



TIFA Agenda
Thursday, September 12th, 2019, 5:30pm
City Hall

1. Call to order
2. Roll Call; T. Drenth, G. Goldberg, G. Larson, B. Hegg, S. Bruch, T. Lipps, P. Martin
3. Approval of Agenda
4. Public Comment
5. DISCUSSION ITEMS
 - I. Financials
 - a. Financial Statement Review
 - II. City of Hart Economic Development & Marketing/Branding Strategy
6. ACTION ITEMS
 - I. Accept resignation of Tom Drenth
7. Special Public Information Meeting
 - I. Introduce the 2019-2027 TIFA Development Plan Draft Amendment
8. Communications from members
9. Adjournment

From: Thomas Drenth <thomasdrenth@msn.com>
Sent: Tuesday, September 10, 2019, 1:05 PM
To: Patrice Martin <patrice@mi-ics.com>
Subject: RE: Draft Amended TIF Plan 2019 - City of Hart

Hi Patrice,

I thought I should drop you a line. Sorry I have not been available for meetings. Big push in Manistee has consumed my days. That is near the end but has left me behind on many other important things.

I think it is wise that I step down from the TIFA Board. I will not be able to give it proper attention for the foreseeable future.

Sorry for the trouble.

Thanks,

Tom Drenth

President
America's Fitness Center
AFC247.com

Dear friend, I pray that you may enjoy good health and that all may go well with you, even as your soul is getting along well. 3rd John 1:2

City of Hart Tax Increment Finance Authority

2019 Public Information Meeting – Welcome!



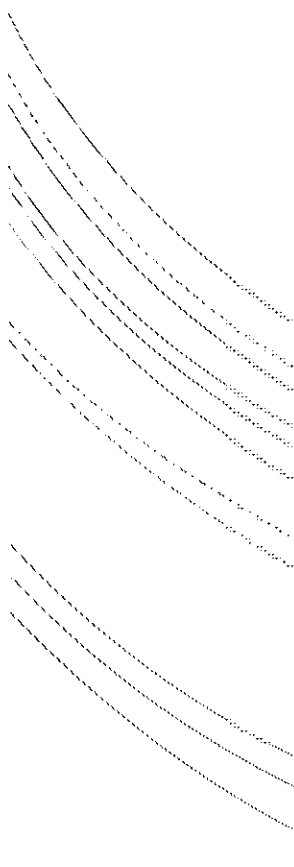
Purpose

- To inform the public of the goals and direction of the City of Hart Tax Increment Finance Authority, including projects to be undertaken in the coming year.



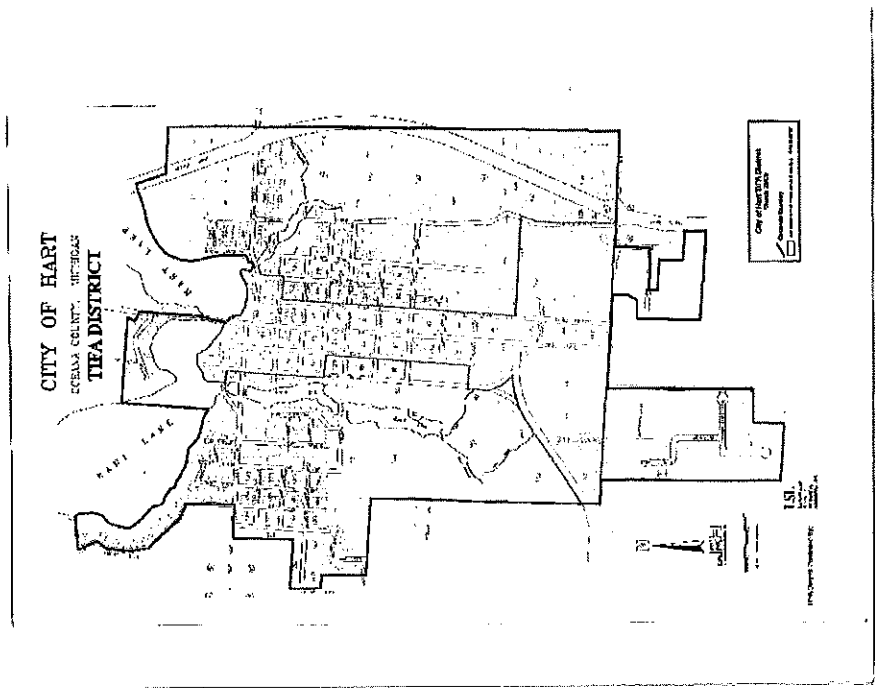
Act 57 of 2018

- The Recodified Tax Increment Financing Act, 2018 PA 57 (the “Act”), was signed into law on March 15, 2018 to take effect on January 1, 2019. The Act consolidates the legislative authority to create and operate tax increment authorities (other than brownfield redevelopment authorities) into a single statute.



History of the City of Hart TIFA

- Originally formed in 1983
- Extended in 1997 for 15 years
- Extended again in 2012 for 15 years
- Draft Development Plan Amendment 2019-2027



TIFA Boundaries



Past Projects

- Mobil Gas Station Reuse – Converted former gas station into public facility, including Hart Commons and public restrooms (1999-2012)
- Courtland Street Rebuild (1999)
- Dryden Street Rebuild & Extension (2002)
- Downtown building acquisition/reuse (2000 -)
- Reuse of the State Street Gym
- Sidewalk/parking lot improvements (ongoing)
- Streetscape lighting (ongoing)
- Hart Main Street (2010 to present)

Draft Development Plan Activities

- Develop additional financial incentives for targeted, key improvements to properties within the TIF District.
- Complete next phases of the Hart Commons by adding a performance shelter, adding lake access and expanding the park's boundaries.
- Support the development of and eventual maintenance of the downtown Pocket Park.
- Improve the wayfinding signage system to connect the city to its many character-defining elements.
- A study of the existing parking system and policies and a plan for future parking needs in the downtown area will be developed by 2022.
- Non-vehicular traffic improvements will be made throughout the District during the next 10 years. Such improvements will be made on an annual basis as determined by the TIFA board. Available funds and need will be the basis for determining which, if any, improvements are made.
- Provide administrative services for the Tax Increment Finance Authority through a contractual agreement. The TIFA Administrator will be responsible for activities including, but not limited to: updating plans; administrative assistance to the TIFA Board, its Affiliates, and the City of Hart staff. In addition, the TIFA Administrator will be responsible for working with the Board and City of Hart to implement TIFA projects.

- Thoughts?
- Comments?
- Questions?
- Suggestions?



YOUR TURN

Thank you!

Contact Lynne Ladner, City Manager at Harb City Hall @ 231-873-2498

Or

Patrice Martin, TPA Chair @ 231-301-8221