



*City of Hart, Michigan*

TIFA Board

**October 15, 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 August 20, 2024 Regular Meeting Minutes and September 2, 2024 Special Meeting Minutes
6. Financials
  - a. Review of past statements for accuracy
  - b. Approval of August, & September financials
7. Discussion Items
  - a. 408 S State Street - committee summary of discussions with interested parties
    - i. Hart Christian Fellowship
    - ii. Radiant Church
  - b. Consider increase reimbursement of Kersjes project by \$1,375
  - c. Ceres Property Developer RFQ Draft
  - d. Walkers Parking Lot Update
  - e. Sidewalk Project Update
8. Action Items
9. Closed Session - in accordance with the Michigan Open Meetings Act to consider the sale or lease of 408 S State Street.
10. Public Comment
11. Member Comment
12. Adjournment - *next regular meeting November 19, 2024*



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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

August 20, 2024 at 1:00 pm

**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, Amy Trudell

**Members absent:** Caleb Griffis, S Hegg

**Others present:** Nichole Kleiner, Vicky Platt, Jake Tufts, Jane Hambright, Kathy Hugart

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

**Public Comment:** Jake Tufts provided the board with an overview of the estimates he received to remodel the 2-story house at 408 S State St in order to bring the bathrooms, wiring, plumbing and other items up to code. The house appraised at \$165,000 and the total estimated repairs were \$186,164 with \$159,664 for the house. Jake explained that he has no intention of leaving Hart and plans to operate out of this location long term.

**Approval of July 16 Regular Meeting Minutes & July 23 Special Meeting Minutes** – motion by Trudell, supported by Lipps, to approve the July 2024 regular and special meeting minutes. Motion carried.

**Approval of July Financials** – Nichole reviewed the financial reports pointing a \$1000 charge that should have come out of the HEART account. Trudell recalled a statement with a similar issue – Nichole agreed to look into that and report at the next meeting. TIFA's checking balance is \$376,830.08 with \$176,815.30 of that in the Michigan Class account. Motion by Trudell, supported by Goldberg to approve the July financials. Motion carried.

**Action Items:**

- a) **Consider Church Committee Recommendation and Jake Tufts State Farm's (JTSF) Offer to Purchase 2-Story House at 408 S State St** – Nichole provided board with a summary of the church committees actions to day. Amy, who serves on the church review committee with B. Hegg, reposted that they'd like to see JTSF in the building and that after reviewing his repair estimates, agreed to offer the house to JTSF for \$22,000. Bill added that the committee felt that there needed to be some financial investment towards the building. Goldberg felt that since we acquired the building for \$1 with the to purpose of finding the best match for the property and preserving its history that TIFA should support a viable, tax paying interest like JTSF and sell the building to JTSF for \$1. B Hegg didn't think this was fair to other insurance companies who might want that opportunity. Goldberg responded with, "if they were interested, they could have applied". Tracey pointed out that TIFA has invested \$8,000 in the property overall and feels we should try to recoup that, possibly by dividing the cost between the properties. Amy commented that TIFA doesn't need to make money on the situation but that she wants to protect TIFA's interest. Goldberg feels that the \$8,000 is minimal and was TIFA "cost to operate" that the board agreed upon and supports selling for \$1. Mayor Platt asked if she could vote on the matter – the board referred to the bylaws which state, "the TIFA shall consist of no less than 7 and no more than 11 members, including the acting mayor of Hart." Motion by Goldberg, supported by Mayor Platt to divide the parcel for the 2-story house and sell to Jake Tufts State Farm in the amount of \$1 regardless of the costs TIFA has incurred. B Hegg and Trudell wanted to sale price to cover TIFA's investment of \$8k to date. Roll call vote resulted in 4 ayes, 2 nays, 2 absent. Motion carried.
- b) **New Interest in 408 State St Church** – guests Jane Hambright & Kathy Hugart introduced themselves as representatives of the Hart Christian Fellowship Church that used to operate out of a building they rented on the corner of Oceana Dr and Monroe Rd which recently sold. The pastor's wife, Jane Hambright addressed the

board explaining that they're looking for a new location since the owner of their building decided to sell. She provided background on their church stating they have been in the area for 30 years and want to continue serving in Hart and that they are very interested in the former United Congregational Church building at 408 S State St. Nichole offered to give a tour of the church and schedule a meeting with the church review committee.

