

City of Hart, Michigan
TIFA Board
January 21, 2025, 1:00 PM
Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Agenda

1. Call to order
    a. Welcome new board member, Maria Rosas, owner of LaProbadita
2. Roll Call; B. Hegg, G. Goldberg, Tracey Lipps, Deborah Windell, S Hegg, Amy Trudell, Caleb Griffis, Maria Rosas
3. Approval of Agenda
4. Public Comment
5. Approval of December minutes
6. Financials, approval of December financials
7. Action Items
8. Discussion Items
    a. 408 S State Street
    b. Ceres Property Next Steps & Tax Abatement Discussion
    c. Match on Main Grant Review Committee
    d. Streetscape Discussion
    e. City Council Retreat March 1, 2025, TIFA-City Council Join Meeting & Planning Session
9. Public Comment
10. Member Comment
    a. No February meeting
11. Adjournment - *next meeting – city council retreat, March 1, 2025 (agenda & time TBA)*

CITY OF HART
407 S. STATE ST.
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
October 15, 2024 at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 1:03 pm. Voice rollcall was then taken.

Members Present: Deborah Windell, Gale Goldberg, Tracey Lipps, Caleb Griffis

Members absent: B Hegg, Trudell, Scott Hegg,

Others present: Nichole Kleiner, Tim & Patty Kersjes, Rob Splane.

Approval of Agenda: Motion by Goldberg, supported by Lipps, to approve the agenda. Motion carried.

Public Comment: Patty & Tim Kersjes thanked the TIFA Board for supporting their landscaping healing garden project through the Property Improvement Grant and shared future plans to expand.

Approval of October Minutes – motion by Lipps, supported by Griffis, to approve the minutes. Motion carried.

Financials – Motion by Griffis, supported by Goldberg to accept October & November Financials. City Manager Splane shared that Huntington Bank now offers a liquidity account with current interest rates at 4.5%. PA 95 allows cities to invest, and the City of Hart is utilizing this opportunity as investments for their accounts. The money can be moved from the liquidity account back into TIFA at any time, available for use within 3-24 hours. Motion by Griffis, supported by Goldberg, to move TIFA checking account money into a Huntington liquidity account retaining enough to cover monthly expenses, at the treasurer's discretion. Motion carried.

Nichole shared that new Christmas décor was purchased in November & December in accordance with the email shared with the board for an approximate amount of $5000 to include prelit trees to line downtown, prelit deer, arch * snowflakes at the fair, pre-lit candy canes at Hart Commons, and lights for the bridge. Two $750 cash prizes were issued to HartPrize winners in Oct-November as well. These were budgeted items that did not exceed the budgeted amount.

No action items

Discussion Items

a. **408 State Street Legal Opinion on the Sale** – Nichole shared that when attempting to prepare and purchase agreement and warranty deed for 112 Church St for Jake Tufts through Prince & Monton, Brian Monton felt strongly that TIFA needed to get "fair market value" for the property and that it was improper to sell the property for $1. Brian agreed to provide his written legal opinion. Nichole shared his opinion as well as the opinion of the city attorney "Mika Meyer" which summarized that "based on the foregoing, it is his opinion that the City's TIFA can determine to sell real property that it owns for less than fair market value and without going through the bidding or public sale process in furtherance of the purposes of Part 3 of Act 57 and the TIF Plan". With the assurance of Mika Meyer's opinion, Nichole requested a purchase agreement and warranty deed be drawn up for 112 State St to sell the house to Jake Tufts. When Nichole shared the ppwk w/ Tufts and advised that he would also be responsible for separating the water and sewer that is currently connected to the church and middle building, he asked for time to research and consider the added expense before proceeding.
b. **408 Church & Middle Building Leases** – Nichole shared that Hart Christian Fellowship lease for the church was drawn up, waiting for them to obtain insurance and then the lease will be signed. Radiant Church had signed the 12-month lease for the middle building.

c. **Ceres Property Development Discussion** – Nichole asked if the board would like her to put the property on the MLS and other considerations for marketing. Goldberg stated that she never saw the final version of the RFP – Nichole will email the board. Splane stated he's gotten several questions from the public as to the status so Nichole offered to write a press release and include the RFP.
d. **FY 25-26 Property Improvement Grant Application Acceptance Dates** – Nichole shared that she gets a number of inquiries regarding when the Property Improvement Grant can be applied for, for the upcoming fiscal year. After discussion, it was decided that TIFA would begin reviewing applications for the upcoming fiscal year at the April meeting. Applications will continue to be reviewed until no funds remain.
e. **Match on Main Grant** – Nichole reported that local applications for the $25,000 Match on Main Grant will open in early January. A review committee will be formed to meet in March, TIFA members interested are encouraged to let Nichole know.

