



City of Hart, Michigan

TIFA Board

May 20, 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
 - a. Cindy Beth Pitch for the Parcel Competition Recipient, 407 & 412 S State St Update
5. Approval of January & February 2025 Minutes
6. Approval of Jan, Feb, March & April 2025 Financials
7. Action Items
 - a. FY 25-26 Property Improvement Grant one-time Budget Increase to \$70,000 to support \$91,334 in grant fund requests for a combined total downtown investment of \$320,669
 - b. Property Improvement Grant Requests:
 - i. Radiant Church for exterior earthwork, concrete, windows, doors. Total project cost: \$218,000 Grant request: \$40,000
 - ii. Studio 49 for brickwork, window & door replacement, painting, awning, landscaping. Total project cost: \$35,308 Grant request: \$17,654
 - iii. Hegg's Furniture for window replacement. Total project cost: \$67,361 Grant request: \$33,680
 - c. Allocate \$660,000 towards \$2.2 million streetscape project for Hart Plaza project. \$1 million funded by MEDC RAP Grant.
 - d. TIFA 15-yr reinstatement at the end of FY 27-28
 - i. project priorities to present to council with reinstatement request
8. Discussion Items
 - a. TIFA Administrator Position & Wages
 - b. TIFA Event Coordinator Position & Wages
 - c. Authorize director to research bonding \$5.5 million for the remaining streetscape project on State and Main Streets
 - d. Ceres development proposals are due July 17, 2025 – Local webpage & MEDC listing are live
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting June 17, 2025*

2025 MEETING SUMMARY
JAN Regular Meeting
FEB Streetscape Spec Meeting
MAR No quorum
APR Pitch Competition



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
407 S. STATE ST.
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
February 18, 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, Tracey Lipps, Caleb Griffis, S Hegg

Members absent: B Hegg, Trudell, Gale Goldberg **Others present:** Nichole Kleiner, Amanda Klotz, Rob Splane

Public Comment: none present

No action items

Discussion Items

- a. **Streetscape Design Discussion** – TIFA board discussed design, turn radius, parking and other aspects of the proposed streetscape design.

Adjournment: Meeting adjourned at 2:25 pm

Respectfully submitted Nichole Kleiner, TIFA Administrator



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

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Huntington PublicFund Business Interest Checking

Account: -----9172

Statement Activity From:
01/01/25 to 01/31/25

Days in Statement Period 31

Average Ledger Balance* 55,353.71
Average Collected Balance* 55,331.13

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

Beginning Balance	\$60,194.72
Credits (+)	171,000.79
Regular Deposits	20,935.87
Electronic Deposits	150,000.00
Interest Earned	64.92
Debits (-)	186,702.23
Regular Checks Paid	186,623.65
Electronic Withdrawals	78.58
Total Service Charges (-)	0.00
Ending Balance	\$44,493.28

181,252.97 MICH CLASS

225,746.25

154,524.00

380,270.25

Account:-----9172

Deposits (+)

Date	Amount	Serial #	Type
01/06	✓ 7,278.82	Disbursement 6578.22 + 750	Remote
01/16	✓ 11,928.00	Depurishment	Remote

Date	Amount	Serial #	Type
✓ 01/29	1,729.05	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 #
01/03	3,000.00 ✓	1213 Admin salary NOV + DEC
01/21	428.74 ✓	1214 Church gas
01/16	244.91 ✓	1215 Church electride

Date	Amount	Check #
01/17	14,285.00 ✓	1216 Prein + newhoff
01/29	168,665.00 ✓	1217 wadd stabilization

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



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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

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

181,875.39 mi class
215,433.61 Huntington Inv acct.
397,309
+ 683.18 mi class interest
397,992.18 Account:-----9172

Deposits (+)

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

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

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, sewer, elect Church

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

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Huntington PublicFund Business Interest Checking

