



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

September 8, 2021, at 2:00 pm

MINUTES

Members Present via Zoom or in-person: Steve Bruch, Bill Hegg, Gale Goldberg, Scott Hegg

Members absent: Tracey Lipps

Others present: HEART Director – Nichole Kleiner & Cynthia Fout

Call to Order: Mr. Bruch called the meeting to order at 3:02 pm. Voice rollcall was then taken.

Approval of Agenda: Bruch added discussion item Ceres property in luau of the environmental report received early that day. Motion by Bruch, supported by S Hegg to approve the amended agenda. Motion carried.

August Minutes: Bruch noted that we still need minutes from the July board meeting. S Hegg made a correction to the August minutes to clarify that the city manager said he would contact Blackmer for bids after S Hegg offered. Motion by S Hegg, supported by Goldberg to approve amended August 2021 minutes. Motion carried.

Public Comments: Cynthia Fout introduced herself and the board made introductions, welcoming her to the public hearing.

Ceres Property Phase One Environmental Study Review – Board reviewed the study received earlier in the day and concluded that a phase two study would need to be completed in order to fully understand what if there is actual contamination. Report only revealed that there “may be” contaminates based on past uses specifically mentioning mercury. Nichole is to contact MEDC to see if they can help with or refer us to a source that may fund phase two. We may need to be in some sort of purchase agreement first. Bruch and S Hegg asked if city engineers could review the study for us?

2021 TIFA Plan Review – Changes to projects and timelines were reviewed, Bruch requested more detail on the property improvement grant section. Motion by Goldberg, supported by B Hegg to exclude 911 and the cemetery from the taxing units we levy from. Bruch suggested we look at the actual amounts we will be capturing prior to making that decision. Motion failed. Nichole will gather the requested information for review at the next meeting.

Walker Demo Review – reviewed the budget to demo the Walker building. After discussion, TIFA requested that the city submit a written request to the TIFA specifying specifically what they would like to take place at that location to include future use of the property they would like demolished and how proposed use will be funded.

Member Comments – no member comments

Adjournment - Seeing no further business, Bruch moved, supported by B Hegg, to adjourn the meeting at 2:47 pm. Motion carried.

The next regularly scheduled meeting will be in person on October 14, 2021, at 1:00 pm.

Respectfully submitted,

Nichole Steel
Community & Economic Development Director