



CITY OF HART

407 S. STATE ST.

HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

January 14, 2021, at 1:00 pm

MINUTES – APPROVED

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

Members absent: Bill Hegg

Others present: HEART Director – Nichole Steel

Call to Order: Mr. Bruch called the meeting to order at 1:04 pm. Voice rollcall was then taken.

Consent Agenda (12/2020 Financials/10/08/20 Minutes) Approval:

- Steel made a correction to agenda, should say approval of October 8 2020 “minutes” not agenda, as printed.
- Bruch motioned to approve the consent agenda (amended to state “minutes”), supported by Lipps. Voice vote, the motion carried. S Hegg questioned the negative revenue balance of \$237,000, Ladner explained there has been a tax discrepancy and that she's brought it up with the County, S Hegg Asked if it had anything to do with tax bills that had or had not been paid, Ladner stated no. S Hegg Asked where our checkbook balances are, Ladner stated she did not have a copy at home and was not able to provide it – no negative balance. Lipps asked what community promotions covers, Ladner explained promotions and primarily the EDC’s portion of the fireworks. S Hegg asked what the \$35,000 sidewalk allocation was for, Ladner confirmed the amount was for sidewalk replacement in the TIFA district.

Public Comments: No public in attendance

Action Items:

- Property Improvement Grant request - Lakeside Family Fitness 39 S State St
 - Owner, Deborah Windell explained the scope of the project, board encouraged Windell to research energy efficiency incentives to offset cost
- Façade Improvement Grant Request – Lakeside Fitness:
 - There is currently \$40,000.00 available for granting purposes.
 - The business applicant would be approved for up to \$15,000.00 with the opportunity to secure funds up to the limit if the project runs more than anticipated but still within the scope of what was approved. Windell explained that in addition to doors, windows & paint, she will be replacing the signage on the windows to a style more fitting for the downtown and removing the 2nd plywood covering the original brick in windows to a vacant apartment. Goldberg cautioned pausing the project to explore energy efficiency grants suggested by Bruch knowing that it can take a long time. It was decided that if owner pursues and receives energy efficiency funding, that it would be disclosed to the board and funding match would be adjusted accordingly. Motion by S Hegg to approve funding in the amount of \$20,120, minus any efficiency grants for proposed project, supported by Lipps, motion passed.

Discussion Items:

- Sidewalk Improvement Project
 - Ladner explained that she was trying to decide whether or not to bid project by linear foot or by 5x5’ sidewalk section, once she decides, she will run it in the Oceana Herald

Journal, on the city's website and local contractors would be sent a copy. S Hegg asked if local contractors will be given preference, Ladner stated that council tends to go with local contracts but there is not a formal policy in place. Steel asked the board to clarify what portion TIFA would be matching and what the incentive was for the district. Ladner stated the city provides a 60/40 match and that the agreement was TIFA pays 30% of the 60% which would extend city dollars for sidewalks outside the district allowing for more sidewalks in the city to be repaired. Ladner stated that \$35,000 was allocated from the city, for the TIFA district, extending our investment to \$70,000. Steel question if owners of sidewalks identified as needing replaced are required to replace the sidewalks or if property owners have a choice. Ladner explain it depends on the severity of the sidewalk, if it poses any type of hazard it will be required. Bruch recapped that we need to start by getting a bid, then we will prioritize replacement based on systems Ladner explained. City is required to replace 100% of sidewalks where lot lines go up to the building. Ladner stated the goal is to have bids out by early February and back by the end of February, Funding decisions to take place in March, construction to begin in April. Bruch stated he would like to see the TIFA budget amended to try & complete as many sidewalks in the TIFA district as possible at one time, instead of doing this again in the next year or two.

- 2021 Projects & Goals:
 - Items discussed were removal of trees, citywide parking study, wayfinding signage, performance shelter/expansion of Hart Commons boundaries or providing access to lake, and event coordinator position.
 - S. Hegg stated we cannot budget for FY 2021-2022 until we clarify the negative available balance.
 - Lipps explained that the Lions Club donated \$15,000 towards a band shelter. The board asked to see what was proposed through Main Street and discuss at February meeting.
 - Bruch asked for a better explanation of what the \$9,000 contribution to HEART is going towards.
 - Bruch suggested a “white board” interactive meeting to set the FY21-22 budget.
 - Bruch asked that we include in next packet a copy of sidewalk % match forms and the amount city has budgeted so we can compare the two against the bids in order to know how far TIFA’s allotment will go.

Communications From Members:

- None

There being no further business, S Hegg moved, supported by Goldberg, to adjourn the meeting at 2:25 pm. Voice vote, motion carried.

The next regularly scheduled meeting will be February 11, 2021, at 1:00 pm.

Respectfully submitted,



Nichole Steel
Community & Economic Development Director