Account: -----9172

Statement Activity From:
03/01/25 to 03/31/25

Days in Statement Period 31

Average Ledger Balance* 84,956.64
Average Collected Balance* 84,815.90

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

Beginning Balance	\$61,842.40
Credits (+)	117,744.13
Regular Deposits	872.98
Electronic Deposits	116,777.50
Interest Earned	93.65
Debits (-)	120,814.99
Regular Checks Paid	120,814.99
Total Service Charges (-)	0.00
Ending Balance	\$58,771.54

183,219.28 mi CLASS
36,216.44 HUNTINGTON
278,207.26

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
03/28	✓ 872.98	HCF RENT	Remote				

Other Credits (+)

Account:-----9172

Date	Amount	Description
03/10	✓ 700.00	BUS ONL TFR FRM CHECKING 031025 XXXXXXXX0405 RENT CERE S
03/21	✓ 116,077.50	Huntington Bank INVESTMENT 032025 SELL
03/31	✓ 93.65	INTEREST PAYMENT

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
03/03	✓ 3,000.00	1220 Admin salary	03/28	✓ 116,077.50	1225* Wadel sidewalk
03/05	✓ 797.52	1221 church gas	03/28	✓ 289.97	1226 Church utilities
03/24	✓ 650.00	1223* Church survey			

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Huntington PublicFund Business Interest Checking Account: -----9172

Statement Activity From: 04/01/25 to 04/30/25		Beginning Balance	\$58,771.54
		Credits (+)	60.66
		Interest Earned	60.66
Days in Statement Period 30		Debits (-)	2,287.51
		Regular Checks Paid	2,287.51
Average Ledger Balance* 56,772.05		Total Service Charges (-)	0.00
Average Collected Balance* 56,772.05		Ending Balance	\$56,544.69
* The above balances correspond to the service charge cycle for this account.			36,216.44 Huntington
			183,219.28 MI CLASS
			275,980.41

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

Other Credits (+) Account:-----9172

Date	Amount	Description
04/30	60.66	INTEREST PAYMENT ✓

Checks (-) Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
04/02	1,500.00	✓ 1224 Administrator	04/25	276.23	1228 city utilities
04/02	511.28	1227* church gas			

(*) 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.

Service Charge Summary Account:-----9172

Previous Month Service Charges (-)	\$0.00
Total Service Charges (-)	\$0.00

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Radiant Church

Radiant Church is in the final stages of fundraising with plans to begin renovations on our 314 S. State Street building this summer. Radiant Coast purchased this building in pursuit of our vision of planting another life-giving church in Oceana County. Both campuses, Ludington and Hart, will carry the name, heartbeat, and culture of Radiant Church while adapting to the specific needs of the communities they serve. Our church is a multi-generational growing church with a significant focus on young families and community outreaches. We plan to utilize our future 198-seat state-of-the-art auditorium and the remainder of the finished building to host community events. You can learn more about who we are by visiting www.radiantcoast.org.

In addition to the interior renovation, we are planning exterior upgrades to update, clean up, and improve the appearance and functionality while honoring the character of the neighborhood and community. Upgrades will include removing the old vinyl siding, repairing and painting the bricks, adding new vertical metal siding, adding gutters, replacing old windows and doors, adding additional handicap accessibility, cleaning up all landscaping, re-grading landscape for better water flow, painting parking lot lines, updating the West side white picket fence, adding safety signage and outdoor lighting. We feel this aligns well with the goals adopted by the City of Hart in the Master Plan of enhancing the strong downtown that serves as the hub of the community and building up the area between downtown and the Polk Rd corridor.

The proposed cost of the entire project is 1.2 million dollars, of which \$218,000 is designated for exterior improvements.

Contractor proposed expenses:

- \$25,000 Earthwork
- \$31,000 Concrete
- \$147,000 Exterior windows
- \$15,000 Exterior doors

Radiant Coast is funding the project with our savings, raising additional funds within our church body, and pursuing eligible grant opportunities. **We are asking for up to \$40,000 from the Property Improvement Grant Program for the exterior projects**, which is less than 19% of the total exterior renovation plan. We understand that other great organizations are also asking for these funds, and we are grateful for any level of support.

