



*City of Hart, Michigan*

TIFA Board

**November 11, 2021, 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, S. Bruch, Tracey Lipps, Nichole Kleiner, Deborah Windell
3. Approval of Agenda
4. Public Comment
5. Approval of October 2021 Minutes
6. Approval of October Financials
7. Action Items
  - a. Bruch resignation, welcome Deborah Windell (appointed by Mayor Platt)
  - b. Authorize staff to engage in purchase offer discussions with CERES Solutions
8. DISCUSSION ITEMS
  - a. Results of Nov. 9<sup>th</sup> Public Hearing to adopt 2021 TIFA Plan
9. Member Comment
10. Adjournment - *next regular meeting December 9, 2021 immediately following the 1pm Annual Meeting*



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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

October 14, 2021, at 1:00 pm

**MINUTES**

**Call to Order:** Bruch called the meeting to order at 1:00 pm. Voice rollcall was then taken.

**Members Present via Zoom or in-person:** Steve Bruch, Gale Goldberg, Scott Hegg, Tracey Lipps

**Members absent:** Bill Hegg

**Others present:** Nichole Kleiner, Rob Splane, Amy Trudell

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

**Public Comments:** Introduction by Amy Trudell

**July & September Minutes:** Motion by Hegg, supported by Goldberg, to approve July & September 2021 minutes. Motion carried.

**Financials:** Motion by Bruch, supported by Goldberg to table the September financials. Motion carried.

**Action Items:**

- Adopt 2021 Revised TIFA Plan – after review and discussion of the proposed 2021 TIFA Plan a motion was made by Goldberg supported by S Hegg to, “submit the 2021 proposed TIFA Plan to city council for approval at its November 9<sup>th</sup> meeting following the public hearing.” Motion carried.
- CERES Purchase Offer – Kleiner asked board if they would like to respond to CERES’ offer to purchase the Co-op at 3 E Main Street. It was determined that adoption of 2021 Plan should be in place first. Tabled until November meeting.
- Event Planner – Kleiner requested board allocate \$25,000 to HEART annual to support its economic development efforts, events and the hiring of an event planner. Motion by Bruch, supported by Goldberg to allocate \$25,000 to HEART for one year, to be evaluated in one year. Motion carried.

**Discussion Items:**

- Walker property – Kleiner informed board that city is working with MEDC to craft a RFQ for development of that site, MEDC is going to visit Hart & draw us a rendering of what we envision at that location (mixed use).
- Wayfinding update – Kleiner showed a mock-up sign sample asking board to choose between maroon or gray for background color, gray was chosen by the majority.

**Communications From Members:**

- Bruch shared that he accepted a position at Oceana County stating that he may not be able to retain his seat on the board. Motion by Bruch, supported by Goldberg to request that Mayor Platt appoint Kleiner as a voting member.

**Adjournment:**

- Motion by Bruch, supported by Hegg, to adjourn the meeting at 2:10 pm. Motion carried.

The next regularly scheduled meeting is November 11, 2021, at 1:00 pm.

Respectfully submitted,

*Nichole Steel*

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

Statement Activity From: 10/01/21 to 10/31/21	Beginning Balance	\$266,449.92
Days in Statement Period	Credits (+)	39,599.83
Average Ledger Balance*	Regular Deposits	39,597.28
Average Collected Balance*	Interest Earned	2.55
* The above balances correspond to the service charge cycle for this account.	Debits (-)	5,754.03
	Electronic Withdrawals	5,754.03
	Total Service Charges (-)	0.25
	Ending Balance	\$300,295.47

Average Percentage Yield Eamed this period 0.009%

**Deposits (+)** Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/01	39,040.79		Remote	10/20	556.49		Remote

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

Date	Amount	Description
10/29	2.55	INTEREST PAYMENT

**Other Debits (-)** Account:-----9172

Date	Amount	Description
10/06	5,754.03	BUS ONL TFR TO CHECKING 100621 XXXXXXXX1437

**Service Charge Detail** Account:-----9172

Date	Service Charge (-)	Waives and Discounts (+)	Description
10/15	.25		REMOTE DEPOSIT CAPTURE FEES

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*Service Charge Summary*

*Account:-----9172*

Previous Month Service Charges (-)                      \$0.25  
Total Service Charges (-)                                      \$0.25

*Balance Activity*

*Account:-----9172*

Date	Balance	Date	Balance	Date	Balance
09/30	266,449.92	10/06	299,736.68	10/20	300,292.92
10/01	305,490.71	10/15	299,736.43	10/29	300,295.47

**In the Event of Errors or Questions Concerning Electronic Fund Transfers** (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

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