



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

September 19, 2023, 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: Tracey Lipps, Scott Hegg, Gale Goldberg, Deborah Windell, Bill Hegg, Nichole Kleiner, Amy Trudell

Members absent:

Others present: Caleb Griffis, West Michigan Carpet

Approval of Agenda: Nichole requested to add Action Item d) Property Improvement Grant Request for 39 S State and e) Consider Board Member Application for Caleb Griffis, West Michigan Carpet. Motion by Goldberg, supported by Lipps to approve the amended agenda. Motion carried.

Public Comments: None

August Minutes: Motion by Motion by Lipps, supported by B Hegg to approve the August minutes. Motion carried.

Financials: Nichole celebrated with the board that a \$72,367 reimbursement from the USDA Grant for the demo of Walkers and Main Street Market was deposited. An additional \$20k will be disbursed when the grant is closed out by the end of the year. John Gurney Park transferred \$3,500 to TIFA to purchase the 20x20x20 canopy intended for Hart Commons. Motion by B. Hegg supported by Goldberg to approve the September financials. Motion carried.

Action Items:

- a. **Administrators Salary** – Nichole presented Board with a contract for administrative services in the amount of \$18k annually with a list of duties outlined. After discussion, the board unanimously supported the contract. Goldberg brought up the concern that if TIFA compensates Nichole, it could affect her current HEART wages. Nichole was advised to talk with the city to ensure this contract will not affect her position with the city. Tabled until the October meeting
- b. **Pet Waste Eliminator & c. Cleaning wipes Station** – Nichole presented board with quotes for pet waste eliminator receptacles that could be placed downtown along with cleaning wipe stations for tables near Hart Dairy Delight. After a brief discussion, Bill Hegg suggested that the conversation be moved to the HEART Board and that TIFA would consider recommendations from HEART. Item tabled.
- c. **Property Improvement Grant Request for 39 S State St** – Deborah Windell submitted a request for TIFA to consider a 50% reimbursement of window that need replaced on the north side of the building. The application stated that the total project cost was \$31,504.47 but the estimates did not match that amount. S Hegg asked for clarification before voting on this request to ensure that we're not exceeding 50% of the total project cost. Motion by B. Hegg to approve funding request once clarification is received, supported by Trudell. Motion carried with Windell abstaining from the vote.
- d. **Consider Appointing Caleb Griffis to TIFA** – Calebs application to join TIFA was reviewed by the board. Motion by B. Hegg, supported by Lipps to recommend Mayor Platt appoint Caleb to the TIFA Board. Motion carried.

Discussion Items

1. **Event Coordinator Review** – Event Coordinator, Erin Stottler submitted a request for TIFA to continue her funding and provided a summary of what she managed over the summer. Nichole reported that Erin is reporting an average of 7.8 hours per week. After discussion, the board noted that they were happy with Erin's report but had hoped to see new events in the community and since the hours are ½ of what we contracted for, is this something she is able to do. Lipps expressed concerned about communication with the businesses and understanding of property boundaries sharing that a vendor was placed on the sidewalk to the east of Hart Dairy Delight, on her private property which was upsetting. The Windell thought it might be helpful if Erin attended TIFA meetings to share with them what she's working on and what her plans are. S Hegg thought it would be nice if she could help the Hispanic Festival with their marketing and event planning as it has dwindled in attendance and size significantly. Windell suggested a street corn festival. In conclusion, Nichole will invite Erin to the October meeting to share her proposal for 2024 events.
2. **Streetscape Update** – Nichole shared that she and Rob had met with Prein & Newhof and directed Matt to proceed with creating 3D renderings of the items we've discussed with an emphasis on not reducing parking,

keeping the historic feel and introducing artistic elements. We should have data for another meeting sometime in November.

3. **Informational meeting Oct 5 per at 11am** – Nichole reported that she planned to have the 2nd TIFA Informational Meeting required by MCL 125.4910(4). Board members are not required to attend. The purpose is to inform the public of the goals and direction of the authority, including projects to be undertaken in the coming year.
4. **Downtown Mural & Community Center Grant** – Nichole reported that after two community listening sessions, a mural artist from Grand Rapids has been hired to create and paint a large-scale mural on the north side of LaFiesta depicting the lives and stories of our immigrant workers and migrant families. This project is funded by the Michigan Arts and Cultural Council through a grant. In addition, a grant opportunity became known last month through LEO (Labor and Economic Opportunity) for a Community Center. Nichole was excited to report that several partners came together in agreement that converting the IGA into a community center was an excellent idea. The grant request for 2.5 million was submitted and the results should be announced by the end of October.

Communications From Members: B. Hegg pointed out that the retaining wall behind city hall that abuts the playground was a TIFA project and mentioned it may need some maintenance that TIFA could consider. Nichole noted that she will begin working on 2024 sidewalk replacements in the district. B. Hegg shared that Pixel Grafix will be downsizing and moving out of his building by the end of the year.

Adjournment: Meeting adjourned at 2:07 pm.

The next regularly scheduled meeting is October 17, 2023 at 1:00 pm.

Respectfully submitted Nichole Kleiner, TIFA Administrator