



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

September 3, 2024 at 1:00 pm

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, Caleb Griffis, S Hegg

Members absent: Amy Trudell

Others present: Nichole Kleiner, Brad Whitney, DPW Superintendent

Approval of Agenda: Motion by B Hegg, supported by S Hegg, to approve the agenda. Motion carried.

Public Comment: None

Action Items:

- a) **Jake Tufts State Farm's (JTSF) Purchase of 2-Story House at 408 S State St** – Nichole provided board with a summary of the actions that took place during the August 20, 2023 meeting explaining that Mayor Platt seconded Goldberg's motion 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". Nichole explained that she and the City Manager could not confirm whether or not it was proper for the mayor to second the motion. With that, a special meeting had been called to ensure that the vote was done properly. Windell opened the floor for discussion. B Hegg suggested TIFA consider the amount it will cost to close on the sale explaining that TIFA bought the property on a quick claim deed yet the sale will need to be a warranty deed requiring a title search and other costs that could amount to approximately \$3,000. S Hegg acknowledged that TIFA has incurred \$8,000 in expenses and suggested that since we are planning on dividing the lot into 4 parcels, we could split that into (4) \$2,000 cost per parcel and also ask Tufts to pay \$3k towards closing costs for a total sale price of \$5k. Goldberg feels strongly that TIFA does not need to make money on the sale which is why she recommends a sale price of \$1. Griffis asked for clarification as to whether or not the title will be cleared during closing, S Hegg confirmed that it would be cleared with a title search as part of closing. Windell recommends that TIFA be consistent with the division of cost per parcel so the board is consistent with each party. Motion by S Hegg to sell the 2-story house at 408 S State Street to Jake Tufts State Farm for \$1 plus closing costs, supported by B Hegg. No further discussion. Roll call vote resulted in (5) ayes, (1) nay, (1) absent. Motion carried.
- b) **Consider upgrading Walker's parking lot material from asphalt to concrete for an additional \$40,000** – Nichole referred to Brad Whitney, DPW Superintendent to provide background on the proposal. Whitney explained that the material TIFA purchased to put on the lot so it could temporarily be used as a parking lot is now worth \$30k and that Wadel Stabilization intends to sell that material and reduce our cost by \$30k based on its value. With that, the offer was made to apply the credit towards upgrading material from asphalt to concrete for an additional \$40 (bid was \$70k) for a superior product. B Hegg asked for explanation of the pros/cons for this product and Whitney explained that the finished product is of higher quality with the same drainage as asphalt. Cons being that it will need striped more frequently. S. Hegg felt it should remain asphalt like all other lots in the city. Windell felt the surface would be good for the larger vehicles that park there. Motion by B Hegg, supported by Goldberg to upgrade to concrete for an additional \$40,000. Motion carried with (5) ayes, (1) nay and (1) absent.

Discussion Items

- a. It was decided that this September special meeting would serve as the September meeting as Nichole has no other action items. Next meeting October 15, 2024 at 1:00 pm.

Communications From Members:

Goldberg wanted to be sure the bylaws were officially adopted so we don't hold up the city's RRC recertification process. Nichole reviewed minutes confirmed that there was a motion to adopt bylaws with one change in section E.8. S Hegg asked for a copy of the bylaws via email.

Adjournment: Meeting adjourned at 1:32pm

Respectfully submitted Nichole Kleiner, TIFA Administrator