



City of Hart, Michigan

TIFA Board

June 18, 2024, 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, Caleb Griffis
3. Approval of Agenda
4. Public Comment
5. Approval of May 2024 Minutes
6. Approval of May Financials
7. Action Items
 - a. Review & Adopt TIFA Bylaws
8. Discussion Items
 - a. Match on Main Grant Update
 - b. Church Review Committee Update
 - c. Dale & Gale Window Replacement – Property Improvement Grant
 - d. Walkers Parking Lot Update
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting June 16, 2024*



MINUTES

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

Members Present: Caleb Griffis, Gale Goldberg, Tracey Lipps, Bill Hegg, S Hegg, Amy Trudell

Members absent: Deborah Windell

Others present: Nichole Kleiner, Wesley VanderWilk, Gary Nienhuis, Paul Heffner, Anthony DeMatteo, Chad Gale, Tim & Patty Kersjes, Rich Lantz

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

Public Comment:

5 Star Realty, Rich Lantz provided an overview of his Property Improvement Grant Request indicating that he would like to create an entrance on the east elevation to include a door and wall for exterior access to the back half of his building (behind 5-Star). He intends to rent this space to a business. The board had questions about whether not this would eliminate a parking space. Lantz shared that he had discussed this with the city manager who thought it was feasible to utilize the parking space directly in front of the entrance to allow room for Lantz to install a canopy.

Dark Water Coffee, Anthony DeMatteo spoke in regard to the letter of intent he submitted to TIFA for consideration of selling the middle “block” building on the church property to him and his wife to move coffee roasting operations from the Starting Block to a visible location – open to the public for retail sales, tastings, demonstrations and eventually tea sales.

Elevate Oceana, Wes VanderWilk, Gary Nienhuis, and Paul Heffner spoke in regards to their letter of intent to TIFA for consideration of selling the home on the church property to Elevate Oceana for use as additional housing to keep up with the number of requests from men interested in their sober living program. The also request that TIFA sell the church to Elevate Oceana to used as a Celebrate Recovery Chapter, meetings, bible studies, women’s ministry meetings, weekend retreats and a partnership with a Spanish Church who is interested in using the chapel for Sunday services.

Radiant Church, on behalf of Radiant Church, Nichole shared an overview of the letter of intent Radiant submitted to TIFA for consideration of selling the house and middle building to the church as meeting space, events, church outreach programs, celebrate recovery, supply drives, etc. The church is hoping this opportunity would be a “first step” toward developing an outreach hub in Oceana County.

Main Street Spa, Tim & Patty Kersjes spoke on behalf of the Property Improvement Grant Request they submitted explaining that the funds would be used to create a “community healing & art gallery”. The Kersjes’ plan to clean up an area that abuts the street department and create a space that is relaxing and open to the public to enjoy.

Morningside Pallet, Chad Gale asked the board if they would consider leasing or selling the ceres co-op mill building or the church to his business. He is very uncertain about the future of the building he is renting since his rent doubled and he was reduced to a month to month lease. Nichole suggested that Gale meet with her one on one to discuss and prepare a proposal for the TIFA board in June.

Approval of April 2024 Minutes – motion by Lipps, supported by Griffis, to approve the April 2024 minutes. Motion carried.

Approval of April Financials – Nichole reviewed the financial reports. TIFA’s checking balance is \$392,390.89. Trudell questioned why the gas payment for the church property was over \$1000. Nichole agreed to report back in June. Motion by Trudell, supported by Griffis to approve the April financials.

Action Items:

Property Improvement Grant Applications – Nichole reported that LaFiesta withdrew their request from April which leaves \$18,291 remaining in the 24-25 available grant funds. 53 & 55 S State Street forfeited funds (they will not be completed the proposed façade renovations), leaving an excess of \$13,124 in the 23-24 fund balance. The following grant applications were presented to TIFA:

- i. Elevate Oceana @ 301 S State St \$8,700 for siding and @ 111 Church St \$8,600 for siding = \$17,300.
- ii. Main Street Spa @ 302 Hanson St \$4,195 for landscaping (healing garden)
- iii. Five Star Realty @ 109 E Main St \$10,000 to add a door and window on east wall (lake facing)

Motion by B. Hegg, supported by Griffis, to allocate \$17,300 to Elevate Oceana for siding projects at 301 S State St and 111 Church St using remaining FY 24-25 Property Improvement grant funds. Motion carried.

Motion by Tracey, supported by S Hegg to allocate \$4,195 to Main Street Spa for landscaping from the remaining FY 23-24 Property Improvement grant funds. Motion carried.

Motion by Trudell, supported by S Hegg to allocate \$6,500 to Five Star Realty at 109 E Main St for a new entry door and window from the remaining FY 23-24 Property Improvement grant funds. Motion carried.

