



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

July 8, 2021, at 1:00 pm

MINUTES

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

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

Members absent:

Others present: Nichole Kleiner, Rob Splane

Approval of Agenda: Motion by Goldberg, supported by Lipps to approve the agenda with the addition of "Hart Commons Shade Canopy" under item 8.c. "Discussion Items" and to review item 8 before item 7 since Lipps has to leave early. Motion carried.

Public Comments: None

June Minutes: Motion by B. Hegg, supported by Goldberg to approve June 2021 minutes. Motion carried.

Financials: Motion by Lipps supported by S Hegg to not approve June financials. Motion carried.

Discussion Items:

- **CERES Acquisition** – Nichole reported that we are still waiting on the results of the environmental study. The Co-op indicated that they should have something by fall.
- **Board Member Recommendation** – board discussed a few candidates to fill the two open seats on the TIFA board to include Michele Amstutz, George Saddler. Lipps and Bruch supported the idea of posting the opportunity on the city's Facebook page.
- **Hart Commons Shade Canopy** – Goldberg stated that she would like to see this topic remain on the agenda until it is resolved. Nichole shared that the architectural drawings had not arrived yet so there was nothing to report. The board asked about mildew on the canvas, how to clean & if roll-up sides for shade, were an option.

Action Items:

- **Authorize Spending for Wayfinding Signage Design** – at the June meeting the board requested additional information. Nichole researched provided the following answers.
 - Who owns the copywrite (B. Hegg) – we will have full rights to all art in any form requested.
 - What does maintenance and construction of the signs look like – phase two – we will bid that separately
 - How can we include Pixel Grafix in this project – possibly to print the signs but they will need to be aware of MDOT regulations, breakaways, distance from right-of-way regulations, size of lettering, reflectiveness, color restrictions, size/height restrictionsMotion by Bruch, supported by B Hegg to award the wayfinding design bid to Valley Sign in an amount not to exceed \$5,000.
- **2021 TIFA Plan Amendment Discussion** – Nichole went through the projects identified in the current TIFA plan and the board made recommendations to keep or remove. It was also requested that property acquisition & blight removal up to a maximum of \$450,000 be included. TIFA would also like a list of the taxing units and that we define what the base is.

Communications From Members:

- Goldberg inquired about the Hart Motel asking what will happen with it. Splane shared that Peterson Farms has purchased it and is working on fixing it up.

Adjournment:

- Motion by Bruch, supported by S Hegg, to adjourn the meeting at 2:15 pm. Motion carried.

The next regularly scheduled meeting is August 12, 2021, at 1:00 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nichole Steel".

Nichole Steel
Community & Economic Development Director