



CITY OF HART

407 S. STATE ST.

HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

September 8, 2020, at 1:00 pm

MINUTES – DRAFT

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

Members absent: Scott Hegg

Others present: HEART Director – Nichole Steel, City Clerk – Cheri Eisenlohr, DPW Superintendent – Brad Whitney

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

Agenda/Minutes Approval:

- Ms. Goldberg motioned to approve the amended agenda (amended to include minutes and Pocket Park Action Item), and the minutes from the August 13, 2020 meeting supported by Ms. Lipps. Voice vote, the motion carried.

Public Comments: Public attended via Zoom - None

Action Items:

- Façade Improvement Grant – proposal to add the following language to guidelines, “Applications started or completed prior to application submission date will not be considered”:
 - Ms. Ladner motioned to accept the new verbiage, supported by Ms. Goldberg, voice vote, all ayes, the motion carried.
- Façade Improvement Grant Request – Hegg’s Furniture:
 - There is currently \$40,000.00 available for granting purposes.
 - The business applicant would be approved for up to \$15,000.00 with the opportunity to secure funds up to the limit if the project runs more than anticipated but still within the scope of what was approved.
 - Invoices have to be presented for the funds to be dispersed.
 - A formal agreement will be drawn up.
 - After discussing the pros and cons of Hegg's request, Mr. Bruch motioned for the application's approval with agreed-up stipulations of the contract, supported by Ms. Ladner, voice vote, all ayes, the motion carried to award the grant.

Discussion Items:

- Financials Statement Review:
 - Current financials were not available, but Ms. Ladner stated there were only minor differences between the old and current statements.
- Sidewalk Improvement Projects:
 - Discussions covered the cost and priority of replacements. The City would be responsible for 40%, individuals/businesses are responsible for the other 60%. TIFA would have to decide how much of the 60% they would be willing to provide.
 - The list Mr. Whitney had provided needs to be prioritized and made into projects.
 - A motion was made by Mr. Bruch to have Ms. Ladner look into pricing options and quotes as well as notifying the City Council, supported by Mr. B. Hegg, voice vote, all ayes, the motion carried.

- Second TIFA Annual Meeting:
 - Before the next regularly scheduled meeting on November 10, 2020, this meeting will occur at 1:00 pm, with the regular meeting following afterward.
- 2021 Project Discussion
 - Ms. Steel gave an overview of tentative projects for 2021 –
 - She is working on grants to upgrade/change the landscape (Trees) downtown.
 - Suggestions were made to remove the mulch around the trees and replace it with a hardscape of some kind, i.e., bricks or a metal drain system.
 - A road diet – to reduce the number of lanes on State Street. This project would involve the DOT and the County Road Commission.
- Pocket Park Update:
 - The project is progressing slowly, recently, footings on the gallery side have been discovered and have to be addressed.

Communications From Members:

- None

There being no further business, Ms. Ladner moved, supported by Ms. Lipps, to adjourn the meeting at 2:25 pm. Voice vote, the motion carried.

The Second Annual Meeting and the regularly scheduled meeting will be November 10, 2020, with the Annual Meeting starting at 1:00 pm, followed by the regular meeting.

Respectfully submitted,



Cheri Eisenlohr
Deputy City Clerk