



*City of Hart, Michigan*

H.E.A.R.T. BOARD

**October 6, 2021, 4:00 PM**

**Hart City Hall Community Center, 409 State Street, Hart, Michigan**

**AGENDA**

1. Call to Order
  - a. Roll Call (Jake Tufts, Scott Beal, Tracey Lipps, Mark Platt, Fred Rybarz, Dean Hodges, Julie Sanders, Sue Payne, Maria Rosas)
2. Approval of Agenda
3. Public Comment
4. Approval of Consent Agenda
  - a. 09.01.21 Regular Meeting Minutes
  - b. September Financials
5. Board Member Networking | 1-Minute Updates on "Your World"
6. Action Items
  - a. Appoint a Vice-President & Treasurer
7. Updates/Discussion Items
  - a. The Creeks Condominium Development
  - b. Co-op (3 E Main St)
8. Executive Director's Report
9. Next Regular Meeting Wednesday, Nov 3, 2021 @ 2 PM
10. Adjournment



## CITY OF HART

407 S. STATE ST.

HART, MI 49420

### Hart Economic and Redevelopment Team (H.E.A.R.T.)

September 1, 2021

#### MINUTES DRAFT

##### 1) Call to Order

President Tufts called the meeting to order at 4:08 pm.

##### 2) Roll Call

**Members present:** Jake Tufts, Fred Rybarz, Scott Beal, Sue Payne, Maria Rosas

**Members absent:** Mark Platt, Tracey Lipps, Julie Sanders, Dean Hodges

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

##### 3) Approval of Agenda - Motion by Beal, supported by Payne, to approve the September. Motion carried.

##### 4) Public Comments – No public comments

##### 5) Approval of the Consent Agenda - Motion by Beal, supported by Lipps to approve the consent agenda as submitted. Motion carried.

##### 6) Board Member 1-minute updates – board members provided updates on what's happening in their business/industries.

##### 7) Executive Director's Report – Attended Michigan Economic Development Annual Conference, participating in countywide discussion on next steps for a training center in Oceana. Social District was approved through Liquor Control Commission – waiting on application from eligible licensees before continuing with logo, signage, etc and creating a webpage on HEART's site with information, rules, maps, etc (project on pause until licensees apply to the state). Music on the Commons promotion and execution – ongoing. \$25,000 grant disbursement paid to Stella's Coffee House. The Creeks development, Ceres Solution Property... ongoing. Ongoing development leads and economic development assistance as needed. Met with Valley Sign for citywide Wayfinding Designs. New 4'x8' signs are installed at bike trailheads on Wood/Water & Polk St near Hansen Foods. TIFA - creating a new Plan with updated project goals along with reconfiguring their base tax amount, current tax capture, taxable units and preparing annual report for annual/public meeting to include financial transparency. Planning for Clown Around Town Event underway – pending volunteers. Ongoing promotional support to city, historic district, John Gurney Park, Starting Block and community events. Next HEART Board meeting is August 18, 2021 at 4pm in Community Center.

##### 8) Action Items

- a) Prioritize two areas of focus from Strategic Initiatives – The board prioritized strategic goals identified at the August meeting. The results indicated that the top priority/area of focus should be "Development" followed by Business Support, Marketing and Workforce Development, in that order. With that, Tufts recommended we focus on one specific project, as a board, to accomplish. It was decided that HEART will work on The Creeks Condominium Development to help spur development while being considerate and mindful of the other areas of focus.

##### 9) Updates/Discussion Items

- a) Co-op (3 E Main St), Walkers (227 E Main St) – updates were provided by Nichole.
- b) Events (coordinator position) - tabled
- c) Wayfinding signage update – design specs were reviewed before the meeting began with the majority favoring the gray background color.

##### 10) Board Member Comments – None

##### 11) Adjournment – Motion to adjourn made by Rybarz, supported by Beal. Meeting adjourned at 3:20 pm.



## HEART DIRECTOR'S REPORT

October 6, 2021

### Updates

- Planning a downtown cleanup event to prepare for fresh landscaping in spring 2022 – giving away daylilies.
- Hosting a business fall decorating contest.
- Working on preliminary research to build docks that attach to Hart Commons.
- The First Impression Tourism Grant (MSU & MEDC team) wants to meet virtually in November to start making plans to visit Hart in 2022 & provide an assessment.
- Working with Valley Sign and selection committee on Wayfinding Signs for Hart
- Providing admin services to the TIFA – writing a new TIFA Plan with updated projects, reconfiguring their base tax value, current tax capture, taxable units and preparing annual report for annual/public meeting to include financial transparency.
- Purchased a tension canopy for Hart Commons as a shelter for performers.
- Planning a “Tribute to Hart Main Street” Past, Present, Future Program to honor those that helped make the program such a success.
- Development leads
  - Gaming café exploring opportunities in Hart
  - Inquiries from Bigby Coffee about opening in Hart
  - Developer interested in The Creeks project
  - A Chef is exploring locations in Downtown Hart to open a fresh, farm to table style restaurant with specialty craft beers, etc. Working on business plan.
- Working with Gray & Co on an expansion project, correcting past IFE that was authorized by city council and sorting out the paperwork for an annex from the township into the city.

Respectfully Submitted,

Nichole (Steel) Kleiner  
Economic & Community Development Director