

City of Hart, Michigan
TIFA Board
June 10, 2021, 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, S. Hegg, S. Bruch, T. Lipps
3. Approval of Agenda
4. Public Comment
5. Approval of May 2021 Minutes
6. Approval of Financials & Budget Update – Splane
7. Action Items
 - a. Authorize Spending for Wayfinding Signage Design
 - b. 3 E Main St – Ceres Solution and 2019 TIFA Plan Amendment
 - c. Schedule Annual Meeting
 - d. Merging Hart Economic and Redevelopment and TIFA Boards
 - e. Authorize Purchase of Hart Commons Shade Canopy
8. DISCUSSION ITEMS
 - a. Streetscape Update
 - b. Music on the Commons Posters & Brochures
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting July 8, 2021 immediately following the 1pm annual meeting*

References

6. Financials & Budget Update (\$18,118.58 difference in checking vs balance sheet)

2019 TIFA PLAN Appendix 2c. - The City of Hart applied for and received a Community Development Block Grant from the Michigan Economic Development Corporation to build the Pocket Park in accordance with the design submitted by Hart Main Street. 10% of the total costs are committed by the TIFA, as the required grant cash match. The TIFA will cap its annual maintenance contribution to 20% of the total annual maintenance costs for the **Pocket Park**.

Estimated costs and timelines:

Total project costs: \$360,000.00

TIFA match: 36,000.00

Timeline: (Complete engineering, construction & build-out) Fall of 2020

125.4820 Budget; submission; approval; cost of handling and auditing funds. Sec. 820. (1) The director of the authority shall submit a budget to the board for the operation of the authority for each fiscal year before the beginning of the fiscal year. The budget shall be prepared in the manner and contain the information required of municipal departments. After review by the board, the budget shall be submitted to the governing body. The governing body must approve the budget before the board may adopt the budget. Unless authorized by the governing body or this part, funds of the municipality shall not be included in the budget of the authority.

7.c. Annual Meeting Requirements

(4) Each year, the board of an authority shall hold not fewer than 2 informational meetings. Notice of an informational meeting shall be posted on the municipality's or authority's website not less than 14 days before the date of the informational meeting. Not less than 14 days before the informational meeting, the board of an authority shall mail notice of the informational meeting to the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act. As an alternative to mailing notice of the informational meeting, the board of the authority may notify the clerk of the governing body of each taxing jurisdiction levying taxes that are subject to capture by an authority under this act by electronic mail. The informational meetings may be held in conjunction with other public meetings of the authority or municipality.

7.d. TIFA Board Member Appointment Update

125.4204 Sec. 204. (1) Except as provided in subsections (7), (8), and (9), an authority shall be under the supervision and control of a board consisting of the chief executive officer of the municipality or his or her designee from the governing body of the municipality and not less than 8 or more than 12 members as determined by the governing body of the municipality. Members shall be appointed by the chief executive officer of the municipality, subject to approval by the governing body of the municipality. Not less than a majority of the members shall be persons having an interest in property located in the downtown district or officers, members, trustees, principals, or employees of a legal entity having an interest in property located in the downtown district. Not less than 1 of the members shall be a resident of the downtown district, if the downtown district has 100 or more persons residing within it. Of the members first appointed, an equal number of the members, as near as is practicable, shall be appointed for 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. ... (5) All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

May 13, 2021, at 1:00 pm

MINUTES –DRAFT

Members Present via Zoom or in-person: Steve Bruch, Bill Hegg, Gale Goldberg, Scott Hegg, Tracey Lipps

Members absent:

Others present: HEART Director – Nichole Steel, Rob Splane, Karla Swihart

Call to Order: Mr. Bruch called the meeting to order at 1:03 pm. Voice rollcall was then taken.

March Minutes: Motion by Lipps, supported by Goldberg to approve March 2021 minutes. Motion carried.

Public Comments: None

May Agenda:

Motioned by Bruch, supported by Lipps to approve the agenda. Motion carried.

