



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

November 21, 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, Nichole Kleiner, Bill Hegg, Caleb Griffis

Members absent: Amy Trudell

Others present: Dave McClellan, 1968 N. Whitebirch Dr, Mears, MI 49436 (231) 742-2197, davemcclellan236@gmail.com

Approval of Agenda: Nichole requested the board add action item 8(d) to rent a building at Ceres Co-op. 3 E Main, to Dave McClellan. Motion by Lipps, supported by S Hegg to approve the amended agenda. Motion carried.

Public Comments: Dave McClellan introduced himself and shared that he has property on Tyler Rd with his partner where they restore vintage trucks. They are looking for a location to store the trucks to get them out of the elements and asked if TIFA would be interested in renting one of the buildings at 3 E Main St, the Ceres Co-op. After looking at an aerial of the property it appeared that the middle building would be most suitable. Nichole offered to give McClellan a tour. Public comments closed.

October Minutes: Motion by S Hegg, supported by Lipps to approve the October minutes. Motion carried.

Financials: Nichole reviewed the bank statement explaining that the \$1,000 credit on statement is from the Mac Woods foundation towards holiday decorations and that the money should have been deposited in the HEART account. S Hegg suggested TIFA consider the fact that FDIC insurance only covers up to \$250k and since TIFA's account balance is \$391k we might discuss other options. Motion by Goldberg, supported by S Hegg to approve the October financials with a note to make sure the \$1000 deposit get corrected. Motion carried.

Event Coordinator Update: Nichole shared upcoming events and stated that Erin will report on upcoming events at the December meeting.

Action Items:

- a. **Resolution – United Congregational Church Acquisition** – TIFA Resolution 2023-01 was reviewed by the board. S Hegg requested that in addition to the property address, that we add, “commonly known as the United Congregational Church” be added to the resolution. Hearing no other suggestions, motion by S Hegg, supported by Lipps to adopt Resolution 2023-01. Roll call of 6 ayes, 0 nays, and 1 absent.
- b. **Renew 3 E Main St Lease – Morningside Pallet** – Nichole reported that Morningside has paid on time each month and there have been no concerns with his use of the building. Motion by Goldberg, supported by S Hegg to renew lease for 3 E Main to Morningside Pallet for 6 months, through June 30, 2024. Motion carried.
- c. **Authorize Administrator to Solicit Bids for the 2024 TIFA Sidewalk Replacement Project** – the board reviewed the proposed Request for Proposals for the 2024 TIFA Concrete Sidewalk Replacement Project. Motion by Windell, supported by S Hegg to authorize the administrator to solicit bids for the 2024 Sidewalk Replacement Project.
- d. **Rent Middle Building at 3 E Main St** – Dave McClellan, who explained during public comment that he was interested in renting the middle building at 3 E Main. Dave wants to tour the building before making a decision and Nichole agreed to take him through. Motion by Goldberg, supported by Griffis to rent 3 E Main to McClellan for \$700/mo plus utilities using the same lease used for Morningside Pallet.

Discussion Items

1. **Christmas Décor Update** – Nichole reported that the 8-ft Santa had been ordered, Pider Farms donated the large tree at the Commons, and the three trees at the fairgrounds. The chamber donation a portion of the garland, Mac Woods Foundation donated \$10000 towards lights at the courthouse. S Hegg asked that we send thank you cards to those who donated.
2. **TIFA Annual Reporting** – Nichole shared the completed annual financial report due to Treasury by Dec. 31, 2023 and reported that TIFA is compliant with reporting requirements of PA 57.
3. **CERES Update** – Nichole reported that HEART received a grant as a RRC Community that will provide us with a consulting company to hold two public visioning sessions, develop a rendering of the recommended use and

develop a request for proposal that MEDC will use, along with incentives, to help us market the property to attract developers.

- 4. Streetscape Update** – Nichole will be meeting with Prien & Newhoff in December to see where they're at and to setup another public meeting to share their proposal.

Communications From Members: S Hegg reported that First Baptist Church is not interested in the United Congregational Church. Tracey Lipps asked how bands can apply for Music on the Commons and Nichole advised there's a link on the website takemetohart.org. Nichole asked the board how they want to review those interested in the church and the board agreed that anyone interested should ask to be on the TIFA agenda for consideration.

Adjournment: Meeting adjourned at 2:00 pm.

Respectfully submitted Nichole Kleiner, TIFA Administrator