



City of Hart, Michigan

TIFA Board

June 17, 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. Chad Gale – Ceres Co-op Discussion
5. Approval of May 2025 Minutes
6. Approval of May 2025 Financials
7. Action Items
 - a. FY25-26 Budget Review
 - b. Approve Hart Plaza Streetscape Design to support \$660,000 allocation towards \$2.2 million streetscape project for Hart Plaza project. \$1 million funded by MEDC RAP Grant.
 - c. TIFA 15-yr reinstatement at the end of FY 27-28
 - i. project priorities to present to council with reinstatement request
 - d. TIFA Administrator and Event Coordinator Wages
8. Public Comment
9. Member Comment
10. Adjournment - *next regular meeting July 15, 2025*



MINUTES

Call to Order: Windell called the meeting to order at 1:04 pm. Voice rollcall was then taken.

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

Members absent: Maria Rosas, Amy Trudell

Others present: Nichole Kleiner, Rob Splane, Jerry Theis, Trina Pehrson, Cindy Beth Davis Dykema

Approval of Agenda: Motion by Lipps, supported by Griffis, to approve the agenda with the addition of agenda item 3a "conflict of interest acknowledgment". Motion carried.

Public Comment: Cindy Beth provided an update on the Congregational United Church at 408 S State St stating she is still in the due diligence period.

Approval of January & February Minutes – motion by Lipps, supported by Griffis, to approve the minutes. Motion carried.

Financials – Motion by Griffis, supported by Goldberg to accept Jan, Feb, Mar, Apr Financials. Motion carried.

Action Items:

FY25-26 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 – Nichole shared that this year's TIFA Property Improvement Grants requests total \$91,334 with a budget allocation of only \$40k. Nichole asked if the board would consider a one-time increase from \$40k to \$70k for the 2025 grant program. Motion by Gale supported by Bill to allocate a total of \$70,000 towards the 2025 Property Improvement Grant Budget. Motion carried.

Property Improvement Grant Request:

Radiant Church - \$40,000 request for complete exterior remodel

Studio 49 - \$17,654 request for painting, awning, landscaping

Heggs Furniture - \$33,680 for window replacement

Motion by Caleb, supported by Gale to authorize 75% of each grant request (Radiant \$30k, Studio 49 \$13,240, and Hegg's Furniture \$33,680) contingent on Radiant Church providing a quote for their work. Motion carried.

Allocate \$660k towards \$2.2 million streetscape grant for Hart Plaza project. After discussion of the project and the \$1 million MEDC RAP Grant, it was decided that a meeting should be held where all affected downtown businesses are present and have the opportunity to speak on behalf of the design/project. Motion by Gale, supported by Tracey, to allocate \$660k towards the Hart Plaza Project with an approved rendering of the project and an in-person meeting with affected businesses. Motion carried.

TIFA 15-yr reinstatement request to city council – Nichole recommended the board request that city council reinstate the TIFA board for another 15-years and to use the extension to bond out \$5.5 million to complete the rest of the streetscape project. The board discussed concerns over allocating all of their funds to just streetscape. Gale asked if this decision had to be made in order to continue with the plaza project and the answer was no. Nichole asked Rob if the city

could contribute to the project and he thought so, in order to give TIFA funds to continue the property improvement grant. Motion by B Hegg, supported by Tracey to table this item. Motion carried.

Discussion Items

- a. **TIFA Administrator & Event Coordinator Positions** – Nichole shared that she left her position as director of HEART and asked TIFA if they would allow her to continue administrating for the board and received support. Nichole mentioned discussing the administrator and event coordinator's wages. Lipps suggested it would be nice to have a summary of what Lindsay has been working on for review. Discussion will be added to June agenda under action items.
- b. **Authorize Administrator to research bonding options for streetscape** – support.
- c. **Cere's development proposals are due by July 17, 2025** – Nichole reminded board of deadline for development proposals.

Public Comments None

Communications From Members: None

Adjournment: Motion by Gale, supported by Tracey to adjourn the meeting at 2:20pm. 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?

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Huntington PublicFund Business Interest Checking

Account: -----9172

Statement Activity From: 05/01/25 to 05/31/25		Beginning Balance	\$56,544.69
		Credits (+)	7,592.04
		Regular Deposits	7,529.04
		Interest Earned	63.00
Days in Statement Period	31	Debits (-)	5,232.61
		Regular Checks Paid	5,232.61
Average Ledger Balance*	57,133.77	Total Service Charges (-)	0.00
Average Collected Balance*	57,059.64	Ending Balance	\$58,904.12
* The above balances correspond to the service charge cycle for this account.			183,900.85

Average Percentage Yield Earned this period 1.307%

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
05/02	1,551.69	Ceres rent 700 Church util 851.69	Remote	05/22	5,977.35	tax disp.	Remote

Other Credits (+)

Account:-----9172

Date	Amount	Description
05/30	63.00	INTEREST PAYMENT 681.57 m class interest

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
05/09	433.76	1229 Church gas	05/20	3,000.00	1232 Admin Apr + May
05/02	785.48	1230 hang. baskets	05/30	227.89	1233 Church electric
05/09	785.48	1231 error duplicate			

(*) 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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