City of Hart, Michigan
TIFA Board
May 21, 2024, 1:00 PM
Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, G. Goldberg, Tracey Lipps, Nichole Kleiner, Deborah Windell, S Hegg, Amy Trudell, Caleb Griffis
3. Approval of Agenda
4. Public Comment
    a. 5 Star Realty
    b. Dark Water Coffee
    c. Elevate Oceana
    d. Radiant Church
5. Approval of April 2024 Minutes
6. Approval of April Financials
7. Action Items
    a. Property Improvement Grant Request
    LaFiesta withdrew their request from April. 24-25 available grant funds: ***$18,291.95.*** *53 & 55 S State Street also forfeited grant from 2023 leaving a 23-24 excess of* ***$13,124.34.***
    b. Property Improvement Grant Requests
        i. Elevate Oceana @ 301 S State St $8,700 for siding and @ 111 Church St $8,600 for siding = **$17,300**.
        ii. Main Street Spa @ 302 Hanson St **$4,195** for landscaping (healing garden)
        iii. Five Star Realty @ 109 E Main St **$6,500** to add a door and window, some electrical on east wall (lake facing)
    c. Adopt TIFA Bylaws
    d. Authorize Administrator to solicit Request for Proposals for Completion of Walkers Parking Lot
    e. Authorize the 24-25 TIFA Budget to present to city council
8. Discussion Items
    a. Establish a Committee for 408 S State Street Recommendation to Board (Congregational United Church)
    b. TIFA Required Informational Meeting held May 14, 2024 at 1:30 pm and scheduled for June 5, 2024 at 11:00 AM at Hart City Hall in the Community Center.
    c. Bank Account Update (in process with setting up through Michigan Class)
    d. Appraisal Report – 408 S State St, Hart, MI
9. Upcoming
    a. Phase II Environmental Site Assessment Report Summary

b. Demolition Grant Opportunity through EGLE (due July 15)
c. Adopt TIFA Bylaws - required to maintain Redevelopment Ready Certification
d. Parking Lot Improvement around LaProbadita's Dining Area

10. Public Comment
11. Member Comment
12. Adjournment - *next regular meeting June 18, 2024*

CITY OF HART
407 S. STATE ST.
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
April 16, 2024 at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 1:02 pm. Voice rollcall was then taken.

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

Members absent: Bill Hegg, S Hegg, Amy Trudell

Others present: Nichole Kleiner

Approval of Agenda: Motion by Goldberg, supported by Lipps to approve the agenda with the addition of agenda item 7f "one-time budget increase of contribution to HEART from $9,000 to $11,000 and item 8d "public presentation of 3D streetscape renderings". Motion carried.

Approval of March 2024 Minutes – motion by Goldberg, supported by Lipps, to approve the March 2024 minutes. Motion carried.

Approval of March Financials – Nichole reviewed the financial reports. TIFA's checking balance is $401,967.90. Motion by Lipps, supported by Griffis to approve the March financials.

Public Comments: No public comment

Action Items:
Property Improvement Grant Applications – West Michigan Carpet requested a 50% reimbursement to re-grade their lot due to poor drainage issues, a new roof totaling $21,708.05, and the addition of a covered roof over north entrance to showroom along with 2 new windows. Caleb provided an overview of the project scope. Nichole recommended the board authorize reimbursement for the new roof and grading issues which are identified on the Property Improvement Grant Guidelines as "Eligible Projects" but questioned whether or not a new covered roof would be eligible. Caleb pointed out that TIFA has authorized awnings and windows on past projects. He may hold off on that part of the project until 2025. LaFiesta requested a 50% reimbursement for a roof replacement at 12 S State St in the amount of $16,124. Motion by Gale, supported by Lipps to allocate $21,708.05 to West Michigan Carpet for a new roof and to re-grade the lot and to allocate $16,124 to LaFiesta for a new roof. Motion carried with Caleb Griffis abstaining from the vote.