March Financials:

Goldberg asked why auditor did not catch approx. \$200k overage in TIFA funds captured. Bruch added that it would be nice to know which taxing units are contributing. (Steel) Kleiner added that according to the clerk, a quick tax disbursement to the county occurred in the amount of \$190,283.86 because calculation percentages were setup incorrectly last year. The money was transferred into the general fund to cover the tax account which did not have enough funds to pay the county what we owe, because TIFA got paid too much. Bruch referred to it as a glitch, the clerk assured the board that the glitch has been fixed. Bruch asked to see a copy of where/when the money was transferred and something from the county showing which taxing units are part of this equation. Bruch contacted the MI Downtown Association who held PA57 training that Bruch attended. She explained that the county should be disclosing who funds are being disbursed to. Karla is under the understanding that part of the confusion is that this is the first year that funds were disbursed to TIFA, that this is “new”. Bruch thought something changed on the county’s tax base, from what he understood from city manager Ladner, which is why our funds increased so much. Lipps asked when we would know what actual funds we have to work with, Swihart stated, “hopefully, by the beginning of June because the new taxes go out and everything has to be balanced by then.” Splane agreed to provide historical data on the topic as he sifts through the city manager emails. S Hegg stated that MaryLou at the county is looking for TIFA’s adopted documents from 1983 for the formation of TIFA. Bruch read from the 1997 TIFA renewal which states, “tax increment financing generates revenue based on captured SEV over and above the established level, each taxing jurisdiction will continue to level taxes against the original SEV of 4.7 million. This is the answer to her question, the 1997 TIFA renewal document reiterates what the 1983 document says. Bruch read section 12 & 13, “the authority will only capture new valuation, minus any loss.” It was recommended that Splane ask city attorney, clerk and county treasurer to look into and let us know what we have to work with and ensure that we are reporting correctly. Bruch added that TIFA rep he spoke to at the MDA advised that taxing units do not have the ability to opt out when a new mileage passes and that the TIF should have been disclosed to voters. Bruch requested that Interim Manager Splane work with TIFA on the FY21-22 budget. Splane stated that he will go over the budget with TIFA at its June meeting. In summary, the board asked Splane to provide at its June meeting:

- FY20-21 check register (the board has never seen what’s getting paid out)
- Current balance
- Where TIFA revenue is coming from

- Splane added that he plans to provide TIFA with reports showing past state, current state and future state of TIFA showing what happened with the financials, in addition to a clearer budget.

Motion by Bruch supported by Goldberg to not approve the financials. Motion carried.

- Motion by Goldberg, supported by Bruch to approve the 02/11/21 minutes. Motion carried.

Action Items:

- Property Improvement Grant request – 117 S State Oceana Land Title
 - Motion by Bruch, supported by Goldberg to approve the grant request in the amount of \$2,200 to Oceana Land Title to construct a wood-framed canopy across the front of 117 State as proposed in grant application. Motion carried.

Discussion Items:

1. TIFA Board Member Opening – Goldberg believes that there are two openings on the TIFA board and reminded the board that the mayor is responsible for appointing new members.
2. 2021 Sidewalks – no bids went out, no action. Will work with DPW as they plan for water line replacements in downtown. Need to find out what their timeline is. Splane offered to go through Lynne’s emails to find out what has gotten done so far. Goldberg asked Splane to clarify if engineers will complete drawings with final streetscape design to include new trees or is this something TIFA needs to do separately?
3. 3 E Main St – Ceres Co-op Environmental – MEDC Visioning – Nichole asked if TIFA thinks we should use our free visioning offered thru the MEDC to come up with drawings of what we’d like to see the Ceres Solution used as. It was decided to form a small group to meet w/ Ceres to see if and how much they would sell to the city for and start there. Splane asked board if this location would be a priority for MEDC services and it was agreed to be a priority. TIFA asked Splane to check with attorney on what the process is for city acquisition.
4. 2021 Budget Priorities – projects identified are a shade canopy for the commons, wayfinding signage, property acquisition, streetscape (sidewalks & trees), and property improvement grant. Board would like to see how much HEART has in its account from Main Street transfer & consider using towards downtown projects and better understand, with a formal request, what TIFA is funding.

