City of Hart, Michigan
CITY COUNCIL AGENDA
July 23, 2024, 7:30 PM
407 State St. – Council Chamber
NOTICE OF PUBLIC MEETING
REGULAR COUNCIL MEETING

1. Call to Order
2. Roll Call – Adams, Burillo, Evans, Hodges, Klotz, Trygstad, Platt
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Comments – **Public comment on any matter other than a scheduled public hearing. We ask that you please limit your comments to 3 minutes.**
    a. Correspondence, Events, Presentations
6. Consent Agenda:
    a. Approval of Minutes from July 9, 2024
    b. Bills, Claims, Payroll
    c. Reports of Boards, Commissions, and Committees
    d. Department Reports – Police/BioPure/Public Works/Energy/♥C&E Dvlp./Parks & Rec
7. Action Items
    a. Resolution 2024-19 Appointed Officials Wage Rate
    b. Resolution 2024-21 Authorize Construction of Parking Lot
8. Discussion Items
9. City Manager Report
10. Communications from the Mayor and Council (Including board and committee updates.)
11. Adjournment –

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CITY OF HART
407 S. STATE ST.
HART, MI 49420
REGULAR MEETING OF CITY COUNCIL - COUNCIL PROCEEDINGS
July 9th, 2024
MINUTES – Draft

PRESENT: Mayor Vicki Platt, Councilors Justin Adams, Amanda Klotz, and Kris Trygstad
ABSENT: Catalina Burillo, Jim Evans, and Dean Hodges
OTHERS PRESENT: City Manager – Rob Splane, Energy Superintendent – Mike Schiller, Hart Police Chief – Juan Salazar, JGP Superintendent – Chris TerHaar, and Jim Cunningham

Mayor Platt called the meeting to order; following the roll call, then led the Council in the pledge of allegiance.

APPROVAL OF AGENDA: Amended to move 5, Accept Resignation of Council member Adams to 11 Communications from Mayor and Council.

- A. Klotz motioned to approve Amended agenda and was supported by K. Trygstad
  - Ayes: 4 Nays: 0 Absent: 3

PUBLIC COMMENTS:

- None

CORRESPONDENCE, EVENTS, PRESENTATIONS:

- Consider appointment from Ciy Council election petition submission candidates:
  i. Jim Cunningham
  ii. Karen Thomas
  - A. Klotz motioned to appoint Jim Cunningham to City Council replacing Justin Adams starting July 25th 2024 and supported by K. Trygstad.
    - Ayes: 4 Nays: 0 Absent: 3

CONSENT AGENDA:

- Approval of minutes from June 25th, 2024
- Bills, Claims, Payroll
- Reports of Boards, Commissions, and Committees
- Department Reports – Police/BioPure/Public Works/Energy/C&E Dvlp
  - J. Adams motioned to approve Consent Agenda and supported by A. Klotz
    - Ayes: 4 Nays: 0 Absent: 3

ACTION ITEMS:

- Resolution 2024-19 Appointed Officials Wage Rate
  WHEREAS, the City recognizes that highly trained, dedicated staff is necessary to conduct City operations with minimal staff; and
  WHEREAS, per the City Charter, City Council sets appointed officials pay rates; and
  WHEREAS, City policy has historically awarded annual union contract raises to non-union employees as to not penalize them due to their lack of collective bargaining; and
  WHEREAS, to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares;
  NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Authorizes and approves the following appointed officials pay rates to be effective as of July 1, 2024:

City Clerk/Treasurer: $66,033 ($62,296 current – last increase July 2023)
City Of Hart Police Chief: $81,513 ($78,378 current – last increase July 2023)
City of Hart City Manager: $94,051 ($90,434 current – last increase July 2022)

Further authorizes and approves a one-time 6 month retroactive payment using the July 2024 [ay rates due to increased workload due to absent central office staff member for the City Clerk/Treasurer ($1,868.50) and Deputy City Clerk/Treasurer ($930.44).

After discussion Resolution 2024-19 is tabled due to lack of members to vote on and will be presented again on July 25th council meeting

- A. Klotz motioned to table Resolution 2024-19 and supported by J. Adams
  - Ayes: 4 Nays: 0 Absent: 3

- Resolution 2024-20 John Gurney Park Campground Rates 2024-2028

  WHEREAS, the City of Hart owns John Gurney Park and the associated recreational options; and

  WHEREAS, as the City desires to remain competitive in the daily and seasonal rates charged for camping sites by comparing our sites and amenities with other campgrounds; and

  WHEREAS, as the City identifies the economic benefit of operating a campground stimulating new visitors to Hart and surrounding areas; and

  WHEREAS, as the City desires to for the campground to breakeven at a minimum or ideally generate revenue to reinvest in John Gurney Park and other city recreational opportunities for visitors and residents benefit:

  NOW THEREFOR BE IT RESOLVED THAT THE CITY COUNCIL

  Approve adopting the proposal rate structure of

	2023	2024	2025	2026	2027	2028
Rustic Sites	$25.00	$35.00	$35.00	$40.00	$45.00	$45.00
Deluxe Sites	$35.00	$50.00	$50.00	$55.00	$60.00	$65.00
Premium Sites	$40.00	$65.00	$65.00	$70.00	$75.00	$80.00
Seasonal Sites	$2,000	$2,500	$2,500	$2,750	$3,000	$3,000 Electric
Off-Season Storage	$-	$300.00	$300.00	$325.00	$350.00	$400.00

- J. Adams motioned to approve Resolution 2024-20 and supported by K. Trygstad
  - Ayes: 4 Nays: 0 Absent: 3

DISCUSSION ITEMS:

- Special Events Permit – Hispanic Heritage Celebration 2024

CITY MANAGER'S REPORT:

Updates:

- The historic Blacksmith shop on Union Street across from the Hart Historic District suffered almost total devastation due to a fire on July 1. Mutual Fire aid units were onsite joining Hart from Benona-Shelby-Pentwater-Grant-Ferry and battled the fire for over 5 hours.
- Hart Sparks was a good success despite about 25 minutes of rain. The fireworks were well attended considering the mid-week date and the threat of rain.
- The governor announced today that Hart Pizza has been awarded $25k as part of the Match on Main Grant program for support with equipment upgrades.
- All Creeks Subdivision deed amendment documents have been signed and will be filed with the Registrar of Deeds following a member notification period.
- Now that the holiday has passed the TIFA sidewalk replacement project will begin, this will replace unsafe sidewalks within the TIFA district from Polk Rd through downtown.
- Veteran's Park project bid package will be let to the public this week with a DNR required 25 day posting period. The work will likely be awarded by the council in August.
- Meetings are being scheduled with water quality experts and local stakeholders to assist the City with reviewing and revising the EGLE imposed administrative consent order with enforces water quality standards of the Pentwater River which is classified as a cold-water trout stream.

Legacy Topics:

- Safe Routes to School trail project – **Approved for bid letting in October' 24!**

Upcoming Topics:

- Adoption of 5-year Park and Rec Master Plan (Currently back and forth negotiation with MDOT)

- Council review of rental inspection policies, procedures, and implementation. Chief Salazar is delayed due to 2 employee resignations and 2 employees parental leave)

COMMUNICATIONS FROM THE MAYOR AND COUNCIL:

- Sad to say we must accept the resignation of councilman Adams as he has moved out of the City of Hart and into the township and thank you to Jim Cunningham for stepping in and taking the appointment.

ADJOURN:

- There being no further business to come before the Council, the meeting adjourned upon a motion by A. Klotz and supported by J. Adams. The next regularly scheduled meeting will be on July 25th, 2024, at 7:30 pm.

Respectfully Submitted

Karla Swihart

Karla Swihart, City Clerk

Payables Date 07.24.2024	Description	Total	General +	DPW	Energy	BPTF	Water
Cannon Technologies (Eaton)	AnnualService Hosting/Software Maintenance	$ 18,197.00			$ 18,197.00		
Charter	Hart Commons Internet	$ 114.99	$ 114.99				
Charter	Phone/Internet Starting Block	$ 358.89			$ 358.89		
Cintas	Bathroom Supplies - JGP	$ 75.97	$ 75.97				
Custom Tree Service	Stump Grinding JGP	$ 300.00	$ 300.00				
Ferguson	Water Meter Reg P/C USG 5/8 T10	$ 4,204.80					$ 4,204.80
First Advantage	Employee Drug Screening T. Stoneman	$ 445.83				$ 445.83	
Frontier	Phone Service - JGP	$ 153.93	$ 153.93				
Frontier	Phone Service - Dam	$ 106.86			$ 106.86		
Grace Adventures	Hart Sparks - Activity Rental	$ 562.00	$ 562.00				
Gracon	Microsoft License - M. Garza	$ 310.49	$ 310.49				
Greenscape General Contracting	Application 7 Storage Lagoon/RIB Repair	$ 37,509.69				$ 37,509.69	
Hallack Contracting	Dryden & Wood St Application 4	$ 425,075.29		$ 425,075.29			
Hallack's	Pea Stone - JGP	$ 43.00	$ 43.00				
Hallack's	Dune Sand/Delivery/Labor - JGP Beach	$ 6,300.00	$ 6,300.00				
Hart Cemetary Commission	3rd Quarter 2024 Disbursement	$ 4,250.00	$ 4,250.00				
Hart Cemetary Commission	Tax Disbursement Summer 2024	$ 1,699.94	$ 1,699.94				
Huntington National Bank	CC Statement June 2024 All Depts	$ 13,399.96	$ 11,014.75	$ 648.29	$ 1,321.44	$ 415.48	
Hydrocorp	Corss Connection Program Fee	$ 707.00					$ 707.00
JR Accounting	Accounting Assistance	$ 693.75	$ 693.75				
KISM, LLC	Scada Monitoring System	$ 17,032.00				$ 17,032.00	
Lawson-Fisher Associates	2024 Licensing Requirements / Dam	$ 21,274.97			$ 21,274.97		
Louis Gelder & Sons Company	Scag Parts	$ 159.13		$ 159.13			
Louis Gelder & Sons Company	Credit Memo	$ (6.44)		$ (6.44)			
Mc Kenna	Planning Services Project 22-069	$ 1,322.50	$ 1,322.50				
Meekhof Tire of Muskegon	Tire Repairs on Yellow Truck - DPW	$ 176.00		$ 176.00			
MPPA	Purchased Power	$ 88,885.24			$ 88,885.24		
MPPA	Purchased Power	$ 26,364.46			$ 26,364.46		
Napa	Auto Parts/Supplies	$ 2.41				$ 2.41	
Oceana County Animal Friends	Spay/Neuter Services	$ 430.00	$ 430.00				
Office Machines Company	Copy Overage Fees - PD	$ 51.41	$ 51.41				
OHM Advisors	State St Bridge Inspection 2024	$ 1,100.00		$ 1,100.00			
Pixel Grafix	Tax Envelopes	$ 283.58	$ 283.58				
Power Line Supply	Parts/Supplies	$ 483.00			$ 483.00		
Power Line Supply	Parts/Supplies	$ 2,342.88			$ 2,342.88		
Prein & Newhof	2240427 Creeks Replat	$ 927.25					
R.A. Dinkel & Associates, INC	Team/Dalmac Grant - Lights/Flashers/Bells	$ 1,560.00	$ 1,560.00				
Rotary Club of Hart	Q1 2024-25 dues - R. Splane	$ 195.00	$ 195.00				
Silver Lake Electric	Replace GFCI Plug & Breaker - JGP	$ 356.00	$ 356.00				
Silver Lake Electric	Service Call Lot 70 & 53	$ 175.00	$ 175.00				
Steve's Auto	Oil Change - Police Dept	$ 63.94	$ 63.94				
Sylo Heating & Cooling LLC	Mini Split Installation - Substation	$ 1,624.00			$ 1,624.00		
T & R Electric	Single Phase Pad Mount/Misc Items	$ 8,342.71			$ 8,342.71		
Tanner Plumbing & Heating	Plumbing/Heating Parts	$ 35.24			$ 35.24		
Verizon	Department Phones	$ 638.23	$ 82.16	$ 243.06	$ 175.79	$ 137.22	
Verizon	Office Phones	$ 482.71	$ 394.90	$ 29.27	$ 29.27	$ 29.27	
Wadel Stabilization	Water Service Replacement 425 Water St	$ 3,220.00					$ 3,220.00
Wadel Stabilization	Riverside & Griswold Lift Station Application 3	$ 127,951.58				$ 127,951.58	
	Sub-total	**$ 819,982.19**	**$ 30,433.31**	**$ 427,424.60**	**$ 169,541.75**	**$ 183,523.48**	**$ 8,131.80**
HAND CHECKS/ACH/EFT							
Alerus	City Share 401 Retirement - PR 194	$ -	$ -				
US Postmaster	Postage/Tax Bills	$ 776.96	$ 253.27		$ 340.39	$ 157.11	$ 26.19
AFLAC	Insurance Premium	$ -	$ -				
Guardian	Insurance Premium	$	$				
Delta Dental	Insurance Premium	$	$ -				
MWG/Amfirst	Insurance Premium	$ -	$ -				
Blue Cross Blue Shield	Insurance Premium	$ -	$ -				
	TOTAL HAND CHECKS	**$ 776.96**	**$ 253.27**	**$ -**	**$ 340.39**	**$ 157.11**	**$ 26.19**
	Sub-Total Regular Bills/Hand Checks	***$ 820,759.15***	***$ 30,686.58***	***$ 427,424.60***	***$ 169,882.14***	***$ 183,680.59***	***$ 8,157.99***
Gross Payroll	PR 209	$ 82,813.35					
	Sub-Total	**$ 82,813.35**					
	GRAND TOTAL	***$ 903,572.50***	**$ 30,686.58**	**$ 427,424.60**	**$ 169,882.14**	**$ 183,680.59**	**$ 8,157.99**

Payroll ID: 209

Pay Period End Date: 07/14/2024 Check Post Date: 07/18/2024 Bank ID: GEN

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

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Grand Totals for Payroll:

Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*
15X	0.00	68.50	3,605.40	32,355.21
225X	0.00	21.00	1,552.56	9,114.21
2X	0.00	8.00	562.62	15,076.32
BACK PAY	0.00	0.00	0.00	342.35
COMP	3.00	0.00	206.73	13,027.66
ETO	180.00	0.00	6,730.13	81,868.61
ETO BUYOUT	0.00	0.00	0.00	10,869.50
FAIR - POL	0.00	0.00	0.00	0.00
HOL	0.00	0.00	0.00	23,281.37
HOLIDAY	104.00	0.00	4,129.51	12,982.16
HOLIDAY POLICE	40.00	0.00	1,388.76	4,059.38
HOLIDAY WORKED	0.00	0.00	0.00	0.00
HOURLY	807.50	0.00	28,328.96	397,110.40
LEAD JOURNEY LW	0.00	0.00	0.00	1,174.64
LONG	0.00	0.00	0.00	0.00
OPT OUT	0.00	0.00	0.00	82,913.34
SALARY	987.75	0.00	35,667.37	463,642.97
STANDBY	16.00	0.00	641.31	6,567.23
TRAVEL TIME	0.00	0.00	0.00	0.00

Ded/Exp Id	Cur. Amnt.	YTD Amnt.*
AF-ACC	146.17	1,453.30
AF-CANCER	76.70	767.00
AF-DENTAL	14.46	144.60
AF-LIFE	32.96	329.60
AF-PSI	55.37	544.34
AF-STD	135.25	1,352.50
ALERUS 401	2,123.84	29,182.06
ALERUS 401 AD	8.00	120.00
ALERUS 457	775.00	11,625.00
ALERUS 457P	1,144.32	18,418.00
ALERUS R 457%	1,453.95	20,557.87
BOOT -ENERGY	750.00	750.00
CAR ALLOWANCE	300.00	1,200.00
CELL PHONE	665.00	2,450.00
DENTAL_EE	119.88	1,452.31
DENTAL_ER	479.62	5,659.15
FITW	8,316.78	116,179.08
GAP_EE	417.88	5,117.47
GAP_ER	1,671.40	20,282.14
GUARDIAN_EE	23.72	288.36
GUARDIAN_ER	205.76	2,698.38
LOAN	363.17	5,215.71
MED_EE	1,797.88	22,367.07
MED_ER	7,191.55	86,956.38
MEDICARE_EE	1,162.35	16,264.90
MEDICARE_ER	1,162.35	16,264.90
OVER PAY	32.68	196.08
POLICE UNIFORM	1,925.00	1,925.00
SITW	3,195.41	43,057.33
SOCSEC_EE	4,969.99	69,546.36
SOCSEC_ER	4,969.99	69,546.36
UNI46	294.40	1,884.16
UNIFM	4.95	74.25
VOL. LIFE	200.95	1,364.90
VOL. LIFE - CH	24.50	171.50
VOL. LIFE - SPO	77.54	591.03

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.	Expense This Period
82,813.35	0.00	26,968.10	55,845.25	1,154,978.78	58,754.63	19,320.67

** = Check Adjustment >> = Pre-Tax Deductions capped at Applicable Gross*

HART AREA FIRE

ADMINISTRATIVE BOARD

Meeting Minutes - June 27, 2024

The Hart Area Fire Administrative Board Meeting was called to order by Chairman Gary Beggs at 7:00PM. Others present for the meeting were, Mike Potter, Mike Powers, John Williams, Larry Doran, Jake Whelpley, Jerry Schaner, Chief Fuehring and Undersigned.

