



CITY OF HART

407 S. STATE ST.

HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

February 11, 2021, at 1:00 pm

MINUTES – APPROVED

Members Present via Zoom or in-person: Steve Bruch, Bill Hegg, Gale Goldberg, Scott Hegg

Members absent: Tracey Lipps and Lynne Ladner

Others present: HEART Director – Nichole Steel

Call to Order: Mr. Bruch called the meeting to order at 1:04 pm. Voice rollcall was then taken.

Consent Agenda (01/2021 Financials – not available 1/14/21 Minutes) Approval:

- Motioned by Goldberg, supported by S. Hegg to remove financials from the consent agenda since they were not provided this month. Motion carried.
- Motion by Goldberg, supported by Bruch to approve the 01/14/21 minutes. Motion carried.

Public Comments: No public in attendance

Action Items:

- Property Improvement Grant request - Lakeside Family Fitness 39 S State St update
 - Nichole stated that agreements had been drafted attorneys had reviewed and paperwork is awaiting a notary signature.

Discussion Items:

- Sidewalk Improvement Project
 - No updates on sidewalk bids. S. Hegg commented that he thought the TIFA contribution was going towards offsetting the owners contribution, not the city's contribution as Lynn stated in the January meeting. Goldberg would like clarification on the 60/40 match, who is contributing 60 who is contributing 40? Steel referenced the application which states that the city pays 40% owner pays 60%. The would like to offset the cost by contributing to the owners 60%. Bruch suggested waiting to see what the bids end up at and comparing them to DPW's list of sidewalk needs to determine how far our budget money will go in how we want to allocate it. Bruch asked that Nicole share the minutes of this meeting with Mayor Platt to see if this can be addressed at council level. Motion by Hegg, supported by Goldberg for a sidewalk project update and cost breakdown to be provided to the board by March meeting.
- 2021 Projects & Goals
 - Discussion on how to allocate FY21-22 TIFA funds were as follows:
 - **Sidewalks** – can't make decisions on FY21/22 until we know how much this year is going to cost. S. Hegg wants to see TIFA consider replacing more sidewalks in the downtown.
 - **A structure or band shelter at Hart Commons** – concerns expressed by Bruch over building a structure when DPW reports that there is piling happening, joint separations and the entire deck is slowly moving north, adding weight to this may not be a good choice. B. Hegg added a bit of history sharing that when TIFA purchase the lot that the common sits on, they offered it up for Commerce sale before building the park. The one person who expressed an interest was rejected because the structure they proposed building would obstruct the view of the Lake. B. Hegg feels the board

should rethink this idea or propose a location that does not obstruct the Lake. S. Hegg recommends that TIFA look into the structural concerns before considering a building.

- **Wayfinding** – Nichole reported that she is going to put out a request for bids for city wayfinding signage design.
- **Parking Study** – not supported by board
- **Removal of Trees** – fully supported by the board. Bruch suggested we coordinate removal of trees with sidewalk and water line replacement schedules, so efforts aren't duplicated. The board would like to see design proposals and quotes and a survey issued to businesses in the district asking their opinion on full tree removal and what they would like to see put in their place.

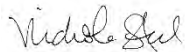
Communications From Members:

- Discussion over why there is a tax discrepancy on the financial statements. Motion by S Hegg that the monthly account balances be provided to the board, supported by B Hegg. Motion carried.

There being no further business, S Hegg moved, supported by Goldberg, to adjourn the meeting at 1:58 pm. Motion carried.

The next regularly scheduled meeting will be March 11, 2021, at 1:00 pm.

Respectfully submitted,



Nichole Steel
Community & Economic Development Director