Communications From Members:


- Goldberg asked why Auto Zone never came before the planning commission. She wondered if trees between Hart Brewing were required expressing concerns for the view.

Adjournment:

- Being no further business, Bruch moved, supported by Lipps, to adjourn the meeting at 2:20 pm. Motion carried.

The next regularly scheduled meeting will be in person on May 10, 2021, at 1:00 pm.

Respectfully submitted,



Nichole Steel
Community & Economic Development Director



REPORTS - ACTIVITY FROM 05/03/2021 TO 06/01/2021

..9172 / CITY OF HART TIFA Bank: HNB / Currency: USD

Summary Balances as of 05/28/2021

Account Type			Public Funds	Business Interest	Checking
Ledger Balance	\$228,548.59	Collected Balance			\$228,548.59
Opening Available	\$228,548.59				
NSF Amount	\$0.00	One Day Float			\$0.00
Two Or More Days Float	\$0.00				
Total Debits (1)	-\$10,060.00	Total Credits (1)			\$2.01

Transactions

Opening Ledger Balance as of 05/03/2021							\$238,606.58
<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Cust Ref #</u>	<u>Bank Ref #</u>	<u>Debit Amount</u>	<u>Credit Amount</u>	<u>Running Balance</u>
05/28/2021	INT	INTEREST EARNED		2800008865		\$2.01	\$238,608.59
05/28/2021	CHK	CHECK PAID	0000001077	0525071289	-\$10,060.00		\$228,548.59
Account Totals					-\$10,060.00	\$2.01	

Pending Transactions

No records were found matching your selection.

CITY OF HART: KARLA SWIHART

Checking Balances: \$ 228,548.59
 Balance Sheet total: - 210,430.01
 \$ 18,118.58

transferred to general Fund for pocket park

User: KARLA
DB: Hart City

Fund 215 TIFA

GL Number	Description	PERIOD ENDED 05/31/2020	PERIOD ENDED 05/31/2021
*** Assets ***			
215-000.000-000.177	Void	0.00	0.00
215-000.000-001.000	CASH-OPERATING	80,520.94	210,430.01
215-000.000-001.100	Certificate of Deposit	0.00	0.00
215-000.000-001.110	DebtServFd(WaterControlSysBon	0.00	0.00
215-000.000-001.120	CDIII	0.00	0.00
215-000.000-009.000	Clearing (AJE)	0.00	0.00
215-000.000-040.000	ACCOUNTS RECEIVABLE	0.00	0.00
215-000.000-040.040	Grants Receivable	0.00	0.00
215-000.000-078.100	LOAN RECEIVABLE	0.00	0.00
215-000.000-080.275	DueFm#275(NPP-Beautification)	0.00	0.00
215-000.000-080.495	DueFm#495(Courtland/NPP)	0.00	0.00
215-000.000-080.580	Due Fm 580	0.00	0.00
215-000.000-084.101	DUE FROM GENERAL FUND	0.00	0.00
215-000.000-084.204	DUE FROM Fd 204 (2M1StImpr)	0.00	0.00
215-000.000-130.000	LAND	0.00	0.00
Total Assets		80,520.94	210,430.01
*** Liabilities ***			
215-000.000-202.000	ACCOUNTS PAYABLE	0.00	0.00
215-000.000-214.010	Loan Payable to FMB (Oc)	0.00	0.00
215-000.000-214.580	DUE TO HYDRO	0.00	0.00
Total Liabilities		0.00	0.00
*** Fund Balance ***			
215-000.000-390.000	FUND BALANCE	77,448.74	62,384.37
Total Fund Balance		77,448.74	62,384.37
Beginning Fund Balance		77,448.74	62,384.37
Net of Revenues VS Expenditures		3,072.20	148,045.64
Ending Fund Balance		80,520.94	210,430.01
Total Liabilities And Fund Balance		80,520.94	210,430.01

