



City of Hart, Michigan

TIFA Board

March 18, 2025, 1:00 PM

Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, G. Goldberg, Tracey Lipps, Deborah Windell, S Hegg, Amy Trudell, Caleb Griffis, Maria Rosas
3. Approval of Agenda
4. Public Comment
5. Approval of February minutes
6. Discussion Items
 - a. Kersjes proposal for 408 S State St
7. Closed Session in accordance with the Michigan Open Meetings Act to consider the sale or lease of 408 S State Street.
8. Discussion/Action Items
 - a. FY 26-27 Budget Discussion
 - i. One-time consideration to increase Property Improvement Grant to \$60-\$70k
 - b. 15-year Renewal Plan in Preparation for Request to Reinstate TIFA through 2042
9. Public Comment
10. Member Comment
11. Adjournment - *next meeting Tuesday, April 15, 2025 at 1:00 PM*



MINUTES

Call to Order: Windell called the meeting to order at 1:01 pm. Voice rollcall was then taken.

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

Members absent: B Hegg, Trudell **Others present:** Nichole Kleiner

Approval of Agenda: Motion by Scott, supported by Gale, to approve the agenda. Motion carried.

Public Comment: none present

Approval of December Minutes – motion by Tracey, supported by Gale to approve the December with correction that B. Hegg was not present in the minutes. Motion carried.

Financials – Motion by Tracey, supported by Gale to approve the December financials. S Hegg requested a year-end summary of expenses with a comparison to last year. Nichole agreed to bring to next meeting for discussion with FY 25-26 budgeting.

No action items

Discussion Items

- a. **408 State Street Update** – Nichole reported that Jake Tufts withdrew his request to purchase the house after learning that the water/sewer lines will need to be separated from their connection to the other for an amount to exceed \$8,000. Mark Hammersma who was initially interested in turning the church into apartments is not interested in working with TIFA on the project.
- b. **Ceres Property Development Discussion** – Nichole shared that two developers are interested in the RFQ. Nichole is going to meet w/ MEDC to see what “next steps” should be as far as promoting the site and what information we want to receive from developers who are interested.
- c. **Match on Main Grant** – Nichole reported that local applications are open. Local committee will meet in March – if any TIFA board members are interested in reviewing the applications, they are invited to attend. Nichole will share the info.
- d. **Streetscape & Revitalization Placemaking Grant (RAP)** – Nichole advised that city council authorized the city manager to apply for the RAP grant for an event plaza around Hart Commons which would mark phase I of the streetscape project. The board provided feedback on parts of the plan that they are not happy with, to include streets being too narrow, loss of parking, turn radius from Main Street to State St. Nichole shared that the city manager is planning a joint meeting with TIFA and city council at the city council retreat in March where both boards can discuss the streetscape design, future projects TIFA is planning for, and if the continuation of TIFA is necessary.
- e. **City Council Retreat** – is scheduled for March 1st, TIFA board members are invited to attend the AM session to discuss streetscape and the future of TIFA.

Communications From Members: none

Adjournment: Motion by Tracey, supported by Maria to adjourn the meeting at 2:05pm. Motion carried.

Respectfully submitted Nichole Kleiner, TIFA Administrator



CITY OF HART
TIFA ACCOUNT
407 S STATE ST
HART MI 49420-1259

Have a Question or Concern?

Stop by your nearest
Huntington office or
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1-800-480-2001

www.huntington.com/
businessresources

Huntington PublicFund Business Interest Checking

Account: -----9172

Statement Activity From: 01/01/25 to 01/31/25		Beginning Balance	\$60,194.72
		Credits (+)	171,000.79
		Regular Deposits	20,935.87
		Electronic Deposits	150,000.00
		Interest Earned	64.92
Days in Statement Period	31	Debits (-)	186,702.23
Average Ledger Balance*	55,353.71	Regular Checks Paid	186,623.65
Average Collected Balance*	55,331.13	Electronic Withdrawals	78.58
* The above balances correspond to the service charge cycle for this account.		Total Service Charges (-)	0.00
		Ending Balance	\$44,493.28

131,252.97 mid class
225,746.25
151,267.03
377,013.88

Average Percentage Yield Earned this period 1.307%
Interest paid last year \$1,253.54

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/06	7,278.82	Disbursement 6578.22 + 750	Remote	01/29	1,729.05	Disbursement	Remote
01/16	11,928.00	Disbursement	Remote				

Other Credits (+)

Account:-----9172

Date	Amount	Description
01/29	150,000.00	Huntington Bank INVESTMENT 012825 SELL
01/31	64.92	INTEREST PAYMENT

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
01/03	3,000.00	1213 NOV + DEC Admin salary	01/17	14,285.00	1216 Streetscape prein + newhoff
01/21	428.74	1214 Church gas	01/29	168,665.00	1217 waddel stabilization
01/16	244.91	1215 church elect			

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

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TIFA

Account Summary

Average Monthly Yield: 4.5100%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	180,560.04	0.00	0.00	692.93	692.93	180,929.24	181,252.97

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
01/01/2025	Beginning Balance			180,560.04	
01/31/2025	Income Dividend Reinvestment	692.93			
01/31/2025	Ending Balance			181,252.97	

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558



CITY OF HART
TIFA ACCOUNT
407 S STATE ST
HART MI 49420-1259

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businessresources

Huntington PublicFund Business Interest Checking

Account: -----9172

Statement Activity From:
02/01/25 to 02/28/25

Days in Statement Period 28

Average Ledger Balance* 53,497.24
Average Collected Balance* 53,391.10

* The above balances correspond to the
service charge cycle for this account.