Authorize Chalet Interior Finishing Payout $8,586.69 Using Excess Grant Funds – Nichole reported that the USDA Walkers Demo/Pop Up Shop grant fund has an excess of $16,568 and asked to board if they would be willing to pay for the remaining 50% of the interior finishing cost (HEART paid the first 50%). Motion by Gale, supported by Caleb to pay the remaining $8,586.69 for the interior finishing of the pop up shops from the USDA grant fund. Motion carried.

408 State Street (Congregational United Church) – reviewed the two proposals from 1) Hamersma to convert the church into mult-unit apartments and 2) Jake Tufts State Farm who is interested in acquiring the house for his agency. Nichole asked the board if they were prepared to make an offer to either of the applicants. Lipps stated that she would like to see what the property appraises for so the proceeds can be invested back in the community. Goldberg stated that she was not comfortable with Hamersma selling the house. Nichole shared that the future land use plan has that area designated as an extension of downtown being commercial use, not residential. Windell added that TIFA will at least need to recoup what they have into the property at the time it transfers. Nichole reported that a survey and appraisal would cost $3400. Motion by Caleb, supported by Lipps to authorize Nichole to order an appraisal and survey. Motion carried

Create a new budget item "College Infrastructure Fund" and allocate $150,000 from excess funds towards the project. Motion by Gale, supported by Lipps to allocate $150,000 for a College Infrastructure Fund. Motion carried.

TIFA Credit Card Resolution – Motion by Gale, supported by Lipps, to authorize Resolution 2024-01 Authorizing Use of Commercial Bank Card. Motion carried.

Discussion Items

a. Consider purchasing pavers for the perimeter of LaProbadita/Dale & Gail's back parking lot due to safety concerns for the pedestrians who dine out there. After discussion, board supported the idea of improving that area with pavers or barricades to protect the pedestrian dining area. Nichole agreed to research and bring back to the board. Windell added that there's not enough room for parking as-is so we will need to be sure not to take up more room with the pavers.
b. High interest savings account discussion – Nichole shared the interest rates from a Michigan Class which stands for Michigan Cooperative Liquid Assets Securities System, it is a local government investment pool. The City of Hart moved a number of funds into Michigan Class and has been pleased with their services and the interest earned in a short time. Motion by Caleb, supported by Lipps to authorize the City Treasurer to transfer $175,000 from Huntington Bank into a new Michigan Class account for TIFA.
c. Sharon Clark has asked if the TIFA Board would consider selling off a portion of the Ceres Property for her to build a restaurant. After discussion, it was decided that the board would like to see what the consultants come up with before we commit to selling a portion of the property.
d. public presentation of 3D streetscape renderings – Nichole asked the board if they would like to hold a public meeting to present the 3D renderings from Prein & Newhoff. There was no interest from the board to hold a public hearing. They would like to get the cost estimate on the project and proceed with looking for grants to fund the project.

Public Comment –

Communications From Members: Windell asked if we could consider re-staining the concrete at the commons – it has faded over time. Nichole provided update on the chalets which are all rented for the season, she shared that there will be a ribbon cutting at Vicky's Spa the following week, Match on Main grant applications had been submitted, John Gurney Park has a new Superintendant, sidewalk project will begin soon.

Adjournment: Meeting adjourned at 2:03 pm

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 Public Funds Hybrid Checking — *Account: -------9172*

Statement Activity From: 04/01/24 to 04/30/24

Days in Statement Period	30
Average Ledger Balance*	394,259.38
Average Collected Balance*	394,189.38

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

Beginning Balance	**$401,967.90**
Credits (+)	**4,173.66**
Regular Deposits	4,173.66
Debits (-)	**13,750.67**
Regular Checks Paid	13,750.67
Ending Balance	**$392,390.89**

Deposits (+) — *Account:-------9172*

Date	Amount	Serial #	Type
04/05	4,173.66		Remote

↳ $3,473.66 tax disbursement
$700.— ceres rent

Checks (-) — *Account:-------9172*

Date	Amount	Check #
04/05	208.99	1158 Church utilities
04/03	3,000.00	1159 Administrator (mar/apr)
04/08	1,071.57	1160 Gas-church
04/04	6,607.50	1161 Chalet interior finishing
04/08	1,979.19	1162 Chalet flooring
04/29	233.42	1163 hanging baskets
04/29	650.00	1164 church survey deposit

(*) 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.