- c) **Review & Adopt TIFA Bylaws** – Proposed TIFA bylaws were reviewed. Goldberg wanted Section E.8. clarified out of concern for “check and balances” for the board. Where it says “treasurer” Nichole explained that will be the city’s Clerk/Treasurer and agreed to make that change to clarify. Motion by Goldberg, supported by Windell to accept bylaws as presented with the addition of “City Clerk/Treasurer” under definition of “secretary” in section E.8. Motion carried.
- d) **Nomination for Chair and Vice Chair for FY 24-25** – Motion by Goldberg, supported by Windell to continue with current officers (Chair Windell, Vice Chair Goldberg) for FY 24-25 & FY 25-26. Motion carried.
- e) **TIFA Regular Meeting Schedule FY 24-25 - August 20, Sept 17, Oct 15, Nov 19, Dec 17, Jan 21, Feb 18, Mar 18, Apr 15, May 20, Jun 17** – Motion by Trudell, supported by Goldberg to accept FY 24-25 meeting schedule to be held at 1:00 pm at Hart City Hall in the Community Center.

#### **Discussion Items**

- a. **Hart Christian Fellowship Letter of Interest in Church at 408 S State St** – discussion took place under Action Item B above.

#### ***Windell left the meeting at 2:00 pm***

- b. **West Shore Community College Update** – Nichole reported that WSCC has a closing date for the IGA building and the project is very likely to happen. A WSCC representative has been appointed to the Oceana County campus development project and Nichole has an appointment with them next week.
- c. **Walkers Parking Lot Update** – anticipated start date of Oct. 1<sup>st</sup>
- d. **Sidewalk Project Update** – to begin week of 08/26/24

**Public Comment** – none

**Communications From Members:** Mayor Platt pointed out that high wires throughout town are being removed. Goldberg asked about wires at the 4 corners near the campground.

Goldberg thanked Bill & Amy for the time they've invested in serving on the church review committee. Platt stated that she would be interested in serving on TIFA when her term expires.

**Adjournment:** Meeting adjourned at 2:04pm

Respectfully submitted Nichole Kleiner, TIFA Administrator



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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**

September 3, 2024 at 1:00 pm

**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, Caleb Griffis, S Hegg

**Members absent:** Amy Trudell

**Others present:** Nichole Kleiner, Brad Whitney, DPW Superintendent

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

**Public Comment:** None

**Action Items:**

- a) **Jake Tufts State Farm's (JTSF) Purchase of 2-Story House at 408 S State St** – Nichole provided board with a summary of the actions that took place during the August 20, 2023 meeting explaining that Mayor Platt seconded Goldberg's motion to "divide the parcel for the 2-story house and sell to Jake Tufts State Farm in the amount of \$1 regardless of the costs TIFA has incurred". Nichole explained that she and the City Manager could not confirm whether or not it was proper for the mayor to second the motion. With that, a special meeting had been called to ensure that the vote was done properly. Windell opened the floor for discussion. B Hegg suggested TIFA consider the amount it will cost to close on the sale explaining that TIFA bought the property on a quick claim deed yet the sale will need to be a warranty deed requiring a title search and other costs that could amount to approximately \$3,000. S Hegg acknowledged that TIFA has incurred \$8,000 in expenses and suggested that since we are planning on dividing the lot into 4 parcels, we could split that into (4) \$2,000 cost per parcel and also ask Tufts to pay \$3k towards closing costs for a total sale price of \$5k. Goldberg feels strongly that TIFA does not need to make money on the sale which is why she recommends a sale price of \$1. Griffis asked for clarification as to whether or not the title will be cleared during closing, S Hegg confirmed that it would be cleared with a title search as part of closing. Windell recommends that TIFA be consistent with the division of cost per parcel so the board is consistent with each party. Motion by S Hegg to sell the 2-story house at 408 S State Street to Jake Tufts State Farm for \$1 plus closing costs, supported by B Hegg. No further discussion. Roll call vote resulted in (5) ayes, (1) nay, (1) absent. Motion carried.
- b) **Consider upgrading Walker's parking lot material from asphalt to concrete for an additional \$40,000** – Nichole referred to Brad Whitney, DPW Superintendent to provide background on the proposal. Whitney explained that the material TIFA purchased to put on the lot so it could temporarily be used as a parking lot is now worth \$30k and that Wadel Stabilization intends to sell that material and reduce our cost by \$30k based on its value. With that, the offer was made to apply the credit towards upgrading material from asphalt to concrete for an additional \$40 (bid was \$70k) for a superior product. B Hegg asked for explanation of the pros/cons for this product and Whitney explained that the finished product is of higher quality with the same drainage as asphalt. Cons being that it will need striped more frequently. S. Hegg felt it should remain asphalt like all other lots in the city. Windell felt the surface would be good for the larger vehicles that park there. Motion by B Hegg, supported by Goldberg to upgrade to concrete for an additional \$40,000. Motion carried with (5) ayes, (1) nay and (1) absent.