Beginning Balance	\$44,493.28
Credits (+)	18,831.91
Regular Deposits	18,778.67
Interest Earned	53.24
Debits (-)	1,482.79
Regular Checks Paid	1,415.55
Electronic Withdrawals	67.24
Total Service Charges (-)	0.00
Ending Balance	\$61,842.40

181,875.39 mi class
151,267.63
394,985.42

Average Percentage Yield Earned this period 1.307%
Interest paid last year \$1,253.54

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type
02/07	700.00	Ceres rent	Remote
02/14	17,206.93	tax disp	Remote

Date	Amount	Serial #	Type
02/28	871.74		Remote
		Hart Christian Fellowship	util, trans

Other Credits (+)

Account:-----9172

Date	Amount	Description
02/28	53.24	INTEREST PAYMENT

Checks (-)

Account:-----9172

Date	Amount	Check #
02/10	744.11	1218 Gas, Church
02/07	329.39	1219 water, sew, elect Church

Date	Amount	Check #
02/28	342.05	1222* Church water, sewer, elect

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

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Account Statement

February 28, 2025

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Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 4.4699%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	181,252.97	0.00	0.00	622.42	1,315.35	181,584.32	181,875.39

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
02/01/2025	Beginning Balance			181,252.97	
02/28/2025	Income Dividend Reinvestment	622.42			
02/28/2025	Ending Balance			181,875.39	

Tel: (855) 382-0496

<https://www.michigandclass.org/>



302 Hanson Street

Hart, MI 49420

February 28, 2025

City of Hart TIFA (Tax Increment Financing Authority)

407 State Street

Hart, MI 49420

Attention: Nicole Kleiner, Administrator

Dear Nicole,

Attached please find our proposal for the property at 408 South State Street (Congregational Church).

As we've discussed our plan would be to turn the property into a retreat center that could have many purposes.

I've done a lot of leg work already and have spoken to multiple contractors and the building inspector to make sure my ideas are feasible.

I really believe this has the potential to be an awesome addition for our community.

If you have any questions, please feel free to let me know. I can be reached at 231-742-0390. If not, I will make plans to be at the next TIFA meeting on March 8, 2025, to answer any questions at that time. I truly appreciate your time and consideration.

Respectfully,

Patty Kersjes

Confidential

***Congregational Church property-408 S. State Street Hart, MI
49420***

Future Home to State Street Retreat Center

Proposal-

1. All buildings – Church, School, Rectory and Garage including existing parking lots
3. Assessed Value to remain at \$250,000 for 10 years.
4. Tax deferment for up to 10 years
5. Title exchange through quick claim deed
6. Immediate possession of all properties (consideration to be given to those currently using church on Sunday).
7. Upon transfer Timothy and Patricia Kersjes will retain control and responsibility of said properties.
8. Purchase price of \$1

Purposed Usage-

The vision is to be able to offer a variety of wellness retreats. The wellness retreat market has shown rapid growth in recent years. It will grow from \$225 billion in 2024 to \$249 billion in 2025 and compound at an annual growth rate of 10.5%. The plan would be to use the space from September through May for 3 to 7-day retreats at least once a month. From June through August the space will be focused more on 2-day or weekend retreats.

Having a retreat center such as this will almost certainly help boost the Oceana County economy. Local motels, Airbnb, restaurants and retail stores will all benefit from increased visitors.

From June through August the school and rectory will be utilized as a VRBO or Airbnb. I feel like there is a need for visitors and tourists that like family style accommodations. The options are limited in the summer months for lodging

thus the focus will be on the one-to-two-day retreats initially during that season. Shifting to the multi day retreats in the "off-season".

The church has many possibilities and challenges. I have several ideas for its use, but the ultimate goal is a meeting area for education. Other possibilities include the following:

1. Weddings
2. Family Gatherings
3. Day Classes

Another idea I had was to work with the friends of the library. I know at one time they were interested in the school, but the basement of the church would give them more space. It would not be a permanent place for them, but it could be utilized for the book sale a couple of times per year.

The retreat center would be a perfect complement to Main Street Spa and allow us the opportunity to offer many additional classes such as yoga and personal training classes that we simply don't have space for currently.

We believe that this to be a wonderful opportunity to not only offer additional services to residents but also attract visitors and show them what Hart and Oceana County have to offer.