EXPENDITURE REPORT FOR CITY OF HART
 Balances as of 06/30/2021
 % Fiscal Year Completed: 100.00
 Fund 215 - TIFA

GL Number	Description	2019-20 YEAR END ACTIVITY	2020-21 Orig Budget	2020-21 Amended Budget	YEAR-TO-DATE THRU 06/30/21	Available Balance	% Used
Expenditures							
Department 000.000:							
215-000.000-740.100	Materials	197.73	0.00	0.00	0.00	0.00	100.00
215-000.000-801.000	PROFESSIONAL SERVICES	32,586.95	0.00	0.00	0.00	0.00	100.00
215-000.000-801.209	Assessing Services	0.00	2,200.00	2,200.00	0.00	2,200.00	0.00
215-000.000-818.000	CONTRACTURAL SERVICE	18,116.57	0.00	0.00	0.00	0.00	100.00
215-000.000-880.000	COMMUNITY PROMOTIONS	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
215-000.000-970.982	DowntownRevitalization						
03/04/2021	GJ	PROPERTY IMPROVEMENT GRANT-HEGGS FURNITU	144712	14,285.50	JE# 9789		
05/26/2021	CD	SUMMARY CD 05/26/2021	145075	10,060.00			
215-000.000-970.982	DowntownRevitalization	0.00	40,000.00	40,000.00	24,345.50	15,654.50	60.86
215-000.000-998.005	Bank Fee Charges						
07/31/2020	GJ	INT/BNK FEES TIFA JULY 9172 HUNT	140295	20.00	JE# 9586		
07/31/2020	GJ	CORRECT BNK FEES TIFA ACCT JULY 9172	140299	15.00	JE# 9590		
215-000.000-998.005	Bank Fee Charges	20.00	0.00	0.00	35.00	(35.00)	100.00
215-000.000-998.100	TRANSFER TO OTHER FUNDS						
03/16/2021	GJ	TRANSFER FROM TIFA TO TAX ACCOUNT	143946	2,690.45	JE# 9758		
03/16/2021	GJ	TO REVERSE MANUAL JOURNAL ENTRY: 9758	144465	(2,690.45)	JE# 9778		
215-000.000-998.100	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	100.00
215-000.000-999.245	Sidewalk Replacement						
03/04/2021	CD	SUMMARY CD 03/04/2021	143713	14,285.50			
03/04/2021	CD	SUMMARY CD 03/04/2021	143711	14,285.50			
03/04/2021	CD	HALLACK CONTRACTING	143712	(14,285.50)	Check #: '1075 TIFA' Vendor '0194'.		
03/04/2021	GJ	PROPERTY IMPROVEMENT GRANT-HEGGS FURNITU	144712	(14,285.50)	JE# 9789		
215-000.000-999.245	Sidewalk Replacement	0.00	35,000.00	35,000.00	0.00	35,000.00	0.00
215-000.000-999.840	HEART PROGRAM	4,500.00	9,000.00	9,000.00	0.00	9,000.00	0.00
Total - Dept 000.000		55,421.25	88,700.00	88,700.00	24,380.50	64,319.50	27.49
Total Expenditures		55,421.25	88,700.00	88,700.00	24,380.50	64,319.50	27.49

