



MINUTES

Call to Order: Windell called the meeting to order at 1:01 pm. Voice rollcall was then taken.

Members Present: Bill Hegg, Tracey Lipps, Deborah Windell, Amy Trudell, Gale Goldberg, Scott Hegg

Members absent:

Others present: Nichole Kleiner, George Sadler, Jim Evans

Approval of Agenda: Motion by S Hegg, supported by Goldberg to approve the agenda. Motion carried.

Public Comments: Jim Evans commented on the need for a rental enforcement and for more parking downtown.

May Minutes: Motion by Trudell, supported by S Hegg, to approve May 2022 minutes. Motion carried.

Financials: Motion by Trudell, supported by S Hegg to approve May 2022 financials. Motion carried.

Action Items:

Request to enter into tax sharing agreement to refund 100% of tax capture from the Oceana Council on Aging (OCA) Trudell stated that she and Goldberg toured OCA and were impressed with their programing and facilities. Trudell stated that in reviewing OCA’s financials, the majority of expenditures are going to payroll. Jim Evans noted that entering into a tax sharing agreement is more than an exception, it sets a precedent and introduces policy. S Hegg did not fully support Evans perspective but pointed out that the portion OCA wants returned is less than ½% of OCA’s overall budget. Motion by S Hegg, supported by Trudell, not to enter into the tax sharing agreement with the OCA. Aye: 6 Nay: 1. Motion carried.

Reschedule TIFA regular board meetings to the third Tuesday of the month at 1pm. Motion by Trudell, supported by Lipps to reschedule TIFA regular board meetings to the third Tuesday of the month at 1pm.

Authorize TIFA Administrator, Nichole Kleiner to apply for [State Historic Preservation Office Resilient Lakeshore Heritage Grant Program](#). Motion by Lipps, supported by Hegg to authorize the TIFA Administrator, Nichole Kleiner to apply for State Historic Preservation Office Resilient Lakeshore Heritage Grant Program. Motion carried.

Discussion Items:

Project Fund Allocation – TIFA Board allocated project funding through FY27-28 as follows:

Hart TIFA Project Commitment	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
	FY22-23	FY22-23	FY23-24	FY23-24	FY24-25	FY24-25	FY25-26	FY25-26	FY26-27	FY26-27	FY27-28	FY27-28
Revenue	\$ 225,000	\$106,670	\$ 230,900		\$ 236,600		\$242,600		\$248,700		\$254,800	
Expenses (Projects)												
Streetscape Design Plan	\$ 50,000											
Streetscape Construction			\$ 150,000		\$ 200,000		\$200,000					
Stormwater Main	\$ 25,000		\$ 25,000		\$ 25,000							
Flower Pots & Plantings	\$ 32,000		\$ 2,500		\$ 2,500		\$ 2,500					
Pocket Park	\$ 500											
Hart Commons			\$ 1,000		\$ 1,000		\$ 1,000					
Paint Light Poles												
Boat Docks at Hart Commons			\$ 50,000		50000							
Garbage Containers	\$ 2,500											
Administration	\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000		\$ 25,000	
Property Improvement Grant	\$ 20,000		\$ 40,000		\$ 40,000		\$ 40,000		\$ 40,000		\$ 40,000	
3 E Main (Ceres)	\$ 34,200		\$ 10,000		\$ 10,000							
Walkers Demolition	\$ 25,000											
Sidewalks	\$ 18,000											
Wayfinding Project	\$ 45,000	\$ 4,988	\$ 45,000									
Art Infrastructure Support	\$ 5,000		\$ 5,000									
	\$ 282,200	\$ 4,988	\$ 353,500	\$ -	\$ 353,500	\$ -	\$268,500	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
NET	\$ (57,200)	\$101,683	\$ (122,600)	\$ -	\$ (116,900)	\$ -	\$ (25,900)	\$ -	\$183,700	\$ -	\$189,800	\$ -

Hart Commons Canopy – S Hegg suggested that TIFA authorize DPW to install the Hart Commons canopy as proposed. TIFA board agreed to visit the site after meeting and anyone with objections could make them known. There were no objections on site. DPW notified to install the canopy.

Administrator Updates - updates provided by Kleiner including IGA opening date, grant award for Walkers property, Thursdays on Main, Social District and Art in Hart.

Communications From Members: Wendell asked that we add dumpster enclosures to the next agenda for discussion. It was requested that the public works superintendent join the July TIFA meeting.

Adjournment: Motion by Wendell, supported by B Hegg, to adjourn the meeting at 2:05 pm. Motion carried.

The next regularly scheduled meeting is July 19, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner
Community & Economic Development Director