Adopt TIFA Bylaws – After a brief review of the proposed bylaws required to become recertified as a redevelopment ready community, a few changes were suggested. It was requested that Nichole send the previous bylaws that became void upon the dissolution of Hart Main Street, together with the proposed bylaws for the board to review for adoption at the June meeting. Item tabled.

Authorize Administrator to solicit Request for Proposals for Completion of Walkers Parking Lot – Nichole shared the proposal, specs and drawings Prein & Newhof prepared for completion of the Walkers Parking Lot and asked if TIFA would consider allocating the \$180k in the streetscape budget towards finishing this lot in 2024. Motion by Trudell, support by Lipps, to authorize the administrator to seek bids for completion of the Walkers Parking Lot.

Authorize the 24-25 TIFA Budget to present to city council – motion by S Hegg, supported by Trudell to present the TIFA 24-25 Budget to Hart City Council as presented.

Discussion Items

- a. **Establish a committee for 408 S State St for recommendation to the board.** Nichole suggested forming a committee to review the proposals for 408 S State Street and make a recommendation. S Hegg asked that TIFA aim to make a decision no later than Oct. 1, 2024. With support from the board, Amy Trudell & Bill Hegg volunteered for the committee.
- b. **TIFA Informational Meeting held May 14th at 1:30 PM and scheduled for June 5, 2024.** Nichole reported that the two required informational meetings in accordance to MCL 125.4910(4) have been scheduled and the clerk of each taxing jurisdiction has been notified.
- c. **High interest savings account** – The city clerk/treasurer has been given a copy of the TIFA minutes authorizing the transfer of \$175,000 from TIFA's Huntington Bank Account into a new Michigan Class account.
- d. **Appraisal Report** – Nichole shared the appraisal reports with the board which did not appear to break down each building as originally requested. After discussing whether or not TIFA should pursue more detail, it was decided to not pursue further appraisals.

Upcoming

- a. **Phase II Environmental Site Assessment Report Summary** – Nichole reported that the results of the Phase II Environmental report for Ceres was completed and will be shared with the board. The 300+ page report indicated poor air quality levels in the mill building and ground contamination in the southwest corner of the property.
- b. **Demolition Grant Opportunity through EGLE** – Nichole requested that the board authorize her to obtain quotes to demolish the two block wall buildings at the Ceres Property in preparation for new development and in preparation to apply for Egle's Michigan Environmental Justice Impact Grant. With support from the board, Nichole agreed to get quotes for demolition.

- c. **Adopt TIFA Bylaws** – Nichole presented the board with bylaws for TIFA. After a brief review, it was decided to require a 7 member board with no term limit with the stipulation that members “live, work, or have an interest” in the TIFA district. The board requested that Nichole find and share the last bylaws TIFA had. Nichole agreed to share TIFA last governing bylaws and the board would review.
- d. **Parking Lot Improvement around LaProbadita’s Dining Area** – Nichole shared that the outdoor seating area behind LaProbadita could be a hazard with no vehicle barriers in place. Decorative trees around the perimeter have been tipped over from vehicles parking too close to the pedestrian area. DPW indicated that parking barriers are not ideal because they have to be removed in the winter so the plows don’t push them around with the snow. Nichole agreed to look into other options. S Hegg suggested that TIFA could consider offering LaProbadita a grant to install a barrier wall since it would be on private property.

Public Comment –

Communications From Members: Goldberg asked if everyone had seen the 3D renderings of the streetscape proposal. A few members were absent during those meetings, Nichole agreed to email the drawing to the board along with the Phase I and Phase II environmental to the board.

Adjournment: Meeting adjourned at 2:55pm

Respectfully submitted Nichole Kleiner, TIFA Administrator



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

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Huntington Public Funds Hybrid Checking

Account: -----9172

Statement Activity From: 05/01/24 to 05/31/24		Beginning Balance	\$392,390.89
Days in Statement Period 31		Credits (+)	700.00
Average Ledger Balance* 334,493.14		Regular Deposits	700.00
Average Collected Balance* 334,425.40		Debits (-)	180,481.60
* The above balances correspond to the service charge cycle for this account.		Regular Checks Paid	5,481.60
		Electronic Withdrawals	175,000.00
		Ending Balance	\$212,609.29

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
05/03	700.00		Remote				
	<i>Ceres rent</i>						

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
05/16	217.22	1165 <i>Church utilities</i>	05/29	503.97	1168 <i>Weesies</i>
05/20	441.67	1166 <i>church gas</i>	05/31	67.04	1169 <i>flowers-water tank</i>
05/17	2,751.70	1167 <i>Street scape prein + newshel</i>	05/23	1,500.00	1170 <i>administrator Salary</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.

Other Debits (-)

Account:-----9172

Date	Amount	Description
05/22	175,000.00	BUS ONL TFR TO CHECKING 052224 XXXXXXXX0405 <i>Transfer to michigan class High interest account</i>

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
04/30	392,390.89	05/16	392,873.67	05/20	389,680.30
05/03	393,090.89	05/17	390,121.97	05/22	214,680.30

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