06/01/2021

REVENUE AND EXPENDITURE REPORT FOR CITY OF HART
PERIOD ENDING 06/30/2021

GL NUMBER	DESCRIPTION	YTD BALANCE	
		2020-21 AMENDED BUDGET	06/30/2021 NORMAL (ABNORMAL)
Fund 215 - TIFA			
Revenues			
Dept 000.000			
215-000.000-402.000	CURRENT PROPERTY TAXES	110,525.26	172,370.84
215-000.000-540.000	STATE GRANT	0.00	0.00
215-000.000-665.000	INTEREST ON INVESTMENTS	70.00	55.30
215-000.000-676.204	Contrib. Fm 2 ml St Program	0.00	0.00
215-000.000-676.273	TfFmNPPGrantRehabToTIFA	0.00	0.00
215-000.000-677.000	REIMBURSEMENTS	0.00	0.00
215-000.000-694.000	MISCELLANEOUS	0.00	0.00
215-000.000-694.100	Loan Proceeds	0.00	0.00
215-000.000-699.000	USE OF CASH RESERVES	0.00	0.00
215-000.000-699.204	From Fd 204 (StImprFd)	0.00	0.00
215-000.000-699.291	From Fd 291	0.00	0.00
215-000.000-699.400	OTHER REV-WTR/SEW/HYD	0.00	0.00
Total Dept 000.000		110,595.26	172,426.14
TOTAL REVENUES			
		110,595.26	172,426.14
Expenditures			
Dept 000.000			
215-000.000-740.100	Materials	0.00	0.00
215-000.000-801.000	PROFESSIONAL SERVICES	0.00	0.00
215-000.000-801.075	Marketing Grant City Share	0.00	0.00
215-000.000-801.209	Assessing Services	2,200.00	0.00

215-000.000-818.000	CONTRACTURAL SERVICE	0.00	0.00
215-000.000-880.000	COMMUNITY PROMOTIONS	2,500.00	0.00
215-000.000-900.000	PRINTING AND PUBLISHING	0.00	0.00
215-000.000-970.000	Capital Outlay	0.00	0.00
215-000.000-970.009	Property Acquisition	0.00	0.00
215-000.000-970.010	Sidewalk Program	0.00	0.00
215-000.000-970.594	COURTLAND/JEFFERSON CAPITAL OUTLAY	0.00	0.00
215-000.000-970.982	DowntownRevitalization	40,000.00	24,345.50
215-000.000-982.237	Share E.Main Lift (TIFA)	0.00	0.00
215-000.000-982.247	TIFA Dist Street Paving	0.00	0.00
215-000.000-982.248	Land Acquisition	0.00	0.00
215-000.000-998.000	MISCELLANEOUS	0.00	0.00
215-000.000-998.005	Bank Fee Charges	0.00	35.00
215-000.000-998.100	TRANSFER TO OTHER FUNDS	0.00	0.00
215-000.000-999.101	TRANSFER TO GENERAL FD	0.00	0.00
215-000.000-999.245	Sidewalk Replacement	35,000.00	0.00
215-000.000-999.271	TRANSFER TO LIBRARY	0.00	0.00
215-000.000-999.273	Tf to Fd 273	0.00	0.00
215-000.000-999.405	Tf to #405 (MiTranspConst)	0.00	0.00
215-000.000-999.442	TRANSFER TO SIDEWALK	0.00	0.00
215-000.000-999.495	Transfer To Courtland St Proj	0.00	0.00
215-000.000-999.540	BEAUTIFICATION COMMISSION	0.00	0.00
215-000.000-999.590	TRANSFER TO SEWER	0.00	0.00
215-000.000-999.800	Facility Rehabilitation	0.00	0.00
215-000.000-999.840	HEART PROGRAM	9,000.00	0.00
Total Dept 000.000		88,700.00	24,380.50
Dept 906.000 - DEBT SERVICE			
215-906.000-992.000	PRINCIPAL PAYMENTS	0.00	0.00
215-906.000-995.000	INTEREST EXPENSE	0.00	0.00
Total Dept 906.000 - DEBT SERVICE		0.00	0.00
TOTAL EXPENDITURES		88,700.00	24,380.50

Fund 215 - TIFA:

TOTAL REVENUES	110,595.26	172,426.14
TOTAL EXPENDITURES	88,700.00	24,380.50
NET OF REVENUES & EXPENDITURES	<u>21,895.26</u>	<u>148,045.64</u>

