



*City of Hart, Michigan*

TIFA Board

**February 17, 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
  - a. The Monarch Update 408 S State St (church property)
5. Approval of February 2026 Minutes
6. Approval of February 2026 Financials
7. Action Items
  - a. Consider Recommending Mayoral Appointment of Justin Adams (board currently has 8 members, bylaws allow max 11 members)
    - i. *BYLAWS STATE: Not less than a majority of the members shall be persons having an interest in property located in the district or hold office in an entity which has an interest in property in the District*
8. Discussion Items
  - a. Ceres Property
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting March 17, 2026*



## MINUTES

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

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

**Absent:** Caleb Griffis

**Others Present:** Lindsay Brown

**Approval of Agenda:** Motion by Mayor Klotz, supported by Maria Rosas to accept the agenda. Motion carried.

**Public Comment:** none

**Approval of Nov 18 & 19, 2025 Minutes:** Motion by S. Hegg, supported by Tracey Lipps to approve minutes. Motion carries.

**Approval of Nov & Dec 2025 Financials:** Motion by S, Hegg, supported by Mayor Klotz to approve financials. Motion carries.

**Action Items:** None

### Discussion Items:

- a) Board supports funds being released to Studio 49 to replace 2<sup>nd</sup> window & door as it is still within the original amount approved.
- b) Ceres Property Submission Review Process: Board discussed process for once submissions are received and agreed on staff looking at proposals and noting if anything is missing from requirements decided by TIFA board for all submissions. They would like a note or stamp on submitted proposals with the date and time submitted. Board would all like hard copies of each submitted proposal with staff notes by Wednesday March 4<sup>th</sup>. Each member will review submissions and have questions prepared for developers about their proposal. Agreed on a March 11<sup>th</sup> meeting at 6PM open to the public for developers to go over their submissions and answer any questions from Board members. Board requested 7 minute limits for developers to speak and saw no need to separate developers for presentations. Board will make a final decision on submitted proposals at the March 17<sup>th</sup> meeting. Board decided no need to follow up with developers who do not get selected other than a thank you for your submission. Board would like a scoring matrix made up to go over and discuss at the next meeting February 17<sup>th</sup>.

**Public Comments:** None

**Member Comment:** Maria will not be able to attend the next meeting as she will be out of town.

**Adjournment:** Meeting adjourned at 1:24 pm.

Respectfully submitted by Lindsay Brown, Deputy Clerk



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

<b>Statement Activity From:</b>		<b>Beginning Balance</b>	<b>\$51,808.77</b>
<b>01/01/26 to 01/31/26</b>		<b>Credits (+)</b>	<b>22,720.51</b>
Days in Statement Period	31	Regular Deposits	21,967.91
Average Ledger Balance*	65,351.66	Electronic Deposits	700.00
Average Collected Balance*	65,199.37	Interest Earned	52.60
* The above balances correspond to the service charge cycle for this account.		<b>Debits (-)</b>	<b>2,731.81</b>
		Regular Checks Paid	1,927.54
		Electronic Withdrawals	24.37
		Deposit Correction Debits	779.90
		<b>Total Service Charges (-)</b>	<b>0.00</b>
		<b>Ending Balance</b>	<b>\$71,797.47</b>

*189,132.06 MI CLASS 8/16/09 interest*  
260,929.53

Average Percentage Yield Earned this period 0.954%  
 Interest paid last year \$973.89

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
01/02	7,150.13	Taxes	Remote	01/16	11,722.75	Taxes	Remote
01/02	779.90	Taxes	Remote	01/23	813.32	HCF UTILITIES	Remote
01/09	779.90	VOID DUPLICATE	Remote	01/30	302.66	monarch utilities	Remote
01/09	419.25	Taxes	Remote				

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

Date	Amount	Description
01/05	700.00	BUS ONL TFR FRM CHECKING 010526 XXXXXX0405 <i>ceres rent</i>
01/30	52.60	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
01/02	386.38	1267 <i>church utilities</i>	01/23	737.32	1269 <i>Disconnect Chalet electric</i>
01/08	727.60	1268 <i>church gas</i>	01/23	76.24	1270 <i>Christmas Decor Acc</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
01/02	779.90	DEPOSIT CORRECTION DEBIT <i>VOIDING DUPLICATE DEPOSIT</i>
01/21	24.37	HUNTINGTON CARD AUTO PYMT 260120 XXXXXXXXXXXX7773 <i>Christmas Cords</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
12/31	51,808.77	01/08	58,544.92	01/21	71,442.45
01/02	58,572.52	01/09	59,744.07	01/23	71,442.21
01/05	59,272.52	01/16	71,466.82	01/30	71,797.47

**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**

January 31, 2026  
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Account Number: MI-01-0875-0002

TIFA

**Account Summary**

Average Monthly Yield: 3.8420%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	188,515.97	0.00	0.00	616.09	616.09	188,845.20	189,132.06

**Transaction Activity**

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
01/01/2026	Beginning Balance			188,515.97	
01/31/2026	Income Dividend Reinvestment	616.09			
01/31/2026	Ending Balance			189,132.06	

Tel: (855) 382-0496

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



City of Hart  
 407 S. State St.  
 Hart, MI 49420

**BOARDS – COMMITTEES - COMMISSIONS  
 APPLICATION FOR APPOINTMENT - REAPPOINTMENT TO  
 SERVE ON CITY ADVISORY BOARDS – COMMITTEES - COMMISSIONS**

- |  |  |
|--|--|
| <input type="checkbox"/> Power Board                 | <input type="checkbox"/> Planning Commission                               |
| <input type="checkbox"/> Water/BioPure Board         | <input type="checkbox"/> City Council                                      |
| <input type="checkbox"/> Hart Lake Improvement Board | <input type="checkbox"/> Zoning Board of Appeals                           |
| <input type="checkbox"/> Housing Board of Review     | <input type="checkbox"/> Neglected Properties Board                        |
| <input type="checkbox"/> Park Committee              | <input checked="" type="checkbox"/> TIFA (Tax Increment Finance Authority) |
| <input type="checkbox"/> Other _____                 | <input type="checkbox"/> Hart Economic & Redevelopment Team H.E.A.R.T.     |

PLEASE CHECK OFF THE BOARDS/COMMITTEES/COMMISSIONS YOU ARE INTERESTED IN SERVING ON.

Name: Justin Adams Home Phone: \_\_\_\_\_  
 Home Address: 1298 Oceana Dr Hart, MI  
 Employer Address: 5185 N Oceana Dr Hart MI  
 Work Phone: \_\_\_\_\_ Cell Phone: 231-742-0874  
 Email Address: Justinadams742@gmail.com

What special experience, education or interest do you have for serving on each of the board(s), committees(s), commissions(s) you selected?

I am a 5th generation farmer and life long resident of Hart. I previously served on the HEART Board and on city council. I currently am the assistant farm manager for the MSU West Central Research farm that also serves as a community event space.

What other board(s), committee(s), and commission do you currently serve on or have served on in the past?

National Asparagus Festival, Oceana County Farm Bureau  
 HART City Council (past) HEART BOARD (past)

 Date: 2/11/26

Please return completed application to:

City of Hart  
 Nichole Kleiner, City Manager  
 407 S. State St.  
 Hart, Michigan 49420  
 Fax: 231-873-0100

City use only:  
 Date of Approval: