



*City of Hart, Michigan*

TIFA Board

**February 21, 2024, 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, Caleb Griffis
3. Approval of Agenda
4. Approval of Jan 6, 2024 Minutes
5. Approval of Dec 2023 & Jan 2024 Financials
6. Public Comment
7. Action Items
  - a. Sidewalk Bid Review
  - b. TIFA Credit Card Resolution 2024-01
8. Administrator's Report
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting March 19, 2024*



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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

February 6, 2024 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, Nichole Kleiner, Amy Trudell, Caleb Griffis

**Members absent:** Bill Hegg

**Others present:** Craig Cihak, Denny Powers, Jason Rose, Sharon Hallack, Rob Splane

**Approval of Agenda:** Motion by Lipps, supported by B Hegg to approve the agenda with the addition of agenda item 7.a. Closed session for discussion of 408 State Street acquisition. Motion carried.

**Public Comments:** Besty representing Friends of the Library shared that the library is still interested in using the middle building at 408 S State St as a location for ongoing book sales.

**Letters of Intent for 408 S State St (Congregational United Church)**

- a. **Jacob Tufts – State Farm Agency** – Tufts was not able to be present due to being called to active duty. Nichole summarized Tuft's letter of intent for 408 S State St indicating that he would like to establish his State Farm Agency within the house on the property and look to lease the church to a new congregation to preserve the historic significance of the property and provide a space for religious gatherings. Tufts outlined the economic benefits and added that although he would like to acquire the property at no cost, he would be open to negotiating at mutually agreed upon appraisal process. With no further discussion from the board, Windell introduced the next submission;
- b. **MWH Investments LLC**, represented by Mark Hamersma, member, via Zoom. Mark shared that he would like to convert the church and house into market-rate apartments. He indicated that the church would likely become a 4-unit rental (dependent on architectural drawings), the middle building would be remove to provide State Street access to the garage on the property, and the house would become a single-family rental. The board asked Hamersma what he anticipated charging for rent and he did not have that number at this time. Hamersma would be looking for funding support through MEDC and the Brownfield Authority for tax credits to help offset the cost of development. The board asked if Hamersma could share a similar project so they could see what he's proposing and he said that there was a similar project in GR he could share. Lipps was concerned about the stained glass windows being preserved. Hamersma stated his architect would have to advise if they could work around the existing windows. With no other questions, Windell introduced the next submission;
- c. **Jason Rose** – presented that he and his wife would be interested in the property to use as faith-based training facility using the middle building as a fitness facility for training the body and mind, the house would be used as an after school learning center/drop in care for parents using the gym and the garage would be used to teach building skills. The board asked what type of experience the couple has and Jason shared his background in carpentry and construction, how his wife ran a child care center in Muskegon and how their faith has led them towards this opportunity.

**Public Comment** – Nichole encouraged the public to share their thoughts as the TIFA board represents the tax payers and their feedback is encouraged. Majority of feedback supported a use that most benefitted the community.

**Closed Session** – Motion by Amy, supported by B Hegg to enter into closed session to discuss the letters of intent submitted for 408 S State Street at 1:55 PM. Motion Carried. Motion by B Hegg, supported by Lipps to end closed session at 2:18 PM. Motion carried.

**Communications From Members:** TIFA recapped that they would like to review more information from those interested in 408 S State Street asking for them to submit a business plan. Nichole offered to draft a format that would require each applicant to share the same information in a business plan format which was supported by the board. Submissions will be reviewed at the March 19<sup>th</sup> meeting and TIFA will entertain other submission is received prior to the March meeting.

**Adjournment:** Meeting adjourned at 2:20 pm.



CITY OF HART  
 TIFA ACCOUNT  
 407 S STATE ST  
 HART MI 49420-1259

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 businessresources

**Huntington Public Funds Hybrid Checking**

**Account: -----9172**

Statement Activity From:  
 01/01/24 to 01/31/24

Days in Statement Period 31  
 Average Ledger Balance\* 346,768.00  
 Average Collected Balance\* 346,700.26

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

<b>Beginning Balance</b>	<b>\$340,799.08</b>
<b>Credits (+)</b>	<b>26,281.69</b>
Regular Deposits	26,281.69
<b>Debits (-)</b>	<b>12,947.56</b>
Regular Checks Paid	3,947.56
Electronic Withdrawals	9,000.00
<b>Ending Balance</b>	<b>\$354,133.21</b>

**Deposits (+)**

**Account:-----9172**

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/05	12,209.06		Remote	01/19	14,072.63		Remote

**Checks (-)**

**Account:-----9172**

Date	Amount	Check #	Date	Amount	Check #
01/05	35.56	1129	01/16	912.00	1147*
01/08	1,500.00	1145*	01/16	1,500.00	1148

(\*) 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.