Absent from the meeting Dale Stevenson

Motion was made by Potter and supported by Schaner to approve the agenda as presented. Voice Vote, all yes. Motion carried.

Motion was made by Whelpley and supported by Powers to approve the minutes of the May 25, 2024 meeting as presented. Voice Vote, All Yes. Motion Carried.

Treasurer advised that we had total bills for the month of $7,332.20 and a total fund balance of $418,331.86. Treasurer advised the Motorola Solutions bill will be paid in next years budget and the Liberty Mutual Ins bill is for next years Workers Comp Ins. Which is due July 8. A motion was made by Powers and supported by Whelpley to pay the bills and accept the treasurers report. Roll Call vote. All Yes. Motion Carried.

Treasurer presented a report on budget amendments to be made at this time. Following discussion Schaner made a motion to accept the budget amendments as presented. This motion was supported by Potter. Roll Cal vote, All yes. Motion carried.

Chief Fuehring advised between Rescue and Fire calls the department has responded to 286 calls.

Chief advised due to the continuing troubles with starting truck 181, he would like to purchase a 1999 Ford 350 with 12,000 miles on it from Pentwater for $8,000.00. He would put truck 172 out to Silver Lake. Truck 181 would be put up for bids.

Chairman Beggs advised he would like to see a report on the long term goals for the department from the Chief and have that report sent to all of the entities.

Under Old Business. Beggs advised the agreement has been passed and signed by all of the entities. A copy of the agreement was mail to each of the townships and the City of Hart.

Under Insurance Beggs, Leimback and Powers met with the Ins Agent to go over the values to be placed on the trucks. He will get with us when he hears back from the Underwriter. Beggs signed the agreement and we will be covered on Insurance on July 1. A motion was made by Whelpley and supported by Powers to approve a check up to $24,000.00 when the invoice is presented. Roll Call Vote. All Yes. Motion Carried.

Under New Business:

Dale Stevenson has submitted a letter that he is resigning from the board due to health reasons. Following discussions Gary Beggs was appointed to fill the remaining time on Dale's term. Gary had recently moved into Hart Township so he would not been able to represent Golden Township. In the near future.

Following discussion a motion was made by Schaner and supported by Whelpley to purchase the truck that Pentwater has for sale at a cost of $8,000.00. Roll Call vote, All yes. Motion carried.

Meeting was adjourned at 7:20PM.

Respectfully Submitted,

Daniel Leimback, Sec/Treasurer

City of Hart Police Department

407 State Street Ph. (231)873-2488 Fax (231)873-0100 Hart, MI 49420-1259

Juan Salazar, Chief

TO: City of Hart Mayor, City Council, and City Manager
FROM: Juan Salazar, Chief of Police
DATE: July 23rd, 2024

RECENT EVENTS

From Thursday, July 4th, 2024, through Wednesday, July 17th, 2024, the Hart Police Department received 86 complaints ranging from Medical Assists, Well-Being Checks, Property Damage Crashes, Malicious Destruction of Property Complaints, Larcenies, Disturbances, Mental Health Complaints, Vehicle Violations, Assault & Batteries, Motorist Assists, Alarms, Harassment/Threat Complaints, Traffic Hazards and Family Trouble Complaints.

This year's annual T.E.A.M. Golf Outing (Teaching, Educating and Mentoring) will be at the Oceana Golf Club in Shelby on Sunday, September 15th, 2024. The golf outing raises funds to purchase student items during the program. For the past 30 years, the Hart Police Department has had the unique opportunity of being involved in our public school system by providing school liaison programs that have become a proactive effort to make our schools and communities safer. T.E.A.M. has also made a positive impact in promoting responsible citizenship and positive character traits among our students. Anyone interested in participating or donating to the event, please contact Chief Salazar.

On Friday, July 5th, 2024, D/Sgt. Skipski conducted public relations activities at John Gurney Park. D/Sgt. Skipski handed out free bicycle safety equipment and lighting to children and adults.

On Sunday, July 7th, 2024, the Hart Police Department was dispatched to the 500 block of Johnson Street, referencing a Domestic Assault. A 38-year-old Hart woman is alleged to have assaulted a 13-year-old Hart girl by pushing the girl against a door frame and pulling the girl's hair as she attempted to leave. A report will be submitted to the Oceana County Prosecutor's Office.

On Friday, June 21st, 2024, the Hart Police Department initiated a traffic stop regarding a vehicle violation on Wood Street near State Street. It should be noted that the Michigan Registration on the vehicle was improper and belonged to another vehicle. The operator, a 32-year-old Shelby man, was cited for Unlawful Use of a Registration.

On Wednesday, July 8th, 2024, the Hart Police Department was dispatched to the 300 block of Johnson Street, referencing a fraud complaint. A personnel check was written and passed at this location for more than $1,200 by a 46-year-old Hart man. The check-in question was returned stamped as "non-sufficient funds." An investigation is ongoing.

On Monday, July 8th, 2024, the Hart Police Department was dispatched to the 50 block of State Street regarding a mental health complaint. A 33-year-old Hart man reported that a 37-year-old Hart had been in communication with him about wanting to kill himself by hanging. The man was located under the overpass on W Tyler Road and US31 Expressway. The man admitted to wanting to harm himself and requested to be transported to a hospital for evaluation. The man was transported by officers to Trinity Health Mercy Hospital in Muskegon for a mental health evaluation.

On Tuesday, July 9th, 2024, the Oceana County Sheriff's Office requested that the Hart Police Department respond to the 500 block of Oceana Drive in Hart Township to assist with a 3-year-old child locked in a vehicle. The officers successfully unlocked the vehicle using the department's unlock tool kit.

On Tuesday, July 9th, 2024, the Hart Police Department was dispatched to the 400 block of Hart Street regarding a mental health complaint. A 20-year-old Hart man was requesting to be transported to a hospital for a mental health evaluation as the man was having suicidal thoughts of harming himself. The man was transported by officers to Trinity Health Mercy Hospital in Muskegon for a mental health evaluation.

On Saturday, July 13th, 2024, Officer Schoedel represented the Hart Police Department by participating in a parade through the campground at Woodland Shores RV Resort in Golden Township as part of their hero's appreciation event. After the parade, Officer Schoedel met several youths at the campground and passed out bracelets, stickers, and coloring books.

On Saturday, July 13th, 2024, the Hart Police Department was dispatched to an assault and battery complaint in the 2000 block of Oceana Drive. An 18-year-old Hart man alleges to have been assaulted by a 31-year-old Shelby man during a Graduation Open House. The Hart man claims to have been separating two females who were arguing when he was punched in the face with a closed fist by the Shelby man. The Shelby man claims the Hart man had pushed one of the arguing females. The Hart man sustained injuries to his face area. A report will be submitted to the Oceana County Prosecutor's Office.

On Monday, July 15th, 2024, the Hart Police Department was dispatched to the 500 block of Griswold Street, referencing a 60-year-old Hart man who was choking. As the officers arrived on the scene, the man was noted lying on his back, breathing slightly, and his face was blue in color. Before the officer's arrival, residents of the home were successfully able to remove a portion of what the man was choking on. The officers utilized a Life Vac life-saving tool to remove any further contents the man was choking on. The man was turned over to LIFE EMS without incident. Hart Area Fire First Responders assisted the officers.

Respectfully,

J. Salazar,
Chief of Police

RESOLUTION 2024-19
City Council
City of Hart, Michigan
Oceana County

Authorize Appointed City Official Pay Rates

WHEREAS, the City recognizes that highly trained, dedicated staff is necessary to conduct City operations with minimal staff; and

WHEREAS, per the City Charter, City Council sets appointed officials pay rates; and

WHEREAS, city policy has historically awarded annual union contract raises to non-union employees as to not penalize them due to their lack of collective bargaining; and

WHEREAS, to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Authorizes and approves the following appointed officials pay rates to be and effective as of July 1, 2024.:

City Clerk/Treasurer: $66,033 ($62,296 current + 6% - last increase July 2023)

City of Hart Police Chief: $81,513 ($78,378 current + 4% - last increase July 2023)

City of Hart City Manager $94,051 ($90,434 current + 4% – last increase July 2022)

Further authorizes and approves a one-time 6-month retroactive raise payment using the July 2024 pay rates due to increased workload due to absent central office staff member for the City Clerk/Treasurer ($1,868.50) and Deputy City Clerk/Treasurer ($930.44)

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regularly scheduled council meeting held on Tuesday, July 23, 2024.

Ayes: __ Nays: __ Absent: __

RESOLUTION 2024-21
City Council
City of Hart, Michigan
Oceana County

Authorize Construction of Parking Lot

WHEREAS, the City of Hart established a Tax Increment Finance Authority (TIFA) in 1983 to help catalyze public and private investment in a defines business district; and

WHEREAS, in 2021, the Hart TIFA board and City Council worked together to restate the TIFA plan; and

WHEREAS, one of the ten established goals included in the 2021 document was to repurpose the site of 211 E Main Street into a planned parking lot; and

WHEREAS, TIFA has budgteted for the project, worked with city engineers to develop proper design work, and sought competitive bids for the parking lot construction work; and

WHEREAS, to secure the benefits of efficient self-government and to promote and protect our common interests and welfare, the City Council hereby declares;

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

Authorizes and approves the construction of Parking Lot 0 on city property parcel 020-209-005-00 (211 E Main Street) using TIFA funds.

Moved by _____, supported by _____, and thereafter adopted by the Hart City Council at a regularly scheduled council meeting held on Tuesday, July 23, 2024.

Ayes: __ Nays: __ Absent: __

HART TAX INCREMENT FINANCE AUTHORITY

AMENDED AND RESTATED DEVELOPMENT PLAN & TAX INCREMENTFINANCING PLAN

ADOPTED: NOVEMBER 9, 2021

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PART 1: DEVELOPMENT AREA CHARACTERISTICS

A. INTRODUCTION AND OVERVIEW

In 1983, the Hart City Council created a Tax Increment Finance Authority (TIFA) and adopted a Development Plan and Tax Increment Financing Plan (the "Original Plan") to halt the decline in property values, increase properly tax valuation, eliminate the causes of the decline in property values, and to promote growth within a designated area of the City. The intent of the TIFA and the Original Plan was to capture the increase in values to invest in public improvements to induce and accommodate additional private development. Initially, TIFA focused on the undeveloped area in the south-central portion of the City, which was characterized by dirt roads lacking City water and sewer in response to interest in residential and industrial development.

TIFA intends to continue using this capture to improve and strengthen the Development Area. This is to be accomplished by using the incremental tax revenues generated in the Development Area to make public improvements and induce private redevelopment. It is anticipated that the public improvements proposed and the private improvements they induce will provide long-term stability and growth. This will greatly benefit all taxing jurisdictions, which to a significant degree are dependent upon the well-being of the TIFA District.

The success of the Hart Tax Increment Finance Authority is dependent upon functional and recognizable land use arrangements, development control, infrastructure preparation, and creative financing. Many individual and cooperative efforts will lead to its success in the coming years. It is the intent of this Amended and Restated Development Plan and Tax Increment Financing Plan (the "Restated Plan") to build on the success under the Original Plan and provide instrumental guidance in the planning, development, and financing of improvements within the development area. The TIFA Board of Directors is pleased to present this Restated Plan to the City Council and citizens of the community and expresses its optimism about the future of the City.



Original Plan. The Original Plan, adopted by the City Council in 1983, included various projects to encourage development within the Development Area including Improving and adding downtown parking options, tree plantings, adding outdoor seating, and ongoing façade improvements. The Original Plan had a duration of 15 years and was set to expire on December 31, 1998.

Amendment No. 1. In 1997, the Hart Tax Increment Finance Authority (TIFA) reviewed and recommended amendments to the Original Plan. The purpose of those revisions was:

- To extend the duration of the Original Plan by 15 years;
- To update project list and cost estimates included in the Original Plan; and
- To update revenue projections in the Original Plan after realizing a 40% loss in revenue as a result of Public Act 145 of 1993, which reformed school financing.

Overall, the 1997 amendments to the Original Plan reflected an adjustment to the project allocations based on lower revenue projections. The operating guidelines remained largely unchanged. The City Council approved the amendments to the Original Plan on October 28, 1997.

In 2010, the Hart Tax Increment Finance Authority (TIFA) developed bylaws to D/B/A Hart Main Street Authority (HMS). The Hart Main Street Authority resolved to graduate the HMS in 2019, thereby dissolving it and said bylaws. A TIFA board, independent of HMS was in place at the time HMS dissolved.

Amendment No. 2. **In 2012**, the City Council determined that it was necessary and in the best interest of the TIFA and the City to continue the projects set forth in the Original Plan, as amended, and therefore the City extended the duration of the Original Plan through and including December 31, 2027.

In February 2020, Hart City Council formed the Hart Economic and Redevelopment Team (HEART) to provide economic development services to Citywide.

Amendment No. 3. In 2019, the Hart Tax Increment Finance Authority (TIFA) reviewed and recommended further amendments to the Original Plan to incorporate revisions necessitated by and to comply with Public Act No. 57 of 2018, known as the "Recodified Tax Increment Financing Act."

The projects and activities outlined in the Original Plan, as amended, have been conceived and defined to serve the needs of the community. Public input and input from the TIFA Board was gathered at a regularly scheduled TIFA meeting on November 12, 2019. At this meeting, members of the public and Board members were asked to provide input on potential projects in the Development Area, and to confirm projects in the existing Development Plan. The City Council approved Amendment No. 3 to the Original Plan on November 26, 2019. The duration of the Original Plan, as amended by Amendment No. 3, remained through and including December 31, 2027.

