



## CITY OF HART

407 S. STATE ST.

HART, MI 49420

### TAX INCREMENT FINANCE AUTHORITY (TIFA)

March 14, 2019, at 1:00 pm

Minutes

Members Present: Chair – Patrice Martin, Tracey Lipps, and Tom Drenth

Members absent: Irene Knoth, Garth Larson, and Bill Hegg

Also present: City Manager - Lynne Ladner, Deputy City Clerk - Cheri Eisenlohr, Steve Bruch and Main Street Manager – Julie Kreilick.

- The meeting was called to order at 1:00 p.m. by Chair Martin.
- The agenda was approved upon a motion by Ms. Lipps and supported by Mr. Drenth. The minutes for the November 8, 2018 meeting were approved upon a motion by Mr. Drenth and supported by Ms. Lipps. All ayes, motions carried.

#### **Public comments were made at this time:**

- Julie Kreilick – Main Street Manager, stated that Main Street did not have any issues with the TIFA amount being reduced by half in the next fiscal year. The Main Street board has not been advised of this at this time.

#### **Review of and discuss a plan for new TIF Reporting Requirements and Timeline:**

- Currently adopted TIF development plan
- TIF Financing Plan
- Dedicated webpage
  - The webpage is to show board packets, minutes and the adopted plan.
  - The deadline for reporting is April 1, 2019.
  - TIFA is required to hold two informational meetings per year. These will be held in conjunction with regular meetings, before the roll call.

#### **Financial Report:**

- FY2018-2019 TIFA Budget Review
  - Mr. Drenth questioned the dollar amounts on the budget. Ms. Ladner stated that Mr. Rickard established the prior budgets without involving the TIFA board. This year's budget is set in stone at this time but will be looked at for the next fiscal year of 2019/2020.

#### **Discuss project prioritization process options:**

- Base on locally adopted plans; Master Plan, Parks & Recreation, Main Street Plan
- Base on new study and analysis of economic changes taking place in the City and its environs as they relate to urban deterioration in the development area.
- Based on the application/proposal process initiated by area business/property owners.
- Other
  - Members liked all the above-issued suggestions, but preferred the third option of having business/property owners make suggestions.

#### **Adopt a regular meeting schedule:**

- Meetings will be on the second Thursday of the month, at 1:00 pm.

#### **Communications from Members:**

- Sidewalk repairs that are needed within the City and options to help property owners afford repairs.

The meeting adjourned at 2:27 p.m. and was approved upon a motion by Mr. Drenth and supported by Ms. Lipps. It was agreed to hold the next meeting on Thursday, April 11 at 1:00 p.m. at City Hall.