



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

November 11, 2021, at 1:00 pm

MINUTES

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

Members Present via Zoom or in-person: Gale Goldberg, Scott Hegg, Tracey Lipps, Deborah Wendell

Members absent: Bill Hegg

Others present: Amy Trudell

Approval of Agenda: Motion by Goldberg, supported by Wendell to approve the agenda. Motion carried.

Public Comments: No public present

October Minutes: Motion by Lipps, supported by S Hegg, to approve October 2021 minutes. Motion carried.

Financials: Motion by S Hegg, supported by Wendell to table the September financials. Motion carried.

Action Items:

- For the record, Steve Bruch formally resigned. Deborah Windell was appointed by the TIFA board by Mayor Platt.
- Authorize staff to engage in purchase offer discussions with CERES Solutions – Splane summarized the steps that have been taken thus far. Now that the TIFA Plan has adopted authorizing TIFA to acquire property, the board is being asked to authorize Nichole to respond to the \$100,000 offer from Ceres last summer. Goldberg suggests we walk through the interior of all buildings on the property – S Hegg felt this would only be necessary if we were repurposing them. MEDC will either pay for a consultant or a phase II environmental. If we acquire, we could utilize this space for markets, business pop-up shops per year while working on a long-term plan. Board discussed Walkers property briefly looking for an update on its status, Splane reported that Nichole prepared a request for proposals that she sent to the MEDC to post on their site, they then scheduled a site visit and offered to create a rendering of what we envision it to be. Motion by Goldberg to authorize Rob or Nichole to make an offer to purchase 3 E Main in an amount not to exceed \$25,000 “to start”, supported by Lipps. No further discussion, motion carried.

Discussion Items:

- Results of Nov. 9th Public Hearing to adopt 2021 TIFA Plan – Rybarz made a motion, supported by Evans, to approve the TIFA plan (post legal review) asking for the opportunity to review this again before the 2022 tax season. Motion carried unanimously through city council with comments at the public hearing from the county treasurer and Denny Powers regards concerns how this will double the impact on the county. Powers stated that historically, the county and city have worked well together, and that the new TIFA Plan does not help foster that relationship.

Communications From Members:

- None

Adjournment:

- Motion by S Hegg, supported by Lipps, to adjourn the meeting at 1:45 pm. Motion carried.

The next regularly scheduled meeting is December 9, 2021, at 1:00 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Nichole Steel". The signature is written in a cursive, flowing style.

Nichole Steel
Community & Economic Development Director