



City of Hart, Michigan

TIFA Board

November 15, 2022, 1:00 PM

Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Amended Agenda

1. Call to order
2. Roll Call; B. Hegg, G. Goldberg, Tracey Lipps, Nichole Kleiner, Deborah Windell, S Hegg, Amy Trudell
3. Approval of Agenda
4. Public Comment
5. Approval of October 2022 Minutes
6. Approval of October 2022 Financials
7. Administrator Report
8. Action Items
9. Discussion Items
 - a. Prein & Newhoff Streetscape Discussion with Barb Marczak and Matt Levandoski
10. Member Comment
11. Adjournment - *next regular meeting December 20, 2022*



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

TAX INCREMENT FINANCE AUTHORITY (TIFA)

October 18, 2022, at 1:00 pm

MINUTES

Call to Order: Goldberg called the meeting to order at 1:05 pm. Voice rollcall was then taken.

Members Present: Bill Hegg, Tracey Lipps, Scott Hegg, Amy Trudell, Gale Goldberg

Members absent: Deborah Windell

Others present: Nichole Kleiner, George Sadler

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

Public Comments: George Sadler passed out attachments that were missing from his grant application that was due on 10.10.22. S Hegg made a motion to close public comments and allow Sadler the opportunity to speak during the grant review process. Motion carried.

September Minutes: Motion by Kleiner, supported by S Hegg, to approve the September 2022 minutes. Motion carried.

Financials: Motion by Lipps, supported by B Hegg to approve September 2022 financials. Motion carried.

Action Items:

1. **Board Member Terms** – Motion by Nichole to table establishing terms until bylaws can be formed, supported by B Hegg, motion carried.
2. **Appoint TIFA Officers** – Chair Windell’s term expires on 12/09/22, Vice Chair Goldberg’s term expires on 12/09/22. Motion by Nichole, supported by Lipps to nominate S Hegg as Treasurer. Motion by S Hegg, supported by B Hegg to nominate Nichole as Secretary. Both motions carried.
3. Motion by B Hegg, supported by S Hegg to **authorize application to the MEDC for Match on Main Grant in the amount of \$23,474.63 on behalf of K&G Management.** Motion carried.
4. Motion by S Hegg, supported by Lipps to **(1) authorize the acquisition of the real property commonly known as 3 East Main Street, 15 East Main Street and 15 Courtland Street in the City of Hart at a purchase price of \$20,000, plus associated closing costs; (2) approve the form of contract for sale of real estate with such changes as the Chair and Secretary of the TIFA (in consultation with TIFA legal counsel) deem necessary and in the best interest of the TIFA; and (3) authorize and direct the Chair and Secretary of the TIFA (or his or her designees) to take such actions necessary for the acquisition of the real property by the TIFA including, but not limited to, proceeding with due diligence on the property, the execution and delivery of any and any such contracts, certificates and documents, and payment of the purchase price and related closing costs.** Motion carried.
5. Motion by S Hegg, supported by Lipps to allocate \$3,000 from the flower pot budget towards the purchase of new Christmas decorations downtown.

Discussion Items

1. **Private property attachment agreement** – Nichole asked the board if they thought such an agreement would be useful when asking to attach decorations, lights, speakers, etc to privately owned businesses. S Hegg suggested a lease agreement could work as well.
2. **Ceres Property Update** – Nichole reported that purchase agreement will be signed following the above adopted action item.
3. **Walker Demo** – Second round of RFP for demolition is open – due by 11.03.22.
4. **Downtown Speaker System** – deposit paid, test kit on its way – goal is to have system installed by Thanksgiving.

Communications From Members: B Hegg would like city apparel.

Adjournment: Motion by Nichole, supported by S Hegg, to adjourn the meeting at 2:32 pm. Motion carried.

The next regularly scheduled meeting is November 15, 2022, at 1:00 pm.

Respectfully submitted Nichole Kleiner, Community & Economic Development Director



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: 10/01/22 to 10/31/22		Beginning Balance	\$356,868.95
		Credits (+)	27,584.41
		Regular Deposits	27,584.41
Days in Statement Period	31	Debits (-)	150.50
		Regular Checks Paid	150.00
Average Ledger Balance*	378,976.29	Service Charges	0.50
Average Collected Balance*	378,976.29	Ending Balance	\$384,302.86

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

Deposits (+)

Account:-----9172

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/07	27,584.41		Remote				

Checks (-)

Account:-----9172

Date	Amount	Check #	Date	Amount	Check #
10/03	75.00	1081	10/04	75.00	1082

(*) 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
10/17	0.50	REMOTE DEPOSIT CAPTURE FEES

Balance Activity

Account:-----9172

Date	Balance	Date	Balance	Date	Balance
09/30	356,868.95	10/04	356,718.95	10/17	384,302.86
10/03	356,793.95	10/07	384,303.36		

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