



CITY OF HART

407 S. STATE ST.

HART, MI 49420

Hart Economic and Redevelopment Team (H.E.A.R.T.)

October 2, 2024

MINUTES DRAFT

1) Call to Order

Hannah called the meeting to order at 2:06 pm.

a) Roll Call

- **Members present:** Catalina Burillo, Hannah Juhl, Scott Beal, Andrew Mullen, Sue Payne
- **Absent:** Noble Graham-Lattin, Maria Rosas, Dean Hodges
- **Others present:** Nichole Kleiner, Lauren Copeland, Samyrah Mohon, MMCAA, Lindsay Brown City of Hart

2) **Approval of Agenda** – Motion by Catalina, supported by Andrew to approve the agenda. Motion carried.

3) **Public Comments** – Samyrah introduced herself as the outreach specialist for the Mid Michigan Community Action Agency for Oceana County and shared that they offer a variety of services including mortgage assistance, utilities, home repairs, weatherization, etc. Samyrah provided her contact info and indicated that she's trying to get familiar with the communities MMCAA serves. Lindsay Brown introduced herself and Nichole shared that Lindsay will be helping with community events. Lauren Copeland attended as a new resident who saw the public meeting posted and wanted to learn more.

4) **July Minutes** – Motion by Catalina, supported by Andrew to approve the July minutes. Motion carried.

5) **May, June, July, August Financials** – Nichole reviewed financial statements noticing that Signplicity had been paid a similar amount in May and in August and was unclear what the difference was in the two charges. Motion by Catalina, supported by Andrew to table the minutes for clarification on Signplicity charges. Motion carried.

6) Action Items

- Nomination to reinstate expiring board members** – Motion by supported by Andrew to reinstate expiring members (Scott, Sue, Maria, & Hannah) for a 2-year term to expire on 09/30/2026. Motion carried.
- Nomination for chair and vice chair** – Motion by Hannah, supported by Scott to appoint Andrew as board chair and Hannah as vice-chair for FY24-25. Motion carried.
- HEART Board to Serve as the Historic Preservation Group governing body** – the board reviewed the city manager's letter explaining the need for the HPG to have a governing body to maintain their 501c3 status. Scott expressed his support stating that he'd always hoped HEART would lend support to HPG. Hannah and Catalina agreed. Motion by Andrew, supported by Catalina to absorb the Historic Preservation Group's 501c3.
- Event Spending Request** - Motion by Andrew, supported by Catalina to authorize \$300 for fall downtown decorating and \$2680 for fall artwalk to cover Empty Canvas performers & sidewalk chalk artist for a total of \$2980 in event expenses. Nichole stated she would ask TIFA to cover the cost of the Hartprize money (\$1500) Motion carried.
- Winterfest spending request** – motion by Scott, supported by Catalina to allocate up to \$2,500 for Winterfest expenses to enhance to event in 2024. Scott suggested hiring the chainsaw artist that comes to icefest instead of ice carvers. Motion carried.

7) Updates/Discussion Items

- Ceres Property – RFQ Document Review** – The board spent time reviewing the RFQ provided by The Smith Group to market 3 E Main. Several suggestions were made and noted by Nichole who will let the

Smith Group know. Overall good feedback on the document we will use to market the property to developers.

- b) **Grants** – Nichole reported that HEART received \$7k from the Michigan Arts & Cultural Council to support Music on the Commons. The Rural Property Grant is accepting letters of intent for up to \$50k for rural development activities. The Revitalization and Placemaking Grant (RAP) will cover up to 50% of project costs for up to \$10 million.
1. **Developer Committee Update** – Andrew is working on updating Industrial Park Covenant suggestions made by committee and then Nichole will reach out to property owners asking for support to amend the covenants so they do not prohibit future development. It was decided that amending vs dissolving the covenants is the best approach. If it is determined that there is support, Nichole will work with an attorney to draw up an official amendment with our recommendations, to be adopted. Committee reviewed The Smith Groups housing needs assessment for the Ceres property which concluded that Hart could support 22 housing units, 8 rental units and could anticipate \$700 - \$900 in retail rents
 2. **Marketing Committee Update** (Hannah & Noble) - Discussed changing the format of Music on the Commons to DJ nights with food trucks, themed nights, raffles, yard games, art, corn hole. Discussed hosting a mock wedding at the Historic District for the purpose of promoting the district as a venue and/or possibly working with Hart vendors within X # of miles to put on a preferred vendor wedding expo to showcase Hart as a wedding destination and possibly giving away a wedding package valued at \$\$_____
 3. **Business Support & Talent Committee Update** (Catalina) - Cat gave updates on Oceana county food needs discussions for pantries, food distribution, and a grant team she is part of through DHD 10
- c) **Member comments** - Scott mentioned the bike race Saturday, a new taxi service in town, and the OCEA Economic Breakfast. Catalina encouraged everyone to complete the DHD 10 Community Survey.
- 8) Adjournment** –Motion by Catalina, supported by Andrew to adjourned at 3:20 pm. Motion carried.

Respectfully Submitted,
Nichole Kleiner
Economic & Community Development Director