve Hart's historic heritage by partnering with the City in its endeavors to maximize the assets of the District; and

WHEREAS, in order to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares:

NOW THEREFORE BE IT RESOLVED THAT THE HART CITY COUNCIL:

Establishes the following concepts that will define the basis of restructuring the Hart Historic District and the relationship between the City of Hart and the Hart Historic Heritage Preservation Group:

- 1. Retain the Group as the prominent on-site operator of the Hart Historic District.*
- 2. Retain the Historic Commission as the advisory board to City Council for District matters.*
- 3. Amend the 2005 lease agreement between the City and Group to reflect the restructuring.*
- 4. Establish the Hart Historic District Fund to record all financial transactions.*
- 5. Adopt budget for District establishing new revenue & expense structure administered by City Manager.*
- 6. Retain Historic District manager (contract or City employee) reporting to City Manager.*
- 7. Develop job description for Historic District manager.*
- 8. City water, sewer, electric & trash costs to be absorbed by City funds.*

Moved by Schaner, supported by Collard, and thereafter adopted at the regular City of Hart City Council meeting on September 24, 2013.

Ayes: 5 Nays: 0 Absent: 1 Abstain: 1

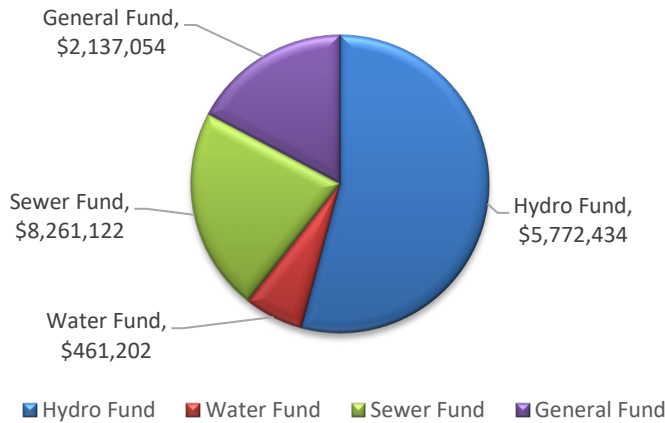
I hereby certify this to be a true and correct copy of the document on file with the office of the City of Hart Clerk.

Laura L. Stevens

Laura L. Stevens, City Clerk

This is from the 2026 Budget from the City of Hart

Expenditures - Major Operating Funds



FY2024 Staffing Levels		
Department	Full-time	Part-time
City Hall & Historic	5 1	1 1 & Volunteers
HEART		2 & Volunteers
Police	5	1
Public Works	4	1
Hydro	5	0
Wastewater	3	0
TOTAL	22	6

SUMMARY

Utility Rates and Fees – This year continues to implement our Water and Sewer rate increases (As part of the State Revolving Fund Bond repayment plan adopted by council in 2022) and an electric rate increase of 3.5% (As council adopted following the financial study in 2024) to meet our Capital Improvement planned and forecasted goals.

Taxes – Millage rates are proposed to remain consistent with prior year rates.

Grants – The City was awarded U.S. Economic Development Corporation \$2,877,000 grant to help cover some of the cost of proposed \$9,500,000 wastewater, water, and road infrastructure projects. This state awarded principal forgiveness of 50% (up to \$4,250,000) to support the improvements of the wastewater system. A DNR Trust Fund Grant of \$300,000 (awarded in 2021) will help cover the Veterans Park renovations cost, additional funds will need to be raised to proceed with construction. The previously mentioned SRTS grant will support the construction of a multi-use path from Wood and Water Street to 72nd and West Main. Drinking Water Asset Management (DWAM) Grant will wrap up this year, helping to develop a lead service line replacement strategy and infrastructure Capital Improvement Plan. A Grid Resiliency Grant will support the cost of rebuilding the Lake Road energy circuit.

Debt – A 2023 approved \$9,500,000 SRF loan will be repaid over 30 years using utility rate payer funds to allow the necessary reconstruction of several proposed Water, Wastewater, and Road projects.

Staffing – Goals in 2026 include an efficiency measure to digitize archived paper records to reduce the amount of storage space needed for City records and add the ability to easily find old documents. A temporary part-time position will continue to focus on this effort. No other new positions are planned.

HART ECONOMIC STRATEGIC INITIATIVES 2024

June 27th @ 11am

Development Priorities
3rd Thurs 2pm

3rd Thurs. 1pm

#1 - Development	#2 - Marketing & Promotion	#3 - Business Support & Talent
A Industrial Park	Wayfinding	training ← sm business → "hiring m ← lg business → "social m
B Downtown Streetscape	Events arts agriculture 49420 adventures	networking lunch + learn Speed dating
C Sidewalks	Community Pride Efforts	annual meeting - biz of the year - awards (Clancy Award)
D Ceres Property	Newsletters	Engaging Youth & Minorities block part
E Public Transportation	Communication	shop local program merch - local Cash mob to
F Incentives	Social Media	biz directory treasure hunt bus. map (4x
G Creeks	Hart fact sheets	site visits (retention team) online survey
H Parks/Recreation	Hart Lake	tuition millage
I Attract Developers	Better market natural assests	resource/training center ✓
J Build Homes	Community engagement	scholarships
K agritourism	Attract Residents	get students involved ✓ tri share training? trinityhea
L Tap into knowledge of elders	Art in Hart	★ childcare
M Clean-up/Beautification Committee	Attract Businesses	return to Oceana program
N Improving Development Processes		make Hart more inviting
		lakeshore resource network - expand to OC
		YMCA - family orienta
		crockpot food program