Balance Activity — *Account:-------9172*

Date	Balance	Date	Balance	Date	Balance
03/31	401,967.90	04/04	392,360.40	04/08	393,274.31
04/03	398,967.90	04/05	396,325.07	04/29	392,390.89

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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May 15, 2024

Proposal for Business Relocation and Expansion at 408 S State Street

Dear Members of the Hart Economic Redevelopment Team and TIFA,

We at Dark Water Coffee Roasters are thrilled to present this proposal for the relocation and expansion of our business into the building located at 408 S State Street, situated between the church and the house. Our vision for this move encompasses not only the growth and success of our business but also the overall economic development and vibrancy of downtown Hart.

Introduction:

Dark Water Coffee Roasters is a locally-owned coffee roastery that takes pride in sourcing, roasting, and serving high-quality coffee beans to our community. With a commitment to sustainability, community engagement, and exceptional customer experience, we have steadily grown our customer base and brand reputation over the years.

Proposed Location:

We propose to move our business operations to the building at 408 S State Street, strategically positioned between the church and the house. This central location offers visibility, accessibility, and the potential for increased foot traffic, which are essential elements for the success of our business and the revitalization of downtown Hart.

Benefits to the City and Community:

Tax Revenue Generation: By occupying and breathing new life in a building, Dark Water Coffee Roasters will contribute to the local tax base, thereby supporting essential public services and infrastructure development. This aligns with the goals of the Hart Economic Redevelopment Team and TIFA to enhance the economic sustainability of the city.

Community Engagement: Our facility will serve as more than just a coffee roastery; it will be a hub for community engagement and interaction. We plan to offer educational tours and tastings, providing residents and visitors with opportunities to learn about the art of coffee roasting and brewing. Our new line of tisanes and teas is beginning to grow, with this vision we would like to weave this aspect of our company into a tea garden in which one can sit or walk through to admire and learn the benefits of the plants we grow on site. This will provide beauty and welcoming interest to the landscape. This experiential aspect will enrich the cultural fabric of downtown Hart and attract tourists seeking authentic local experiences.

Business Expansion: Moving to a larger space at 408 S State Street will facilitate our business expansion plans. With ample room for roasting, packaging, and storage, we will be able to increase our production capacity and meet the growing demand for our products. Additionally, the central location will make it easier for wholesale clients and retail customers to access our offerings, further fueling our growth trajectory.

Unique and Differentiated Space: Dark Water Coffee Roasters is committed to creating a unique and differentiated space that adds value to the downtown area. We envision a warm and inviting atmosphere that blends modern aesthetics with rustic charm, creating a welcoming environment for patrons to relax, socialize, and savor our artisanal coffee and tea offerings. This distinctive ambiance will set us apart from other businesses in the area and contribute to the overall attractiveness of downtown Hart.

Conclusion:

In conclusion, we believe that relocating and expanding Dark Water Coffee Roasters to the middle building at 408 S State Street presents a compelling opportunity for mutual benefit. Not only will it support our business growth and contribute to the economic vitality of downtown Hart, but it will also enhance the city's tax revenue, foster community engagement, and create a unique destination for residents and visitors alike.

We are excited about the potential of this partnership and look forward to working closely with the Hart Economic Redevelopment Team and TIFA to bring this vision to fruition. Thank you for considering our proposal, and we welcome the opportunity to discuss it further at your earliest convenience.