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Jerry Theis

Property Address 314 S. State Street, Hart, MI 49426

Is the applicant the property owner? ☒ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☐ Yes ☒ No

Business Name Radiant Church Coast

Business Mailing Address 409 S. Washington Ave, Ludington, MI 49431

Business owner Radiant Church Coast

Phone# 231-843-9546 Email: info@radiantcoast.org

Property Owner Name Jerry Theis signing as the board President

Property Owner Address 409 S. Washington Ave, Ludington, MI 49431

Parcel # 020-722-005-00 Lot 5, 6, 7 of block 22

Present Use of Building Unoccupied

Have you secured financial resources for this project? (Please be specific)

Improvement(s) Planned (check whichever applies)

- ☒ Removal of siding that was used to cover original building materials
- ☒ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☒ Window and/or door replacement/repair
- ☒ Any architectural details in need of repair and/or replacement
- ☒ Painting the building
- ☒ Landscaping
- ☒ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☐ Other; please specify: _____

Part of Property Impacted ☒ Front ☒ Rear ☒ Side ☒ Corner lot

Total Cost of Improvement \$ \$218,000.00

Incentive Amount Requested \$ 40,000.00

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."
2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.
3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).
4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.
5. Only the work that is outlined on the application will be eligible for reimbursement.
6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.
7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature _____

Date _____

4-7-25

Property Owner's Signature _____

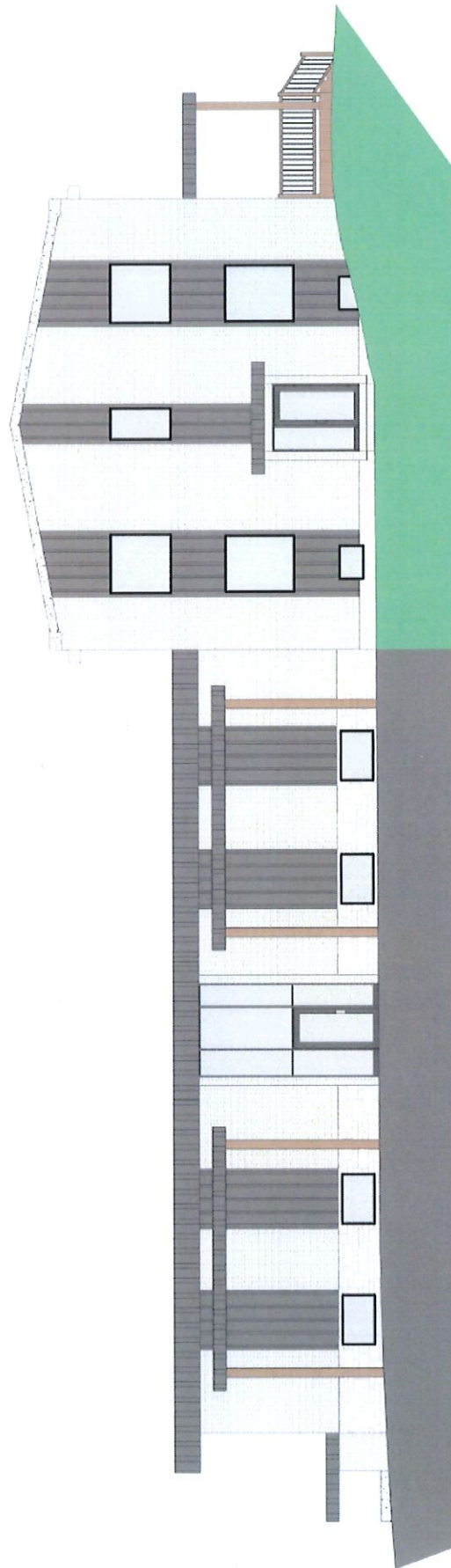
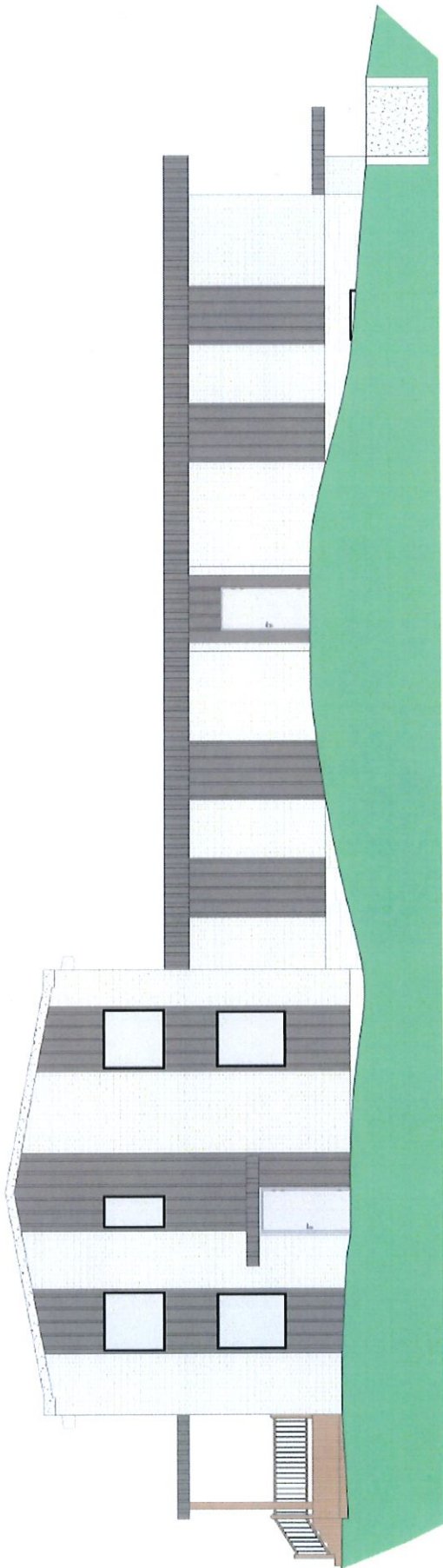
Date _____

