



*City of Hart, Michigan*

TIFA Board

**June 21, 2022, 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, Nichole Kleiner, Deborah Windell, S Hegg, Amy Trudell
3. Approval of Agenda
4. Public Comment
5. Approval of May 2022 Minutes
6. Approval of May 2022 Financials
7. Action Items
  - a. Request to enter into tax sharing agreement to refund 100% of tax capture from the Oceana Council on Aging
  - b. Authorize TIFA Administrator, Nichole Kleiner to apply for [State Historic Preservation Office Resilient Lakeshore Heritage Grant Program](#).
    - i. Determine Project Type and Amount (between \$30,000 and \$100,00) and
  - c. Reschedule TIFA regular board meetings to the third Tuesday of the month at 1pm
  - d. Public Informational Meeting on July 19, 2022 at 1:00 pm - regular board meeting immediately following
8. Discussion Items
  - a. Project Fund Allocations
  - b. Hart Commons Canopy
9. Administrator Updates
10. Member Comment
11. Adjournment - *next regular meeting July 19, 2022 after 1pm public informational hearing.*



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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

May 12, 2022, 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:** Bill Hegg, Tracey Lipps, Deborah Windell, Amy Trudell, Gale Goldberg

**Members absent:** Scott Hegg

**Others present:** Nichole Kleiner, George Sadler, Stephanie Moore, Ron Rash

**Approval of Agenda:** Motion by Goldberg, supported by Lipps to approve the agenda. Motion carried.

**Public Comments:** None.

**March Minutes:** Motion by Lipps, supported by Trudell, to approve April 2022 minutes. Trudell commented that she does not support the idea of carrying over property improvement grants that were not fully funded into the next fiscal year as discussed at the April meeting. Motion carried.

**Financials:** Motion by Goldberg, supported by Trudell to approve April 2022 financials. Motion carried.

**Action Items:**

**Request to reimburse the Council on Aging (OCA) for their portion of taxes captured by TIFA** – Goldberg asked OCA how much of a reimbursement they would like TIFA to consider, OCA representative Moore stated 100% annually. Kleiner reported that OCA is now requesting an annual reimbursement after an account error uncovered that OCA has underpaid TIFA approximately \$50,000 over the past 10 years. The accounting correction will adjust (increase) what TIFA captures from OCA from \$4019.32 in 2021 to \$9373.24 in 2022, a difference of \$5353.92. Motion by Goldberg to enter into a tax sharing agreement with the Oceana County Council on Aging in the amount of \$5353.92. Windell asked if OCA had provided a copy of their financials as requested at the March meeting. Moore stated that their financial information is available online, and then asked what specifically the board is looking for. Windell asked OCA representatives to provide the board with PL financials before a decision is made. Motion by Goldberg to enter into a tax sharing agreement with the Oceana County Council on Aging in the amount of \$5353.92 failed without support. Motion by Trudell, supported by Lipps to table OCA's request for reimbursement. Motion carried.

**Discussion Items:**

- **Hart Commons Canopy** – Kleiner reported that the ideal placement for the canopy purchased for Hart Commons to provide shelter for the band will run cause its posts to run into underground electrical lines. This was not brought to TIFA's attention when the researching the site. After discussing options and looking at a photo provided by Kleiner, it was agreed to meet on site with public works to consider options. Members of public, Sadler and Rash suggested an alternative "surface mount". Rash stated that he has experience with this type of mount.
- **Thursday's on Main Street** update was provided by Kleiner including rack cards and poster handouts.

**Communications From Members:** B Hegg expressed his support to demolish Walkers.

**Adjournment:** Motion by Lipps, supported by B Hegg, to adjourn the meeting at 2:08 pm. Motion carried.

The next regularly scheduled meeting is June 9, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner  
Community & Economic Development Director

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

Have a Question or Concern?

Stop by your nearest  
 Huntington office or  
 contact us at:

1-800-480-2001

www.huntington.com/  
 businessresources

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

<b>Statement Activity From:</b>		<b>Beginning Balance</b>	<b>\$312,170.69</b>
<b>05/01/22 to 05/31/22</b>		<b>Credits (+)</b>	<b>2.65</b>
		Interest Earned	2.65
<b>Days in Statement Period</b>	<b>31</b>	<b>Total Service Charges (-)</b>	<b>0.00</b>
		<b>Ending Balance</b>	<b>\$312,173.34</b>
<b>Average Ledger Balance*</b>	<b>312,170.69</b>		
<b>Average Collected Balance*</b>	<b>312,170.69</b>		
* The above balances correspond to the service charge cycle for this account.			

Average Percentage Yield Earned this period 0.009%

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

Date	Amount	Description
05/31	2.65	INTEREST PAYMENT

**Service Charge Summary** *Account:-----9172*

<b>Previous Month Service Charges (-)</b>	<b>\$0.00</b>
<b>Total Service Charges (-)</b>	<b>\$0.00</b>

**Balance Activity** *Account:-----9172*

Date	Balance	Date	Balance	Date	Balance
04/30	312,170.69	05/31	312,173.34		

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March 22, 2022

City of Hart TIFA Committee

Dear Committee Members:

The Oceana County Council on Aging would like to respectfully request the Hart TIFA committee reconsider the proposal to capture monies from the Council on Aging's 2022 millage funds.

