



City of Hart, Michigan

TIFA Board

July 8, 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 June 2021 Minutes
6. Approval of June Financials
7. Action Items
 - a. Authorize Spending for Wayfinding Signage Design
 - b. 2021 TIFA Plan Amendment Discussion
8. DISCUSSION ITEMS
 - a. CERES Acquisition Update
 - b. Board Member Recommendations
9. Member Comment
10. Adjournment - *next regular meeting August 12, 2021 immediately following the 1pm Annual Meeting*



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

June 10, 2021, at 1:00 pm

MINUTES –DRAFT

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

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

Members absent:

Others present: Nichole Kleiner, Rob Splane, Mayor Vicki Platt

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

Public Comments: None

May Minutes: Motion by Lipps, supported by Bruch to approve May 2021 minutes. Motion carried.

Financials: Board discussed the ongoing discrepancies in the financials, motion by S. Hegg, supported by Goldberg to not accept May financials. Motion carried.

- prove the 02/11/21 minutes. Motion carried.

Action Items:

- Authorize Spending for Wayfinding Signage Design – after discussion and review of two proposals being considered, Valley Sign and Pixel Grafix, the board recommended awarding the bid to Valley Sign for an amount not to exceed \$6,000. After discussion, the board requested more information on the following items before making a final decision:
 - Who owns the copywrite (B. Hegg)
 - What does maintenance and construction of the signs look like
 - How can we include Pixel Grafix in this project
- 3 E Main St – Ceres Solution and 2019 TIFA Plan Amendment – Bruch and S Hegg briefed the board on the meeting with TIFA, the city and Ceres regarding the acquisition of the property. Nichole asked the board for direction on how to proceed regarding potential contamination on the site. No action. Feedback from the board is as follows:
 - Bruch - how much liability does the TIFA assume if it is contaminated – recommends legal opinion, specific on what it can be used for if contaminated.
 - S Hegg recommends getting an estimate on demolishing the site before proceeding.
 - Splane expressed importance of “doing” something with property.
 - What does the TIFA Plan have to say to make it legal to acquire property.
 - Next step – move forward with amending plan
 - Nichole shared that CERES is now working with a Risk Manager to conduct a phase I environmental study.
- Schedule Annual Meeting – the board tentatively scheduled its annual meeting in accordance with PA59 for July 8 at 1pm.
- Merging Hart Economic and Redevelopment and TIFA Boards – after reviewing the pros and cons, it was decided to take no action on this matter and leave the boards separate for now and instead hold 1-2 meetings per year together.
- Authorize Purchase of Hart Commons Shade Canopy – Nichole shared three canopy design styles with prices ranging from \$5200-\$7400. Motion by Goldberg, supported by B Hegg not to install a shade structure due to uncertainty of ground and obstructed view. Motion failed, discussion continued. The majority of the board supported the 2 column 20x20x20 design. Further information was requested:

- What is its life expectancy/warranty
- How much is just the canopy in case we need to replace
- Is there a flame rating
- Can we purchase just the drawings?
- Can a 3D street view be provided to show what it will actually look like
- Can you get side panels
- Motion by Bruch to authorize the purchase of engineered drawings in the amount of \$800, supported by S. Hegg. Motion carried.

Discussion Items:

- Streetscape Update – Nichole shared that no timeline from DPW has been set to start the lead water line replacement.
- Music on the Commons Posters & Brochures – available to take/distribute

Communications From Members:

- None

Adjournment:

- Motion by Bruch, supported by Hegg, to adjourn the meeting at 2:25 pm. Motion carried.

The next regularly scheduled meeting is July 8, 2021, at 1:00 pm.

Respectfully submitted,



Nichole Steel
Community & Economic Development Director

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

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: 06/01/21 to 06/30/21		Beginning Balance	\$228,548.59
Days in Statement Period		Credits (+)	18,238.45
Average Ledger Balance*		Regular Deposits	18,236.53
Average Collected Balance*		Interest Earned	1.92
* The above balances correspond to the service charge cycle for this account.		Debits (-)	18,116.57
		Electronic Withdrawals	18,116.57
		Total Service Charges (-)	0.00
		Ending Balance	\$228,670.47

Average Percentage Yield Earned this period 0.009%

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
06/16	17,913.02		Remote	06/28	323.51		Remote

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

Date	Amount	Description
06/30	1.92	INTEREST PAYMENT

Other Debits (-) *Account:-----9172*

Date	Amount	Description
06/25	18,116.57	BUS ONL TFR TO CHECKING 062521 XXXXXXXX0405