Sincerely,

Lauren and Anthony Dematteo

Owners and Operators

Dark Water Coffee Roasters

13 May 2024

To: Hart TIFA Board of Directors

From: Elevate Oceana Board of Directors

Re: Hart Congregational Church

Greetings,

It is with great joy that we present a proposal for the Hart Congregational Church at 408 S State Street.

Elevate Oceana is a non-profit sober living provider that began in 2022. In November of 2023 we opened our first home for those looking to defeat addiction and make positive changes in their lives. Since that time we have seen some great success, one of which was to fill the home with men making strides toward sobriety and re-integration into the community.

With this rampant growth, we have run out of space, and we have eight applications from men who would like to enter the program. We do own another property at 200 S State street, but that project is quite a ways out from completion. As a board we considered ways to offer more space for the men who have currently applied. One option was to seek another home to fill with participants.

The board of Elevate Oceana asks to be considered for the Congregational Church. The home that is on the property would be used as a home for additional men. The church would be used for several purposed, including but not limited to developing a local Celebrate Recovery chapter, holding meetings and bible studies, women's Healing the Wounded Heart meetings, as well as weekend retreats. In addition the Missionary Church has expressed interest in using the church on Sundays for a Spanish church plant.

Again it is with great joy that we make this proposal. We are excited that if chosen the church that has been there for so long would remain as a church, and we would have additional space to place more men into the program.

Any questions can be directed to the board of directors at 2161 N White Birch, Mears, MI 49436.

Thank you for your consideration and have a wonderful day.

Elevate Oceana Board of Directors:

Scott Butcher

Jennifer Stitt

Bill Ryder

Gary Nienhuis

Paul Hefner

Wesley VanderWilk

Radiant Church

May 16, 2024

TIFA Council,

On behalf of Radiant Church and our Elder Board, I would like to thank you for once again considering our proposal for the former Hart Congregational Church building. As we have continued to consider future possibilities for us in Hart, we've determined that the church building at 408 S. State Street will not be the best solution for a multi-generational church plant with our specific needs. That said, we see a variety of possibilities for community outreach to be accomplished utilizing the center building and the house. The following are some of our thoughts:

- The exterior is beautiful. Aside from small upgrades, which include new signage, we do not see many changes taking place
- All exterior changes and maintenance will be done with consideration to the existing aesthetics and respecting the downtown area as a whole
- Maintain the simple and well-cultivated landscaping
- We would develop new and inviting spaces outside for the public to sit at and rest
- We will be responsible for utilities, insurance, and additional upkeep as we slowly develop community programs
- The center community room building will be painted, AC installed, the bathroom renovated, and new amenities (WiFi, HDTV, coffee/tea station, etc.) added to make it a more modern meeting space
- Potential events and outreaches that are appropriate for the two buildings are as follows:
    - Free and safe, family-friendly Halloween party, book clubs, coffee hour, fundraisers, public forums, etc.
    - Celebrate Recovery is a Christ-centered ministry focused on helping those who struggle with addiction, past or current hurts, or habits that are affecting themselves or their loved ones
    - A variety of supply drives and giveaways (such as food, backpacks, clothes, etc.) to bless our new community

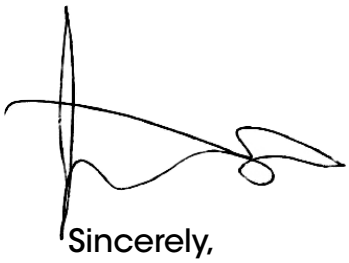
For us, we see these buildings as a type of "first step" toward developing a hub of outreach/resource for the community, and could provide a way for the people of Radiant Church to begin making a positive impact. It would be a "slow start" for us since most of our funding and volunteers won't be in place until we plant the church. It may take us a year(s) to begin utilizing the

buildings in the ways mentioned previously, but it also could provide us the opportunity to be a part of the community, before the church launch takes place.

Although we prefer to gain access to the middle community building and the house, we do understand that separating the buildings and parking lot may be difficult. We would, however, be hopeful to use as much of the parking lot as possible.