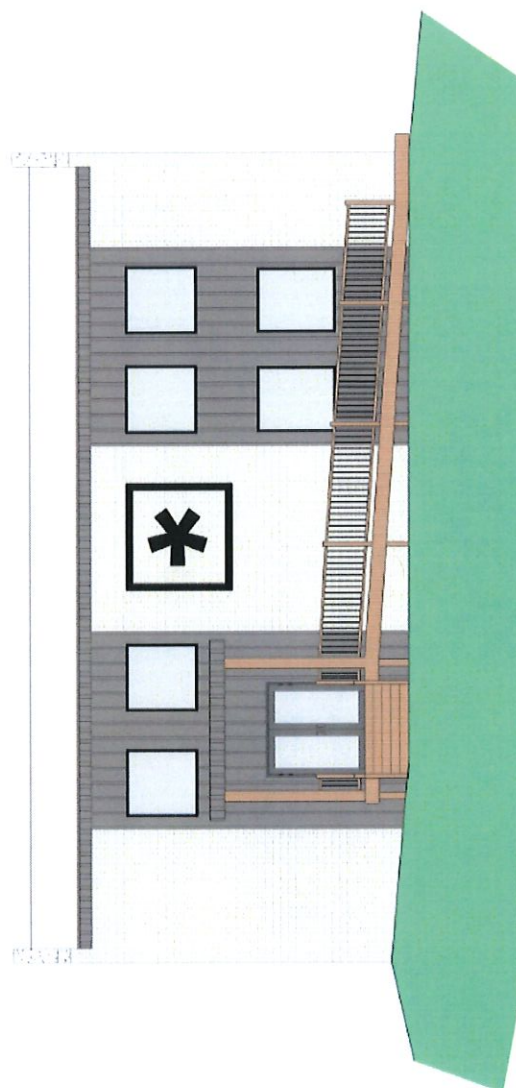
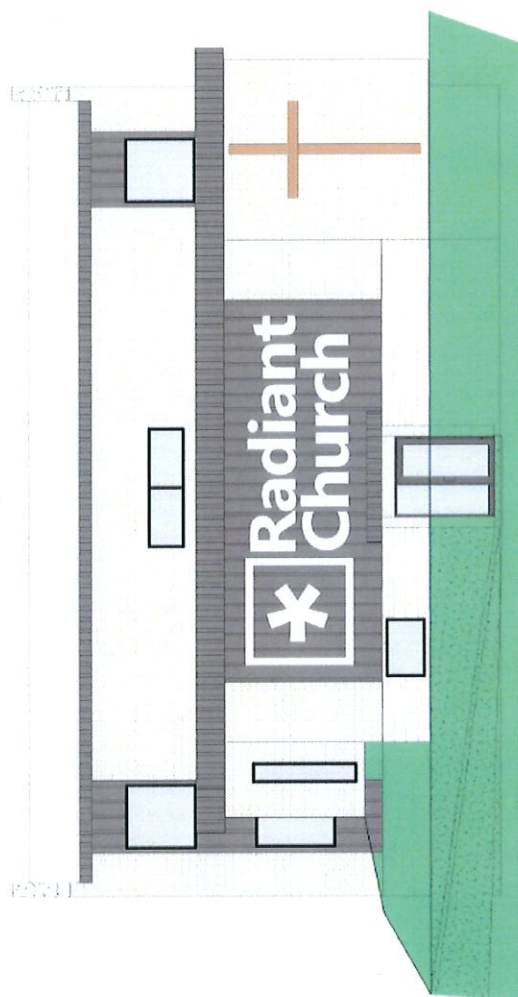
4-7-25

