



## CITY OF HART

407 S. STATE ST.

HART, MI 49420

### TAX INCREMENT FINANCE AUTHORITY (TIFA)

August 8, 2019, at 1:00 pm

**Minutes - APPROVED**

Members Present: Chair – Patrice Martin, Tracey Lipps, Garth Larson, and Steve Bruch

Members absent: Bill Hegg, Tom Drenth, and Gale Goldberg

Also present: City Manager –Deputy City Clerk - Cheri Eisenlohr

Chair Martin called the meeting to order at 1:03 pm; roll call was taken.

**Agenda Approval:** Ms. Lipps made a motion to approve the agenda, supported by Mr. Larson, all ayes, the motion carried.

**June 13, 2019, (July – No Quorum) Minutes Approval:** Mr. Bruch made a motion to approve the minutes, supported by Mr. Larson, all ayes, the motion carried.

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

- None

**Financial Report:**

- TIFA Treasurer position
  - A discussion was held on replacing the current treasurer due to being out of state most of the year. It was suggested that perhaps Ms. Goldberg or Mr. Drenth would like to hold this office. See Action Items below.
- Change to bank accounts – update from City Manager
  - The new account has been established; it just needs the signature of the treasurer. Ms. Martin and Ms. Ladner are currently listed as signatories; one more is required on the account as two names are needed on the checks.
- Confirm total investment for Property Improvement Program
  - See below

**Project Improvement Program**

- Attorney input – update from City Manager
  - The attorney has recommended that the TIF a Development Plan be updated to reflect the TIFA's current and future priorities, including the Property Improvement Program. Ms. Martin will begin working on an amended plan in consultation with City Manager, Lynne Ladner.
- Discuss roll-out
  - Invitations need to be sent out to taxing authorities, i.e., The County, Hart Township, HPS, ISD and to the Hart City Council.
  - There needs to be a special meeting held to review the updated Development Plan. It was agreed to have the meeting on September 9, at 11:00 am, and to keep the regularly scheduled meeting on September 12 at 5:30 and the informational meeting at 6:00 pm.
  - Ms. Martin discussed the possibility of the City Manager needing an assistant and that TIFA should consider paying a portion of the salary of this position so that there would be a dedicated person to attend to the paperwork/deadlines of TIFA. It will be considered more in-depth for the next FY.

**Property Owner Requests**

- Request for TIFA to fund asbestos survey for the Walker Restaurant building – update from City Manager
  - This property did not sell at the public auction.

**Action Items:**

- TIFA Treasurer Position
  - Mr. Bruch made a motion to table this item until the 9/12/19 meeting, supported by Mr. Larson, all ayes, the motion carried.
- Sidewalk Improvement Plan for FY2019-2020
- Adopt FY2020 Investment for Property Improvement Program
  - Mr. Bruch requested that the Sidewalk Improvement Plan and the PIP be tabled until the 9/9/19 meeting, supported by Ms. Lipps, all ayes, the motion carried.

**Communications from Members:**

- Discussions were centered around tax abatements

Mr. Bruch made a motion to adjourn the meeting at 1:56 pm, Ms. Lipps supported the action, all ayes, the motion carried.

A **SPECIAL** meeting will be held Monday, September 9 at 11:00 am, at City Hall with the next regular meeting, Thursday, September 2019, at 5:30 p.m. to be followed by the informational meeting at 6:00 pm in the Community Center at City Hall.