



City of Hart, Michigan

TIFA Board

September 19, 2023, 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 August Minutes
6. Approval of August 2023 Financials
7. Action Items
 - a. Administrator Salary
 - b. [Pet Waste Eliminator](#)
 - c. [Cleaning Wipes Station](#)
8. Discussion Items
 - a. Event Coordinator Review
 - b. Streetscape update
 - c. Informational meeting scheduled for October 5, 2023 at 11:00 AM in the Community Center, 407 State St, Hart, MI
 - d. Downtown Mural
9. Member Comment
10. Adjournment - *next regular meeting September 19, 2023*



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

August 15, 2023, 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: Tracey Lipps, Scott Hegg, Gale Goldberg, Deborah Windell, Bill Hegg, Nichole Kleiner

Members absent: Amy Trudell

Others present: Caleb Griffen, West Michigan Carpet

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

Public Comments: Caleb Griffen from West Michigan Carpet introduced himself and expressed an interest in joining the board.

June Minutes: Motion by Motion by Lipps, supported by B Hegg to approve the June minutes with the clarification that TIFA will sell the shade canopy to John Gurney Park for \$3500 making sure recognition is given to the Lions Club for their donation towards the canopy that was originally intended for Hart Commons. Motion carried.

Financials: Motion by Goldberg, supported by Lipps, to approve the June & July financials. Motion carried.

Action Items:

- a. **2024 Budget Items** – Budget item requests included \$6,000 annually towards flowers and hanging baskets downtown. Board agreed to \$5k annually based on the fact that only \$2418 was used. Request to allocate \$3500 annually towards banners for downtown, supported by board. Request to authorize funds towards a TIFA Administrator. Motion by B Hegg, supported by Goldberg to allocate \$18k towards TIFA administrator and have Nichole present a contract to TIFA at the September meeting. Other project allocations were review with no other adjustments being made. Motion by S Hegg, supported by Lipps to accept the FY23-24 Budget as presented. Motion carried.

Discussion Items

1. **Results of public input streetscape meeting** – board reviewed the results of the streetscape meeting survey compiled by Prein & Newhof.
2. **Billboard Design Selection** – board was presented with two billboard options and selected the horizontal design.
3. **Update on Birch & Blossom Property Improvement Grant Awning** – Nichole shared photos and color swatches of the proposed awning to the board. The awning will be green with tan writing.
4. **Informational Meeting Scheduled for 08/24/23 at 10am, Hart City Hall Community Center** – board is not required to attend, this is first of two required informational TIFA meetings per the public act, states Nichole.

Communications From Members: Lipps suggested cleaning stations for the tables at Hart Commons and pop up shop tables. S Hegg recommended that we work with the city on developing a budget for the streetscape project together. It was recommended that Nichole write a letter to city council letting them know that they have \$500,000 budgeted by the year 2026. Nichole reinforce the importance of coming to a consensus for the streetscape design so we can start applying for funding in 2024. Nichole shared that the Brownfield Authority has authorized \$50,000 towards the final environmental study at the Ceres property that Fishbeck will conduct. Board would like to do a 6-month review Erin's (event coordinator) hours and past/upcoming projects. It was noted that the music downtown is rarely playing, it was asked that we look into how to keep it going longer.

Adjournment: Meeting adjourned at 2:17 pm.

The next regularly scheduled meeting is September 19, 2023 at 1:00 pm.

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
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington Public Funds Hybrid Checking

Account: -----9172

Statement Activity From: 08/01/23 to 08/31/23		Beginning Balance	\$153,733.88
		Credits (+)	112,688.54
		Regular Deposits	36,821.51
		Electronic Deposits	75,867.03
Days in Statement Period 31		Debits (-)	18,890.87
		Regular Checks Paid	18,890.87
Average Ledger Balance* 217,106.14		Ending Balance	\$247,531.55
Average Collected Balance* 217,038.40			

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

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/01	31,280.12	Tax disbursements	Remote	08/16	4,841.39	Tax disbursements	Remote
08/04	700.00	ceres rent	Remote				

Other Credits (+)

Account:-----9172

Date	Amount	Description
08/15	72,367.03	RD TREAS 310 MISC PAY 081523 386004561122004 RMT SY 057498622 HART, CITY OF REF LD 26 22 USDA RD GRANT 0000155268
08/30	3,500.00	BUS ONL TFR FRM CHECKING 083023 XXXXXX0405

Checks (-)

Account:-----9172

Date	Amount	Check #	Description	Date	Amount	Check #	Description
08/04	988.70	1119	Prince + monton	08/04	8,453.70	1121	prein + newhoff
08/04	1,868.50	1120	pkq lot walkers	08/29	7,579.97	1122	street scape willy goat chimes

(*) 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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August 28, 2023

City of Hart

TIFA Board

407 State Street

Hart, MI 49420

Attention: Nicole Kleiner

Dear Nicole,

We just wanted to take a minute to let you and the TIFA Board know just how grateful we are for your help in recently assisting with the painting of our new building. The feedback from customers has been amazing! Without the help from the TIFA board, this would not have been possible!