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420





[illegible]



10-27	10-28	10-29	10-30	10-31
INA Providing Complete Engineering & Surveying Services Since 1912 10000 W. 10th Ave. Suite 100 Denver, CO 80231 Tel: 303-751-4400	NORDLUND & ASSOCIATES, INC. 10000 W. 10th Ave. Suite 100 Denver, CO 80231 Tel: 303-751-4400	RAHMAN LIFE CHURCH 314 S STATE ST HART MICHIGAN	224E 1/4 - 223E 224E 1/4 - 223E 224E 1/4 - 223E 224E 1/4 - 223E	ELEVATIONS 1517' 0"

Legal Description:

Lot 5, Lot 6 and lot 7 of Block 22 of the recorded Plat of "Corbin and Wigton" to the Village of Hart (now city), Town 15 North - Range 17 West, Oceana County, Michigan.
Parcel No. 020-722-005-00

Certificate of Survey

(66' R.O.W. / paved road)

Church Street

295.68' P.
296.13' M.
N 87°25'15" W



PM Surveying, LLC.
Charley E. Miszewski
Professional Land Surveyor
5045 North Pine Street
Fountain, Michigan 49410

Surveyed For:
Radiant Church
Coast-Hart Campus
314 South State Street
Hart, Michigan 49420



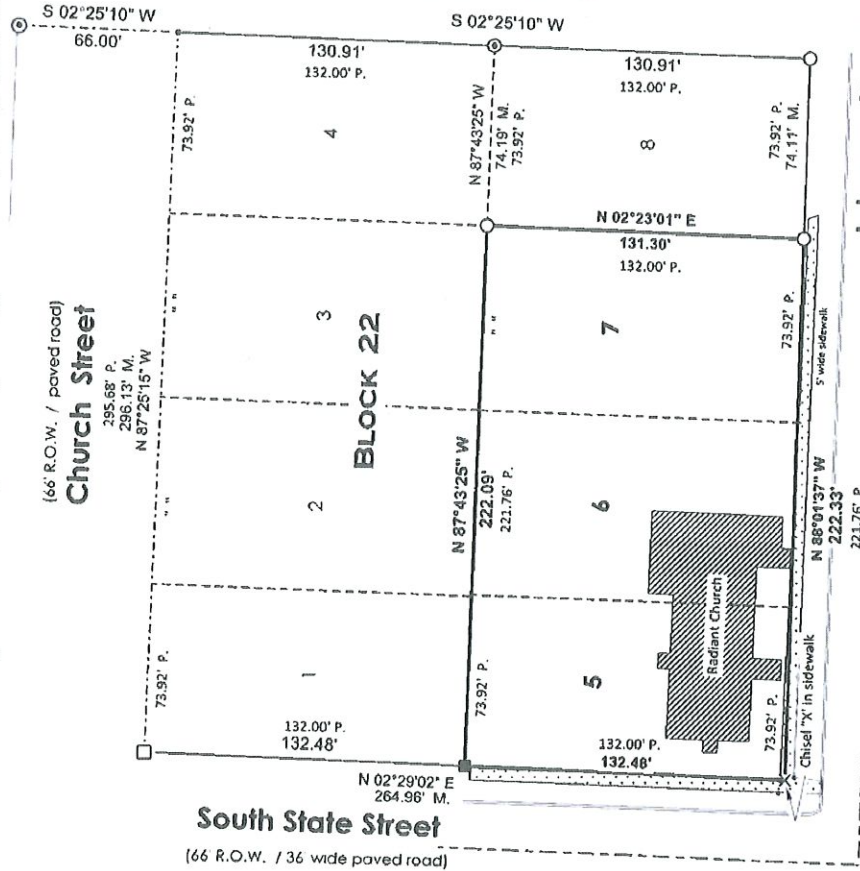
scale 60'
1 inch = 60 feet

Note, Bearing Datum from
GPS / WGS 84, True North

LEGEND

- Set PLS bar & cap (#65385 / PM)
- ⊙ Existing Iron Pipe
- Existing Concrete Monument
- ✕ Chiseled "X" in Sidewalk
- Existing 3/4" Iron Bar
- Computed Location by Measurement
- P Plat Distance

(66' R.O.W. / paved road)
Dryden Street



I, Charley E. Miszewski a Professional Land Surveyor in State of Michigan, Hereby Certify that this Survey was performed under my direction and supervision, that there are no visible encroachments, other than as shown hereon, that the Ratio of Closure of the unadjusted field observations was at least 1 in 5000 and that this Plat meets the requirements of ACT 132 of the PUBLIC ACTS of 1970, as amended.

9-8-24

Charley E. Miszewski, PLS No. 65385

Dated

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Studio 49

Property Address 118 Washington St Hart

Is the applicant the property owner? ☐ Yes ☒ No

Has applicant received prior grant funding from the City of Hart? ☐ Yes ☒ No

Business Name Studio 49