**Other Debits (-)**

**Account:-----9172**

Date	Amount	Description
01/04	9,000.00	BUS ONL TFR TO CHECKING 010424 XXXXXXXX1437

**Balance Activity**

**Account:-----9172**

Date	Balance	Date	Balance	Date	Balance
12/31	340,799.08	01/05	343,972.58	01/16	340,060.58
01/04	331,799.08	01/08	342,472.58	01/19	354,133.21

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**Huntington Public Funds Hybrid Checking**

**Account: -----9172**

Statement Activity From:  
 12/01/23 to 12/31/23

Days in Statement Period 31

Average Ledger Balance\* 358,630.86  
 Average Collected Balance\* 358,563.12

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

<b>Beginning Balance</b>	<b>\$374,478.20</b>
<b>Credits (+)</b>	<b>9,708.79</b>
Regular Deposits	9,708.79
<b>Debits (-)</b>	<b>43,387.91</b>
Regular Checks Paid	42,502.91
Other Debits	885.00
<b>Ending Balance</b>	<b>\$340,799.08</b>

**Deposits (+)**

**Account:-----9172**

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/08	1,342.40		Remote	12/13	8,366.39		Remote

**Checks (-)**

**Account:-----9172**

Date	Amount	Check #	Date	Amount	Check #
12/22	19,395.00	1136	12/01	2,382.00	1141
12/08	1,000.00	1138*	12/14	6,605.00	1142
12/05	343.03	1139	12/12	6,965.38	1143
12/01	2,635.00	1140	12/22	3,177.50	1144

(\*) 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.

**Other Debits (-)**

**Account:-----9172**

Date	Amount	Description
12/21	885.00	WITHDRAWAL

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			<b>Total Price</b>	<b>Total Price</b>	<b>Total Price</b>	<b>Total Price</b>	<b>Total Price</b>
<b>Quantity</b>	<b>Description</b>	<b>Unit</b>	MITTEN CONCRETE	WADEL STABELIZATION	SHEPERS CONCRETE CONSTRUCTION	HALLACK CONTRACTING	RLE CONTRACTING
<u>Remove &amp; Replace Existing Sidewalk</u>							
8,750	4" Concrete Sidewalk	Sq. Ft./Yr.	\$ 82,250	\$ 73,500	\$ 260,313	\$ 76,259	\$ 79,100
1,250	6" Concrete Sidewalk	Sq. Ft./Yr.	\$ 14,188	\$ 14,875	\$ 38,875	\$ 16,070	\$ 11,300
1,250	8" Concrete Sidewalk	Sq. Ft./Yr.	\$ 16,750	\$ 16,562	\$ 40,763	\$ 17,945	\$ 11,300
<u>Install New Sidewalk</u>							
250	4" Concrete Sidewalk	Sq. Ft./Yr.	\$ 4,388	\$ 2,100	\$ 6,635	\$ 3,260	\$ 2,355
250	6" Concrete Sidewalk	Sq. Ft./Yr.	\$ 4,913	\$ 2,975	\$ 6,842	\$ 4,010	\$ 3,870
50	8" Concrete Sidewalk	Sq. Ft./Yr.	\$ 3,158	\$ 663	\$ 1,596	\$ 1,420	\$ 1,498
<u>ADA Ramps and Curb</u>							
0	ADA Plate	Each/Yr	\$ -	\$ -	\$ -	\$ -	\$ -
50	Curb & Gutter - R&R	LF/Yr	\$ 3,425	\$ 2,800	\$ 3,072	\$ 5,305	\$ 2,739
250	ADA Ramp Sidewalk	Sq. Ft./Yr.	\$ 4,400	\$ 3,475	\$ 8,152	\$ 4,625	\$ 4,320
			<b>\$ 133,470</b>	<b>\$ 116,950</b>	<b>\$ 366,248</b>	<b>\$ 128,894</b>	<b>\$ 116,483</b>
	<b>SUBMISSION DOCS INCLUDED?</b>		<b>N</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>N</b>

**RESOLUTION 2024-01**  
**Tax Increment Finance Authority**  
City of Hart, Michigan  
Oceana County

**APPROVING PURCHASE OF PROPERTY**

WHEREAS, the Board of Directors deems it desirable and in the best interest of this corporation to have in its possession a Huntington Commercial Card for TIFA's Huntington Bank's checking account.

NOW, THEREFORE BE IT RESOLVED, that this corporation is authorizing a Huntington Commercial Card in accordance with the terms and conditions set forth in the City of Hart's Credit Card Policy.

RESOLVED FURTHER, that the Tax Increment Finance Authority authorize and direct Huntington Bank to name Gale Goldberg, Scott Hegg, and Tracey Lipps, as Authorized Signers for a Commercial Card in the name of the City of Hart with a \$20,000 credit limit.

RESOLVED FURTHER, that City Treasurer, Karla Swihart is designated as the Notices Contact, to receive any notices from Huntington pertaining to the Commercial Card and furth designates City Treasurer, Karla Swihart as the Program Administrator authorized to manage the services provided by Huntington under the Commercial Card Agreement.

*NOW THEREFORE BE IT RESOLVED THAT THE TAX INCREMENT FINANCE AUTHORITY*

*Approves the issuance of a Huntington Commercial Card.*

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, and thereafter adopted by the Hart TIFA at a regular meeting held on \_\_\_\_\_.

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

\_\_\_\_\_  
Karla Swihart, City Clerk