



City of Hart, Michigan

TIFA Board

January 20, 2026, 1:00 PM

Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, Tracey Lipps, Deborah Windell, S Hegg, Caleb Griffis, Maria Rosas, Mayor Klotz, Hannah Juhl
3. Approval of Agenda
4. Public Comment
5. Approval of Nov 18 & 19, 2025 Minutes
6. Approval of Nov & Dec 2025 Financials
7. Action Items
8. Discussion Items
 - a. Property Improvement Grant, Studio 49 Requesting Use of Remaining Funds (Authorized in FY 25-26) of \$3364 towards the second window and new door
 - i. TIFA authorized \$13,240 in May 2025, \$7,842 reimbursed in October 2025 \$5,398 remaining – requesting authorization to spend on attached quotes to replace 2nd window and door (same scope of work as originally requested)
 - b. Ceres Property Submission Review Process
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting February 17, 2026*



MINUTES

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

Members Present: B. Hegg, Deborah Windell, S. Hegg, Maria Rosas, Mayor Klotz, Tracey Lipps **Absent:** Caleb Griffis, Hannah Juhl **Others Present:**

Approval of Agenda: Motion by Klotz, supported by S Hegg to accept the agenda. Motion carried.

Public Comment: none

Approval of October Minutes – motion by S Hegg, supported by Rosas. Motion carried.

Financials – Motion by S Hegg, supported by Lipps to accept Oct. 2025 financials. Motion carried.

Action Items: Resolution 2025-02 *Accept 3 E Main – Ceres Solution RFQ Submission Criteria*. Board went through the proposed criteria line by line making adjustments and agreed to hold a special meeting on Nov. 19, 2025 to review and vote on the changes. S Hegg asked board if they intend to fix the broken windows on the mill building and the opinion voiced by Rosas and Klotz was that there was no point. B Hegg asked if there was any issue with taking the mill building down in accordance with the historical designation map. It was suggested that elements of the mill could get repurposed. Topic tabled for special meeting 11/19/25 at 12pm.

Discussion Items –

- a. Property Improvement Grant – Studio 49 Salon (Trina Pehrson)
City Manager Nichole Kleiner presented a request to amend an approved FY25–26 TIFA Property Improvement Grant for Studio 49 Salon, located at 118 Washington Street. The business previously received partial reimbursement for completed exterior improvements, resulting in unused authorized grant funds. The owner requested approval to apply the remaining balance toward additional eligible exterior improvements and further requested consideration of allocating additional unused grant funds forfeited by a separate project to reach the standard 50% reimbursement match. Board members discussed the request and decided that if unused Property Improvement Grant funds are made available, they should be open to all eligible businesses rather than allocated to a single applicant.
- b. TIFA Administrator Position – Nichole shared that the HEART board had agreed to contribute towards the salary of a new Economic Development Director thru the end of this fiscal year since the city does not have the funds to support until the next fiscal year. Nichole asked the TIFA board if they would also support this position by continuing to allocate \$18,000 per year towards a TIFA administrator, who would also serve as the HEART Director. No objections from the board, since it is a budgeted item – no vote required.
- c. Streetscape fireplace gas usage - The Board discussed estimated annual natural gas costs associated with the community fireplace as part of the new downtown streetscape project. Staff noted that the fireplace would likely utilize a 250,000 BTU burner. Based on an assumption of approximately three hours of use per day year-round, estimated operating costs would be approximately \$2,400 annually for gas usage, plus approximately \$640 per year in fixed “ready-to-serve” charges, for a total of roughly \$3,000 per year at current rates.

It was noted that increased usage could raise annual costs to approximately \$5,500, though extended use of six hours per day, particularly during summer months, was considered unlikely. For planning purposes, staff recommended budgeting an estimated annual range of \$3,000 to \$6,000.

The Board discussed responsibility for covering these ongoing operating costs and directed that this item be included in the FY 2026–2027 budget discussion.

Public Comments:

Communications From Members: none

Adjournment: Meeting adjourned at 2:11 pm.

Respectfully submitted Nichole Kleiner, City Manager



CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
November 19, 2025 at 12:00 pm

MINUTES

Call to Order: S Hegg called the meeting to order at 12:00 pm. Voice rollcall was taken.

Members Present: B. Hegg, S. Hegg, Maria Rosas, Mayor Klotz, Tracey Lipps, Hannah Juhl **Absent:** Caleb Griffis, Deborah Windell **Others Present:**

Approval of Agenda: Motion by S Hegg, supported by Lipps to accept the agenda. Motion carried.

Public Comment: none

Action Items: Resolution 2025-02 *Accept 3 E Main – Ceres Solution RFQ Submission Criteria*. Motion by Juhl, supported by Lipps to accept the revised RFQ Submission Criteria. Motion passed.

