CITY OF HART
407 S. STATE ST.
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
January 21, 2025 at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 1:01 pm. Voice rollcall was then taken.

Members Present: Deborah Windell, Gale Goldberg, Tracey Lipps, Caleb Griffis, S Hegg
Members absent: B Hegg, Trudell **Others present:** Nichole Kleiner

Approval of Agenda: Motion by Scott, supported by Gale, to approve the agenda. Motion carried.

Public Comment: none present

Approval of December Minutes – motion by Tracey, supported by Gale to approve the December with correction that B. Hegg was not present in the minutes. Motion carried.

Financials – Motion by Tracey, supported by Gale to approve the December financials. S Hegg requested a year-end summary of expenses with a comparison to last year. Nichole agreed to bring to next meeting for discussion with FY 25-26 budgeting.

No action items

Discussion Items

a. **408 State Street Update** – Nichole reported that Jake Tufts withdrew his request to purchase the house after learning that the water/sewer lines will need to be separated from their connection to the other for an amount to exceed $8,000. Mark Hammersma who was initially interested in turning the church into apartments is not interested in working with TIFA on the project.
b. **Ceres Property Development Discussion** – Nichole shared that two developers are interested in the RFQ. Nichole is going to meet w/ MEDC to see what "next steps" should be as far as promoting the site and what information we want to receive from developers who are interested.
c. **Match on Main Grant** – Nichole reported that local applications are open. Local committee will meet in March – if any TIFA board members are interested in reviewing the applications, they are invited to attend. Nichole will share the info.
d. **Streetscape & Revitalization Placemaking Grant (RAP)** – Nichole advised that city council authorized the city manager to apply for the RAP grant for an event plaza around Hart Commons which would mark phase I of the streetscape project. The board provided feedback on parts of the plan that they are not happy with, to include streets being too narrow, loss of parking, turn radius from Main Street to State St. Nichole shared that the city manager is planning a joint meeting with TIFA and city council at the city council retreat in March where both boards can discuss the streetscape design, future projects TIFA is planning for, and if the continuation of TIFA is necessary.
e. **City Council Retreat** – is scheduled for March 1st, TIFA board members are invited to attend the AM session to discuss streetscape and the future of TIFA.

Communications From Members: none

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

Respectfully submitted Nichole Kleiner, TIFA Administrator