



City of Hart, Michigan

TIFA Board

August 20, 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
 - a. Jake Tufts State Farm Bureau Property Acquisition at 408 S State St
5. Approval of July 16 & July 23, 2024 Minutes
6. Approval of July Financials
7. Action Items
 - a. Consider Church Committee Recommendation and Jake Tufts State Farm's Offer for House at 408 S State St
 - b. Consider Church Committee Recommendation for church building at 408 S State St.
 - c. Review & Adopt TIFA Bylaws
 - d. Nomination for Chair and Vice Chair for FY 24-25
 - e. TIFA Regular Meeting Schedule FY 24-25
 - i. August 20, Sept 17, Oct 15, Nov 19, Dec 17, Jan 21, Feb 18, Mar 18, Apr 15, May 20, Jun 17
8. Discussion Items
 - a. Hart Christian Fellowship Letter of Interest in Church at 408 S State St
 - b. WSCC Oceana Campus Update
 - c. Walkers Parking Lot Construction to begin 1st week in October
 - d. Sidewalk Project to Begin Week of 08/26/24
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting September 17, 2024*



MINUTES

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

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

Members absent: Caleb Griffis

Others present: Nichole Kleiner

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

Public Comment: None

Approval of June 2024 Minutes – motion by Trudell, supported by Goldberg, to approve the June 2024 minutes. Motion carried.

Approval of May Financials – Nichole reviewed the financial reports. TIFA's checking balance is \$210,029.05 with \$176,007 in the Michigan Class account for a total of \$386,036.72. Motion by Lipps, supported by S Hegg to approve the June financials. S Hegg pointed out that the Michigan Class account interest is based on an annual %. Motion carried.

Action Items:

- a) Review and Adopt TIFA Bylaws – tabled for review at the July meeting

Discussion Items

- a. **Church Review Committee Update** – B Hegg & Trudell reported that they are awaiting building renovation cost estimates from both Jake Tufts State Farm and Dark Water Coffee and shared that they will be offering the house to Tufts for an agreed upon amount and leasing to own to Dark Water for a 5-year term. Goldberg expressed concerns about TIFA being a landlord. B Hegg stated he would like to retain control of the building to ensure the success of the business (Dark Water), Goldberg stated that their success is not something TIFA can control. Goldberg asked if TIFA has leased in the past. B Hegg referred to Hart Commons and how TIFA had similar control of its use along with the Hegg building. S Hegg expressed concern for considering a “reversion clause” for fear of encumbering the deed. Goldberg felt the land splits would need to go before the planning commission for approval and will need to see exactly where the proposed splits will be.
- b. **Event Coordinator Update** – Nichole reported that Lindsay who is at city hall full time will be transitioning into the event coordinator position. Motion by Windell, supported by Lipps to authorize the same pay to Lindsay Brown for event coordinator services.
- c. **Walkers Parking Lot Update** – Nichole invited the board to the bid opening happening at 2pm, immediately following the TIFA meeting. S Hegg wanted to confirm there will be 26 spaces in this lot. Nichole confirmed.

Public Comment – none

Communications From Members: B Hegg expressed concern for the Blacksmith Shop that burned across from the Historic District asking if there was something the board could do. It was noted that the shop is outside the TIFA District.

Adjournment: Meeting adjourned at 2:05pm



SPECIAL MEETING MINUTES

Call to Order: Windell called the meeting to order at 1:02 pm. Voice rollcall was then taken.

Members Present: Deborah Windell, Tracey Lipps, Bill Hegg, S Hegg, Amy Trudell, Caleb Griffis

Members absent: Gale Goldberg

Others present: Nichole Kleiner

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

Public Comment: None

Action Items:

- a) Award bid for Walkers Parking Lot Refinishing – Board reviewed project specifications, engineer drawings, and the bid tabulation documenting Wadel Stabilization’s bid at \$136,500 for asphalt and an additional \$72,165 for concrete. Hallack Contracting bid \$172,500 for asphalt and an additional \$42,500 for concrete. B Hegg questioned the lot line as the engineered drawing (page 2 of 4) appears to go beyond the lot. B Hegg also asked if there was room to extend the lot to the south to add more parking spaces. Motion by S. Hegg, supported by Lipps to award the bid for the Walkers Parking Lot to Wadel Stabilization in the amount of \$136,500 for an asphalt finish. B Hegg asked if there will be lights and Nichole advised that conduit will be installed but not the lights. Roll call vote resulting in 0 nays, 6 ayes, and 1 absent. Motion carried.

