



MINUTES

Call to Order: Windell called the meeting to order at 1:02 pm. Voice rollcall was then taken.

Members Present: Deborah Windell, Caleb Griffis, Gale Goldberg, Tracey Lipps

Members absent: Bill Hegg, S Hegg, Amy Trudell

Others present: Nichole Kleiner

Approval of Agenda: Motion by Goldberg, supported by Lipps to approve the agenda with the addition of agenda item 7f “one-time budget increase of contribution to HEART from \$9,000 to \$11,000 and item 8d “public presentation of 3D streetscape renderings”. Motion carried.

Approval of March 2024 Minutes – motion by Goldberg, supported by Lipps, to approve the March 2024 minutes. Motion carried.

Approval of March Financials – Nichole reviewed the financial reports. TIFA’s checking balance is \$401,967.90. Motion by Lipps, supported by Griffis to approve the March financials.

Public Comments: No public comment

Action Items:

Property Improvement Grant Applications – West Michigan Carpet requested a 50% reimbursement to re-grade their lot due to poor drainage issues, a new roof totaling \$21,708.05, and the addition of a covered roof over north entrance to showroom along with 2 new windows. Caleb provided an overview of the project scope. Nichole recommended the board authorize reimbursement for the new roof and grading issues which are identified on the Property Improvement Grant Guidelines as “Eligible Projects” but questioned whether or not a new covered roof would be eligible. Caleb pointed out that TIFA has authorized awnings and windows on past projects. He may hold off on that part of the project until 2025. LaFiesta requested a 50% reimbursement for a roof replacement at 12 S State St in the amount of \$16,124. Motion by Gale, supported by Lipps to allocate \$21,708.05 to West Michigan Carpet for a new roof and to re-grade the lot and to allocate \$16,124 to LaFiesta for a new roof. Motion carried with Caleb Griffis abstaining from the vote.

Authorize Chalet Interior Finishing Payout \$8,586.69 Using Excess Grant Funds – Nichole reported that the USDA Walkers Demo/Pop Up Shop grant fund has an excess of \$16,568 and asked to board if they would be willing to pay for the remaining 50% of the interior finishing cost (HEART paid the first 50%). Motion by Gale, supported by Caleb to pay the remaining \$8,586.69 for the interior finishing of the pop up shops from the USDA grant fund. Motion carried.

408 State Street (Congregational United Church) – reviewed the two proposals from 1) Hamersma to convert the church into multi-unit apartments and 2) Jake Tufts State Farm who is interested in acquiring the house for his agency. Nichole asked the board if they were prepared to make an offer to either of the applicants. Lipps stated that she would like to see what the property appraises for so the proceeds can be invested back in the community. Goldberg stated that she was not comfortable with Hamersma selling the house. Nichole shared that the future land use plan has that area designated as an extension of downtown being commercial use, not residential. Windell added that TIFA will at least need to recoup what they have into the property at the time it transfers. Nichole reported that a survey and appraisal would cost \$3400. Motion by Caleb, supported by Lipps to authorize Nichole to order an appraisal and survey. Motion carried

Create a new budget item “College Infrastructure Fund” and allocate \$150,000 from excess funds towards the project.

Motion by Gale, supported by Lipps to allocate \$150,000 for a College Infrastructure Fund. Motion carried.

TIFA Credit Card Resolution – Motion by Gale, supported by Lipps, to authorize Resolution 2024-01 Authorizing Use of Commercial Bank Card. Motion carried.

Discussion Items

- a. Consider purchasing pavers for the perimeter of LaProbadita/Dale & Gail’s back parking lot due to safety concerns for the pedestrians who dine out there. After discussion, board supported the idea of improving that area with pavers or barricades to protect the pedestrian dining area. Nichole agreed to research and bring back to the board. Windell added that there’s not enough room for parking as-is so we will need to be sure not to take up more room with the pavers.
- b. High interest savings account discussion – Nichole shared the interest rates from a Michigan Class which stands for Michigan Cooperative Liquid Assets Securities System, it is a local government investment pool. The City of Hart moved a number of funds into Michigan Class and has been pleased with their services and the interest earned in a short time. Motion by Caleb, supported by Lipps to authorize the City Treasurer to transfer \$175,000 from Huntington Bank into a new Michigan Class account for TIFA.
- c. Sharon Clark has asked if the TIFA Board would consider selling off a portion of the Ceres Property for her to build a restaurant. After discussion, it was decided that the board would like to see what the consultants come up with before we commit to selling a portion of the property.
- d. public presentation of 3D streetscape renderings – Nichole asked the board if they would like to hold a public meeting to present the 3D renderings from Prein & Newhoff. There was no interest from the board to hold a public hearing. They would like to get the cost estimate on the project and proceed with looking for grants to fund the project.

Public Comment –

Communications From Members: Windell asked if we could consider re-staining the concrete at the commons – it has faded over time. Nichole provided update on the chalets which are all rented for the season, she shared that there will be a ribbon cutting at Vicky’s Spa the following week, Match on Main grant applications had been submitted, John Gurney Park has a new Superintendent, sidewalk project will begin soon.

Adjournment: Meeting adjourned at 2:03 pm

Respectfully submitted Nichole Kleiner, TIFA Administrator