



*City of Hart, Michigan*

TIFA Board

**July 19, 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 June 2022 Minutes
6. Approval of June 2022 Financials
7. Action Items
  - a. None
8. Discussion Items
  - a. Downtown Garbage Containers
  - b. Prioritize 5-yr Projects
  - c. Requests for Proposals Issued (Walker demo, streetscape, wayfinding)
9. Member Comment
10. Adjournment - *next regular meeting August 16, 2022*



MINUTES

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

**Members Present:** Bill Hegg, Tracey Lipps, Deborah Windell, Amy Trudell, Gale Goldberg, Scott Hegg

**Members absent:**

**Others present:** Nichole Kleiner, George Sadler, Jim Evans

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

**Public Comments:** Jim Evans commented on the need for a rental enforcement and for more parking downtown.

**May Minutes:** Motion by Trudell, supported by S Hegg, to approve May 2022 minutes. Motion carried.

**Financials:** Motion by Trudell, supported by S Hegg to approve May 2022 financials. Motion carried.

**Action Items:**

**Request to enter into tax sharing agreement to refund 100% of tax capture from the Oceana Council on Aging (OCA)** Trudell stated that she and Goldberg toured OCA and were impressed with their programing and facilities. Trudell stated that in reviewing OCA’s financials, the majority of expenditures are going to payroll. Jim Evans noted that entering into a tax sharing agreement is more than an exception, it sets a precedent and introduces policy. S Hegg did not fully support Evans perspective but pointed out that the portion OCA wants returned is less than ½% of OCA’s overall budget. Motion by S Hegg, supported by Trudell, not to enter into the tax sharing agreement with the OCA. Aye: 6 Nay: 1. Motion carried.

**Reschedule TIFA board meetings to the third Tuesday of the month at 1pm.** Motion by Trudell, supported by Lipps to reschedule TIFA regular board meetings to the third Tuesday of the month at 1pm. Motion carried.

**Authorize TIFA Administrator, Nichole Kleiner to apply for [State Historic Preservation Office Resilient Lakeshore Heritage Grant Program](#).** Motion by Lipps, supported by Hegg to authorize the TIFA Administrator, Nichole Kleiner to apply for State Historic Preservation Office Resilient Lakeshore Heritage Grant Program. Motion carried.

**Discussion Items:**

**Project Fund Allocation – TIFA Board allocated project funding through FY27-28 as follows:**

Hart TIFA Project Commitment	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
<b>Revenue</b>	\$ 225,000	\$106,670	\$ 230,900		\$ 236,600		\$242,600		\$248,700		\$254,800	
<b>Expenses (Projects)</b>												
Streetscape Design Plan	\$ 50,000											
Streetscape Construction			\$ 150,000		\$ 200,000		\$200,000					
Stormwater Main	\$ 25,000		\$ 25,000		\$ 25,000							
Flower Pots & Plantings	\$ 32,000		\$ 2,500		\$ 2,500		\$ 2,500					
Pocket Park	\$ 500											
Hart Commons			\$ 1,000		\$ 1,000		\$ 1,000					
Paint Light Poles												
Boat Docks at Hart Commons			\$ 50,000		50000							
Garbage Containers	\$ 2,500											
Administration	\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000	
Property Improvement Grant	\$ 20,000		\$ 40,000		\$ 40,000		\$ 40,000		\$ 40,000		\$ 40,000	
3 E Main (Ceres)	\$ 34,200		\$ 10,000		\$ 10,000							
Walkers Demolition	\$ 25,000											
Sidewalks	\$ 18,000											
Wayfinding Project	\$ 45,000	\$ 4,988	\$ 45,000									
Art Infrastructure Support	\$ 5,000		\$ 5,000									
	\$ 282,200	\$ 4,988	\$ 353,500	\$ -	\$ 353,500	\$ -	\$268,500	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
<b>NET</b>	\$ (57,200)	\$101,683	\$ (122,600)	\$ -	\$ (116,900)	\$ -	\$ (25,900)	\$ -	\$ 183,700	\$ -	\$ 189,800	\$ -

**Hart Commons Canopy** – S Hegg suggested that TIFA authorize DPW to install the Hart Commons canopy as proposed. TIFA board agreed to visit the site after meeting and anyone with objections could make them known. There were no objections on site. DPW notified to install the canopy.

