



## MINUTES

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

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

**Members absent:** Caleb Griffis, S Hegg

**Others present:** Nichole Kleiner, Vicky Platt, Jake Tufts, Jane Hambright, Kathy Hugart

**Approval of Agenda:** Motion by Lipps, supported by Trudell, to approve the agenda. Motion carried.

**Public Comment:** Jake Tufts provided the board with an overview of the estimates he received to remodel the 2-story house at 408 S State St in order to bring the bathrooms, wiring, plumbing and other items up to code. The house appraised at \$165,000 and the total estimated repairs were \$186,164 with \$159,664 for the house. Jake explained that he has no intention of leaving Hart and plans to operate out of this location long term.

**Approval of July 16 Regular Meeting Minutes & July 23 Special Meeting Minutes** – motion by Trudell, supported by Lipps, to approve the July 2024 regular and special meeting minutes. Motion carried.

**Approval of July Financials** – Nichole reviewed the financial reports pointing a \$1000 charge that should have come out of the HEART account. Trudell recalled a statement with a similar issue – Nichole agreed to look into that and report at the next meeting. TIFA's checking balance is \$376,830.08 with \$176,815.30 of that in the Michigan Class account. Motion by Trudell, supported by Goldberg to approve the July financials. Motion carried.

### Action Items:

- a) **Consider Church Committee Recommendation and Jake Tufts State Farm's (JTSF) Offer to Purchase 2-Story House at 408 S State St** – Nichole provided board with a summary of the church committees actions to day. Amy, who serves on the church review committee with B. Hegg, reposted that they'd like to see JTSF in the building and that after reviewing his repair estimates, agreed to offer the house to JTSF for \$22,000. Bill added that the committee felt that there needed to be some financial investment towards the building. Goldberg felt that since we acquired the building for \$1 with the to purpose of finding the best match for the property and preserving its history that TIFA should support a viable, tax paying interest like JTSF and sell the building to JTSF for \$1. B Hegg didn't think this was fair to other insurance companies who might want that opportunity. Goldberg responded with, "if they were interested, they could have applied". Tracey pointed out that TIFA has invested \$8,000 in the property overall and feels we should try to recoup that, possibly by dividing the cost between the properties. Amy commented that TIFA doesn't need to make money on the situation but that she wants to protect TIFA's interest. Goldberg feels that the \$8,000 is minimal and was TIFA "cost to operate" that the board agreed upon and supports selling for \$1. Mayor Platt asked if she could vote on the matter – the board referred to the bylaws which state, "the TIFA shall consist of no less than 7 and no more than 11 members, including the acting mayor of Hart." Motion by Goldberg, supported by Mayor Platt to divide the parcel for the 2-story house and sell to Jake Tufts State Farm in the amount of \$1 regardless of the costs TIFA has incurred. B Hegg and Trudell wanted to sale price to cover TIFA's investment of \$8k to date. Roll call vote resulted in 4 ayes, 2 nays, 2 absent. Motion carried.
- b) **New Interest in 408 State St Church** – guests Jane Hambright & Kathy Hugart introduced themselves as representatives of the Hart Christian Fellowship Church that used to operate out of a building they rented on the corner of Oceana Dr and Monroe Rd which recently sold. The pastor's wife, Jane Hambright addressed the

board explaining that they're looking for a new location since the owner of their building decided to sell. She provided background on their church stating they have been in the area for 30 years and want to continue serving in Hart and that they are very interested in the former United Congregational Church building at 408 S State St. Nichole offered to give a tour of the church and schedule a meeting with the church review committee.

- c) **Review & Adopt TIFA Bylaws** – Proposed TIFA bylaws were reviewed. Goldberg wanted Section E.8. clarified out of concern for “check and balances” for the board. Where it says “treasurer” Nichole explained that will be the city’s Clerk/Treasurer and agreed to make that change to clarify. Motion by Goldberg, supported by Windell to accept bylaws as presented with the addition of “City Clerk/Treasurer” under definition of “secretary” in section E.8. Motion carried.
- d) **Nomination for Chair and Vice Chair for FY 24-25** – Motion by Goldberg, supported by Windell to continue with current officers (Chair Windell, Vice Chair Goldberg) for FY 24-25 & FY 25-26. Motion carried.
- e) **TIFA Regular Meeting Schedule FY 24-25 - August 20, Sept 17, Oct 15, Nov 19, Dec 17, Jan 21, Feb 18, Mar 18, Apr 15, May 20, Jun 17** – Motion by Trudell, supported by Goldberg to accept FY 24-25 meeting schedule to be held at 1:00 pm at Hart City Hall in the Community Center.

#### **Discussion Items**

- a. **Hart Christian Fellowship Letter of Interest in Church at 408 S State St** – discussion took place under Action Item B above.

#### ***Windell left the meeting at 2:00 pm***

- b. **West Shore Community College Update** – Nichole reported that WSCC has a closing date for the IGA building and the project is very likely to happen. A WSCC representative has been appointed to the Oceana County campus development project and Nichole has an appointment with them next week.
- c. **Walkers Parking Lot Update** – anticipated start date of Oct. 1<sup>st</sup>
- d. **Sidewalk Project Update** – to begin week of 08/26/24

**Public Comment** – none

**Communications From Members:** Mayor Platt pointed out that high wires throughout town are being removed. Goldberg asked about wires at the 4 corners near the campground.

Goldberg thanked Bill & Amy for the time they've invested in serving on the church review committee. Platt stated that she would be interested in serving on TIFA when her term expires.

**Adjournment:** Meeting adjourned at 2:04pm

Respectfully submitted Nichole Kleiner, TIFA Administrator