



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

August 15, 2023, at 1:00 pm

MINUTES

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

Members Present: Tracey Lipps, Scott Hegg, Gale Goldberg, Deborah Windell, Bill Hegg, Nichole Kleiner

Members absent: Amy Trudell

Others present: Caleb Griffen, West Michigan Carpet

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

Public Comments: Caleb Griffen from West Michigan Carpet introduced himself and expressed an interest in joining the board.

June Minutes: Motion by Motion by Lipps, supported by B Hegg to approve the June minutes with the clarification that TIFA will sell the shade canopy to John Gurney Park for \$3500 making sure recognition is given to the Lions Club for their donation towards the canopy that was originally intended for Hart Commons. Motion carried.

Financials: Motion by Goldberg, supported by Lipps, to approve the June & July financials. Motion carried.

Action Items:

- a. **2024 Budget Items** – Budget item requests included \$6,000 annually towards flowers and hanging baskets downtown. Board agreed to \$5k annually based on the fact that only \$2418 was used. Request to allocate \$3500 annually towards banners for downtown, supported by board. Request to authorize funds towards a TIFA Administrator. Motion by B Hegg, supported by Goldberg to allocate \$18k towards TIFA administrator and have Nichole present a contract to TIFA at the September meeting. Other project allocations were review with no other adjustments being made. Motion by S Hegg, supported by Lipps to accept the FY23-24 Budget as presented. Motion carried.

Discussion Items

1. **Results of public input streetscape meeting** – board reviewed the results of the streetscape meeting survey compiled by Prein & Newhof.
2. **Billboard Design Selection** – board was presented with two billboard options and selected the horizontal design.
3. **Update on Birch & Blossom Property Improvement Grant Awning** – Nichole shared photos and color swatches of the proposed awning to the board. The awning will be green with tan writing.
4. **Informational Meeting Scheduled for 08/24/23 at 10am, Hart City Hall Community Center** – board is not required to attend, this is first of two required informational TIFA meetings per the public act, states Nichole.

Communications From Members: Lipps suggested cleaning stations for the tables at Hart Commons and pop up shop tables. S Hegg recommended that we work with the city on developing a budget for the streetscape project together. It was recommended that Nichole write a letter to city council letting them know that they have \$500,000 budgeted by the year 2026. Nichole reinforce the importance of coming to a consensus for the streetscape design so we can start applying for funding in 2024. Nichole shared that the Brownfield Authority has authorized \$50,000 towards the final environmental study at the Ceres property that Fishbeck will conduct. Board would like to do a 6-month review Erin's (event coordinator) hours and past/upcoming projects. It was noted that the music downtown is rarely playing, it was asked that we look into how to keep it going longer.

Adjournment: Meeting adjourned at 2:17 pm.

The next regularly scheduled meeting is September 19, 2023 at 1:00 pm.

Respectfully submitted Nichole Kleiner, TIFA Administrator