CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
May 20, 2025 at 1:00 pm

MINUTES

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

Members Present: Deborah Windell, Gale Goldberg, Tracey Lipps, Bill Hegg, S Hegg, Caleb Griffis

Members absent: Maria Rosas, Amy Trudell

Others present: Nichole Kleiner, Rob Splane, Jerry Theis, Trina Pehrson, Cindy Beth Davis Dykema

Approval of Agenda: Motion by Lipps, supported by Griffis, to approve the agenda with the addition of agenda item 3a "conflict of interest acknowledgment". Motion carried.

Public Comment: Cindy Beth provided an update on the Congregational United Church at 408 S State St stating she is still in the due diligence period.

Approval of January & February Minutes – motion by Lipps, supported by Griffis, to approve the minutes. Motion carried.

Financials – Motion by Griffis, supported by Goldberg to accept Jan, Feb, Mar, Apr Financials. Motion carried.

Action Items:

FY25-26 Property Improvement Grant one-time budget increase to $70,000 to support $91,334 in grant fund requests for a combined total downtown investment of $320,669 – Nichole shared that this year's TIFA Property Improvement Grants requests total $91,334 with a budget allocation of only $40k. Nichole asked if the board would consider a one-time increase from $40k to $70k for the 2025 grant program. Motion by Gale supported by Bill to allocate a total of $70,000 towards the 2025 Property Improvement Grant Budget. Motion carried.

Property Improvement Grant Request:
Radiant Church - $40,000 request for complete exterior remodel
Studio 49 - $17,654 request for painting, awning, landscaping
Heggs Furniture - $33,680 for window replacement
Motion by Caleb, supported by Gale to authorize 75% of each grant request (Radiant $30k, Studio 49 $13,240, and Hegg's Furniture $33,680) contingent on Radiant Church providing a quote for their work. Motion carried.

Allocate $660k towards $2.2 million streetscape grant for Hart Plaza project. After discussion of the project and the $1 million MEDC RAP Grant, it was decided that a meeting should be held where all affected downtown businesses are present and have the opportunity to speak on behalf of the design/project. Motion by Gale, supported by Tracey, to allocate $660k towards the Hart Plaza Project with an approved rendering of the project and an in-person meeting with affected businesses. Motion carried.

TIFA 15-yr reinstatement request to city council – Nichole recommended the board request that city council reinstate the TIFA board for another 15-years and to use the extension to bond out $5.5 million to complete the rest of the streetscape project. The board discussed concerns over allocating all of their funds to just streetscape. Gale asked if this decision had to be made in order to continue with the plaza project and the answer was no. Nichole asked Rob if the city could contribute to the project and he thought so, in order to give TIFA funds to continue the property improvement grant. Motion by B Hegg, supported by Tracey to table this item. Motion carried.

Discussion Items

a. **TIFA Administrator & Event Coordinator Positions** – Nichole shared that she left her position as director of HEART and asked TIFA if they would allow her to continue administrating for the board and received support. Nichole mentioned discussing the administrator and event coordinator's wages. Lipps suggested it would be nice to have a summary of what Lindsay has been working on for review. Discussion will be added to June agenda under action items.
b. **Authorize Administrator to research bonding options for streetscape** – support.
c. **Cere's development proposals are due by July 17, 2025 –** Nichole reminded board of deadline for development proposals.

Public Comments None

Communications From Members: None

Adjournment: Motion by Gale, supported by Tracey to adjourn the meeting at 2:20pm. Motion carried.

Respectfully submitted Nichole Kleiner, TIFA Administrator