Service Charge Summary *Account:-----9172*

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

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07/07/2021

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

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 06/30/2021 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2021 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 215 - TIFA						
Revenues						
Dept 000.000						
215-000.000-402.000	CURRENT PROPERTY TAXES	110,525.26	190,607.37	18,236.53	(80,082.11)	172.46
215-000.000-540.000	STATE GRANT	0.00	0.00	0.00	0.00	0.00
215-000.000-665.000	INTEREST ON INVESTMENTS	70.00	59.23	1.92	10.77	84.61
215-000.000-676.204	Contrib. Fm 2 ml St Program	0.00	0.00	0.00	0.00	0.00
215-000.000-676.273	TfFmNPPGrantRehabToTIFA	0.00	0.00	0.00	0.00	0.00
215-000.000-677.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
215-000.000-694.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
215-000.000-694.100	Loan Proceeds	0.00	0.00	0.00	0.00	0.00
215-000.000-699.000	USE OF CASH RESERVES	0.00	0.00	0.00	0.00	0.00
215-000.000-699.204	From Fd 204 (StImprFd)	0.00	0.00	0.00	0.00	0.00
215-000.000-699.291	From Fd 291	0.00	0.00	0.00	0.00	0.00
215-000.000-699.400	OTHER REV-WTR/SEW/HYD	0.00	0.00	0.00	0.00	0.00
Total Dept 000.000		110,595.26	190,666.60	18,238.45	(80,071.34)	172.40
TOTAL REVENUES		110,595.26	190,666.60	18,238.45	(80,071.34)	172.40
Expenditures						
Dept 000.000						
215-000.000-740.100	Materials	0.00	0.00	0.00	0.00	0.00
215-000.000-801.000	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00
215-000.000-801.075	Marketing Grant City Share	0.00	0.00	0.00	0.00	0.00

215-000.000-801.209	Assessing Services	2,200.00	0.00	0.00	2,200.00	0.00
215-000.000-818.000	CONTRACTURAL SERVICE	0.00	0.00	0.00	0.00	0.00
215-000.000-880.000	COMMUNITY PROMOTIONS	2,500.00	0.00	0.00	2,500.00	0.00
215-000.000-900.000	PRINTING AND PUBLISHING	0.00	0.00	0.00	0.00	0.00
215-000.000-970.000	Capital Outlay	0.00	0.00	0.00	0.00	0.00
215-000.000-970.009	Property Acquistion	0.00	0.00	0.00	0.00	0.00
215-000.000-970.010	Sidewalk Program	0.00	0.00	0.00	0.00	0.00
215-000.000-970.594	COURTLAND/JEFFERSON CAPIT	0.00	0.00	0.00	0.00	0.00
215-000.000-970.982	DowntownRevitalization	40,000.00	24,345.50	0.00	15,654.50	60.86
215-000.000-982.237	Share E.Main Lift (TIFA)	0.00	0.00	0.00	0.00	0.00
215-000.000-982.247	TIFA Dist Street Paving	0.00	0.00	0.00	0.00	0.00
215-000.000-982.248	Land Acquisition	0.00	0.00	0.00	0.00	0.00
215-000.000-998.000	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
215-000.000-998.005	Bank Fee Charges	0.00	35.00	0.00	(35.00)	100.00
215-000.000-998.100	TRANSFER TO OTHER FUNDS	0.00	0.00	0.00	0.00	0.00
215-000.000-999.101	TRANSFER TO GENERAL FD	0.00	0.00	0.00	0.00	0.00
215-000.000-999.245	Sidewalk Replacement	35,000.00	0.00	0.00	35,000.00	0.00
215-000.000-999.271	TRANSFER TO LIBRARY	0.00	0.00	0.00	0.00	0.00
215-000.000-999.273	Tf to Fd 273	0.00	0.00	0.00	0.00	0.00
215-000.000-999.405	Tf to #405 (MiTranspConst)	0.00	0.00	0.00	0.00	0.00
215-000.000-999.442	TRANSFER TO SIDEWALK	0.00	0.00	0.00	0.00	0.00
215-000.000-999.495	Transfer To Courtland St Proj	0.00	0.00	0.00	0.00	0.00
215-000.000-999.540	BEAUTIFICATION COMMISSION	0.00	0.00	0.00	0.00	0.00
215-000.000-999.590	TRANSFER TO SEWER	0.00	0.00	0.00	0.00	0.00
215-000.000-999.800	Facility Rehabilitation	0.00	0.00	0.00	0.00	0.00
215-000.000-999.840	HEART PROGRAM	9,000.00	0.00	0.00	9,000.00	0.00
Total Dept 000.000		88,700.00	24,380.50	0.00	64,319.50	27.49
Dept 906.000 - DEBT SERVICE						
215-906.000-992.000	PRINCIPAL PAYMENTS	0.00	0.00	0.00	0.00	0.00
215-906.000-995.000	INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00
Total Dept 906.000 - DEBT SERVICE		0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		88,700.00	24,380.50	0.00	64,319.50	27.49

Fund 215 - TIFA:

TOTAL REVENUES	110,595.26	190,666.60	18,238.45	(80,071.34)	172.40
TOTAL EXPENDITURES	88,700.00	24,380.50	0.00	64,319.50	27.49
NET OF REVENUES & EXPENDITURES	21,895.26	166,286.10	18,238.45	(144,390.84)	759.46