We anticipate needing to apply those funds toward the balance due on a whole building generator. Once installed, our facility could be used as a Red Cross Emergency shelter. We need to repave and restripe our facility parking lot ahead of schedule at an estimated cost of \$10,000. Seniors have begun complaining the lines are difficult to see, especially when it is dark. We have the only public bus service in the county and would like to provide more out of county shopping trips and medical transports. Veterans have asked us to install a large, permanent flag pole. We will certainly ask for grant and donated funds but the TIFA funds would allow us to purchase it sooner. And finally, we have been paying down our building loan with a payoff goal the end of 2022, which is before our millage is up for renewal in 2023. While TIFA funds would not be used toward the payoff, we want to show that we are prudent with our money and that these funds are so necessary and important in supporting the seniors of Oceana County.

Sincerely,

Oceana County Council on Aging

# COUNCIL ON AGING BUDGET SUMMARY

	ACTUAL 2020 FINAL	ORIGINAL 2021	AMENDED 2021	YTD 11/30/2021	DECEMBER ACTIVITY	YTD 12/31/2021	% of BUDGET
<b>INCOME</b>							
ADS	\$ 18.243	\$ 42.500,00	\$ 27.500,00	\$ 24.286,07	\$ 7.128,13	\$ 31.414,20	114%
CAP OUTLAY	\$ 72.546	\$ -	\$ -	\$ 124,24	\$ 1.675,00	\$ 1.799,24	
FACILITY	\$ 5.563	\$ 5.000,00	\$ 5.000,00	\$ 6.150,00	\$ 1.287,50	\$ 7.437,50	149%
GEN. ADMN.	\$ 14.804	\$ 1.700,00	\$ 1.500,00	\$ 12.394,74	\$ 129,72	\$ 12.524,46	835%
PROG.	\$ 90.153	\$ 89.000,00	\$ 96.000,00	\$ 78.347,21	\$ 7.606,75	\$ 85.953,96	90%
SCS	\$ 155.835	\$ 169.500,00	\$ 149.000,00	\$ 137.592,62	\$ 7.052,86	\$ 144.645,48	97%
TRANS.	\$ 148.809	\$ 164.228,00	\$ 114.590,00	\$ 172.074,55	\$ 14.191,87	\$ 186.266,42	163%
MILLAGE	\$ 1.231.065	\$ 1.276.787,00	\$ 1.276.787,00	\$ 1.258.164,21	\$ (72,30)	\$ 1.258.091,91	99%
<b>TOTAL INCOME</b>	<b>\$ 1.737.018</b>	<b>\$ 1.748.715,00</b>	<b>\$ 1.670.377,00</b>	<b>\$ 1.689.133,64</b>	<b>\$ 38.999,53</b>	<b>\$ 1.728.133,17</b>	<b>103%</b>
<b>EXPENSE</b>							
ADS	\$ 84.085	\$ 133.390,00	\$ 132.085,00	\$ 118.870,01	\$ 14.080,23	\$ 132.950,24	101%
CAP OUTLAY	\$ 184.503	\$ 8.500,00	\$ 8.500,00	\$ 4.884,89	\$ 18.452,75	\$ 23.337,64	275%
FACILITY	\$ 77.670	\$ 67.500,00	\$ 70.000,00	\$ 65.112,76	\$ 10.124,95	\$ 75.237,71	107%
GEN. ADMN.	\$ 270.195	\$ 290.763,00	\$ 286.336,00	\$ 250.623,63	\$ 24.269,57	\$ 274.893,20	96%
PROG.	\$ 318.549	\$ 295.530,00	\$ 310.093,00	\$ 281.324,46	\$ 22.331,37	\$ 303.655,83	98%
SCS	\$ 331.975	\$ 378.300,00	\$ 343.628,00	\$ 276.602,09	\$ 23.673,76	\$ 300.275,85	87%
TRANS.	\$ 313.585	\$ 378.500,00	\$ 320.385,00	\$ 304.011,22	\$ 30.077,69	\$ 334.088,91	104%
<b>TOTAL EXPENSE</b>	<b>\$ 1.580.560</b>	<b>\$ 1.552.483,00</b>	<b>\$ 1.471.027,00</b>	<b>\$ 1.301.429,06</b>	<b>\$ 143.010,32</b>	<b>\$ 1.444.439,38</b>	<b>98%</b>
CONTINGENCY FUND		\$ 196.232,00	\$ 199.350,00				
<b>TOTAL EXPENSE + CF</b>	<b>\$ 1.580.560</b>	<b>\$ 1.748.715,00</b>	<b>\$ 1.670.377,00</b>	<b>\$ 1.301.429,06</b>	<b>\$ 143.010,32</b>	<b>\$ 1.444.439,38</b>	<b>86%</b>