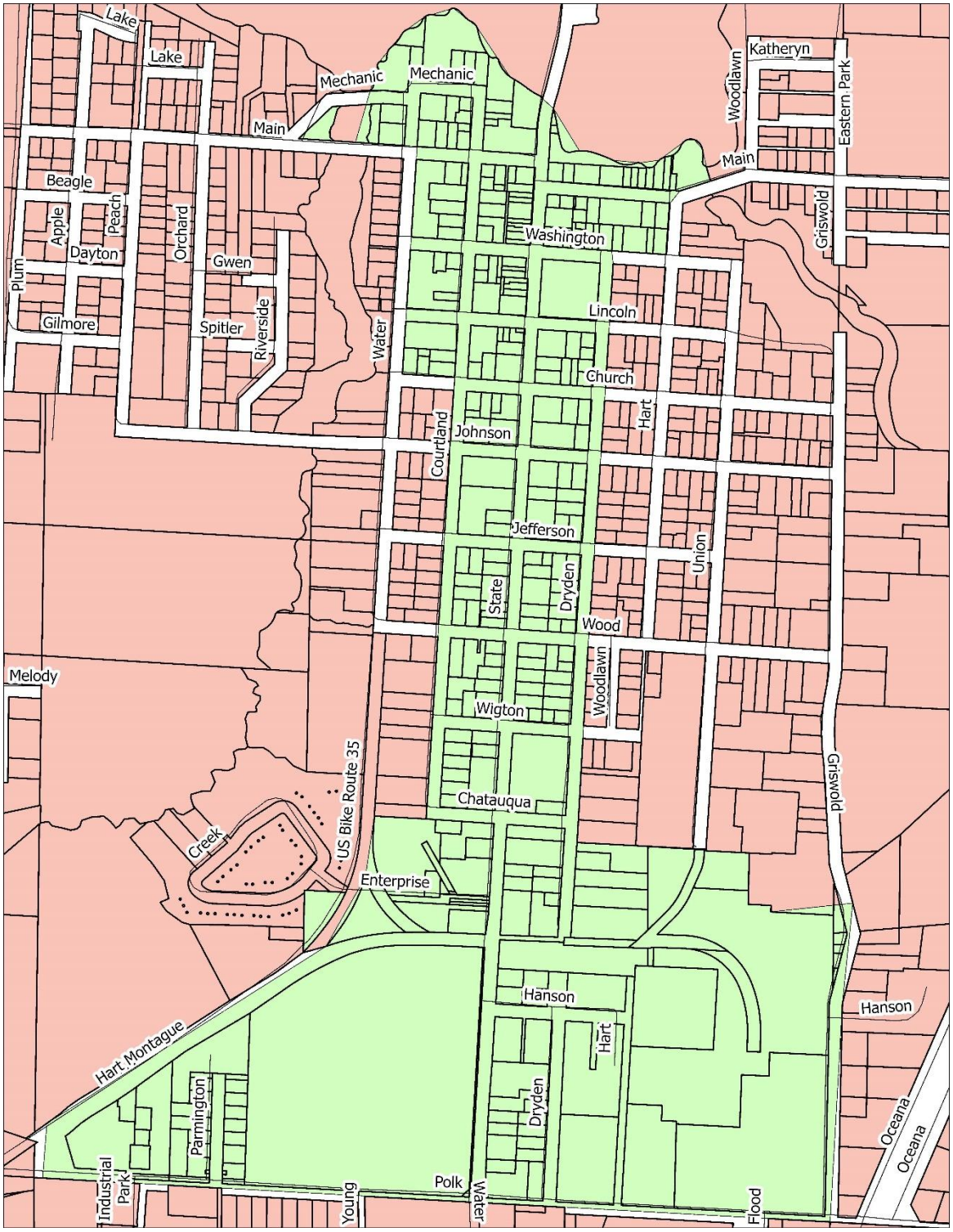
Restated Plan. **In 2021**, the TIFA Board determined that it was necessary and in the best interest of the TIFA and the City to amend, restate and update the Original Plan, as amended by Amendment Nos. 1-3, to provide a single, updated comprehensive development plan and tax increment financing plan, consolidate the history of the TIFA, as well update the projects included in the Development Plan and update the capture amounts and anticipated revenue.

The Original Plan, as amended by the prior amendments, is being amended and restated through the adoption of this Restated Plan. The Restated Plan is not a new development plan and tax increment financing plan, but rather a comprehensive updating of the Original Plan and subsequent amendments. The duration of the Restated Plan, as set forth in Part 7.G. herein, is through and including December 31, 2027.

City of Hart TIFA

Oceana County, Michigan

Figure 1: TIFA Location



B. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA (LEGAL DESCRIPTION)

The City of Hart Tax Increment Finance Authority (TIFA) encompasses approximately 205 acres of land and includes residential, commercial, and mixed-use properties. The Area is bounded on the south by Polk Road, on the east by Dryden and Griswold Streets, on the north by Hart Lake, and on the west by Water and Courtland Streets. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are:

> *Polk Road from western City limit to Griswold Street, Hanson Street from State Street to Dryden Street, Chatagua Street from Water Street to Dryden Street, Wigton Street from Courtland Street to Dryden Street, Wood Street from Courtland Street to Dryden Street, Jefferson Street from Courtland Street to Dryden Street, Johnson Street from Courtland Street to Dryden Street, Church Street from Water Street to Dryden Street, Lincoln Street from Water Street to Dryden Street, Washington Street from Water Street to Hart Street, Main Street from Water Street to Chippewa Creek, Mechanic Street from Water Street to Courtland Street, Water Street from Church Street to Hart Lake, Courtland Street from Chatagua Street to Mechanic Street, State Street from Polk Road to Hart Lake, Dryden Street from Polk Road to Washington Street, Hart Street from Washington Street to Main Street, Parmington Street from Polk Road to its dead end, and Griswold Street from Polk Road to a point 1,350 feet north of Polk Road.*

C. THE LOCATION, CHARACTER, AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AS WELL AS EXISTING PUBLIC AND PRIVATE LAND USES

(1) The Location and Extent of Existing Streets Within the Development Area

The public streets within the development area include entire rights-of-way and, as such, fall under the jurisdiction of the development area. Major transportation corridors included within the development area are Main Street and State Street. An inventory of widths, surfaces, and related improvements for all existing streets within the development area are listed in Table 1.

TABLE 1: STREET INVENTORY

Street	Pavement Width	Surface Type	Curbs and Gutters	Sidewalk
State Street	55-ft	Bituminous	YES	YES
E Main Street	42-ft	Bituminous	YES	YES
W Main Street	42-ft	Bituminous	YES	YES
Washington Street	48-ft	Bituminous	YES	YES
Lincoln Street	40-ft	Bituminous	YES	YES
Church Street	40-ft	Bituminous	YES	YES
Johnson Street	40-ft	Bituminous	YES	YES
Wigton Street	35-ft	Bituminous	YES	1 block yes, 1 block no
Chatauque Street	30-ft	Bituminous	1 block yes, 1 block no	½ of 1 block
Hanson Street	22-ft	Gravel	NO	NO
S Dryden Street	39-ft	Gravel	YES	YES
Parmington Ave	34-ft	Bituminous	YES	NO
S Courtland Street	34-ft	Bituminous	YES	YES
S Water Street	35-ft	Bituminous	YES	NO
Wood Street	38-ft	Bituminous	YES (1 block no)	YES
Jefferson Street	40-ft	Bituminous	YES	YES

(2) The Location, Character, and Extent of Existing Public Facilities

Municipal Water System: The municipal water system uses an elevated water storage tank, well field, and distribution lines and is periodically upgraded as needed. Figures 3 and 4 can be referenced for the extent of the water system within the Development Area.



Sanitary Sewer System: The municipal wastewater collection and treatment facilities consist of gravity collector sewers and force main to the treatment facility. All properties within the development district are serviced by the system with the exception of properties on Dryden from Hansen to Polk.

Storm Sewer: An extensive storm drainage system is in place throughout most of the City. It consists of both enclosed pipe and open ditches.

Schools: There are no schools located in the development area.

Public Buildings and Facilities: Hart City Hall, Hart Area Public Library, Oceana County Courthouse, Oceana County Sheriff's Office, Oceana County Fairgrounds, the United States Post Office, and the Hart Area Fire Department are located within the development area. The Area includes several public facilities, including Hart Commons Park, Hart City Hall and Police Department, Liberty Park, Hart Area Public Library, Hart Area Fire Department, City Public Works Garage, Hart Hydro Department and Diesel Plant, Hart-Montague State Rail TrailPark, Oceana County Council on Aging Bus and County Ambulance Garage, Oceana County Building and Sheriff's Department.

(3) The Location, Character, and Extent of Existing Public and Private Land Uses (See Figures 5 and 6; Table 2)

Table 2 provides a listing of each parcel included within the Development Area. The information pertaining to each parcel is from the 2020 tax roll. The TIFA levy's taxes from 270 parcels. Other records include parcels which have been retired (split/combined) and personal property.

The District is characterized by a mixture of land uses, predominantly zoned and utilized for commercial businesses. The northern third of the District constitutes the downtown district, the southern half is a mix of commercial activities. Future land uses, as adopted in the 2017 City of Hart Master Plan, expands the "mixed use" downtown district to the east and west while the General Commercial District remains unchanged.

TABLE 2: LOCATION, CHARACTER, AND EXTENT OF LAND USES

Owner's Name	Parcel Number	Property Class	Address
WRIGHT CHRISTOPHER	64-020-100-001-00	401	3680 W POLK RD
HOWE JUNE M LT	64-020-100-003-00	401	1129 PARMINGTON AVE
MAHAN MARY SUE (LE)	64-020-100-004-00	401	1125 PARMINGTON AVE
MAHAN MARY SUE (LE)	64-020-100-005-00	401	1119 PARMINGTON AVE
421 HOLDINGS, LLC	64-020-100-006-00	401	1115 PARMINGTON
LANGE SHEILA	64-020-100-007-00	401	1113 PARMINGTON
VILLANUEVA ANITA	64-020-100-009-00	401	1110 PARMINGTON
SCHULTZ RONALD J & DEMULL REBECCA	64-020-100-010-00	401	1114 PARMINGTON
SMITH JOHN H JR	64-020-100-011-00	401	1118 PARMINGTON
MCMULLEN JOHN	64-020-100-012-00	401	1120 PARMINGTON
BURSLEY DUSTIN L	64-020-100-013-00	401	1126 PARMINGTON
CAMERON SCOTT SEGUIN	64-020-100-014-00	401	1130 PARMINGTON

HASTY LINDA K	64-020-100-016-00	401	3670 W POLK RD
HART GROUP	64-020-171-001-00	202	
ROPP HOWARD	64-020-171-002-00	201	804 UNION ST
MCGHAN JOHN M JR	64-020-201-001-00	401	17 N COURTLAND ST
THRAILKILL MARK & THRAILKILL JEFF	64-020-201-001-50	401	13 N COURTLAND ST
HEGG REAL ESTATE LLC	64-020-201-002-00	401	9 N COURTLAND ST
HEGG S REAL ESTATE LLC	64-020-201-003-00	201	112 E MAIN ST
COPRON COLLEEN J &	64-020-202-001-00	401	11 N WATER ST
CUSHMAN ROLAND E III & MEREDITH A	64-020-202-003-00	401	13 MECHANIC ST
ALVESTEFFER MARK	64-020-202-004-00	401	18 N COURTLAND ST
PICKERD KATHLEEN	64-020-202-004-50	401	12 COURTLAND ST
RACLA RENTALS LLC	64-020-202-005-00	401	8 N COURTLAND ST
PETERSON VINCENT LEE	64-020-202-005-50	401	16 E MAIN ST
RAMIREZ RAQUEL	64-020-202-006-00	401	14 E MAIN ST
HOWLAND RACHEL ANN	64-020-202-006-50	401	10 E MAIN ST
TURNER WILLIAM JR ETUX (LE)	64-020-202-008-00	401	4 E MAIN ST
DENNERT CAROL A TRUST	64-020-203-001-00	401	12 MECHANIC
SCHAEFER PERRY	64-020-203-003-00	401	14 MECHANIC ST
HUIZENGA CHAD & CHRISTINA M	64-020-203-004-00	401	22 MECHANIC ST
CERES SOLUTIONS	64-020-207-001-00	201	3 E MAIN ST
CERES SOLUTIONS	64-020-207-004-00	201	3 E MAIN ST
CERES SOLUTIONS	64-020-207-004-50	201	3 E MAIN ST
NORTH CENTRAL COOPERATIVE INC	64-020-207-005-00	401	15 E MAIN ST
CERES SOLUTIONS	64-020-207-008-00	402	15 COURTLAND ST
LIPPS LAWRENCE T & TRACEY L	64-020-207-009-00	401	19 COURTLAND ST
LORENZ KATHRYN R (LE)	64-020-207-009-50	401	25 COURTLAND ST
CITY OF HART	64-020-208-001-00	201	
RYBARZ PROPERTIES LLC	64-020-208-001-50	201	105 E MAIN ST
BROWN & BROWN PROPERTIES LLC	64-020-208-002-00	201	105 E MAIN ST
BUP, LLC	64-020-208-002-50	201	107 E MAIN ST
LANTZ RICHARD & PAMELA	64-020-208-003-00	201	109 E MAIN ST
CITY OF HART	64-020-208-003-30	201	
ROSAS MARIA	64-020-208-003-60	201	19 STATE ST
ZIEGER DALE & GAIL	64-020-208-005-00	201	27 S STATE ST
CITY OF HART	64-020-208-005-60	201	
CITY OF HART	64-020-208-006-00	201	
ROSAS JOSE R & MARIA D	64-020-208-007-00	401	16 COURTLAND ST
WINDELL RICHARD A & DEBORAH A	64-020-208-008-50	201	39 STATE ST

FORNER GAYLE E & LOIS A LT	64-020-208-009-00	201	49 STATE ST
STEVENS LAWRENCE J & LINDA LT	64-020-208-009-50	201	53 S STATE ST
STEVENS LAWRENCE J & LINDA LT	64-020-208-010-00	201	55 S STATE ST
CITY OF HART	64-020-208-011-00	201	407 STATE ST
CITY OF HART	64-020-208-012-00	201	
VASQUEZ FABIAN SR & MARIA G	64-020-209-001-00	201	12 STATE ST
K & G HOLDINGS LLC	64-020-209-001-50	201	211 E MAIN ST
SADLER GEORGE	64-020-209-002-00	201	28 S STATE ST
EAST MAIN RENTALS LLC	64-020-209-003-00	201	213 E MAIN ST
SCHOBER ROSE MARIE ET AL	64-020-209-003-50	201	217 E MAIN ST
A-1 INVESTMENTS OF MUSKEGON LLC	64-020-209-004-00	401	219 E MAIN ST
CITY OF HART	64-020-209-005-00	201	227 E MAIN ST
BECHTEL AUSTIN & BROOKE	64-020-209-008-00	201	311 E MAIN ST
COOK CHRISTIAN P & CRYSTAL S	64-020-209-009-00	401	315 E MAIN ST
GALE DONNA	64-020-209-010-00	401	9 HART ST
WILLHITE MATTHEW & CLARK DESIREE	64-020-209-010-50	401	314 WASHINGTON ST
ANDERSON KATHERINE & JEFFREY	64-020-209-011-00	401	308 WASHINGTON ST
DEBLAS GUSTAVO &	64-020-209-013-00	401	302 WASHINGTON ST
ZWEEDYK RONALD J & TAMILYN	64-020-209-014-00	401	224 WASHINGTON ST
KIEL JERIAD J & VICKI M	64-020-209-015-00	201	220 WASHINGTON ST
OLTA PROPERTIES LLC	64-020-209-015-50	201	218 WASHINGTON
214 PROPERTIES LLC	64-020-209-016-00	401	214 WASHINGTON
CITY OF HART	64-020-209-016-50	201	
GASKILL PROPERTIES, LLC	64-020-209-017-00	201	36 W STATE ST
HUNTINGTON NATIONAL BANK	64-020-209-017-20	201	50 S STATE ST
JONASSEN MICHAEL E & MARTHA K	64-020-209-017-40	201	44 STATE ST
JONASSEN MICHAEL E & MARTHA K	64-020-209-017-60	201	44 S STATE ST
GELACE LLC	64-020-210-001-00	201	17 WASHINGTON ST
SALINAS JESUS & MARIA	64-020-210-003-00	401	103 103 S COURTLAND ST
HURLEY WALTER A IN TRUST FOR	64-020-210-003-30	201	
GELACE LLC	64-020-210-005-30	201	113 113 COURTLAND ST
BOUTELL R L PROPERTIES LLC	64-020-211-001-00	401	104 104 COURTLAND ST
BUTRCUP PROPERTIES LLC	64-020-211-002-00	201	108 108 S COURTLAND ST
SUPREME BUILDING CO	64-020-211-002-20	201	109 109 WASHINGTON ST
JW PROPERTIES LLC	64-020-211-002-60	201	113 113 WASHINGTON ST
B&D HOUSING INC	64-020-211-002-80	401	214 214 WASHINGTON ST
OLTA PROPERTIES, LLC	64-020-211-003-00	201	117 117 S STATE ST
WHITEWATER VALLEY PUBLISHING CO	64-020-211-005-00	201	127 127 STATE ST