Public Comments: none

Communications From Members: none

Adjournment: Meeting adjourned at 12:06 pm.

Respectfully submitted by Nichole Kleiner, City Manager



CITY OF HART
 TIFA ACCOUNT
 407 S STATE ST
 HART MI 49420-1259

Have a Question or Concern?

Stop by your nearest
 Huntington office or
 contact us at:

1-800-480-2001

www.huntington.com/
 businessresources

Huntington PublicFund Business Interest Checking Account: -----9172

Statement Activity From: 12/01/25 to 12/31/25		Beginning Balance	\$75,110.83
Days in Statement Period 31		Credits (+)	6,955.27
Average Ledger Balance* 56,245.60		Regular Deposits	6,208.07
Average Collected Balance* 56,177.47		Electronic Deposits	700.00
* The above balances correspond to the service charge cycle for this account.		Interest Earned	47.20
		Debits (-)	30,257.33
		Regular Checks Paid	28,846.85
		Electronic Withdrawals	630.58
		Deposit Correction Debits	779.90
		Total Service Charges (-)	0.00
		Ending Balance	\$51,808.77

Average Percentage Yield Earned this period 0.993%

interest 630.92
188,515.97 MI CLASS
240,324.74

Deposits (+) Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/01	779.90		Remote	12/19	5,094.03		Remote
12/12	334.14		Remote		4723.92		Tax disbursement
					370.11		Church utilities

Bank rejected deposit & again duplicate ck # - will deposit again in Jan new ck #

Other Credits (+) Account:-----9172

Date	Amount	Description
12/03	700.00	BUS ONL TFR FRM CHECKING 120325 XXXXXXXX0405 <i>ceres rent</i>
12/31	47.20	INTEREST PAYMENT

Checks (-) Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
12/12	281.00	1259 <i>Church utilities</i>	12/12	1,262.17	1264 <i>mill bldg</i>
12/12	327.21	1260 <i>Church gas</i>	12/18	937.50	1265 <i>ceres taxes</i>
12/12	578.97	1261 <i>Christmas decor</i>	12/08	25,260.00	1266 <i>garland 50%</i>
12/12	200.00	1263* <i>Christmas tree</i>			1266 <i>S. Heag Real Prop. Imp. Estate grant</i>

(* Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

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Other Debits (-)

Account:-----9172

Date	Amount	Description
12/01	779.90	DEPOSIT CORRECTION DEBIT
12/23	630.58	HUNTINGTON CARD AUTO PYMT 251222 XXXXXXXXXXXX7773

reversing rejected deposit - will try again in January

Service Charge Summary

Account:-----9172

Previous Month Service Charges (-)	\$0.00
Total Service Charges (-)	\$0.00

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
11/30	75,110.83	12/08	50,550.83	12/19	52,392.15
12/01	75,110.83	12/12	48,235.62	12/23	51,761.57
12/03	75,810.83	12/18	47,298.12	12/31	51,808.77

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site <https://www.huntington.com/pdf/balancing.pdf> and also available on Huntington Business Online.



Account Statement

December 31, 2025

Page 3 of 5

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.9473%

Michigan CLASS	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
	187,885.05	0.00	0.00	630.92	7,955.93	188,222.14	188,515.97

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
12/01/2025	Beginning Balance			187,885.05	
12/31/2025	Income Dividend Reinvestment	630.92			
12/31/2025	Ending Balance			188,515.97	

Tel: (855) 382-0496

<https://www.michigandclass.org/>

THE HUNTINGTON NATIONAL BANK
 PO BOX 1558 EA1W37
 COLUMBUS OH 43216-1558



CITY OF HART
 TIFA ACCOUNT
 407 S STATE ST
 HART MI 49420-1259

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1-800-480-2001

www.huntington.com/
 businessresources

Huntington PublicFund Business Interest Checking Account: 9172

Statement Activity From: 11/01/25 to 11/30/25		Beginning Balance	\$77,024.68
Days in Statement Period 30		Credits (+)	1,860.81
Average Ledger Balance* 75,573.41		Regular Deposits	1,095.62
Average Collected Balance* 75,541.81		Electronic Deposits	700.00
* The above balances correspond to the service charge cycle for this account.		Interest Eamed	65.19
		Debits (-)	3,774.66
		Regular Checks Paid	2,994.76
		Other Debits	779.90
		Total Service Charges (-)	0.00
		Ending Balance	\$76,110.83

187,885.05
 262,995.88

interest
 626.85

Average Percentage Yield Earned this period 1.055%

Deposits (+) Account: 9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
11/21	315.72	Church Utilities	Remote	11/26	779.90	Taxes	Remote

