



CITY OF HART  
407 S. STATE ST.  
HART, MI 49420

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

July 19, 2022, at 1:00 pm

**MINUTES**

**Call to Order:** Windell called the meeting to order at 1:00 pm. Voice rollcall was then taken.

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

**Members absent:** , Amy Trudell

**Others present:** Nichole Kleiner, George Sadler, Jim Evans, Ryan Schiller, Bill Ryder, Michael Cook, Sam Stitt, Brad Whitney

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

**Public Comments:** Undersheriff Schiller remarked on the opposition from the Oceana Republican Party in regards to TIFA capturing a portion of the tax mileage proposed for a new jail. He went on to explain that after talking to city manager Splane, he and Sheriff Mast better understand how TIFA operates. Schiller asked TIFA to “waiver the capture” if the mileage passes. S Hegg asked how much TIFA would capture, Kleiner replied approximately \$14,000. S Hegg thanked undersheriff Schiller for his remarks and asked that he submit his request in writing. Bill Rider introduced himself in support of the mileage and the Sheriff’s Department, he asked that we consider a mileage waiver. George Sadler stated that he had spoken to 122 residents, 121 are against the jail mileage. Sadler stated that we do not need to spend \$35 million when the cost of construction is at its highest. He urged the Sheriff’s Department to increase staff wages, hire two deputies to cover the current shortage and fix the existing building. Sadler stated that his properties would see a collective increase of \$1474. Public comments closed at 1:11 PM.

**June Minutes:** Goldberg noted that Sadler was not present at the June meeting. Motion by S Hegg, supported by Goldberg, to approve amended June 2022 minutes removing Sadler from “others present”. Motion carried.

**Financials:** Motion by Lipps, supported by S Hegg to approve June 2022 financials. Motion carried.

**Action Items:** None

**Discussion Items:**

- a. **downtown garbage containers** - the board discussed the pros and cons of having garbage containers behind the businesses versus enclosed dumpsters. Windell is in support of eliminating that garbage containers and installing two enclosed dumpsters. After discussion, Kleiner agreed to research the number of containers currently behind the businesses, get quotes on dumpsters, and speak with the businesses to see what their opinion is. George Sadler, a member of the public, added that the health department has requirements we may need to investigate.
- b. **prioritize 5 year projects** - the board reviewed the TIFA allocated project funding through fiscal year 27-28. There were no recommended changes to the project funding allocation.
- c. **request for proposals issued** - Kleiner reported that request for proposals had been issued to demolish the Walker building, for Streetscape Concept Design, and for wayfinding sign installation quotes.

**Communications From Members:** S Hegg ask for an update on the Ceres acquisition. Kleiner stated that it was still under attorney review.

**Adjournment:** Motion by Wendell, supported by B Hegg, to adjourn the meeting at 1:34 pm. Motion carried.

The next regularly scheduled meeting is August 16, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner  
Community & Economic Development Director