



MINUTES

Call to Order: Windell called the meeting to order at 1:00 pm. Voice rollcall was then taken.

Members Present: Deborah Windell, Nichole Kleiner, Amy Trudell, Caleb Griffis, Gale Goldberg

Members absent: Bill Hegg, S Hegg, Tracey Lipps

Others present:

Approval of Agenda: Motion by Trudell, supported by Griffis to approve the agenda. Motion carried.

Approval of Jan 6, 2024 Minutes – motion by Griffis, supported by Goldberg to approve the Jan 6th minutes. Motion carried.

Approval of Dec 2023 & Jan 2024 Financials – Nichole reviewed the financial reports. TIFA’s checking balance is \$354,133.21

Public Comments: No public comment

Action Items:

Sidewalk Bid Review – Nichole shared the sidewalk bid tabulation from the public bid opening

Total Price	Total Price	Total Price	Total Price	Total Price
MITTEN CONCRETE	WADEL STABILIZATION	SHEPERS CONCRETE CONSTRUCTION	HALLACK CONTRACTING	RLE CONTRACTING
\$ 133,470	\$ 116,950	\$ 366,248	\$ 128,894	\$ 116,483

Nichole recommended awarding the bid to Wadel Stabilization, a local contractor who was ~\$500 higher than the lowest bidder RLE Contracting. Nichole reported the although RLE was the lowest bidder, they did not include the documents requested in the bid specs to include a bid bond, proof of insurance, and references.

Goldberg noted that she would like to see a local contractor be awarded the bid, regardless of the submittals missing from RLE. Goldberg also wanted to clarify that downtown sidewalks that need replaced will be included, Nichole said yes. Since TIFA only has \$48,000 allocated towards sidewalks, it was recommended that \$20k be pulled from the streetscape budget and put towards sidewalks making TIFA’s total contribution for the 2024 Sidewalk Project \$68,000. The additional \$48,000 will be made up for by opening up sidewalk repairs to residents citywide. The city has \$25,000 in the budget for this. When matched with resident’s 60% contribution outside the TIFA district, we will be able to make up the \$48,000 difference to meet the bid award amount. Motion by Trudell, supported by Griffis to award the bid to Wadel Stabilization and move \$20k from the streetscape budget to the sidewalk budget and authorize \$68,000 for TIFA’s contribution to the 2024 Sidewalk Replacement Project. Motion carried.

TIFA Credit Card Resolution – Nichole presented the board with a resolution to allow the city treasurer to apply for a debit card from TIFA’s checking account so that TIFA doesn’t have to keep reimbursing the city each time a purchase is made using the city’s debit card (this will eliminate steps for accounting). After reviewing the resolution, Goldberg expressed concerns regarding the personal liability placed on the individuals named in the third paragraph which states, *“RESOLVED FURTHER, that the Tax Increment Finance Authority authorize and direct Huntington Bank to name Gale Goldberg, Scott Hegg, and Tracey Lipps, as Authorized Signers for a Commercial Card in the name of the City of Hart with a \$20,000 credit limit.”* Goldberg requested that Nichole research understand what liability the “authorized signers” have. Item tabled.

Public Comment - none

Communications From Members: None

Adjournment: Meeting adjourned at 1:52 pm.

Respectfully submitted Nichole Kleiner, TIFA Administrator