MONTON PROPERTIES LLC	64-020-211-005-50	201	127 127 STATE ST
BAZANY DAVID W & LEEANNA	64-020-248-001-00	401	326 326 E MAIN ST
FULLER WENDELL P JR & CHERLY	64-020-249-001-00	401	310 E MAIN ST
STEVENS LAWRENCE J & LINDA LT	64-020-249-002-00	401	324 E MAIN ST
SPROUL ANA J	64-020-249-003-00	401	316 E MAIN ST
HEGG WILLIAM S & JANET A	64-020-249-004-00	401	320 E MAIN ST
HENLEY JAMES E & DOSEMAGEN JANE E	64-020-251-001-00	201	218 E MAIN ST
CITY OF HART	64-020-251-002-00	201	
WALKER BARBARA A(LE)	64-020-251-003-00	401	308 E MAIN ST
CITY OF HART	64-020-251-003-50	201	
LIPPS LAWRENCE T & TRACEY L	64-020-252-001-00	201	206 E MAIN ST
CITY OF HART	64-020-252-002-00	201	
CITY OF HART	64-020-252-003-00	201	
CITY OF HART	64-020-253-001-00	201	
HUIZENGA CHAD & CHRISTINA M	64-020-254-001-00	401	22 MECHANIC ST
LANGSTRAAT AMANDA	64-020-273-001-00	401	21 N COURTLAND ST
HART SENIORS LTDV HOUSING ASSN	64-020-274-001-00	201	26 N STATE ST
INERGY PROPANE LLC	64-020-342-001-00	201	
HART GROUP	64-020-342-002-00	201	
FORNER GAYLE E & LOIS A LT	64-020-343-002-00	201	3480 W POLK RD
MICHIGAN STATE HIGHWAY COMM	64-020-343-003-00	202	
KUMZI JAMES & ANNETTE	64-020-343-004-00	401	1118 S STATE ST
HEGG WILLIAM & JANET	64-020-343-005-00	401	1107 S DRYDEN ST
BURGOS ZAHIDA ESTHER	64-020-343-007-00	401	1029 S DRYDEN ST
KUMZI DYLAN J	64-020-343-008-00	402	1114 STATE ST
GONZALEZ ROSA ANTONIA CHIMAL	64-020-343-009-00	401	1033 S DRYDEN ST
HERNANDEZ MARINA & JASSO JOSE &	64-020-343-010-00	401	1101 S DRYDEN ST
HEGG S RENTALS LLC	64-020-343-011-00	401	1103 DRYDEN ST
PAYNE SUSAN D	64-020-343-012-00	401	1108 STATE ST
SANTOS MANUEL B SR & JOSEFA V	64-020-343-013-00	401	1030 STATE ST
GAM INVESTORS LLC	64-020-344-001-00	201	1014 STATE ST
WARMUSKERKEN TARA	64-020-344-002-00	401	1024 S STATE ST
CITY OF HART	64-020-344-003-00	201	
CITY OF HART	64-020-344-004-00	201	1010 S STATE ST
CITY OF HART	64-020-344-005-00	201	
CITY OF HART	64-020-345-001-00	201	
CITY OF HART	64-020-345-002-00	201	STATE ST
FORNER GAYLE	64-020-345-003-00	401	STATE ST

FORNER GAYLE E & LOIS A LT	64-020-345-004-00	401	926 STATE ST
INERGY PROPANE LLC	64-020-346-001-00	201	920 S STATE ST
SMITH MARK & BETH	64-020-346-001-50	201	816 S DRYDEN ST
MOORE BROOKE A	64-020-354-001-00	401	611 STATE ST
CRYSTAL VALLEY FARMS LP	64-020-354-002-00	401	615 S STATE
CORTES JUAN & ROSARIO MENDOZA-	64-020-354-003-00	401	625 S STATE ST
VILCHIS-GASCA ABEL F & MONICA	64-020-354-004-00	401	619 STATE ST
GAMBLE MITCHELL	64-020-354-005-00	401	108 WIGTON ST
FANNIE MAE AKA FEDERAL NATIONAL	64-020-354-006-00	401	614 COURTLAND ST
ZOE PROPERTIES LLC	64-020-354-007-00	401	103 WOOD ST
ROBLES ROBERT	64-020-354-008-00	401	104 WIGTON ST
MEARS CHARLES & CLEARWOOD BRITNEY	64-020-360-003-00	401	3690 W POLK RD
BRAGDON WOOD LLC	64-020-362-002-10	201	911 STATE ST
HANSEN FAMILY TRUST	64-020-363-001-00	201	3750 W POLK RD
DRENTH FITNESS PROPERTIES OCEANA LL	64-020-363-003-00	201	3744 W POLK RD
HANSEN FAMILY TRUST	64-020-363-004-00	201	3720 W POLK RD
HODGES JAMES H & DONNA J	64-020-363-005-00	201	3740 W POLK RD
RITCHARD CHARLES J & MARIE	64-020-363-006-00	201	3730 W POLK RD
HUIZENGA CHAD & CHRISTINA M	64-020-594-001-00	401	603 STATE ST
R & M LAKESHORE PROPERTIES LLC	64-020-594-002-00	401	107 WOOD ST
GONZALEZ-GILES VICTOR IVAN	64-020-594-002-50	401	607 S STATE ST
HANSON LOGISTICS	64-020-602-016-00	301	
MORAT CARL D	64-020-628-001-00	201	65 STATE ST
DEULING GARY L & JAIME L (LE)	64-020-628-002-00	201	65 STATE ST
HUNTINGTON NATIONAL BANK	64-020-631-001-00	201	103 S STATE
115 PROPERTIES LLC	64-020-631-003-00	201	111 STATE
115 PROPERTIES LLC	64-020-631-004-00	201	115 STATE
GELACE LLC	64-020-715-001-00	201	4 LINCOLN ST
FRALIC RUSTY & DIXIE	64-020-715-005-00	401	209 COURTLAND ST
VAN TIMMEREN BRIAN S & REBECCA L	64-020-715-005-50	401	215 COURTLAND ST
CORY AARON J & ELIZABETH A	64-020-715-007-00	401	8 E CHURCH ST
MEAD ANGALA & RICKIE MEAD II	64-020-715-008-00	401	4 CHURCH ST
MEAD ANGALA & RICKIE MEAD II	64-020-715-007-50	401	4 CHURCH ST
WEST MICH COMMUNITY MENTAL HEALTH	64-020-716-001-00	201	
WEST MICH COMMUNITY MENTAL HEALTH	64-020-716-003-00	401	
RODRIGUEZ MARGARITA &	64-020-716-003-30	401	111 LINCOLN ST
PINK ELEPHANT PROPERTIES LLC	**64-020-716-003-60**	**001**	**113 LINCOLN**
WALLS KARL D	64-020-716-003-90	401	215 STATE ST

BRUCH STEVEN T	64-020-716-004-00	201	201 S STATE
PINK ELEPHANT LLC	**64-020-716-004-30**	**001**	**207 STATE ST**
PINK ELEPHANT LLC	64-020-716-004-31	201	207 STATE ST
BLARNEY CASTLE OIL CO	64-020-716-005-00	201	204 STATE ST
PHILLIPS G PROPERTIES LLC	64-020-716-007-00	401	106 CHURCH ST
KAAT THOMAS M	64-020-716-008-00	401	214 COURTLAND ST
HODGES PROPERTIES LLC	64-020-717-001-00	201	
CHRISTMAN CHRIS A	64-020-717-003-00	401	213 LINCOLN ST
YOUNG STEPHEN G & HEATHER J	64-020-717-004-00	401	217 LINCOLN ST
ROBBINS RUSSELL E & CATHERINE	64-020-717-004-50	401	207 DRYDEN ST
QUINN JOAN A TRUSTEE	64-020-717-005-00	401	215 DRYDEN ST
KUMZI JAMES D	64-020-717-005-50	401	
HODGES PAUL S	64-020-717-006-00	401	210 CHURCH ST
BROWN GARRIT E	64-020-717-006-50	401	214 E CHURCH ST
OCEANA COUNTY TREASURER	64-020-717-007-00	401	224 STATE ST
UNDERWOOD JOY D & DAVIS NATHAN B	64-020-717-007-50	401	220 STATE ST
TRUDELL BETH ANNE & AMY SUZANNE	64-020-721-001-00	401	103 E CHURCH ST
STONE CHAD & AMY	64-020-721-001-50	401	308 S COURTLAND ST
HUIZENGA-PEREA MARTHA &	64-020-721-002-00	401	107 CHURCH ST
WALLS KARL D I AND LAVINIA	64-020-721-003-00	401	111 CHURCH ST
WALLS KARL D I & LAVINIA	64-020-721-003-50	401	301 S STATE ST
AHRENS PATRICK &	64-020-721-005-00	401	316 COURTLAND ST
IRVIN BRIAN K & BECKY S	64-020-721-005-50	401	312 COURTLAND ST
HARBOR HOUSE OF HART	64-020-721-007-00	201	315 STATE ST
HART UNITED METHODIST CHURCH	64-020-722-001-00	201	308 N STATE ST
HART UNITED METHODIST CHURCH	64-020-722-003-00	201	215 CHURCH ST
HART UNITED METHODIST CHURCH	64-020-722-004-00	201	217 CHURCH ST
HART UNITED METHODIST CHURCH	64-020-722-008-00	201	315 DRYDEN ST
HART AREA PUBLIC LIBRARY	64-020-726-011-00	201	415 S STATE ST
PERYSIAN ADAM & JESSICA	64-020-726-012-00	401	425 S STATE
FIFTH THIRD BANK-CORPORATE	64-020-727-005-00	201	424 STATE ST
CRICKET INVESTMENTS LLC	64-020-727-007-00	401	403 S DRYDEN ST
SWEENEY AMANDA & KLOTZ CHRISTOPHER	64-020-727-007-50	401	211 JOHNSON ST
RAMIREZ DAVID	64-020-727-009-00	401	409 DRYDEN ST
KUMZI JAMES & ANNETTE	64-020-727-010-00	401	415 DRYDEN ST
SEGAR HOPE F	64-020-727-011-00	401	216 E JEFFERSON ST
US BANK NATIONAL ASSOCIATION	64-020-727-011-50	401	210 JEFFERSON ST
GOWEN DAVID M	64-020-731-001-00	401	107 E JEFFERSON ST

BOS ROBERT A & LORI	64-020-731-002-00	401	105 JEFFERSON
LINDLEY STEPHEN R & KRISTI J	64-020-731-003-00	401	512 COURTLAND ST
SANDOVAL MARIO	64-020-731-004-00	401	516 S COURTLAND ST
BENDER JOHN R/MALINDA M	64-020-731-005-00	401	106 WOOD ST
DEAN ELIZABETH	64-020-731-005-50	401	106 WOOD ST
KIRBY MARIA INGRAM	64-020-731-007-00	401	503 STATE ST
EISENLOHR DANIEL S & DENISE C	64-020-731-008-00	401	507 S STATE ST
515 SOUTH STATE ST LLC	64-020-731-009-00	401	515 STATE ST
NEAR LISA	64-020-731-011-00	401	521 S STATE
EWING MARGARET	64-020-731-012-00	401	525 S STATE ST
FORNER GAYLE E & LOIS A LT	64-020-732-001-00	202	STATE & JEFFERSON CORNER
MOORE COUNTRY PROPERTIES LLC	64-020-732-001-50	401	207 JEFFERSON ST
GILES ZOILA T	64-020-732-002-00	401	508 S STATE ST
KNOTH IRENE	64-020-732-003-00	401	512 STATE ST
KUMZI ANNETTE & JAMES	64-020-732-005-00	401	518 STATE ST
CRIXUS INVESTMENTS LLC	64-020-732-006-00	401	524 S STATE ST
FROST VIOLET L	64-020-732-007-00	401	503 DRYDEN ST
LOSSMAN KATHRYN	64-020-732-007-50	401	211 JEFFERSON ST
GREINER KEVIN M	64-020-732-009-00	401	511 DRYDEN ST
BONT BRENDA L TRUSTEE	64-020-732-010-00	401	515 DRYDEN ST
STRUBLE PAUL	64-020-732-011-00	401	519 DRYDEN ST
SMITH SAMANTHA JO &	64-020-732-012-00	401	523 DRYDEN ST
AGUILAR CIRILO	64-020-732-012-50	401	210 WOOD ST
THOMSON PHILIP DEPOYSTER JR & KAREN	64-020-735-001-00	401	602 STATE ST
THOMSON PHILLIP DEPOYSTER/KAREN LYN	64-020-735-002-00	401	606 STATE ST
SCHANER EUGENE	64-020-735-003-00	401	608 STATE ST
BONSTELL PAULA WITH LIFE ESTATE	64-020-735-004-00	401	612 S STATE ST
STEVENS APARTMENTS LLC	64-020-735-005-00	401	616 STATE
SALOMON LOPEZ CARRILLO &	64-020-735-006-00	401	208 WIGTON ST
MOORE COUNTRY PROPERTIES LLC	64-020-735-006-50	401	620 STATE ST
GOMEZ MARIANELA	64-020-735-007-00	401	215 WOOD ST
SAAVEDRA VICTOR M & MARTHA G &	64-020-735-007-50	401	211 WOOD ST
ROBBINS LYNDA	64-020-735-008-00	401	607 DRYDEN ST
GONZALEZ CLEMENTE & NOHEMI N	64-020-735-009-00	401	611 S DRYDEN ST
MANUEL VAZQUEZ-GUIJARRO	64-020-735-010-00	401	615 S DRYDEN ST
BALL LEEANN M	64-020-735-011-00	401	619 DRYDEN ST
CAREY THOMAS I & MARY A	64-020-735-012-00	401	212 WIGTON ST
KINDINGER MELISSA	64-020-735-012-50	401	621 DRYDEN ST