# RESILIENT LAKESHORE HERITAGE GRANT

SUPPORTING INVESTMENTS IN THE  
 IRREPLACEABLE HERITAGE ASSETS OF  
 MICHIGAN'S RURAL LAKESHORE COMMUNITIES



**APPLICATIONS NOW OPEN! | Deadline: September 1, 2022**

[WWW.MIPLACE.ORG/HISTORIC-PRESERVATION/PROGRAMS-AND-SERVICES/LAKESHORE-HERITAGE-GRANT](http://WWW.MIPLACE.ORG/HISTORIC-PRESERVATION/PROGRAMS-AND-SERVICES/LAKESHORE-HERITAGE-GRANT)

## ELIGIBLE COMMUNITIES

Grant funding is available in lakeshore communities under 50,000 in population that participate in the [Certified Local Government \(CLG\) program](#) or [Michigan Main Street \(MMS\) program](#), or communities that have been certified as a [Redevelopment Ready Community \(RRC\)](#). As of June 1, 2022, eligible communities include:

- ALPENA
- BAY CITY
- BOYNE CITY
- CALUMET
- CHARLEVOIX
- CHEBOYGAN
- ESCANABA
- GRAND HAVEN
- HART
- HOLLAND
- HOUGHTON
- MANISTEE
- MACKINAC ISLAND
- MARQUETTE
- MENOMINEE
- MONROE
- MUSKEGON
- OSCODA TWP
- PETOSKEY
- ROGERS CITY
- SAGINAW
- SAULT STE MARIE
- SOUTH HAVEN
- TRAVERSE CITY

## PROGRAM BASICS

### ELIGIBLE APPLICANTS:

- LOCAL UNITS OF GOVERNMENT
- NON-PROFIT ORGANIZATIONS
- PUBLIC ENTITIES
- BUSINESS OWNERS (MICHIGAN-BASED)
- NON-RESIDENTIAL PROPERTY OWNERS

**FUNDING: \$30,000—\$100,000/GRANT**

**MATCH: 10% MINIMUM**

### ELIGIBLE ACTIVITIES:

- STRUCTURAL REPAIRS AND STABILIZATION
- EXTERIOR FINISHES, FEATURES, SPACES
- INTERIOR FINISHES, FEATURES, SPACES
- WINDOW/DOOR REPAIR/REPLACEMENT
- STOREFRONT REHABILITATION
- BUILDING SYSTEM UPGRADES
- ACCESSIBILITY IMPROVEMENTS
- ENERGY EFFICIENT UPGRADES

<b>Hart TIFA Project Commitments</b>	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
	FY22-23	FY22-23	FY23-24	FY23-24	FY24-25	FY24-25	FY25-26	FY25-26	FY26-27	FY26-27	FY27-28	FY27-28	TOTAL	TOTAL
<b>Revenue</b>	\$ 225,000	\$ 106,670	\$ 230,900		\$ 236,600		\$ 242,600		\$ 248,700		\$ 254,800		\$ 1,438,600	\$ 106,670
<b>Expenses (Projects)</b>														
Streetscape Design Plan	\$ 35,000												\$ 35,000	\$ -
Streetscape Construction			\$ 150,000		\$ 200,000		\$ 200,000						\$ 550,000	\$ -
Stormwater Main	\$ 25,000		\$ 25,000		\$ 25,000								\$ 75,000	\$ -
Flower Pots & Plantings	\$ 32,000		\$ 2,500		\$ 2,500		\$ 2,500						\$ 39,500	\$ -
Pocket Park	\$ 500												\$ 500	\$ -
Hart Commons			\$ 1,000		\$ 1,000		\$ 1,000						\$ 3,000	
Paint Light Poles													\$ -	\$ -
Boat Docks at Hart Commons	\$ 50,000		\$ 50,000										\$ 100,000	\$ -
Garbage Containers	\$ 2,500												\$ 2,500	\$ -
Administration	\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 150,000	\$ -
Property Improvement Grant	\$ 40,000		\$ 30,000		\$ 30,000		\$ 30,000		\$ 30,000		\$ 30,000		\$ 190,000	\$ -
3 E Main (Ceres)	\$ 34,200		\$ 10,000		\$ 10,000								\$ 54,200	\$ -
Walkers Demolition	\$ 25,000												\$ 25,000	\$ -
Sidewalks	\$ 18,000												\$ 18,000	\$ -
Wayfinding Project	\$ 45,000	\$ 4,988	\$ 45,000										\$ 90,000	\$ 4,988
Art Infrastructure Support	\$ 5,000		\$ 5,000										\$ 10,000	\$ -
	\$ 337,200	\$ 4,988	\$ 343,500	\$ -	\$ 293,500	\$ -	\$ 258,500	\$ -	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 1,342,700	\$ 4,988
<b>NET</b>	\$ (112,200)	\$ 101,683	\$ (112,600)	\$ -	\$ (56,900)	\$ -	\$ (15,900)	\$ -	\$ 193,700	\$ -	\$ 199,800	\$ -	\$ 95,900	\$ 101,683
<b>Account Balance</b>	\$312,173	\$ 199,973	\$ 87,373		\$ 30,473		\$ 14,573		\$ 208,273		\$ 408,073			