Other Credits (+) Account: 9172

Date	Amount	Description
11/03	700.00	BUS ONL TFR FRM CHECKING 110325 XXXXXXXX0405 <i>car rent</i>
11/28	65.19	INTEREST PAYMENT

Checks (-) Account: 9172

Date	Amount	Check #	Date	Amount	Check #
11/06	500.00	1253 <i>Hart prize winner</i>	11/10	119.47	1256 <i>Church gas</i>
11/07	350.00	1254 <i>Hart prize winner</i>	11/10	1,587.00	1257 <i>legal fees - attached</i>
11/03	150.00	1255 <i>Hart prize winner</i>	11/07	288.29	1258 <i>utilities church</i>

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Other Debits (-)

Account:-----9172

Date	Amount	Description
11/28	779.90	RETURNED DEPOSIT ITEM <i>will re-deposit in Dec.</i>

Service Charge Summary

Account:-----9172

Previous Month Service Charges (-)	\$0.00
Total Service Charges (-)	\$0.00

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
10/31	77,024.68	11/07	76,436.39	11/26	75,825.54
11/03	77,574.68	11/10	74,729.92	11/28	75,110.83
11/06	77,074.68	11/21	75,045.64		

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Account Statement

November 30, 2025

Page 3 of 5

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 4.0664%

Michigan CLASS	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
	187,258.20	0.00	0.00	628.85	7,325.01	187,591.84	187,885.05

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
11/01/2025	Beginning Balance			187,258.20	
11/30/2025	Income Dividend Reinvestment	628.85			
11/30/2025	Ending Balance			187,885.05	

Tel: (855) 362-0496

<https://www.michigandclass.org/>

Hart, City of
Client No. 44961-55772

October 15, 2025
Invoice No. 718755

Re: Tax Increment Finance Authority

Professional Fees

Date	Atty	Description	Hours	Amount
9/05/25	MEN	Work regarding opinion on sale of property; emails with Interim Manager regarding same	.50	172.50
9/08/25	MEN	Analysis of documents and work on letter regarding bylaws and quorum	.80	276.00
9/09/25	MEN	Further work regarding analysis and opinion on bylaws and quorum	1.00	345.00
9/10/25	MEN	Conference calls with N. Kleiner; analysis regarding bylaws issue; work on opinion regarding bylaws and quorum	1.50	517.50
9/11/25	MEN	Work on opinion regarding validity of TIFA Board vote to accept proposal re 3 Main Street property	.80	276.00
9/15/25	MEN	Work on, finalize and transmit opinion regarding TIFA Board vote and bylaws	1.00	345.00
Total Professional Fees				\$ 1,932.00
Less Discount				<u>\$ -345.00</u>
Net Professional Fees				\$ 1,587.00
Total Current Invoice				\$ 1,587.00

Interstate Glass of Ludington
145 N. Jobavy Dr.
Ludington, MI 49431
Phone: (231) 843-8089
Email: interstateglass@ymail.com

QUOTE

Date: December 22, 2025
To: Studio 49
Attn: Katrina Pehrson
118 Washington St.
Hart, MI 49420
Phone: 231-301-3850
Email: hartstudio49@gmail.com

Job Description: Supply and Install Trulite CT451 Series Aluminum Commercial Entrance System and Thermally Broken Windows

- Trulite Standard Color Dark Bronze Anodized Aluminum
- Glass to be insulated 1" Overall 1/4" SN68 Low E, 1/2" Airspace, 1/4" Clear Tempered
- All Hardware to be Standard Trulite Hardware
 - Standard Dead Bolt Locks
 - Mortise Cylinders w/ 1 - Key
 - 1 1/2 Pair Butt Hinges
 - LCN 1461 ADA Surface Applied Closer
 - 1/2" ADA Threshold & Sweep
- See Attached Elevation Drawing
 - Elevation 001: 1 - 92 1/4" x 96 1/2" (R.O. = 90 1/4" x 93 1/4")
- Interstate Glass to Remove Existing Door and Window

Total Installed: \$5,851.00 ÷ 50% \$ 2925

Payment Terms: A deposit of half down is required upon placing order; remaining balance due upon installation.

Notes: Quote good for 30 days.

No returns on custom orders.

All deposits are non-refundable.

Please sign, date and return quote with deposit to proceed with order.

