



City of Hart, Michigan

TIFA Board

April 18, 2023, 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, G. Goldberg, Tracey Lipps, Nichole Kleiner, Deborah Windell, S Hegg, Amy Trudell
3. Approval of Agenda
4. Public Comment
5. Approval of February 2023 Minutes
6. Approval of February 2023 Financials
7. Action Items
 - a. Sidewalk Requests for Proposals
 - b. Request for 60-day Extension Kristi's Pour House Property Improvement Grant for \$16,500
 - c. Request for an additional \$1000 to purchase hanging baskets with red and white geraniums for light poles along State from stop light to Commons, add two planters with flowers on top of pillars at entrance to Pocket Park for a total of \$3000 in baskets and annual flowers downtown.
8. Discussion Items
 - a. Consider reducing Property Improvement Grant Budget to \$30,000 and create new incentive to encourage art in Hart (50% reimbursement for wall mural or installation on private property within TIFA district
 - b. Ceres Property Utilities & sale of freestanding sign
 - c. Streetscape
9. Member Comment
10. Adjournment - *next regular meeting April 18, 2023*



MINUTES

Call to Order: Windell called the meeting to order at 12:30 pm. Voice rollcall was then taken.

Members Present: Tracey Lipps, Scott Hegg, Amy Trudell, Gale Goldberg, Deborah Windell

Members absent: Bill Hegg

Others present: Nichole Kleiner, Mark and Elisabet Forner, Barbara Marczak & Matt Levandoski – Prein&Newhoff

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

Public Comments: none

October Minutes: Goldberg wanted to clarify that the board did not make a “recommendation” as to where to the pop up shops would be located, it was only a discussion and the consensus was that the board did not support the pop up shops being located in the Walkers parking lot. Motion by Lipps, supported by Trudell, to approve the corrected January minutes. Motion carried.

Financials: Motion by Trudell, supported by Goldberg, to approve January & February financials. Motion carried.

Action Items:

1. Nichole reported that Kristi’s Pour House and Bakery on the Corner Property Improvement Grants have expired. The board asked Nichole to reach out to see if they would like to request an extension.
2. Motion by Goldberg, supported by Lipps to grant a 6-month extension to Travis Larson for his Property Improvement Grant. Motion carried.
3. Motion by Goldberg, supported by Lipps, to grant a 6-month extension to Lakeside Fitness for their Property Improvement Grant. Motion carried.
4. Motion by S. Hegg, supported by Lipps, to award AA Fully Furnished a \$1900 Property Improvement Grant to paint the brick wall on the west end of their building. Motion carried.
5. After an overview of the Pink Elephants redevelopment plans from Mark Forner there was a motion by Goldberg, supported by Trudell to award Pink Elephant a \$10,500 Property Improvement Grant for new siding, windows and awnings to their building. The Forner’s also stated the urgency to replace/repair the sidewalk in front of their building as they were promised by the city manager in 2022.

Discussion Items

1. Nichole reported that the Hart Commons bathroom drinking fountain has been put back on the building.
2. Nichole reported that her and Deborah closed on the Ceres Solutions property on March 8, 2023.

Streetscape Presentation Prein & Newhoff

1. Barbara and Matt from Prein & Newhoff presented conceptual designs for a pedestrian friendly downtown.

Communications From Members: Goldberg asked if the board could vote on annual flowers for downtown. The board was in favor. Motion by Goldberg, supported by Trudell to authorize “up to” \$2000 for the purchase of flowers and hanging baskets downtown.

The board asked Nichole what the status of the sidewalk project was and she stated that she did not believe that a request for bids had been posted yet. Board discussed how to move the project along with an emphasis on making sure we aren’t holding up Pink Elephant’s redevelopment project. Nichole agreed to speak with the city manager to see what the status is and is willing to prepare and RFP on behalf of TIFA if there has been no progress.

Adjournment: Meeting adjourned at 2:34 pm.

The next regularly scheduled meeting is April 18, 2023 at 1:00 pm.

Respectfully submitted Nichole Kleiner, Community & Economic Development Director

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Account: -----9172

Statement Activity From:
 03/01/23 to 03/31/23

Days in Statement Period 31
 Average Ledger Balance* 256,017.69
 Average Collected Balance* 256,017.69

* The above balances correspond to the
 service charge cycle for this account.

Beginning Balance	\$272,892.07
Debits (-)	22,566.00
Regular Checks Paid	3,556.00
Other Debits	19,010.00
Ending Balance	\$250,326.07

Interest paid last year \$99.84

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
03/13	2,857.50	1093	03/14	698.50	1094

(*) 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.

Other Debits (-)

Account:-----9172

Date	Amount	Description
03/08	19,010.00	WITHDRAWAL

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
02/28	272,892.07	03/13	251,024.57		
03/08	253,882.07	03/14	250,326.07		

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