GALE REAL ESTATE CO	**64-020-736-001-00**	**001**	**704 STATE ST**
GALE REAL ESTATE CO	64-020-736-001-10	201	704 STATE ST
DB INVESTMENTS, LLC	64-020-736-001-20	201	704 STATE ST
HIGHLAND RICHARD M & MURIEL L	64-020-736-012-00	201	99 CHATAQUA
VEGA DON & NANCY K	64-020-737-001-00	401	712 S COURTLAND ST
SALINAS JESUS & MARIA SAN JUANA	64-020-737-002-00	401	714 COURTLAND ST
BEYER TIMOTHY L & JOANNE M	64-020-737-003-00	401	716 S COURTLAND ST
HEGG WILLIAM & JANET A & SCOTT HEGG	64-020-737-004-00	401	718 S COURTLAND ST
SCHANER LESTER E JR	64-020-737-005-00	401	720 S COURTLAND ST
RITCHIE GLORIA & JEFFREY C NEL	64-020-737-006-00	401	728 S COURTLAND ST
RUSSELL BENJAMIN JR &	64-020-737-007-00	401	703 STATE ST
RIVERA ELAINE H ET AL	64-020-737-008-00	401	705 S STATE ST
OA10 LLC	64-020-737-009-00	201	715 S STATE ST
BRAGDON WOODS, LLC	64-020-738-004-00	401	
SHELBY STATE BANK	64-020-738-004-30	201	803 STATE ST
SHELBY STATE BANK	64-020-738-004-40	201	811 STATE ST
GRICE'S HOMETOWN PROPERTIES LLC	64-020-738-004-60	201	815 STATE ST
ROSSITER MICHAEL J & MARY M	64-020-738-004-80	201	105 CHATAQUA
WHITEHILL GARTH P & ANN	64-020-738-005-20	201	130 ENTERPRISE
CERES SOLUTIONS	64-020-738-006-00	201	111 ENTERPRISE
STATE PRO BUILDING LLC	64-020-738-006-20	201	907 S STATE ST
ERICKSON PAUL	64-020-738-006-60	401	STATE ST
LOPEZ CHRISTOPHER	64-020-739-002-00	401	811 S DRYDEN ST
BOUTELL R L PROPERTIES LLC	64-020-739-002-10	401	809 DRYDEN ST
SALAZAR ELIZABETH	64-020-739-002-20	401	815 DRYDEN ST
PAW CO LLC	64-020-739-002-40	201	900 STATE ST
HART AREA FIRE ADMINISTRATIVE	64-020-739-002-60	201	STATE ST
PENOYER EDDIE A & RUBYANN G & BRETT	64-020-739-002-90	401	820 STATE ST
T'NT	64-020-739-003-00	201	900 S STATE ST
WEST SHORE BANK	64-020-818-400-06	201	4070 W POLK RD
BEERHART LLC	64-020-818-400-07	201	4086 W POLK RD
EXCEL PROPERTY MANAGEMENT LLC	64-020-818-400-08	201	4168 W POLK RD
HOP FAMILY LLC	64-020-818-400-09	201	4220 W POLK RD
WALLS KARL D & KARL D II	**64-020-818-400-10**	**001**	
SYSTEM CAPITAL REAL PROPERTY	64-020-818-400-11	201	4256 W POLK RD
AUTOZONE DEVELOPMENT, LLC	64-020-818-400-12	202	4108 W POLK RD
HANSEN FAMILY TRUST	64-020-818-400-13	202	
HALLACK DANIEL E	64-020-819-200-02	201	4223.5 W POLK RD

HALLACK CONTRACTING INC	64-020-819-200-03	201	4223 W POLK RD
HODGES PROPERTIES LLC	64-020-819-200-04	201	4181 W POLK RD
KLOTZ KATHRYN D & KLOTZ KYLE D	64-020-819-200-05	201	4133 W POLK RD
FAMILY FINANCIAL CREDIT UNION	64-020-819-200-06	201	4075 W POLK RD
HODGES PROPERTIES LLC	64-020-819-200-07	201	4181 W POLK RD
CHEEMA, L.L.C.	64-020-819-200-10	201	4143 W POLK RD
BLARNEY CASTLE OIL CO	64-020-819-200-13	201	4279 W POLK RD
D C LAND CO LLC	64-020-819-200-16	202	2306 N COMFORT
MICHIGAN WEST LLC	64-020-819-200-17	201	4081 W POLK RD
D C OF HART LLC	64-020-819-200-18	201	2248 N COMFORT
M & D RENTALS	64-020-819-200-19	202	
TGD LLC	64-020-819-200-20	201	2359 N COMFORT
SILVER LAKE MANAGEMENT INC	64-020-819-200-21	201	2332 N COMFORT
NMP PROPERTIES LL(KP HART LLC)	64-020-819-200-22	201	2386 N COMFORT
AGREE DEVELOPMENT, LLC	64-020-819-200-23	201	2278 N COMFORT
OCE PROPERTIES, LLC	64-020-819-200-24	201	2327 N COMFORT
WEESIES BROTHERS GREENHOUSES L	64-020-819-200-25	201	2343 N COMFORT
BARZ INVESTMENTS LLC	64-020-820-100-01	201	2370 N 72ND AVE
RENNHACK DAVID & JOANN LIVING TRUST	64-020-820-100-05	202	3793 W POLK RD
MICH DNR - GRANTS ADMIN DIV	64-020-910-363-00	102	
CIT GROUP, INC & SUBSIDIARIES	64-020-919-002-00	251	3750 W POLK RD
VITALITY FOODSERVICE, INC.	64-020-919-003-00	251	611 E MAIN ST
WAYPORT, LLC	64-020-919-007-00	251	4256 W POLK RD
OCEANA HERALD JOURNAL	64-020-919-008-00	251	123 S STATE ST
DONALD T POOLE	64-020-919-009-00	251	4143 W POLK RD
MARATHON PATROLEUM COMPANY LP	**64-020-919-014-00**	**003**	**4220 W POLK RD**
MUSKEGON CELLULAR PSHP	64-020-919-016-00	251	69 S STATE ST
BLI RENTALS, LLC	64-020-919-017-00	251	512 S STATE ST
MUZAK LLC	64-020-919-019-00	251	4220 W POLK RD
MEYER MUSIC INC.	64-020-919-021-00	251	300 W JOHNSON
INTERMEX WIRE TRANSFER, LLC	64-020-919-022-00	251	19 S STATE ST
OPNAD FUND, INC	**64-020-919-028-00**	**003**	**4256 W POLK RD**
SUMMIT FUNDING GROUP, INC	64-020-920-000-01	251	3325 POLK RD
VITALITY FOODSERVICE INC.	64-020-920-000-06	251	611 E MAIN ST
NORTHERN HOME CARE INC	64-020-920-000-08	251	49 S STATE ST
OUTCOME HEALTH	64-020-921-000-01	251	611 E MAIN ST
WAYPORT, LLC	64-020-921-000-02	251	4256 W POLK RD
WHITEWATER VALLEY PUBLISHING CO	64-020-922-000-01	251	123 S STATE ST

GRAY & COMPANY	64-020-980-032-00	251	3325 W POLK RD
GRAY & COMPANY	64-020-980-033-00	251	3325 W POLK RD

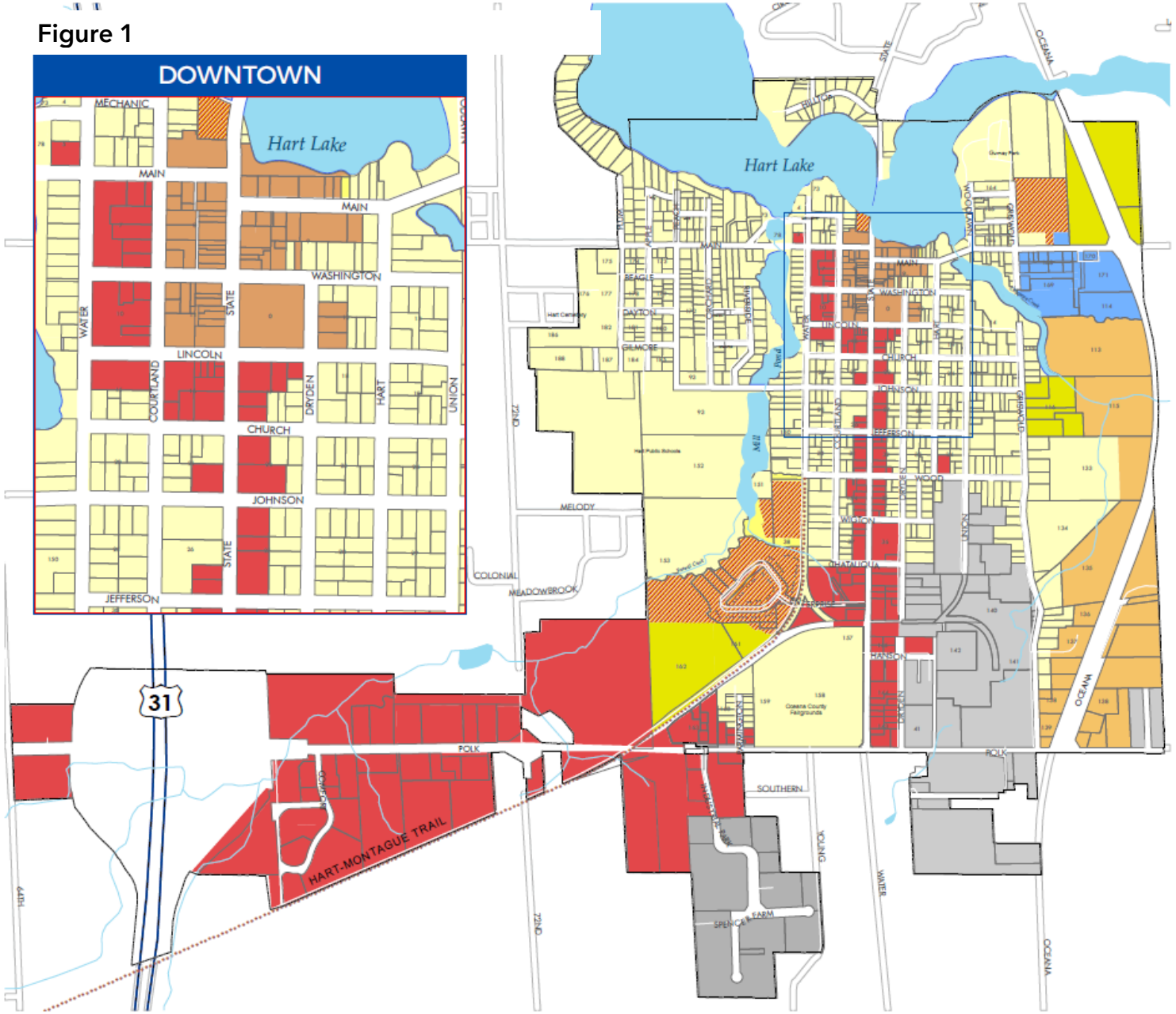
RED FONT: Rows that contain bold/red font include real/personal property which has been retired, split, or combined. These parcels were included within the development area at a point in time but are no longer active parcels.

BLUE FONT: Rows that contain bold/blue font include personal property and not real property.

Table 2A: State Tax Commission Recommended Classification Codes

Property Classification Code	Description
001	Retired Split / Combined
003	Reference (Special Acts)
102	Agricultural - Vacant
201	Commercial – Improved
202	Commercial - Vacant
251	Commercial – Personal Property
301	Industrial – Improved
401	Residential – Improved

Figure 1



City of Hart

Oceana County, Michigan

ZONING MAP

Updated: March 24, 2021

- A, Residential Zone
- A-1, Residential Zone
- A-2, Apartment Zoning District
- B-1, Central Business District
- B-2, General Business District
- C-2, Limited Commercial
- D-1, Industrial District
- D-2, Industrial Park District
- M-1, Medical/Institutional District
- PUD, Planned Unit Development

1 inch = 500 feet

0 0.125 0.25 0.5 Miles

williams&works
engineers | surveyors | planners

Data Sources: Michigan CGI, Oceana County Equalization

Figure 2

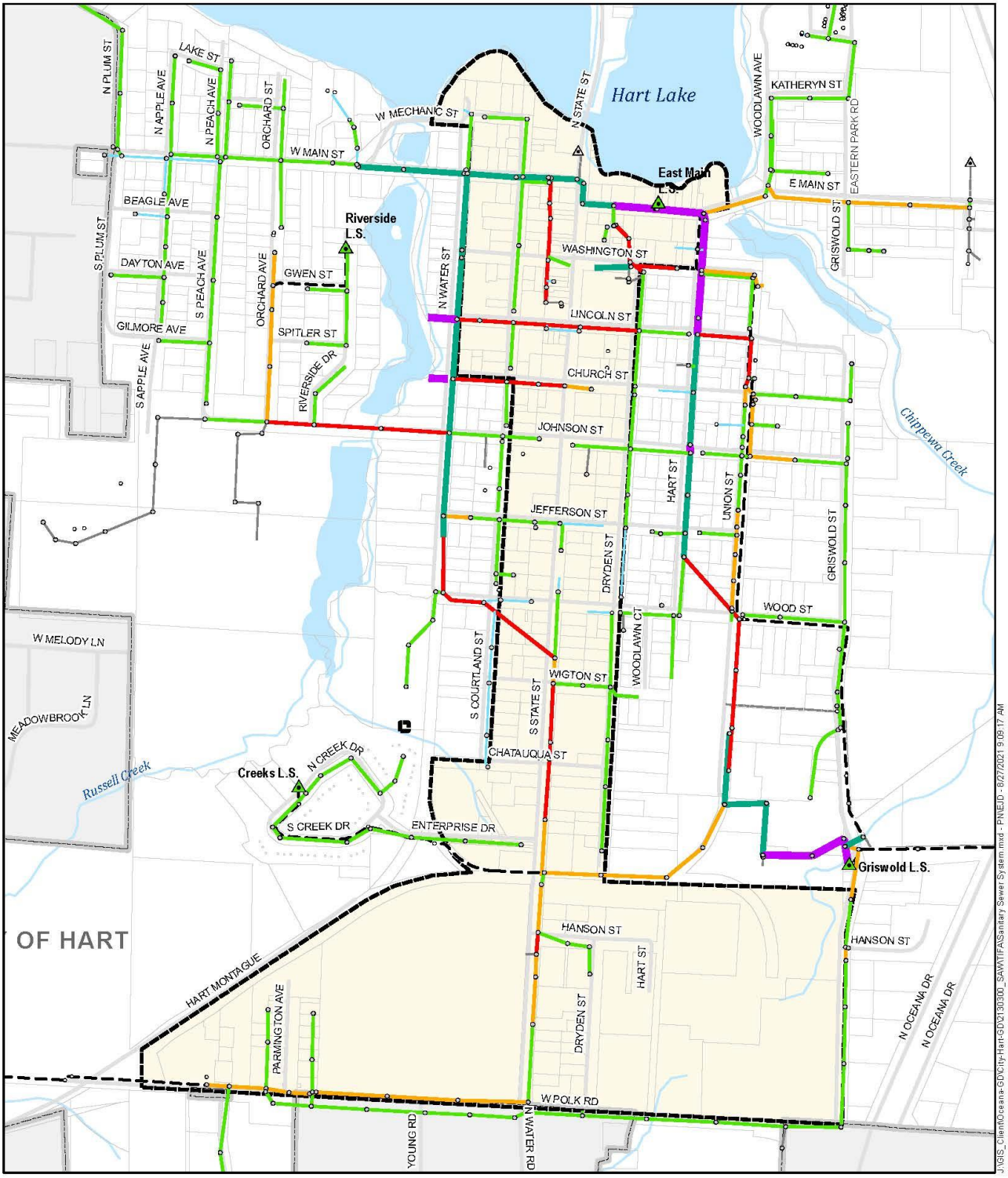

Hart Lake
Chippewa Creek
Russell Creek
N PLUM ST
LAKE ST
N APPLE AVE
N PEACH AVE
ORCHARD ST
W MECHANIC ST
W MAIN ST
N STATE ST
WOODLAWN AVE
KATHERYN ST
EASTERN PARK RD
E MAIN ST
East Main L.S.
GRISWOLD ST
BEAGLE AVE
S PLUM ST
Riverside L.S.
DAYTON AVE
S PEACH AVE
ORCHARD AVE
GWEN ST
N WATER ST
WASHINGTON ST
GILMORE AVE
SPITLER ST
LINCOLN ST
S APPLE AVE
RIVERSIDE DR
CHURCH ST
JOHNSON ST
HART ST
UNION ST
JEFFERSON ST
DRYDEN ST
GRISWOLD ST
WOOD ST
W MELODY LN
MEADOWBROOK LN
S COURTLAND ST
WOODLAWN CT
WIGTON ST
S STATE ST
N CREEK DR
Creeks L.S.
CHATAUQUA ST
S CREEK DR
ENTERPRISE DR
Griswold L.S.
OF HART
HANSON ST
HART MONTAGUE
PARMINGTON AVE
HART ST
DRYDEN ST
N OCEANA DR
W POLK RD
YOUNG RD
N WATER RD
LEGEND
TIFA Boundary
City Lift Station
Private Lift Station
Sanitary Sewer Diameter
6" or Smaller
8"
10"
12"
15"
18" or Larger
Force Main
SCALE: 1 " = 700 '
CITY OF HART
Oceana County, MI
SANITARY SEWER SYSTEM
Prein&Newhof
J:\GIS_Client\Oceana-GD\City-Hart-GD\2130300_SAW\TIFA\Sanitary Sewer System.mxd - PNIEJD - 8/27/2021 9:09:17 AM