Please pass on our sincere appreciation for everything you do for our local businesses. It's people like you that make our community a great place to live and work!

Thanks again!

Tim & Patty Kersjes

Main Street Spa



Public

Hart TIFA Project Commitments	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
Revenue	\$ 102,882	\$ 104,282	\$ 230,900	\$137,947	\$ 236,600		\$ 242,600		\$ 248,700		\$ 254,800		\$ 1,316,482	\$ 242,229
Expenses (Projects)														
Speaker System	\$ 7,500	\$ 7,500												
Streetscape Design Plan	\$ 32,200	\$ 3,633	\$ 29,143	\$ 16,056									\$ 61,343	\$ 19,688
Streetscape Construction			\$ 100,000		\$ 100,000		\$ 150,000		\$ 150,000				\$ 500,000	\$ -
Christmas Décor	\$ 3,000	\$ 3,382	\$ 5,000		\$ 5,000		\$ 5,000							
Stormwater Main	\$ 25,000				\$ 25,000								\$ 50,000	\$ -
Flowers, Pots & Plantings	\$ 22,000	\$ 2,418	\$ 5,000		\$ 3,500		\$ 3,500		\$ 3,500		\$ 3,500		\$ 41,000	\$ 2,418
Pocket Park	\$ 500												\$ 500	\$ -
Hart Commons	\$ 1,500												\$ 1,500	
Banners Downtown			\$ 3,500		\$ 3,500		\$ 3,500		\$ 3,500		\$ 3,500			
Paint Light Poles													\$ -	\$ -
Administrator Salary	\$ -	\$ -												
Boat Docks at Hart Commons					\$ 50,000		\$ 50,000						\$ 100,000	\$ -
Contribution to HEART	\$ 9,000	\$ 9,000	\$ 9,000		\$ 9,000		\$ 9,000		\$ 9,000		\$ 9,000			
Garbage Enclosures	\$ 3,500		\$ 3,500										\$ 7,000	\$ -
Event Coordinator	\$ 16,000	\$ 16,000	\$ 16,000		\$ 16,000		\$ 16,000		\$ 16,000		\$ 16,000		\$ 96,000	\$ 16,000
Property Improvement Grant	\$ 60,605	\$ 33,773	\$ 40,000	\$ 5,650	\$ 40,000		\$ 40,000		\$ 40,000		\$ 40,000		\$ 260,605	\$ 39,423
3 E Main (Ceres)	\$ 34,200	\$ 36,760	\$ 50,000	\$ 6,942	\$ 20,000								\$ 104,200	\$ 43,702
Walkers Chalet USDA Grant	\$ 25,000	\$ 69,469		\$ 21,375									\$ 25,000	\$ 90,844
Pink Elephant Sidewalk			\$ 11,500											
Sidewalks	\$ 18,000		\$ 30,000										\$ 48,000	\$ -
Wayfinding Sign Project	\$ 76,521	\$ 76,521											\$ 76,521	\$ 76,521
Art Support	\$ 7,500	\$ 6,650	\$ 5,000		\$ 5,000		\$ 5,000						\$ 22,500	\$ 6,650
	\$ 342,026	\$ 265,106	\$ 307,643	\$ 50,022	\$ 277,000	\$ -	\$ 282,000	\$ -	\$ 222,000	\$ -	\$ 72,000	\$ -	\$ 1,394,169	\$ 295,247
NET	\$ (239,144)	\$ (160,824)	\$ (76,743)	\$ 87,924	\$ (40,400)	\$ -	\$ (39,400)	\$ -	\$ 26,700	\$ -	\$ 182,800	\$ -	\$ (77,687)	\$ (53,018)
Account Balance	\$303,935	\$ 64,791	\$ 159,607	\$ 82,864	\$ 247,531	\$ 42,464	\$ 3,064	\$ 29,764	\$ 212,564					

23-24 Actual	
INCOME	
\$700	ck#1004 07/2023
24558.27	disbursement
31280.12	disbursement
4841.39	disbursement
700	rent
3500 ??	
72367.03	USDA Grant

1-Aug
16-Aug
1-Aug
30-Aug
15-Aug