**Discussion Items**

- a. It was decided that this September special meeting would serve as the September meeting as Nichole has no other action items. Next meeting October 15, 2024 at 1:00 pm.

**Communications From Members:**

Goldberg wanted to be sure the bylaws were officially adopted so we don't hold up the city's RRC recertification process. Nichole reviewed minutes confirmed that there was a motion to adopt bylaws with one change in section E.8. S Hegg asked for a copy of the bylaws via email.

**Adjournment:** Meeting adjourned at 1:32pm

Respectfully submitted Nichole Kleiner, TIFA Administrator



**DATE:** 10/10/24  
**TO:** Hart TIFA  
**FROM:** TIFA Church Research Committee  
**SUBJECT:** Summary of Correspondence

**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.

**SUMMARY OF PROPOSALS**

**CHURCH** – the following have submitted letters of interest in the church building and/or middle building:

<b>Chad Gate, Morningside Pallet Merchandise</b>	Pallet Store Retail Location
<b>Elevate Oceana</b>	Counseling Center for Sober Living, bible studies, weekend retreats, Sunday Spanish Church
<b>Hart Christian Fellowship</b>	Worship services, teen groups, counseling, dinners, outreach
<b>Radiant Church</b>	12-month lease to setup offices and engage in community outreach while they await completion of buildout next door
<b>Mark Hamersma Developer</b>	Multi-unit market rate apartments

*TIFA has met with Radiant Church and Hart Christian Fellowship to discuss their interest in the church building. The following is a summary of their proposals.*

**Hart Christian Fellowship (HCF) –**

- *Intends to use the building for worship services, teen groups, counseling, dinners, and community outreach*
- *Current congregation of 55-60 operating out of their house – actively looking for a new location*
- *Forced out of Monroe/Oceana building they were renting (building sold)*
- *Lease to own church building for \$1 per month for 2-5 years (to be re-evaluated in 2 years)*
- *HCF will pay utilities and maintenance on the building*
- *HCF would like the opportunity to purchase the building for \$1 once lease is fulfilled*
- *Lease will be in the name of Pastor Rob Hamright while HCF builds its legal structure and leadership*
- *HCF aims to fulfill the purpose that it was created for as a fixture of light in the heart of Hart, by serving the will of God.*



### **Radiant Church**

- *Proposing to rent the church building and middle building for 12 through December 2025 for \$1 to include use of parking lot behind church and the garage.*
- *Will cover expense of all utilities and lawn care and will enhance the look with annual flowers and upkeep.*
- *Will invest in minor upgrades (with TIFA's approval) such as paint, clean up, possibly a mini-split a/c unit*
- *Would like to put up signage in accordance with local ordinances*
- *Asking for first right of refusal in regards to purchasing the buildings, parking lot, and garage.*
- *Intends to use the buildings for offices, counseling, community outreach, community drives, in an effort to become a part of the community while they complete their buildout for their primary church next door.*



**HART TIFA  
REQUEST FOR BOARD CONSIDERATION**

**DATE:** 10/14/2024  
**FROM:** Main Street Spa  
**SUBJECT:** Additional Funding Request for FY24-25 Property Improvement Grant

**SUMMARY & BACKGROUND**

Main Street Spa was awarded a Property Improvement Grant in June in the amount of \$4,195 which is a 50% reimbursement for the landscaping project proposed. The final project cost was \$11,140 (an additional \$2,750) due to trees abutting city property that needed removed. The owner is requested that TIFA consider increasing the Property Improvement Grant amount to \$5,570 (an additional \$1,375) to offset the additional work necessary to complete the landscaping project.