



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

September 20, 2022, at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 12:59 pm. Voice rollcall was then taken.

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

Members absent: Gale Goldberg

Others present: Nichole Kleiner, George Sadler, Rob Splane, Greg Dould, Travis Larson

Approval of Agenda: Motion by S Hegg, supported by Trudell to approve the agenda with the addition of item a. iv. Sadler Property Improvement Grant Request. Motion carried.

Public Comments: None

July Minutes: Motion by Trudell, supported by Lipps, to approve the August 2022 minutes. Motion carried.

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

Action Items:

1. Property Improvement Grant Requests

- a. Dold – 69 S State St requested \$5,875 for 50% of brickwork & sidewalk repairs on private property. Motion by B Hegg, supported by Lipps to award 69 S State St a TIFA property improvement grant in the amount of \$5,000.
 - b. Zeiger – 27 S State St requested \$15,250 for 50% of new roof. Motion by B Hegg, supported by Lipps to award 27 S State St a TIFA property improvement grant in the amount of \$13,500.
 - c. Larson – 308 E Main St requested \$7,401 for 50% of siding. Motion by B Hegg, supported by Lipps to award 308 E Main St a TIFA property improvement grant in the amount of \$5,000.
 - d. Saddler – 211 E Main St (an addition to agenda) requested \$18,500 for 50% of siding. Motion by B Hegg, supported by Lipps to award 211 E Main St a TIFA property improvement grant in the amount of \$16,500.
2. Motion by S Hegg, supported by Trudell to **authorize Nichole Kleiner to apply for MEDC Match on Main Grant**, starting with local grant applications to be reviewed at October meeting. Motion carried.
 3. **Wayfinding Bid Selection** – after reviewing wayfinding bid proposals, motion by Trudell, supported by B Hegg to award the bid to Signplicity, the lowest bidder in the amount of \$166,021 with TIFA's portion totaling \$71,533, using the higher grade materials. Motion carried.
 4. **Streetscape & Parking Lot Design Bid Selection** – after reviewing bid proposals, motion by B Hegg, supported by Lipps to award bid to lowest bidder, Prein & Newhoff in the amount of \$32,200. Motion carried.
 5. **Reallocate project funds** – project fund budgeted amounts were adjusted to reflect actual amounts after bid selection.

Discussion Items

1. **Downtown Garbage Containers & Enclosures** – motion by Windell, supported by B Hegg to allocate \$3,500 for two dumpster enclosures in parking lot #3 with north enclosure in the center of lot and south enclosure in parking spaces near flower bed. Motion carried with a nay by B Hegg.
2. **Merging HEART & TIFA Boards** – it was brought up by Nichole that most of the topics discussed at TIFA meetings are the same topics as HEART meetings asking the board how they would feel about merging the boards. B Hegg suggested calling it a partnership indicating that has been done in the past with Main Street. S Hegg and other members questioned how that would work with bylaws, etc and Splane offered to provide more detail on how it would work.
3. **Ceres Property Update** – Nichole reported that closing documents have been drawn up, waiting for CERES attorney to review.
4. **Sidewalks** - no change reported by city manager Splane. Trudell expressed her disappointment.

5. **Canopy** – Splane reported that the canopy is not going to work at the proposed location. After discussion and disappointment from the board it was decided to consider the canopy in the streetscape design.
6. **Walker Demo** – Nichole reported that we're waiting to hear back from the grant administrator on whether or not the city will have to re-open the RFP for demolition since no bids were received. Hallack is working on a bid for us.
7. **Downtown Speaker System** – the owner of the company that we planned to purchase the wireless speaker system through has stepped back from the business due to an illness – seeking other vendors.

Communications From Members: B Hegg stated that he would like to see Dryden Street finished/paved to provide another way out.

Adjournment: Motion by Wendell, supported by S Hegg, to adjourn the meeting at 2:34 pm. Motion carried.

The next regularly scheduled meeting is October 18, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner
Community & Economic Development Director