1:55 pm – Deb Wendell left meeting

f. **Streetscape & Revitalization Placemaking Grant (RAP)** – a $1,000,000 grant through MEDC is open now through the end of January. Nichole explained this would be an opportunity to begin phase I of the streetscape project. Goldberg and Lipps did not feel the streetscape project was ready for this and did not support application of this grant. It was suggested that we form a streetscape stakeholder group in order to come to a consensus on the design.

Communications From Members: Goldberg mentioned trying to recruit new members or asking the mayor to appoint members to TIFA with our lack of attendance and risk of no forum. Nichole agreed to post a call to apply notice to see who might be interested.

Adjournment: Motion by Gale, supported by Tracey to adjourn the meeting at 2:05pm. Motion carried.

Respectfully submitted Nichole Kleiner, TIFA Administrator

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558

Huntington

CITY OF HART
TIFA ACCOUNT
407 S STATE ST
HART MI 49420-1259

Have a Question or Concern?

Stop by your nearest Huntington office or contact us at:

1-800-480-2001

www.huntington.com/businessresources

Huntington PublicFund Business Interest Checking *Account: -------9172*

Statement Activity From:
12/01/24 to 12/31/24

Days in Statement Period	31
Average Ledger Balance*	305,977.80
Average Collected Balance*	305,910.05

* The above balances correspond to the service charge cycle for this account.

Beginning Balance	**$366,639.13**
Credits (+)	**9,998.41**
Regular Deposits	9,643.61
Interest Earned	354.80
Debits (-)	**316,442.82**
Regular Checks Paid	11,203.60
Electronic Withdrawals	305,239.22
Total Service Charges (-)	**0.00**
Ending Balance	**$60,194.72**
	180,560.04 michigan class
	300,000.– Huntington Investment
	$540,754.76

Average Percentage Yield Earned this period 1.374%

Deposits (+) *Account:-------9172*

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
12/06	3,916.80		Remote	12/17	5,726.81		Remote
	700 rent ceres				tax disbursements		2661.26
	3216.80 tax disb.						3065.55

Other Credits (+) *Account:-------9172*

Date	Amount	Description
12/31	354.80	INTEREST PAYMENT

Checks (-) *Account:-------9172*

Date	Amount	Check #	Date	Amount	Check #
12/04	1,500.00	1201 Director salary	12/13	178.92	1209 Church water, sewer, etc.
12/06	181.88	1206* church gas	12/26	1,236.17	1210 ceres prop tax
12/04	1,008.00	1207 prince + monton	12/13	6,500.00	1211 5 Star Prop Imp Grant
12/12	443.83	1208	12/13	154.80	1212 Christmas decor

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

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Other Debits (-)

Account:-------9172

Date	Amount	Description
12/23	5,239.22	HUNTINGTON CARD AUTO PYMT 241220 XXXXXXXXXXX7773 Christmas decor
12/26	300,000.00	Huntington Bank INVESTMENT 122424 BUY

Service Charge Summary

Account:-------9172

Previous Month Service Charges (-)	**$0.00**
Total Service Charges (-)	**$0.00**

Balance Activity

Account:-------9172

Date	Balance	Date	Balance	Date	Balance
11/30	366,639.13	12/12	367,422.22	12/23	361,076.09
12/04	364,131.13	12/13	360,588.50	12/26	59,839.92
12/06	367,866.05	12/17	366,315.31	12/31	60,194.72

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site https://www.huntington.com/pdf/balancing.pdf and also available on Huntington Business Online.

Michigan CLASS®

Account Statement

December 31, 2024

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 4.6870%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	179,844.74	0.00	0.00	715.30	5,560.04	180,226.21	180,560.04

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
12/01/2024	Beginning Balance			179,844.74	
12/31/2024	Income Dividend Reinvestment	715.30			
12/31/2024	Ending Balance			180,560.04	