Business Mailing Address 118 Washington St

Business owner Katrina Pehrson

Phone# 231-301-3850 Email: hartstudio49@gmail.com

Property Owner Name Greg Dold

Property Owner Address 1749 W. Tyler Rd Hart MI

Parcel # _____

Present Use of Building Hair & Nail Salon

Have you secured financial resources for this project? (Please be specific)

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☒ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☒ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
- ☒ Painting the building
- ☐ Landscaping
- ☒ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☐ Other; please specify: _____

Part of Property Impacted ☒ Front ☐ Rear ☐ Side ☐ Corner lot

Total Cost of Improvement \$ 35,308

Incentive Amount Requested \$

417,054

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."
2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.
3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).
4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.
5. Only the work that is outlined on the application will be eligible for reimbursement.
6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.
7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature Katrina Peterson Date 4.30.25

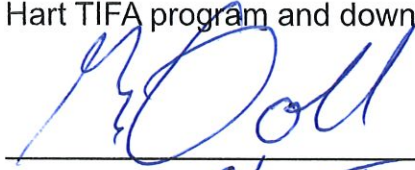
Property Owner's Signature see attachment Date _____

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

April 29, 2025

To whom it may concern,

The undersigned, Greg and Christy Dold, are the owners of the property located at 118 Washington St., Hart, Michigan and by signing below, give our consent to leasehold improvements initiated by our tenant, Studio 49, LLC. Those improvements include new windows and glass doors on the south side of the unit; new awnings over the windows and doorways; and painting the brickwork on the south side of the building corresponding to the size of the rental unit. We are also consenting to and joining in the effort of our tenant, Studio 49, LLC to apply for funding for the improvements from the Hart TIFA program and downtown beautification effort.





