



CITY OF HART

407 S. STATE ST.

HART, MI 49420

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

February 7, 2024

MINUTES DRAFT

1) Call to Order

Burillo called the meeting to order at 2:03 pm.

a) Roll Call

- **Members present:** Catalina Burillo, Hannah Juhl, Maria Rosas, Noble Graham-Lattin, Sue Payne, Scott Beal
- **Absent:** Justin Adams
- **Others present:** Nichole Kleiner

2) Approval of Agenda – Motion by Maria, supported by Noble to approve the agenda. Motion carried.

3) Public Comments – None

4) Approval of the Consent Agenda - Motion by Noble, supported by Maria to approve the minutes. Motion carried. Motion by Noble, supported by Sue to approve the December and January financials. Motion carried.

5) Action Items

- Chalet Bid Reviews** – After reviewing bids submitted by Jag Construction for \$12,190, West Lake Homes for \$29,876, EJM Construction Services for \$24,000, and Mike Blackmer Electric for \$30,200 there was concern for how low Jag Construction's bid was (half of lowest bidder). It was suggested that Jag submit references for review since no one was familiar with this contractor. Sue was concerned about using drywall and vinyl plank flooring since they won't be heated during the winter. Motion by Catalina, supported by Hannah, to award the 2024 Chalet Interior Finishing Project to Jag Construction with a change order to change drywall to paneling and plank flooring to rolled vinyl, contingent on Jag submitting 2-3 professional references. During discussion, Noble suggested rebidding the project with the new materials. After discussion, it was decided to vote on the motion by Catalina. Motion carried with all ayes.
- Chalet Discussion** continued with Noble asking if we could keep multi-teared marketing businesses from using the chalets (mary kay, Tupperware, etc). The board agreed. Nichole suggested putting "rent me" signs in on the chalet's w/ contact information & QR code to register.

6) Updates/Discussion Items

- NAF Support – Nichole shared with the board that she's been helping NAF digitize their processes, applications, and build a new website.
- MSHDA Chill Grant – Nichole's pre-application for \$80,000 towards exterior home renovation grants in the amount of \$10k each was approved and HEART has been invited to apply for the grant. Motion by Noble, supported by Hannah to authorize Nichole to apply for the MSHDA Chill Grant in the amount of \$80k to startup an Exterior Home Improvement Grants program.
- 4-yr Snapshot – Nichole provided the board with a copy of HEART & TIFA's 4-yr snapshot showing that \$631k has been generated through grants and in kind donations, 12 new brick and mortar businesses have opened and 3 business expansions have taken place. Special projects were listed to include the tin man, wayfinding signs, beautification efforts, walker demo, chalets, expanded summer concerts and becoming a redevelopment ready community. TIFA reports \$735k in assets between acquisition of the Ceres Co-op and Congregational United Church.
- Streetscape Update – Nichole shared 3D streetscape renderings from Prein & Newhof with a very positive response from the board. Nichole reported that she will be seeking grant funds to kickoff the engineered drawings and construction of this project with hopes of breaking ground in 2027.

- e) Wayfinding Signage Updated – Nichole shared that the road commission is requiring full reflective sheeting on the signs along Polk and Oceana. Unfortunately, the signs were printed with reflectivity only on the letters, not the full background. The sign contractor is requesting an additional \$8,000 to reprint the signs. The city is going to see if they can reach a compromise with the road commission. Scott Beal suggested attending a road commission meeting to express our concerns.
- f) **Board Member Comments** – Winterfest wrap up – Hannah asked that we discuss Winterfest wrap. It was suggested that next year:
- We do not increase the cost of the soup walk
 - Give soup servers a ladle for pouring sizes
 - Increase # of tickets to 300
 - Allow online ticket sales with a “will-call” line for pickup
 - Limit soups to 10 tastings, priority given to restaurants
 - Keep tastings within walking distance
 - Open chalets during soup walk if it’s not too cold/snowy out
 - Stick to 2oz serving sizes
 - People didn’t have enough information from the golf outing poster, need more info
 - Survey businesses to see how they felt about the event

7) Adjournment –Meeting adjourned at 3:30 pm.

Respectfully Submitted,
Economic & Community Development Director