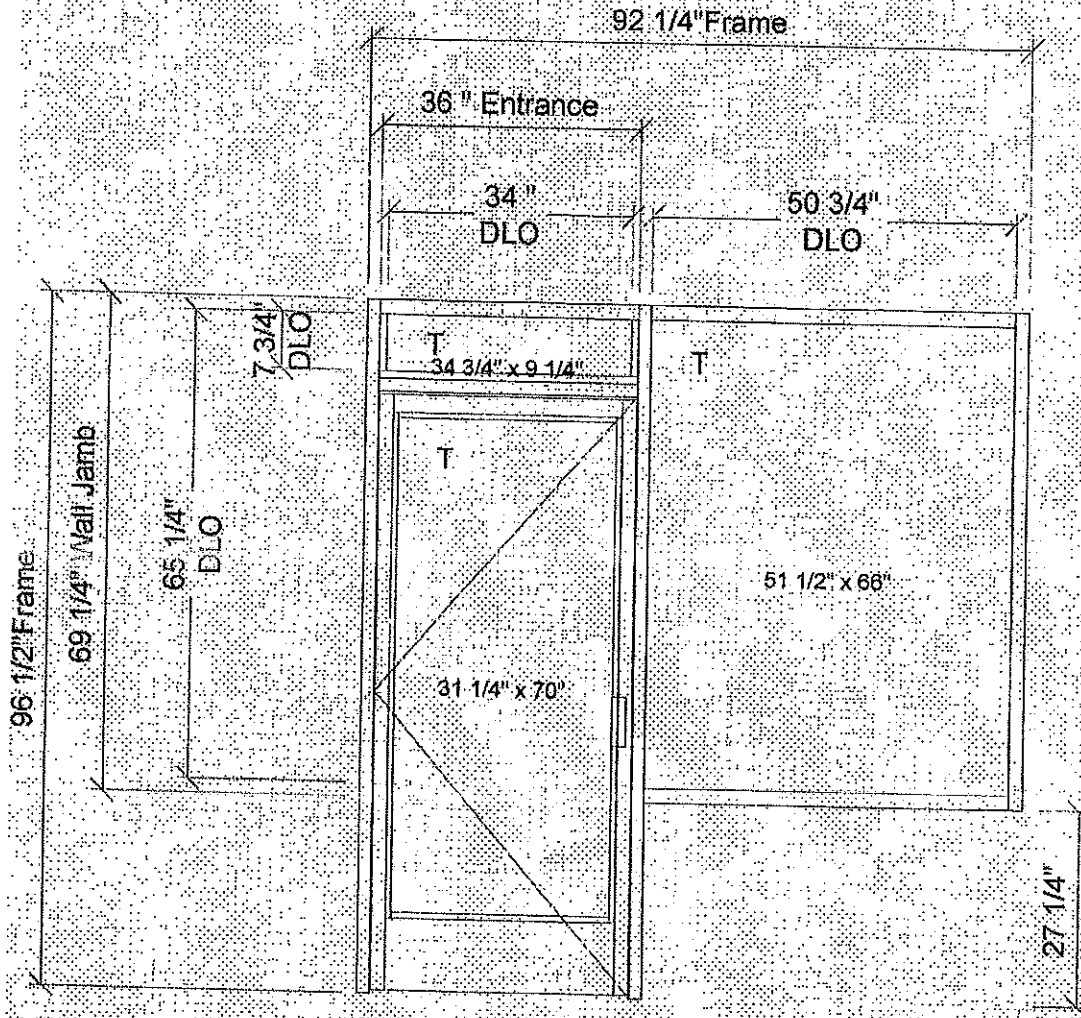
Thank you!

Accepted By:

Date:

Prepared By:

Jim St John



STUDIO 49 - 001 - NEW ENTRANCE (1 Thus)
 Frame: (Bronze) B4 : CT451 Storefront (2 x 4-1/2) : 1 inch Glass Thermal
 12/22/2025



Trina Pehrson <hartstudio49@gmail.com>

Hart Studio 49 window tint

2 messages

scott monroe <scott.monroe3@gmail.com>
To: HartStudio49@gmail.com

Mon, Nov 24, 2025 at 4:28 PM

Invoice # 210
FIREHOUSE FILMS WINDOW TINTING
4794 N Oceana Dr.
Hart mi 49420
231-720-8180

Date of install 11-24-2025
Customer: Trina Pehrson
Business: Hart Studio 49
118 Washington st.
Hart mi 49420
231-301-3850

Details:

(1) 64"x77"= 5.4x6.4= 34.56 Total SQFT
(1) 35"x91"= 2.9x7.6= 22.04 Total SQFT
Material: SUNTEK DRDS 35 percent Film

Total Square Foot = 56.6 @ 15.50 Per SF

Total Cost: \$877.30 OTD
Total Paid \$877.30 Check # 2812 11-24-2025

50% =
438.50

If you have any questions concerning this invoice, please use the following contact information and as always thank you for your business!

Trina Pehrson <hartstudio49@gmail.com>
Draft To: scott monroe <scott.monroe3@gmail.com>

Tue, Nov 25, 2025 at 12:40 PM