Greg Dold

Christy Dold

BLACKMER CONSTRUCTION

A Division of MIKE BLACKMER ELECTRIC, INC.

3910 W. MONROE RD**(231) 873-4361****Estimate**

DATE

ESTIMATE #

4/15/2025

8019

NAME / ADDRESS:

STUDIO 49

JOB NAME

DESCRIPTION

TOTAL

LABOR AND MATERIAL ESTIMATE FOR THE FOLLOWING SCOPE OF WORK

31,625.00

NEW COMMERCIAL WINDOWS AND WALK DOORS

REMOVE ALL EXISTING, DISPOSE OF

REPLACE 1 DOOR WITH A WINDOW

NEW DOOR ON OTHER SIDE

2 NEW WINDOWS

ALL COMMERCIAL, BLACK FRAMES, TEMPERED GLASS

2 NEW AWNINGS ABOVE BOTH WINDOWS AND DOORS

PREFABBED STEEL SUPPORTS WITH STANDING SEAM STEEL ROOFING

TOTAL \$31,625.00

- Overall:
- 15.75" sq, 14.25" h
- Weight Capacity:

- 44 lbs

- Weight:

- 13.25 lbs

Large, 21" h

- Overall:

- 18.25" sq, 21" h

- Weight Capacity:

- 88 lbs

- Weight:

- 26.5 lbs

Tall, 32" h

- Overall:

- 15" sq, 32" h

- Weight Capacity:

- 110 lbs

- Weight:

- 31 lbs

Tall Box, 31.5" h

- Overall:

- 31.5" w x 13" d x 32" h

\$199 each - 3 total

Overview

Construction

- Handmade from a mixture of polyester resin, stone and sand in Vietnam. This product celebrates and preserves artisan handcraft traditions around the world.
- Available in a choice of White, Gray, or Black finishes.
- Includes drainage hole; not water tight.
- Each size sold separately.
- Suitable for outdoor use.
- Imported.

Care

- Wipe with a soft, damp cloth.



Dimensions & Care

DIMENSIONS

Medium, 14.25" h

Permit

IN ACCOUNT WITH

JOHNSON & JOHNSON

5800 N VICTORY PAINTING

233-5408

3682 W. DEREN RD.
LUDINGTON, MICHIGAN 49431

PHONE:
~~(231) 845-5749~~

[illegible]



● ● ● ● ● ● ● ●

Awntech Houstonian Standing Seam Metal Fixed Awning, 7' 8" W x 3' D

By [Awntech](#)

★ ★ ★ ★ ★ 4.9 | [21 Reviews](#)

~~\$880.20~~



● ● ● ● ● ● ● ●

★ ★ ★ ★ ★

09/21/2021

LOVE. Great quality and they look amazing. I was quoted \$6500 from a local awning company for the same "look" and for the same four win ...[More](#)

Kelly from SC

Verified Buyer [i](#)

[Helpful 110](#)



~~12~~ \$ 209



steellightingco
final audio

ste

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26



6



4

...

KELLEY ELECTRICAL

1242 W. Polk Rd
Hart, Mich. 49420

Estimate to install wiring and exterior lighting fixtures at Studio 49.

Provide labor and material * * to install four (4) exterior lighting fixtures controlled by photo cell.