Figure 3

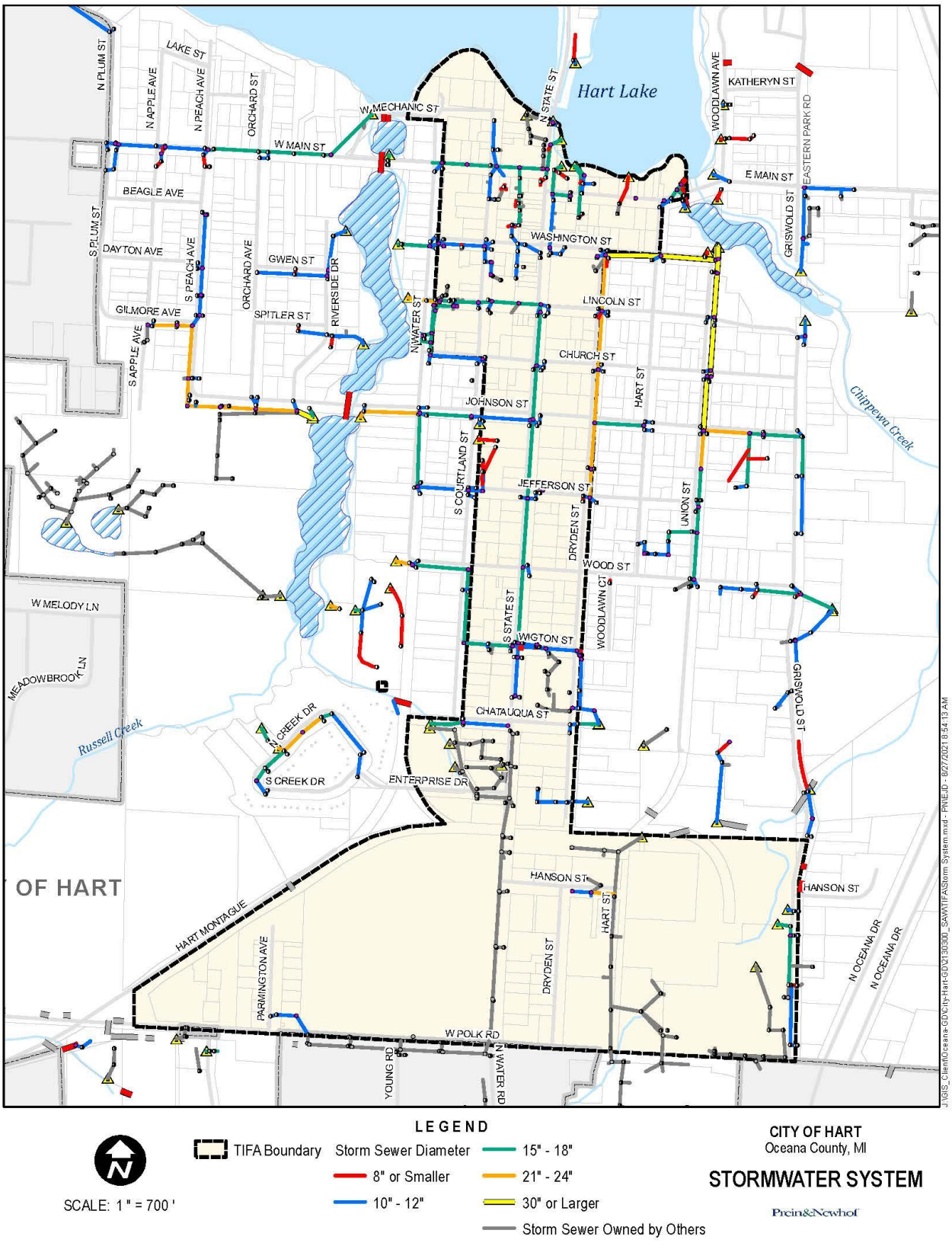
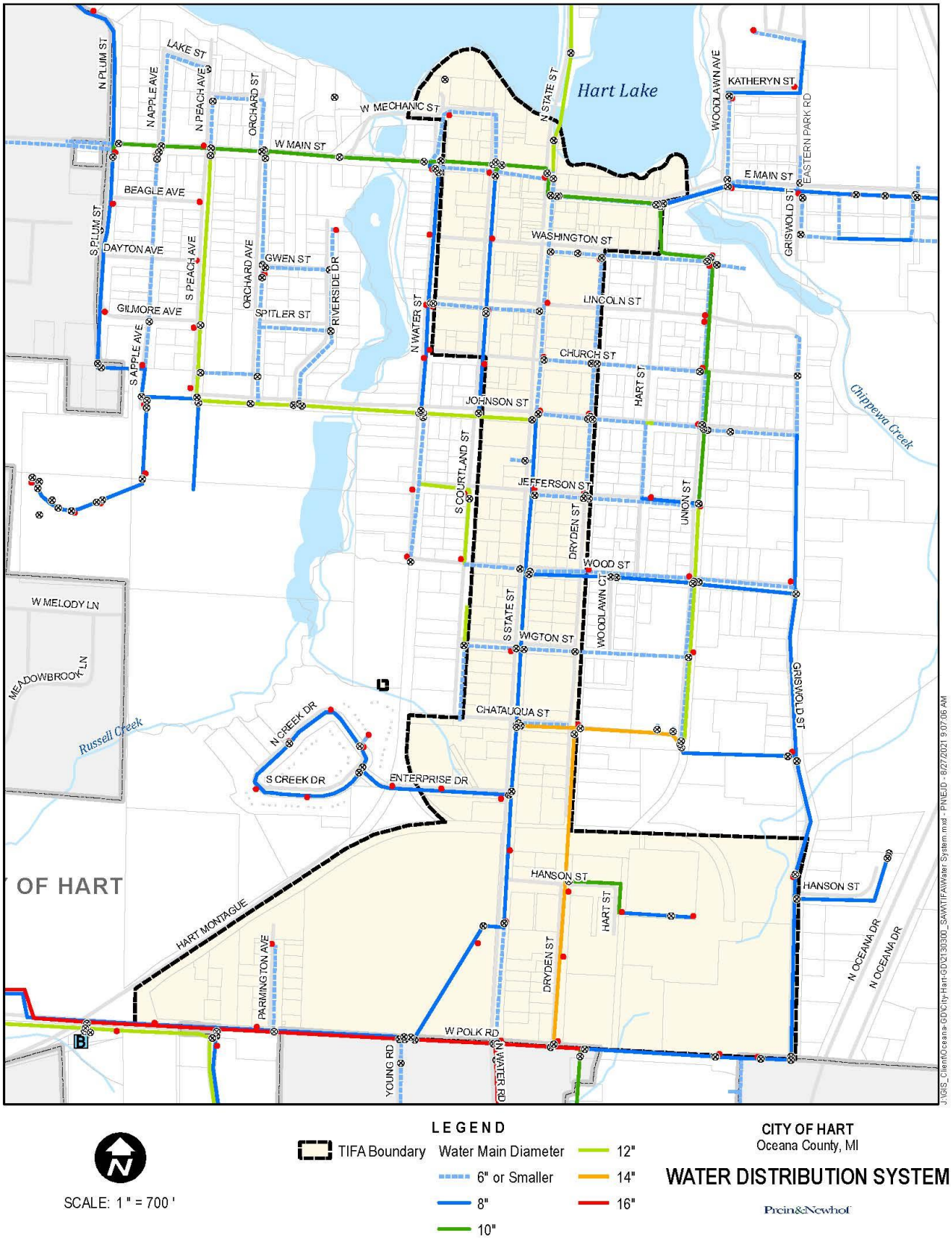

Hart Lake
Chippewa Creek
Russell Creek
LAKE ST
N PLUM ST
N APPLE AVE
N PEACH AVE
ORCHARD ST
W MECHANIC ST
N STATE ST
WOODLAWN AVE
KATHERYN ST
EASTERN PARK RD
W MAIN ST
E MAIN ST
BEAGLE AVE
S PLUM ST
DAYTON AVE
S PEACH AVE
ORCHARD AVE
GWEN ST
RIVERSIDE DR
WASHINGTON ST
GRISWOLD ST
GILMORE AVE
SPITLER ST
N WATER ST
LINCOLN ST
S APPLE AVE
CHURCH ST
HART ST
JOHNSON ST
S COURTLAND ST
JEFFERSON ST
DRYDEN ST
UNION ST
WOOD ST
W MELODY LN
MEADOWBROOK LN
S STATE ST
WIGTON ST
WOODLAWN CT
CHATAUQUA ST
N CREEK DR
S CREEK DR
ENTERPRISE DR
OF HART
HANSON ST
HART MONTAGUE
PARMINGTON AVE
N OCEANA DR
W POLK RD
YOUNG RD
N WATER RD
LEGEND
TIFA Boundary
Storm Sewer Diameter
8" or Smaller
10" - 12"
15" - 18"
21" - 24"
30" or Larger
Storm Sewer Owned by Others
SCALE: 1 " = 700 '
CITY OF HART
Oceana County, MI
STORMWATER SYSTEM
Prein&Newhof

Figure 4


Hart Lake
Chippewa Creek
Russell Creek
W MECHANIC ST
W MAIN ST
LAKE ST
N PLUM ST
N APPLE AVE
N PEACH AVE
ORCHARD ST
N STATE ST
WOODLAWN AVE
KATHERYN ST
E MAIN ST
EASTERN PARK RD
GRISWOLD ST
BEAGLE AVE
S PLUM ST
DAYTON AVE
S PEACH AVE
ORCHARD AVE
GWEN ST
RIVERSIDE DR
WASHINGTON ST
GILMORE AVE
SPITLER ST
N WATER ST
LINCOLN ST
S APPLE AVE
CHURCH ST
HART ST
JOHNSON ST
S COURTLAND ST
JEFFERSON ST
UNION ST
DRYDEN ST
WOOD ST
W MELODY LN
MEADOWBROOK LN
S STATE ST
WOODLAWN CT
WIGTON ST
CHATAUQUA ST
N CREEK DR
S CREEK DR
ENTERPRISE DR
OF HART
HANSON ST
HART MONTAGUE
PARMINGTON AVE
N OCEANA DR
W POLK RD
YOUNG RD
N WATER RD
SCALE: 1 " = 700 '
LEGEND
TIFA Boundary
Water Main Diameter
6" or Smaller
8"
10"
12"
14"
16"
CITY OF HART
Oceana County, MI
WATER DISTRIBUTION SYSTEM
Prein&Newhof

PART 2: DOWNTOWN B-1 CENTRAL BUSINESS DISTRICT CORRIDOR

A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

As part of its development efforts, the Authority intends to identify land use change and development patterns within the commercial corridor. This effort should yield information pertaining to proposed land uses. Developing parking areas and parks or open space for visitors, customers, and residents of the City will be considered.

Part of the overall planning effort is to create an area that will attract new investment and bring much needed business to the Hart area. Of course, the primary area the City would like to see develop as a result of this plan is the downtown core around State St and Main St. The TIFA Board has developed a list of proposed new businesses using data collected from a 2012 Downtown Market Study that might contribute to the growth in the area and complement the intent of the district's character. The following is a list of desired new businesses:

Shoe store	Candy/chocolate specialty shop
Meat shop	Craft supplies
Flower/gift shop	Book or music store/gourmet coffee
Import giftware "South of the Border" flair	Outfitter/sporting goods
Tap Room or Brewery	Habitat Re-Store
Gift shop, cards, novelties, specialty food	Winery/tasting room
Hart apparel & local merchandise shop	Dry cleaning/laundry service
Locally grown & packaged food gift items	Bike shop/kayak "rentals"
Full Service Restaurants—Casual to Upscale – Drinking	Homeware, kitchenware, gadgets

B. A DESCRIPTION OF PROPOSED IMPROVEMENTS INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST, REPAIRS, ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following list of public improvement projects describes the extent of the proposed redevelopment.

(1) Design Plan.

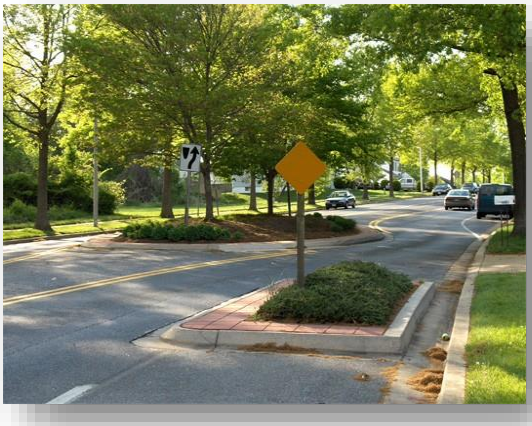


This will be directed toward existing and proposed development of public land use and signage within the commercial corridor. Development within the district should occur, for the most part, within the context of good planning and oriented toward those activities related to future projects. A well- documented design plan would provide a comprehensive picture to guide future development activities.

Estimated Cost: $50,000

Estimated Completion: 2022 – 2025

(2) Roadways.





The existing State Street right-of-way through the business district will be improved northward to Main Street and along Main Street from Water Street to Hart Street. It should be designed to encourage slower speeds and facilitate pedestrian as well as vehicular movements.

Improvements may include, but are not limited to, improved buffers between travel lanes and pedestrians, curb and gutter, and traffic calming design elements such as bulb-outs and narrower lanes. Improvements and funding to improve State Street would be in collaboration with the Oceana County Road Commission and the Michigan Department of Transportation at the Polk Rd intersection.

Estimated Cost: $1,500,000

Estimated Completion: 2025 – 2035

(3) Municipal Water System.

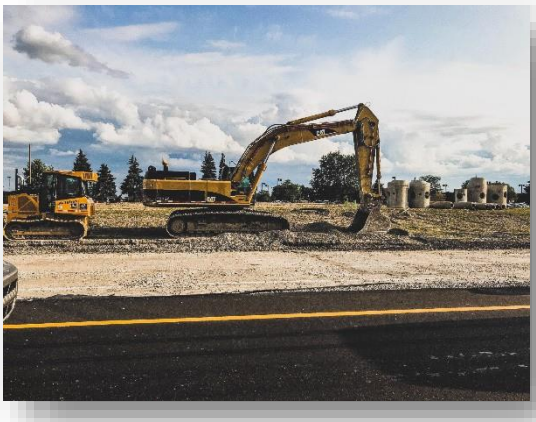


While the municipal water system in the development area largely serves the entirety of the State Street/Main Street business corridor within the City, certain properties or developments may require extensions, connections or replacement of lead lines, as they are developed. The system should be extended to new developments as needed.

Estimated Cost: $200,000

Estimated Completion: Ongoing

(4) Municipal Sanitary Sewer System.

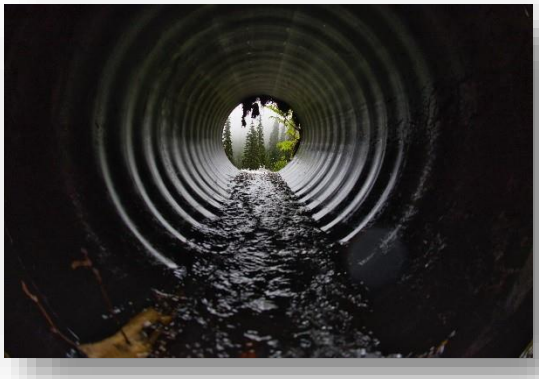


The sanitary sewer should be extended and connected in the same manner as the water system.