CITY OF HART

TAX INCREMENT FINANCE AUTHORITY
TAX INCREMENT FINANCING REVENUE PROJECTION

12/31/2018

Taxing Authority	Estimated 2018 Millage Rate	TIFA District			Tax Increment Financing Captured Tax Revenues
		TIFA District Property Tax Revenue Based on TV of \$31,795,595	2018 Property Tax Revenue Based on TV of \$33,272,188	Property Tax Levi Increase In 2018 \$1,476,593	
Oceana County:					
Allocated	4.8500	154,208.64	161,370.11	7,161.47	7,161.47
Senior Citizen	0.4964	15,783.33	16,516.31	732.98	732.98
ECMCF Improvements	0.0000	0.00	0.00	0.00	0.00
Ambulance & EMS	0.2482	<u>7,891.67</u>	<u>8,258.16</u>	<u>366.49</u>	<u>366.49</u>
Totals		<u>177,883.64</u>	<u>186,144.58</u>	<u>8,260.94</u>	<u>8,260.94</u>
City of Hart:					
Operating	5.9888	190,417.46	199,260.48	8,843.02	8,843.02
Street Millage	0.9882	<u>31,420.41</u>	<u>32,879.58</u>	<u>1,459.17</u>	<u>1,459.17</u>
Totals		<u>221,837.87</u>	<u>232,140.06</u>	<u>10,302.19</u>	<u>10,302.19</u>
Cemetery:					
Operating	0.1600	5,087.30	5,323.55	236.25	236.25
Hart Public Schools:					
Operating	1.0992	34,949.72	36,572.79	1,623.07	1,623.07
Extra Voted	0.9875	31,398.15	32,856.29	1,458.14	1,458.14
Special Operating	0.0000	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Totals		<u>66,347.87</u>	<u>69,429.08</u>	<u>3,081.21</u>	<u>3,081.21</u>
Total Property Tax Levied		<u><u>439,736.27</u></u>	<u><u>460,157.69</u></u>	<u><u>20,421.42</u></u>	<u><u>20,421.42</u></u>



**CITY OF HART
REQUEST FOR TIFA ACTION**

FROM: Nichole Steel, Economic and Community Development Director

SUBJECT: Authorize Spending for Wayfinding Signage Design

SUMMARY & BACKGROUND

Appendix 2.d. of the 2019 TIFA Plan has identified that improved “wayfinding signage system to connect the city to its many character-defining elements” as a priority with an estimated cost of \$95,000 and a timeline goal of 2025. The plan states, “Wayfinding is the experience of an individual making their way through an unfamiliar environment. When the information needed is provided in a thoughtful and cohesive fashion, the unfamiliar quickly becomes comfortable, friendly and welcoming. Consistency in terminology and graphics builds trust in a wayfinding program and give the user the confidence that the information presented is accurate, up-to-date and part of an overall system. Connecting public spaces that showcase Hart’s neighborhoods and unique character, promoting walking and bicycling, promoting the history of Hart and its historic architecture and creating a consistent image for the TIF District are all goals of a wayfinding system.

An RFP for Wayfinding Designs was published and open for submissions until May 7th. The HEART Board reviewed the bids narrowing them down to two Michigan-based sign companies, Pixel Grafix Studio, Hart, MI and Valley Sign, Comstock Park, MI.

WAYFINDING BIDS COMPARISON		
	Valley Sign	Pixel Grafix
Experience in the local market	minimal	yes - located in Hart
Examples of some prior projects relevant to your niche	over 60 municipal wayfinding clients	limited
Experience working with MDOT	yes	no
Resources and active in-house team members	yes	yes
Cost	\$9,975	\$8,000 - \$12,000

STRATEGIC PLANNING/PURPOSE

Promotion, marketing and branding Hart to create a welcoming, cohesive look for the city

RECOMMENDED ACTION

The TIFA district represents approximately 50% of the City of Hart. It is recommended that TIFA authorize spending in the amount (not to exceed) \$6,000 equal to 50% of the highest bid for the cost of wayfinding design and recommend which sign company to hire, to HEART.



**CITY OF HART
REQUEST FOR TIFA ACTION**

FROM: Nichole Steel, Economic and Community Development Director

SUBJECT: Merging Hart Economic and Redevelopment and TIFA Boards

SUMMARY & BACKGROUND

Currently, the HEART board needs a minimum of three new board members and the TIFA board needs a minimum of three new board members. While reading through Michigan Compiled Laws (MCL) and Public Act 57, I found the following statute:

125.4304 Board; composition; chairperson; oath of member; rules governing procedure and meetings; meetings open to public; removal of member; publicizing expense items; financial records open to public. Sec. 304.