**Administrator Updates** - updates provided by Kleiner including IGA opening date, grant award for Walkers property, Thursdays on Main, Social District and Art in Hart.

**Communications From Members:** Wendell asked that we add dumpster enclosures to the next agenda for discussion. It was requested that the public works superintendent join the July TIFA meeting.

**Adjournment:** Motion by Wendell, supported by B Hegg, to adjourn the meeting at 2:05 pm. Motion carried.

The next regularly scheduled meeting is July 19, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner  
Community & Economic Development Director

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

Statement Activity From: 06/01/22 to 06/30/22		Beginning Balance	\$312,173.34
		Credits (+)	2.57
		Interest Earned	2.57
		Total Service Charges (-)	0.00
		Ending Balance	\$312,175.91
Days in Statement Period	30		
Average Ledger Balance*	312,173.34		
Average Collected Balance*	312,173.34		

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

Average Percentage Yield Earned this period 0.010%

**Other Credits (+)**

*Account:-----9172*

Date	Amount	Description
06/30	2.57	INTEREST PAYMENT

**Service Charge Summary**

*Account:-----9172*

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

**Balance Activity**

*Account:-----9172*

Date	Balance	Date	Balance	Date	Balance
05/31	312,173.34	06/30	312,175.91		

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## **MICHIGAN DOWNTOWN ASSOCIATION FORUM**

**QUESTION:** “Looking to condense dumpsters in central parking lots.... help”

### **ANSWERS:**

The City of Ypsilanti did this quite awhile ago. There were some positives and some big challenges/problems that arose over time. My impression was that the biggest problem that developed was the City/DDA dropping the ball related to maintenance and upkeep. It seemed as though no one wanted to take ownership of making sure the consolidated sites were not abused.

I don't have a current contact at City Hall or the DDA, but Steve Pierce at The Ypsilanti Performance Space should be able to offer you more. His contact information is available on his website at <https://ypsi.org/>.

Rodney Nanney

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The City of Cadillac did this for a main block of our downtown. We have an alley behind a core block of our downtown. Rather than have dumpsters along the rear walkway to the businesses the city designed decorative dumpster enclosures at the two ends of the block. This seems to have worked well, it has been a few years now and we are not receiving any complaints. I do not know the specifics of how it was implemented, but would be happy to look into it.

**John Wallace**

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Hello! In Elk Rapids we have allys behind our businesses and we share dumpsters. Usually three to a dumpster. It works out great and we just pay what's owed each month to one business. We are a small community so it works. It's great because we have so many less dumpsters. Restaurants usually need their own.

Karen

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We did something similar here in Portland 2 years ago. It arose from asking for dumpster enclosures and more discrete locations (per a code that had not been enforced in decades) and then grew a bit organically. Single businesses didn't want to pay to enclose their dumpster area's so joined together on their own to share the costs of both the dumpsters and the enclosure. We now typically have 3 businesses/properties to a single dumpster enclosure, and they now also experience monthly savings.

At the same time, the city wanted to get individual refuse containers of downtown residents off the sidewalks. While it was controversial in the beginning, we held a workshop, communicated by direct mail, stopped and talked to individuals and landlords, accepted feedback, revisited plans, included the refuse company, and finally chose a best course of action and proceeded. All residents now bring their trash to a centralized location

Of course, the people it affected didn't want the change and protested, but now everyone sees the benefit (uncluttered sidewalks from ppl who left their bins out all week- others who didn't have to haul their bins up and down the stairs weekly) and it's generally accepted as an improvement.

***Tina CW***

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