Estimated Cost: $376,000

Estimated Completion: Ongoing

(5) Surface and Stormwater Drainage.



Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the City. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage.

Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

Estimated Cost: $270,000

Estimated Completion: Ongoing

(6) Landscaping and Public Amenities.





The entire area should be adequately landscaped to include tree plantings, shrubs, lighting, and other public amenities along the entire length of State Street and along Main Street from Water Street to Hart Street, as well as within adjacent public rights-of- way wherever possible. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, and architectural features or art. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification. Improved landscaping at the entrance to the Business District at the southwest corner of State Street/Polk Road intersection.

Estimated Cost: $360,000

Estimated Completion: Ongoing

(7) Lighting.





The existing decorative, pedestrian-scaled lighting should continue along State Street from Polk Street to Jefferson Street. Lighting should be placed on both side of the street and be spaced appropriately to ensure that pedestrians and vehicles are seen at night. The existing brown decorative light poles should be painted black to match. Additional decorative lighting in Pocket Park, Hart Commons should be considered such as solar illuminations, hanging bulb lights, etc.

Estimated Cost: $150,000

Estimated Completion: 2023 – 2026

(8) Parks, Open Space, Community Gathering Space.




Hart Commons Park, located in the center of the business district, serves as a gather space and entertainment venue. Expansion projects may include obtaining an easement from the owners of adjacent property owners to construct an accessible boardwalk, with railings, to connect the adjacent, City-owned parking lot and lake with an overlook deck to the larger sections of the Hart Commons. A space-appropriate performance shelter is envisioned where most entertainment currently takes place. Future developments include exploring accessibility from the lakeshore to facilitate access to the downtown and Hart Commons by kayakers and boats. With each new phase of development, additional public inputs and feedback will be solicited to ensure alignment with the community's vision.

TIFA will support the maintenance of Pocket Park with a maximum contribution capped at 20% of the total annual maintenance costs for the Pocket Park.

Estimated Cost: $385,000

Estimated Completion: Ongoing

(9) Crosswalks.





Crosswalks are proposed to link new and existing commercial developments on both sides of Lansing Road. New crosswalks should be brick construction or significant striping delineation, and include signals, plantings, and ground-level lighting. New crosswalks should be installed at intersections and at mid-block crossing areas where no intersections are present for a considerable distance.

Estimated Cost: $50,000

Estimated Completion: 2024-2027

(10) Parking





The City-owned building known as Walkers Restaurant at 211 E Main Street should be demolished and developed into a well-planned parking lot/event venue with adequate green space, brickwork, and venue amenities such as electricity, performance platform, pavilion, etc. Consider utilizing this lot for business start-up pop-up shops using a design that compliments the look of the rest of the district. A parking study will aid in determining what our current downtown parking capacity is.

Estimated Cost: Phase I Demolition/Parking: $175,000 | Phase II Pop-up Structure $150,000

Estimated Completion: Phase I 2023 | Phase II 2025

The amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending this Restated Plan.

C. THE CONSTRUCTION OR STATES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Construction of the activities above are expected to be completed as noted, however, the stages and timeline for the completion of those items may be revised from time to time without amending this Restated Plan. The majority of the projects are to be financed by Tax Increment Revenues on a "pay-as-you-go" basis and/or through the issuance of bonds authorized by Act 57.

D. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, PURCHASE, OR LEASE, TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The Authority intends at this time to convey to the City of Hart at no cost the improvements constructed in this area and any land purchased as the result of implementing this Plan. It is expected that public improvements will be operated and maintained by the City.

E. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

(1) A Description of Desired Zoning Changes.

While significant zoning changes are not anticipated, it is possible that the City may amend the zoning ordinance in the future. The intent of any such changes in the zoning ordinance would be to provide for development in harmony with this plan, the proposed design plan, and other adopted plans in the City.

(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.

Changes in local streets, street levels, or intersections other than along State Street and Main Streets are not anticipated in this Development Plan, although some construction activities within local street rights-of- way may be necessary.

More significant changes are proposed along State Street and Main Street particularly within the business district corridor. The redevelopment would involve coordination with the Oceana County Road Commission and the Michigan Department of Transportation.

PART 4: DISTRICT-WIDE IMPROVEMENTS

A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

Land use characteristics are not expected tochange.

B. A DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following proposed public improvements within the dedicated public portions of the TIFA District in addition to those referenced to previously in this document include:

(1) Municipal Water System.

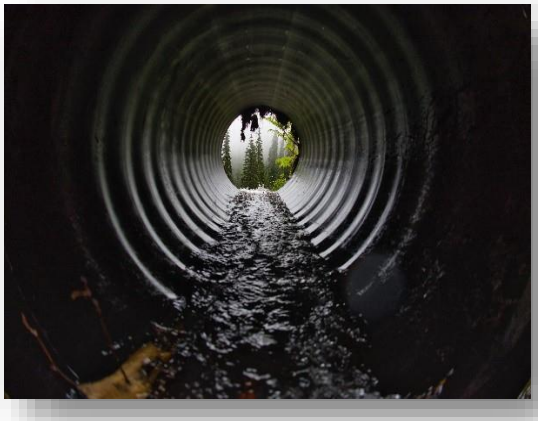


While the municipal water system in the development area is largely well established, certain properties or developments may require extensions, replacement, or connections as they are developed. The system should be extended to new developments as needed.

Estimated Cost: $100,000

Estimated Completion: Ongoing

(2) Municipal Sanitary Sewer System.

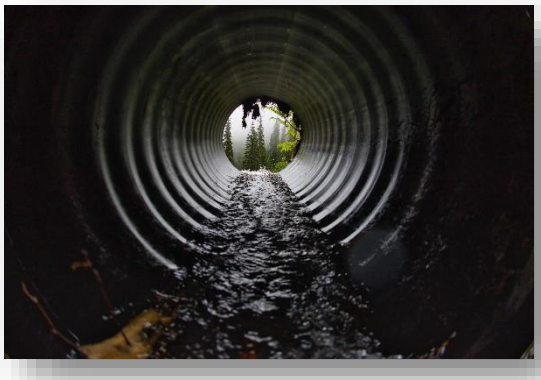


The sanitary sewer should be extended and connected in the same manner as the water system.

Estimated Cost: $100,000

Estimated Completion: Ongoing

(3) Surface and Stormwater Drainage.



Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the City. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage.

Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

Estimated Cost: $150,000

Estimated Completion: Ongoing

4) Business Development, Communication, and Collaboration.

The Authority will assist the Hart City Council in providing an acceptable climate for business investment. This may involve the provision or advertising of sites for development or location, promotion, and marketing to attract businesses to Hart, development of existing business retention initiatives, market research campaigns, coordination of events, and other activities that will promote local economic expansion and placemaking.

Estimated Cost: $50,000

Estimated Completion: Ongoing

(5) Landscaping and Public Amenities.



The entire TIFA District and surrounding area should be adequately landscaped to include tree plantings, shrubs, lighting, and other amenities in public rights-of-way and public spaces such as parks. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, recreational facilities, architectural features, and art installations. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification.

Estimated Cost: $500,000

Estimated Completion: 2022-2030

(6) Property Improvement Program.



Continue Property Improvement Grant incentive which provides a matching grant for improvements within the TIFA District. Individual grant amounts up to 50 percent of owner investment will be considered by applying to the TIFA board. A percentage (not to exceed 50% of TIFA's annual capture funds) shall be allocated to be awarded during each budget year. The total of funds allocated for this program shall be determined and published not later than July 1st of each year. The TIFA reserves the right to reallocate funds. There are no set minimum or maximum number of projects per year.

Estimated Cost: $360,000

Estimated Completion: $40, 000 annually

(7) Acquisition and Disposal of Property.



The Tax Increment Financing Authority has the authority to acquire by purchase or otherwise, on terms and conditions and in a manner the authority considers proper or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in property, which the authority determines is reasonably necessary to achieve `the purposes of this part, and to grant or acquire licenses, easements, and options with respect to that property to:

- Improve land and construct, reconstruct, rehabilitate, restore, and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to that property, within the downtown district for the use, in whole or in part, of any public or private person or corporation, or a combination of them.
- Fix, charge, and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.
- Lease any building or property under its control, or any part of a building or property.
- Accept grants and donations of property, labor,

Estimated Cost: $500,000

Estimated Completion: Ongoing

(8) Signage.





New signs should be provided throughout the District along Polk and State Streets, entering the Downtown from all directions and from the highway exits at US-31 on Polk Rd. The signs should be aesthetically pleasing, visibly placed, and contain the name “Hart Business District”, “Downtown

Hart" or something similar with consistency in terminology and graphics as part of an overall system. A decorative monument sign should be installed at the northwest corner of Polk/State Street or an over-the-road welcome sign over State Street at the Polk Road intersection to serve as a gateway feature. Signage should be installed along the Hart-Montague Bike Trail and along Water Street directing bikers into the core Business District.

Estimated Cost: $300,000

Estimated Completion: 2022 – 2027

(9) Nonmotorized Trails and Sidewalks.

Sidewalk replacements are planned for both sides of State and Main Streets through the Development Area. Sidewalk should continue along the west side of State Street from the entrance of the fairgrounds, southbound to Polk Road continuing along north Polk Road to the end of the district. Nonmotorized trails should connect to the trail system outlined in the City's Master Plan.

Estimated Cost: $300,000

Estimated Completion: 2022 - 2027

The amounts and timeline for the projects set forth above are estimates and may be revised from time to time without amending this Restated Plan.

C. THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Construction of the activities above are expected to be completed as noted, however, the stages and timeline for the completion of those items may be revised from time to time without amending this Restated Plan. The majority of the projects are to be financed by Tax Increment Revenues on a "pay-as-you-go" basis and/or through the issuance of bonds authorized by Act 57.

D. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE, TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The Authority intends at this time to convey to the City of Hart at no cost the improvements constructed within the TIFA District. It is expected that the public improvements will be operated and maintained by the City.

E. DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS,STREET LEVELS, INTERSECTIONS, AND UTILITIES.

(1) A Description of Desired Zoning Changes.

Zoning Changes pertaining to this development are not anticipated.

(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.

Changes in existing streets and street levels are not anticipated outside of the commercial corridor. However, some construction activities within local street rights-of-way may be necessary. Existing roads within the TIFA boundaries will be improved as required to facilitate the intent of this Plan. Examples of these improvements include curb and gutter, storm drainage, resurfacing, widening, and sidewalks.

(3) A Description of Desired Changes in Utilities.

Utility improvements will be constructed within the Development Area as described in Sections B1, B2 and B3.

PART 5: DEVELOPMENT ACTIVITIES AND COSTS

A. AN ESTIMATE OF THE COST OF THE DEVELOPMENT.

The estimated cost of the development activities described in this Restated Plan is approximately $5,754,000. as described below. The following table provides a summary of development activities, costs, and timeline. Projects are anticipated to be completed as follows, but may be implemented as conditions or opportunities permit:

TABLE 3: DEVELOPMENT ACTIVITIES AND COST

DOWNTOWN GENERAL DISTRICT TOTALS		TIMELINE
Design Plan	$50,000	2022-2025
Roadways	$1,500,000	2025-2035
Municipal Water System	$200,000	Ongoing
Municipal Sanitary Sewer System	$200,000	Ongoing
Surface and Stormwater Drainage	$376,000	Ongoing
Landscaping and Amenities	$360,000	Ongoing
Lighting	$150,000	2023-2026
Parks, Open Space, Community Gathering Space	$385,000	Ongoing
Crosswalks	$50,000	2024-2027
Parking	$325,000	2025-2025
GENERAL BUSINESS DISTRICT TOTALS		**TIMELINE**
Municipal Water System	$100,000	Ongoing
Municipal Sanitary Sewer	$100,000	Ongoing
Surface and Stormwater Drainage	$150,000	Ongoing
Business Development	$50,000	Ongoing
Landscaping and Public Amenities	$500,000	Ongoing
Property Improvement Grant	$370,000	2022-2027
Property Acquisition	$500,000	Ongoing
Signage	$300,000	2022-2027
Nonmotorized Trails and Sidewalks	$300,000	2022-2027
PROJECT TOTALS	**5,860,000**	

The amounts and timeline set forth above are estimates and may be revised from time to time without amending this Restated Plan.

B. PROPOSED METHOD OF FINANCING THE DEVELOPMENT.

The Authority anticipates a 2021 tax year capture of $219,755.89 and increasing to $254,849.46 within 6 years for tax year 2027 (see Table 4). Annual revenues are expected to increase at a rate of 2.5% per year. Total tax increment revenues are expected to be approximately $5,754,000 over the next 20 years.

C. ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The improvement schedule identified below will be financed from tax increment bond issues as well as annual revenues, grants, and other sources as they may become available. These revenues will be allocated according to this plan and the bylaws of the Authority. The Authority will establish an account or accounts as depository for funds. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought on a continuing basis. The Authority expects to utilize:

i. grants from the state and federal governments for any eligible project or activity;

ii. grants from private foundations;

iii. appropriations and shared expenses from the City of Hart, other municipal entities, or other local government agencies;

iv. other sources as identified in the Authority's bylaws, local ordinances or resolutions, and Act 57 of 2018, as amended.

PART 6: DISPOSITION OF PROPERTY AND DISPLACEMENT OF PERSONS

A. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IFTHAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

Developments in the Development Area are not anticipated to be undertaken in order to benefit particular property owners.

B. ESTIMATES OF THE NUMBER OF PERSONS RESIDING IN THE DEVELOPMENT AREA AND THE NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED. IF OCCUPIED RESIDENCES ARE DESIGNATED FOR ACQUISITION AND CLEARANCE BY THE AUTHORITY, A DEVELOPMENT PLAN SHALL INCLUDE A SURVEY OF THE FAMILIES AND INDIVIDUALS TO BE DISPLACED, INCLUDING THEIR INCOME AND RACIAL COMPOSITION, A STATISTICAL DESCRIPTION OF THE HOUSING SUPPLY IN THE COMMUNITY, INCLUDING THE NUMBER OF PRIVATE AND PUBLIC UNITS IN EXISTENCE OR UNDER CONSTRUCTION, THE CONDITION OF THOSE IN EXISTENCE, THE NUMBER OF OWNER-OCCUPIED AND RENTER-OCCUPIED UNITS, THE ANNUAL RATE OF TURNOVER OF THE VARIOUS TYPES OF HOUSING AND THE RANGE OF RENTS AND SALE PRICES, AN ESTIMATE OF THE TOTAL DEMAND FOR HOUSING IN THE COMMUNITY, AND THE ESTIMATED CAPACITY OF PRIVATE AND PUBLIC HOUSING AVAILABLE TO DISPLACED FAMILIES AND INDIVIDUALS.

There are 150 residences within the development area boundaries, but there will be no displacement or relocation required as a result of this Development Plan.

C. A PLAN FOR ESTABLISHING PRIORITY FOR THE RELOCATION OF PERSONS DISPLACED BY THE DEVELOPMENT IN ANY NEW HOUSING IN THE DEVELOPMENT AREA.