Public Comment – none

Communications From Members:

Adjournment: Meeting adjourned at 1:32pm

Respectfully submitted by Nichole Kleiner



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
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Huntington Public Funds Hybrid Checking

Account: -----9172

Statement Activity From:
 07/01/24 to 07/31/24

Days in Statement Period 31

Average Ledger Balance* 207,996.93
 Average Collected Balance* 207,974.35

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

Beginning Balance	\$210,029.05
Credits (+)	17,938.07
Regular Deposits	17,938.07
Debits (-)	27,952.34
Regular Checks Paid	27,952.34
Ending Balance	\$200,014.78

+ 176,815.30 michigan class
 \$807.53 interest earned
 \$1816.20 (August) interest YTD

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
07/10	700.00	Ceres Rent	Remote	07/18	17,238.07	tax disbursement	Remote

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
07/05	152.24	1176 Church utilities	07/15	2,204.57	1181 Ceres prop taxes
07/05	591.08	* 1177	07/22	* 750.00	1182 \$1000 pitch north
07/15	137.19	1178 DTE Church	07/22	250.00	1183 - sponsor should have been paid
07/17	3,262.26	1179 weesies flowers	07/22	17,300.00	1184 prop improv grant
07/23	3,000.00	1180 Admin Salary (June + July)	07/29	305.00	1185 elevate ocean side prein + newhoff 227 E main pleg lot Bid packet

(*) 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.

\$154.08 chalet signs
 \$181.00 tractor supply ??
 \$256.00 concrete floor supply ??

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
06/30	210,029.05	07/15	207,643.97	07/22	203,319.78
07/05	209,285.73	07/17	204,381.71	07/23	200,319.78
07/10	209,985.73	07/18	221,619.78	07/29	200,014.78

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TIFA

Account Summary

Average Monthly Yield: 5.4053%

Michigan CLASS	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
	176,007.67	0.00	0.00	807.53	1,815.20	176,435.38	176,815.20

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
07/01/2024	Beginning Balance			176,007.67	
07/31/2024	Income Dividend Reinvestment	807.53			
07/31/2024	Ending Balance			176,815.20	



**HART TIFA
REQUEST FOR BOARD ACTION**

DATE: 08/20/2024
FROM: TIFA Church Research Committee
SUBJECT: Recommendation for 408 S State Street

SUMMARY & BACKGROUND

In December 2023 Hart TIFA purchased 3 buildings located at 408 S State Street for \$1 from the Congregational United Church with the intention of seeking letters of interest for the building(s) in hopes of finding a good match to purchase/occupy the building(s).

In June 2024 a committee formed to review the letters of interest received, meet with the applicants, and make a recommendation to the board to sell, lease, or retain the properties.

PURPOSE

The purpose of TIFA’s involvement was to 1) choose a use that will protect and preserve the history of the buildings, 2) consider a use that aligns with the city’s master plan and future zoning map, and 3) prioritize tax generating opportunities.

RECOMMENDED ACTION

CHURCH – the following submitted a letter of interest in the church:

Chad Gale, Morningside Pallet Merchandise	Pallet Store Retail Location
Elevate Oceana	Counseling Center for Sober Living, bible studies, weekend retreats, Sunday Spanish Church
Mark Hamersma Developer	Multi-unit market rate apartments

It is the recommendation of the committee for TIFA to retain the church to use as a community center and make available to the public with hopes of it forming as a performing arts center.

MIDDLE BUILDING – the following submitted a letter of interest for the middle building:

Friends of the Library	Ongoing Book Sales
Dark Water Coffee	Coffee Roasting & Tasting Room, Tea Garden, Retail
Mark Hamersma Developer	Demolish & Create a Driveway entrance to garage
Jason Rose	Physical Training Missionary
Radiant Church	Community Outreach (book clubs, coffee hour, fundraising, celebrate recovery, supply drives)



It is the recommendation of the committee for TIFA to lease-to-own the building to Dark Water Coffee for a 4-5 year term. Dark Water is preparing building renovation estimates and will continue to work with the committee until an agreed upon offer can be presented to the board.

HOUSE – the following submitted a letter of interest for the 2-story house:

Jake Tufts State Farm	State Farm Office - staff of 8
Elevate Oceana	Sober Living Home for Men
Mark Hamersma Developer	Renovate and sell as single family home
Jason Rose	After School Learning Center/Drop In Daycare
Radiant Church	Community Outreach (book clubs, coffee hour, fundraising, celebrate recovery, supply drives)

It is the recommendation of the committee to sell the 2-story house at 408 S State Street to Jake Tufts for use as a Farm Bureau Insurance Agency in the amount of \$22,000.

NOTE: TIFA has incurred \$7,928 in expenses at 408 S State from utilities, closing costs, survey, and appraisal.