



CITY OF HART

407 S. STATE ST.

HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

August 13, 2020 at 1:00 pm

MINUTES – APPROVED

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

Members absent: n/a

Others present: HEART Director – Nichole Steel, City Clerk – Cheryl Rabe

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

Agenda/Minutes Approval:

- Ms. G. Goldberg moved, supported by Mr. S. Hegg to approve the agenda as presented. Voice vote, motion carried. Ms. L. Ladner moved, supported by Mr. S. Hegg to approve the minutes from the July 9, 2020 meeting. Voice vote, motion carried.

Public Comments: Public attended via Zoom - None

Action Items: None

Discussion Items:

- Financials:
 - Ms. Ladner presented members with the June and July financial statements for the TIFA account. Only comment was from Mr. S. Hegg inquiring about the fraud protection charge and if any of the budgeted funds from taxes had been deposited. Ms. Ladner moved, supported by Ms. G. Goldberg to accept the financial report. Voice vote, motion carried.
 - Mr. S. Bruch inquired about the Pocket Park project progression and any upcoming expenses. Ms. Ladner explained that work is expected to begin next week and there are no pressing financial commitments due at this time.
- Business displays on sidewalk/ordinances:
 - Ms. Ladner explained that City Council passed a resolution that authorized the temporary placement of goods, wares and merchandise on public sidewalks through December 31, 2020, in an area no greater than thirty-six (36) inches from the front of the building face of the business while maintaining a minimum of five (5) feet of a clear walkway between items placed on sidewalk and the back of the street curb. This resolution also requires businesses to receive a permit to be posted in their front window before any goods, wares or merchandise can be placed on the sidewalk. She also noted that the majority of other cities prohibit this type of action except for the temporary placement for a specific event. Mr. S. Hegg asked if this included restaurant outside seating as well and Ms. Ladner explained that restaurants fall under a zoning ordinance whereas the other falls under the safety, health chapter of the City ordinances. She also mentioned that Kristi's outdoor seating is grandfathered in and the benches that the City installed along the sidewalks are considered pedestrian amenities so are exempt from this distance requirement. Mr. B. Hegg said he still looks at it as an encumbrance no matter what the circumstance. The Board was informed that if they had concerns regarding this issue, they could take it to City Council.
- Sidewalk improvement projects – Brad's list

- Board members reviewed the list of sidewalk replacement recommendations presented by Brad Whitney, DPW Superintendent. Lynne pointed out to the Board that applications would be received by those wishing to have their sidewalk repaired/replaced and those applications would be reviewed on a case by case basis. Any sidewalks in the downtown area fall under the City’s responsibilities and outside of the downtown area, applications would be presented to the TIFA Board for their review and recommendations. The current policy for sidewalk replacement is a 60/40 split (property owner/city). Mr. S. Hegg suggested having a map with the TIFA area highlighted and the noted areas of needed repair indicated so they could have a better understanding of what is needed. Ms. N. Steel offered to work on a map. It was suggested to begin taking applications now with the intent to start work in the spring of 2021 due to the lateness in the year at this point.
- Façade program:
 - Mr. S. Bruch turned this portion of the meeting over to HEART Director, N. Steel for her updates. He informed the Board that Ms. N. Steel has offered to administer the façade program and that she will see to getting the word out that grant opportunities are available to business owners who wish to improvement their property. The guidelines and process for applying will be made available to those interested. Mr. S. Hegg moved, supported by Mr. Steve Bruch to approve Ms. N. Steel as administrator of the TIFA Façade Program. Voice vote, motion carried. In consequent discussion, Ms. L. Ladner moved, supported by Ms. T. Lipps to amend the current TIFA Façade program guidelines to read: “Program Target Area: the target area for the City of Hart TIFA Commercial and Business Property Improvement Grant Program is the TIFA District”. Voice vote, motion carried. Ms. Ladner also moved, supported by Ms. G. Goldberg, to amend the wording in regard to the question of prior grand funding on the application form to read as follows, “Has the applicant received prior façade or property improvement grand funding in the last five years for the subject parcel? Yes or No “. Voice vote, motion carried.
- Trees in Downtown:
 - Discussion was held regarding the downtown trees and what can be done with them as they have gotten too big thereby causing sidewalk issues. Mr. S. Bruch had a conversation with Dan Hallack on what can be used to remove the trees. Different techniques were discussed in regard to removal. Ms. G. Goldberg inquired as to what would replace the current trees and Mr. S. Bruch suggested leaving that decision up to an arborist. Ms. N. Steel asked if all the changes proposed for the downtown can be done at the same time and Ms. Ladner explained that checking into available State grants is a possibility. Ms. Ladner and Ms. N. Steel will research streetscape projects for more options to replace the trees and report back to the Board.

Communications From Members:

- Mr. S. Hegg asked about the storm drain issues and mapping. Ms. Ladner explained that due to decreased funds coming in, City Council postponed any capital projects for FY21.

There being no further business, Mr. S. Hegg moved, supported by M. B. Hegg to adjourn the meeting at 2:14 pm. Voice vote, motion carried.

The next regularly scheduled meeting is September 10, 2020, at 1:00 pm.