Total \$ 1,150.00

** excludes light fixtures and exterior weather proof mounting box.

Chad Kelley

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name S. Hegg Real Estate, LLC

Property Address 112 E. Main St. Hart, MI 49420

Is the applicant the property owner? ☒ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☒ Yes ☐ No

Business Name S. Hegg Real Estate, LLC

Business Mailing Address 112 E. Main St. Hart, MI 49420

Business owner Scott and Stacie Hegg

Phone# 231-873-4665 Email: stacie@heggsfurniture.com

Property Owner Name S. Hegg Real Estate, LLC

Property Owner Address 112 E. Main St. Hart, MI 49420

Parcel # 64-020-201-003-00

Present Use of Building furniture retail soon to be venue in 2026

Have you secured financial resources for this project? (Please be specific)

We have the funds in a business money market account.

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☐ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☒ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
- ☐ Painting the building
- ☐ Landscaping
- ☐ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☐ Other; please specify: _____

Part of Property Impacted ☒ Front ☐ Rear ☒ Side ☒ Corner lot

Total Cost of Improvement \$ \$67,361.56

Incentive Amount Requested \$ 33,680.78

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."
2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.
3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).
4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.
5. Only the work that is outlined on the application will be eligible for reimbursement.
6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.
7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

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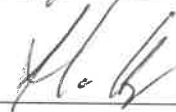
Applicant's Signature



Date

5/1/25

Property Owner's Signature



Date

5/1/25

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

EXCEL GLASS AND DOOR, INC.

14230 - 16th Ave.
Marne, MI 49435
616-299-9258

Estimate

Date	Estimate #
1/23/2025	1202

Name / Address
Hegg Furniture 112 E. Main Hart, MI 49420

P.O. No.
Hart Store-Loft

Description	Qty	Cost	Total
Garden Loft 13 Window Units in the Garden Loft and (6) Awning Windows Installation Charge Energy Surcharge: This is adjusted quarterly based on the published increase rate charged Excel Glass and Door Inc.		35,875.00 12,365.00 2,887.00	35,875.00T 12,365.00 2,887.00
(5) Windows in 2nd Room Area and (2) Awning Windows Installation Charge Energy Surcharge: This is adjusted quarterly based on the published increase rate charged Excel Glass and Door Inc.		9,451.00 3,320.00 744.00	9,451.00T 3,320.00 744.00
		Subtotal	\$64,642.00
		Sales Tax (6.0%)	\$2,719.56
		Total	\$67,361.56

Phone #	Fax #
616-299-9258	616-677-3119







imap://stacie%40heggsfurniture%2Ecom@imap.secureserver.net:993/fetch%3EUI...



Sent from my iPhone



Subject: Grant maps

From: stacie heggsfurniture.com <stacie@heggsfurniture.com>

To: stacie heggsfurniture.com <stacie@heggsfurniture.com>

imap://stacie%40heggsfurniture%2Ecom@imap.secureserver.net:993/fetch%3EUI...



May 13, 2025

Dear City of Hart,

Congratulations! A Revitalization and Placemaking (RAP) public space, place-based grant for Downtown Event Plaza has been approved in the amount of \$1,000,000. I will be your primary point of contact during this phase of the process and will work with you to gather information necessary to enter into grant agreement.

For direct grantees, the first step is to respond to this email with 2-3 sentences that describe the project and its proposed outcomes. For grantees receiving sub-grant awards, please provide a brief description of the economic development strategy that will be achieved through the sub-grant program. All grantees are asked to reply with these narratives no later than May 19, 2025.

Next, please complete the attached awardee information form to verify specific project details and return it to us no later than June 30, 2025. Grantees receiving sub-grant awards should provide details on each sub-grant project included in the program. Please be sure to enter a value for all fields provided, even if that value is not applicable or zero.

An approval memo will be issued by MEDC once all project details have been verified. Our goal is to have all grantees in agreement by September 30, 2025. If the project has unique circumstances that might delay the ability to enter grant agreement by that date, please request a meeting with me as soon as possible to discuss the project timeline.

Thank you for your clear dedication to strengthening your community and for working with the MEDC to cultivate and revitalize places across our state. We appreciate your partnership!

Sincerely,

Rachel Young

Program Specialist

Michigan Economic Development Corporation

300 N. Washington Square | Lansing, MI 48913

Office: 517.897.3759 | Mobile: 517.897.3759

youngr1@michigan.org