



CITY OF HART
407 S. STATE ST.
HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

April 21, 2022, at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 1:02 pm. Voice rollcall was then taken.

Members Present via Zoom or in-person: Scott Hegg, Tracey Lipps, Deborah Windell, Amy Trudell

Members absent: Bill Hegg, Gale Goldberg

Others present: Nichole Kleiner, Wes VanderWilk, George Sadler, Scott Butcher, Bill Ryder, Craig Cihak, Rob Splane

Approval of Agenda: Motion by S Hegg, supported by Lipps to approve the agenda. Motion carried.

Public Comments: Wes VanderWilk presented on behalf of the Fighting Diamonds group who's mission is to train a team of courageous spirit-filled men in our community who experience freedom in Christ. The group is interested in working with TIFA to renovate the Ceres property to provide housing, counseling, actives, workshops, activities, etc by utilizing/improving the existing buildings, adding green space (parks) and more. VanderWilk presented drawings and asked the board if they would entertain the idea. Kleiner responded that once the property is acquired and environmental studies have been completed, TIFA would post an RFP. The group could submit their proposal at that time.

George Sadler questioned TIFA on why they held a closed meeting to review applicants for the Match on Main grant. He also questioned what is happening with the Walker building. Sadler also wanted to know what's happening with the Brownfield authority and how to apply for the property improvement grant.

March Minutes: Motion by Trudell, supported by S Hegg, to approve March 2022 minutes. Motion carried.

Financials: Motion by S Hegg, supported by Trudell to approve March 2022 financials. Motion carried.

Action Items:

- **Property Improvement Grant Application** – 69 S State Street – application from Lakeside Fitness for 50% reimbursement to remove siding, brickwork, tuckpointing, architectural repair, exterior painting was reviewed in the amount of \$21,973. Board agreed to hold discussion until the second application was reviewed.
- **Property Improvement Grant Application** – 39 S State Street – application from The Bakery on the Corner for a 50% reimbursement for brickwork, tuckpointing, installation of awnings on the side and new windows in the amount of \$19,395.

To grant both applicants the full 50% match request, TIFA would be over budget by \$1,368. After discussion, motion by Trudell, supported by Lipps to grant 69 S State a \$20,605 grant and 39 S State a \$19,395 grant. Motion carried.

Discussion Items:

- **CERES purchase agreement** - Kleiner reported that the CERES purchase agreement is being reviewed by the city's legal team.
- **Grant Application Updates** – Kleiner reported that she has applied for 11 grants in the past 60 days, sharing the breakdown with the board.

Communications From Members: None

Adjournment:

- Motion by S Hegg, supported by Lipps, to adjourn the meeting at 2:20 pm. Motion carried.

The next regularly scheduled meeting is February 10, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Steel
Community & Economic Development Director