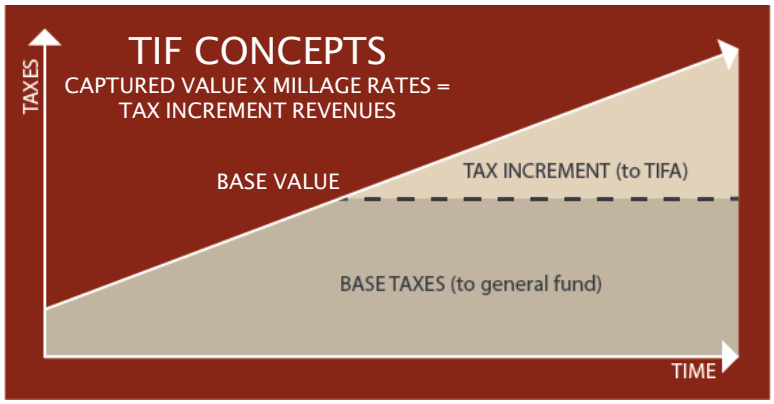
There will be no displacement or relocation required as a result of this Restated Plan, as such there is no plan required for compliance with Act 227 of 1972, as amended.

PART 7: FINANCING

A. THE REASONS THAT THE PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE WHICH COULD NOT OTHERWISE BE EXPECTED.

The primary objective of the Hart TIFA is to create economic expansion and increase property values within the District. The major purpose of the Development Plan is to outline the necessary improvements, activities, and environment to attract developers and investment along the Commercial Corridors, and District in general. One of the constraints inherent in projects of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and provide the City with some financial leverage that it previously did not have but would be required to commit. The City's commitment to establish and maintain the TIFA, which is authorized to undertake necessary improvement projects and finance those projects through the issuance of bonds (if necessary), is an important and necessary ingredient to accomplish the Development Plan.

The successful financial packaging of the entire development over the term of the Restated Plan will serve to fulfill the objectives of the City of Hart, but the entire project will not be completed without commitment through the Restated Plan. New commercial tenants will be able to locate using the improvements detailed in the Development Plan. TIFA bonds issued as a result of new development creates a self-fulfilling situation in that the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is captured from increased taxable values that otherwise would not have occurred.



B. DETERMINATION OF ASSESSED VALUE.

The real and personal property within the Development Area have initial assessed value determined by the 1983 state equalized values of $4,744,500 in the Development Area.

The initial assessed value is apportioned between homestead and non-homestead properties on the basis of the ratio of current ad valorem taxable values of homestead and non-homestead property within the development area.

C. THE ESTIMATED ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES.

Table 4 which follows, indicates the sources of income available to the Hart TIFA to pay the costs of the development plan and the estimated amounts of each source for the duration of this Restated Plan, based on taxable value and captured assessed value of real and personal property within the Development Area, assuming annual growth in the Development Area of 2.5 % on real and personal property.

The actual dollars collected by the taxing jurisdictions will vary from year to year. The applicable millage rates are summarized below. Since the millage rate will vary each year according to the annual approved rates, these rates should be considered illustrative only and not considered firm rates.

Captured Revenues	**Millage Rate**
City Operating	12.6567
Oceana County	5.6999
Street Improvement	1.9962
Ambulance	0.9000
911	0.1385
Council on Aging	0.9913
Medical Care Facility	1.9880
~~Medical Care 2021 Refi~~	~~0.5000~~ (exempt)
Cemetery	0.4998
Veterans	0.0994
Total Levy	24.698

TIFA levies from all non-education taxing jurisdictions captured for use under the Tax Increment Financing Plan. Taxing jurisdictions assessing a millage created for the sole purpose of debt service may be exempt. Education levies (school operating and debt levies and the State education tax levy) will not be captured. Table 4 also itemizes the estimated amount of non-education tax levies that would be captured over the remaining duration of the Restated Plan, based on taxable value and captured assessed value of real and personal property within the Development Area, assuming annual growth in the Development Area of 2.5 % on real and personal property.

The estimates of currently assessed valuations have been determined on the basis of the 2021 actual homestead and non-homestead taxable values, increased annually by 2.5%. Captured values are multiplied by the millage rate to determine amounts captured by the TIFA.

TABLE 4: ESTIMATED ANNUAL CAPTURED REVENUES AND IMPACT ON TAXING JURISDICTIONS

Year	Taxable Value	Captured Value	City (Captured by TIFA)	County (Captured by TIFA)	Total Captured by TIFA
1983 (Base)	$4,744,500.00	$0.00	$0.00	$0.00	**$0.00**
2021 (Actual)	$13,545,367.00	$8,800,867.00	$133,356.90	$86,420.86	**$219,777.76**
2022	$13,884,001.18	$9,020,888.68	$136,690.82	$88,581.38	**$225,272.20**
2023	$14,231,101.20	$9,246,410.89	$140,108.09	$90,795.92	**$230,904.01**
2024	$14,586,878.73	$9,477,571.16	$143,610.79	$93,065.82	**$236,676.61**

2025	$14,951,550.70	$9,714,510.44	$147,201.06	$95,392.46	**$242,593.52**	
2026	$15,325,339.47	$9,957,373.20	$150,881.09	$97,777.27	**$248,658.36**	
2027	$15,708,472.96	$10,206,307.53	$154,653.12	$100,221.70	**$254,874.82**	***$1,658,757.28***
2028	$16,101,184.78	$10,461,465.22	$158,519.44	$102,727.25	**$261,246.69**	
2029	$16,503,714.40	$10,723,001.85	$162,482.43	$105,295.43	**$267,777.86**	
2030	$16,916,307.26	$10,991,076.90	$166,544.49	$107,927.81	**$274,472.30**	
2031	$17,339,214.94	$11,265,853.82	$170,708.10	$110,626.01	**$281,334.11**	
2032	$17,772,695.32	$11,547,500.17	$174,975.81	$113,391.66	**$288,367.47**	
2033	$18,217,012.70	$11,836,187.67	$179,350.20	$116,226.45	**$295,576.65**	
2034	$18,672,438.02	$12,132,092.36	$183,833.96	$119,132.11	**$302,966.07**	
2035	$19,139,248.97	$12,435,394.67	$188,429.80	$122,110.41	**$310,540.22**	
2036	$19,617,730.19	$12,746,279.54	$193,140.55	$125,163.18	**$318,303.73**	
2037	$20,108,173.45	$13,064,936.53	$197,969.06	$128,292.25	**$326,261.32**	
2038	$20,610,877.78	$13,391,559.94	$202,918.29	$131,499.56	**$334,417.85**	
2039	$21,126,149.73	$13,726,348.94	$207,991.25	$134,787.05	**$342,778.30**	
2040	$21,654,303.47	$14,069,507.66	$213,191.03	$138,156.73	**$351,347.76**	
2041	$22,195,661.06	$14,421,245.36	$218,520.80	$141,610.64	**$360,131.45**	
TOTAL					**$5,754,501.29**	
MILLS			15.1527	9.8171	24.9698	

A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of property within the Authority's development area described in Part 1. B. resulting from implementation of a development plan as defined in Act 57. The tax increment finance procedure is governed by Act 57. The summary of these procedures is outlined below and effective as of the date of this Restated Plan, but are subject to any changes imposed by future amendments to Act 57.

Upon the adoption by the City Council of the Original Plan, the initial assessed value of the development area was established at the assessed value, as sworn by the most recent assessment roll for which equalization had been completed of the property identified as part of the development area as established by the City Council. In each year the development plan and tax increment financing plan is in effect, the "Current Assessed Value" of all property within the Authority's Development Area will be determined. The Current Assessed Value of each parcel of property within the Authority's Development Area is its taxable value for that year.

The amount by which the aggregate Current Assessed Value of all property within the development area exceeds the aggregate Initial Assessed Value of that in any one year is the "Captured Assessed Value" of the development area. The Captured Assessed Value is calculated in the manner explained by Part 7.C. above. For the duration of the Restated Plan, taxing jurisdictions will continue to receive tax revenues based upon the

Initial Assessed Value of property within the Development Area. The Authority, however, (subject to limitations and exemptions which may be contained in Act 57, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value) receives each year the following amounts ("Tax Increment Revenues"):

(i) That portion of the ad valorem tax levy of all taxing jurisdictions on the Captured Assessed Value of the Development Area, other than the State, local school district, and intermediate school district levies, and specific local taxes attributable to such ad valorem property taxes unless otherwise excluded by board majority or Act 57.

(ii) Ad valorem tax levies and specified local taxes attributable to such ad valorem tax levies, of the State, local school districts, and intermediate school district on the Captured Assessed Value of the Development Area in an amount equal to the amount necessary to repay eligible advances, eligible obligations, and other protected obligations, as defined by Act 57.

The Tax Increment Revenues in excess of the actual costs of this Restated Plan to be paid from Tax Increment Revenues will be considered surplus under Act 57 unless retained to further implement the Development Plan pursuant to Act 57. Surplus Tax Increment Revenues must revert proportionately to the respective taxing jurisdictions from which collected.

D. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.

The maximum amount of bonded indebtedness, excluding costs of issuance, supported by the tax increment revenues to be incurred by or on behalf of the Authority for the purpose of financing the Development Plan is not to exceed 50% of the remaining anticipated capture within the duration of the Restated Plan or the actual amount necessary to fund the improvements specified in the Development Plan, whichever is less.

E. THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND MUNICIPALITY AND THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY OR OTHERS, TO BE REPAID FROM TAX INCREMENT REVENUES.

(1) The Amount of Operating and Planning Expenditures of the Authority.

The Authority may reserve up to 30% of the annual budget for operations and administration to pay for:

(a) Mailing, duplicating, office supplies, and general office expenses.
(b) Its share of the expense of an annual audit if done in conjunction with the municipal audit, or the entire expense of an annual audit if done separately; and
(c) Administrative services or a Director for the TIFA through a contractual agreement or direct hire to:
- participate in development plans for downtown events, marketing and collaboration.
- Implement a business retention and recruitment plan.
- Explore business opportunities, demographics, historical information.
- Assist TIFA in executing the Restated Plan; and

(d) Any other operating and planning expenses that by resolution of the Board, are determined necessary to the purposes of the Authority to include support of affiliate organizations for activities within the district.

(2) The Amount of Operating & Planning Expenditures of the Municipality.

The City may, at the request of the Authority, reserve in their annual budget an amount for operating and

planning expenditures of the Authority. This amount shall be determined by City Council during the annual budget setting process of the City. The Authority shall initiate their request of the City by resolution indicating the amount equal to the necessary expenses of the Authority not provided for in Section E above.

(3) The Amount of Advances by Others to be Repaid from Tax Increment Revenues.

It is possible that private developers may proceed with improvements identified herein on behalf of the Authority.

F. THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED.

All costs of the Development Plan that are not able to be funded from obligations issued by or on behalf of the Authority are anticipated to be paid from tax increment revenues received. If any tax increment revenues received in any year are more than the amount necessary to repay any obligations issued by or on behalf of the Authority, or to fund any set aside or reserve related to such obligations, this excess is anticipated to be used to fund the costs of the Development Plan.

G. THE DURATION OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT FINANCING PLAN.

The Tax Increment Financing Plan shall be effective for all levies made before September 30, 2027 and through and including December 31, 2027 or until the principal and interest on any outstanding obligation payable from tax increment revenues have been paid or sufficient funds have been segregated to fully make those payments when due, whichever is the later date. The Development Plan shall be effective until the purposes for which it was established have been accomplished.

H. THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

Tax increment financing, while being one of the most effective tools for the City to fund improvements for economic development, is not different from other development programs in the respect that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the captured assessed value in the Development Area. It is important to note that the impact of the revenues of the taxing jurisdiction occurs on the increase in value and does not affect the base revenue from the development area of each respective taxing jurisdiction. The impact of these revenue reallocations on each taxing jurisdiction is estimated in Table 4. For purposes of this Restated Plan, the Current Assessed Value of the development area is anticipated to increase by 2.5% annually. The estimates of Current Assessed values for the term of the Tax Increment Financing Plan are displayed in Table 4.

RESOLUTION 2021-78
Hart City Council
City of Hart, Michigan

APPROVE AMENDED AND RESTATED DEVELOPMENT PLAN AND TIF PLAN

WHEREAS, in 1983, the City Council of the City of Hart established the City of Hart Tax Increment Finance Authority ("TIFA"); and

WHEREAS, the TIFA Board prepared and the City Council subsequently approved a Development Plan and Financing Plan (the "Original Plan") for the TIFA's development district (the "TIFA District"); and

WHEREAS, the TIFA Board previously recommended, and the City Council previously approved, amendments to the Original Plan including amendments approved in 1997, 2012, and 2019; and

WHEREAS, Sections 303 and 317 of Act 57 of the Public Acts of Michigan of 2018, as amended ("Act 57"), provides that the City Council may amend the Original Plan; and

WHEREAS, the TIFA Board has prepared and proposed additional amendments to the Original Plan (the "Amended Plan"); and

WHEREAS, the City Council previously scheduled a public hearing on the Amended Plan as required by Act 57; and

WHEREAS, the City Clerk published a notice of public hearing in a newspaper of general circulation within the City twice prior to the public hearing, with the first publication of the notice published not less than 20 days and not more than 40 days prior to the time set for the public hearing, and a proof of publication of such notice was filed with the City Clerk; and

WHEREAS, the City Clerk, not less than 20 days prior to the public hearing, provided written notice by first class mail of the public hearing to property taxpayers within the TIFA District and, not less than 20 days before the public hearing by certified mail, to the governing body of each taxing jurisdiction that levies taxes subject to the capture if the Amended Plan is approved; and

WHEREAS, the City Council conducted a public hearing regarding the Amended Plan ata meeting of the City Council held on November 9, 2021 at the City Hall, 407 S State Street, Hart, Michigan 49420, at which any owner of real property within the TIFA District, any other resident or taxpayer of the City, and any affected taxing jurisdictions could appear and be heard regarding the Amended Plan and the economic implications of such plan; and

WHEREAS, at the public hearing, the City Council provided the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Amended Plan; and

WHEREAS, following the public hearing and the consideration of input, the City Council finds that it is necessary and in the best interest of the public health, safety and welfare of the City and the TIFA District to approve revisions to the Amended Plan, and in such revised form, to adopt the revised "Amended and Restated Development Plan and Tax increment Financing Plan" for the TIFA (the "Amended and Restated Plan"); and

WHEREAS, the City Council desires to secure the benefits of efficient self-government and to promote and protect our common interests and welfare.

NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL:

A. The City Council hereby determines that the Amended and Restated Plan is in compliance with the requirements of Part 3 of Act 57 including, but not limited to, Section 313 and 318.

B. The City Council hereby determines that the Amended and Restated Plan constitutes a public purpose.

C. The City Council further finds and determines that: (1) the Amended and Restated Plan meets the requirements set forth in sections 316(2) and 313(1) of Act 57; (2) the proposed method of financing the development is feasible and the TIFA has the ability to arrange the financing; (3) the development is reasonable and necessary to carry out the purposes of Part 3 of Act 57; (4) the amount of captured assessed value estimated to result from adoption of the Amended and Restated Plan is reasonable; (5) the land to be acquired within the development area, if any, is reasonably necessary to carry out the purposes of the Amended and Restated Plan and the purposes of Part 3 of Act 57; (6) the development plan set forth in the Amended and Restated Plan is in reasonable accord with the City's approved Master Plan; (7) public services, such as fire and police protection and utilities, are or will be adequate to service the development area; and (8) any proposed changes in zoning, streets, street levels, intersections, and utilities set forth in the Amended and Restated Plan are reasonably necessary.

D. The City Council hereby adopts and approves the Amended and Restated Plan for the TIFA.

E. The City Clerk shall make and preserve a record of the public hearing, including all data presented at the public hearing. A copy of the Amended and Restated Plan is available for public inspection at the office of the City Clerk.

F. All actions heretofore taken by City officials, employees, and agents with respect to the proposed Amended and Restated Plan and proceedings under Act 57 are hereby ratified and confirmed.

G. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

Moved by Fred Rybarz, supported by Jim Evans, and thereafter adopted by the Hart City Council at a regular council meeting held on November 9, 2021.

Ayes: 4 Nays: 0 Absent: 3

Karla Swihart

Karla Swihart City Clerk