(1) The authority shall be under the supervision and control of a board chosen by the governing body which may by majority vote designate any 1 of the following to constitute the board:

(a) The board of directors of the economic development corporation of the municipality established pursuant to the economic development corporations act, 1974 PA 338, MCL 125.1601 to 125.1636.

(b) The trustees of the board of a downtown development authority established pursuant to part 2.

(c) The trustees of the board of an urban redevelopment corporation established pursuant to the urban redevelopment corporations law, 1941 PA 250, MCL 125.901 to 125.922.

(d) The members of the commission established pursuant to 1945 PA 344, MCL 125.71 to 125.84.

(e) In a municipality that has a population of less than 5,000, the planning commission of the municipality established pursuant to Michigan planning enabling act, 2008 PA 33, MCL 125.3801 to 125.3885.

The City of Portage combined their EDC, TIFA and Brownfield boards years ago and their Community Development Director states that it works great, they meet “as needed”.

This proposal would not restrict HEART’s ability to serve the entire city, instead it would require a broader scope of decision-making (citywide) from the current TIFA board. Under this proposal, both entities would maintain their own bylaws, separate bank accounts/reporting and budgets.

STRATEGIC PLANNING/PURPOSE

Consolidation to improve efficiencies, communication, fill board member vacancies and avoid duplication of efforts.

RECOMMENDED ACTION

Vote to merge the Hart Economic and Redevelopment Team and TIFA Boards into one governing body.



REFERENCES

Current HEART Board Members:

Jake Tufts	HEART
Scott Beal	HEART
Tracey Lipps	HEART/TIFA
Mark Platt	HEART

Gayle Forner	TIFA
Steve Bruch	TIFA
Scott Hegg	TIFA
Bill Hegg	TIFA
Tracey Lipps	TIFA/HEART

Proposed HEART/TIFA Board:

1. Gayle Goldberg TIFA
2. Steve Bruch TIFA
3. Scott Hegg TIFA
4. Bill Hegg TIFA
5. Jake Tufts HEART
6. Scott Beal HEART
7. Traci Lipps HEART/TIFA
8. Mark Platt HEART
9. Fred Rybarz COUNCIL

Current TIFA Board Members:



June 10, 2021

Hart Economic and Redevelopment Team

CITY OF HART REQUEST FOR TIFA ACTION

FROM: Nichole Steel, Economic and Community Development Director

SUBJECT: Shade Canopy Band Shelter for The Commons Park

SUMMARY & BACKGROUND

In 2019, as a board member of Hart Main Street, Tracey Lipps presented to Hart City Council drawings and a quote for approx. \$5,000 to build a wooden band shelter at The Commons on the decking along the lakeside. This Lions Club donated \$1,500 towards this project, the funds are with the City of Hart.

In addition to the large increase in the cost of lumber, the decking board at the proposed location has started pulling away from the ground. The DPW advised that building here would require an engineer's assessment/recommendation to ensure the weight does not create further damage.

Alternatively, the TIFA Board asked me to research the cost of removable pole mount shade structures, installed in the corner of the park (lakeside).

STRATEGIC PLANNING/PURPOSE

To complete next phase of Hart Commons development as identified in the 2019 TIFA Development Plan, Section B of Appendix 2

RECOMMENDED ACTION

Authorize spending for one of the following shade sales from Willy Goat Toys & Playgrounds and consider sharing the cost with the Hart Economic & Redevelopment Team:



14x14-ft Single Post Pyramid cantilever shade structure w/ engineered drawings and 90 mph wind load

\$5,700



10x12-ft rectangle hip roof with cantilever posts w/ engineered drawings and 90 mph wind load

\$7,400



20x20x20-ft triangle with 3 columns and peaked roof line w/ engineered drawings and 90 mph wind load

\$5,271

REFERENCES

Aerial of Hart Commons Park