If given the buildings, it would be important for us to understand if there are any expectations or a timeframe requirement of ownership that would restrict the selling of the buildings. If there are no written restrictions but a desire exists for the TIFA Board to, at a minimum, communicate their preferences, we would be very interested in learning your thoughts.

This current proposal does not bring activity and value to the community as quickly as you may prefer, but we could see this developing into and leading toward our mission of being a beacon of hope, resources, and compassion to many in the area.



Sincerely,
Pastor Jerry Theis
RADIANT CHURCH
231.845.9596
jerry@radiantcoast.org

We exist to lead people to become radiant disciples of Jesus Christ, who are seeking the Kingdom first, growing in Community and engaged in Mission.

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Elevate Oceana

Property Address 111 Church Street

Is the applicant the property owner? ☑ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☐ Yes ☑ No

Business Name Elevate Oceana

Business Mailing Address 2161 N White Birch, Mears, MI 494

Business owner 501c3 with a six member board

Phone# 616-250-0727 Email: elevateoceana(

Property Owner Name Elevate Oceana

Property Owner Address 2161 N White Birch, Mears, MI 49436

Parcel # 020-721-003-00

Present Use of Building Sober Living home

Have you secured financial resources for this project? (Please be specific)

Yes, we have donations to cover our portion of the project

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☐ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☐ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
- ☐ Painting the building
- ☐ Landscaping
- ☐ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☑ Other; please specify: Removal of original siding and replacement of siding

Part of Property Impacted ☑ Front ☑ Rear ☑ Side ☐ Corner lot

Total Cost of Improvement $ 17,200

Incentive Amount Requested $ 8,600

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."

2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.

3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).

4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.

5. Only the work that is outlined on the application will be eligible for reimbursement.

6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.

7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/ or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature_____ Date_____

Property Owner's Signature Wesley VanderWilk, Date_____

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

JP EXTERIORS

April 16, 2024

Elevate Oceana
2161 N White Birch
Mears MI 49436

Project: 111 Church St and 200 State St
Re: Estimate

Scope of Work reside House & Detached garage face at 111 Church St

1-Install Royal Crest White D/4 vinyl siding and accessories (includes gable of detached garage)
2-Install White aluminum soffit and fascia in eaves
3-Install White aluminum soffit in porch ceiling
4-Install 3 gable vents
5-Price includes tear off the old materials and installing house wrap

Labor and Material $17,200

Scope of work 200 State St

1-Install new Clay colored vinyl shakes on the whole south wall and above the stone on the other 3 sides
2-Install Clay aluminum soffit and fascia in all eaves
3-Price includes Tear off the old brick on the South wall and house wrap

Labor and Material $17,400

Price is figuring builder providing the dumpster

Estimate is good for 30 days

Thank You
Jamie Palmbos

4545 72nd Ave, Zeeland, MI 49464 Phone 616.836.3536 Email jamie@jp-exteriors.com


Tyvek
HomeWrap
PRO


Tyvek
HomeWrap
PRO
HomeWrap
HomeWrap
HomeWrap
LOWES PRO
Tyvek



CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Elevate Oceana

Property Address ~~200~~ 301 S State street

Is the applicant the property owner? ☑ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☐ Yes ☑ No

Business Name Elevate Oceana

Business Mailing Address 2161 N White Birch, Mears, MI 49436

Business owner 501c3 with a six member board

Phone# 616-250-0727 Email: elevateoceana@gmail.com

Property Owner Name Elevate Oceana

Property Owner Address 2161 N White Birch, Mears, MI 49436

Parcel # ~~000~~ 020-721-003-50

Present Use of Building In the process of rehab as a Sober living home

Have you secured financial resources for this project? (Please be specific)

Yes, we have donations sufficient to cover the project.

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☐ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☐ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
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- ☐ Landscaping
- ☐ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☑ Other; please specify: Removal of original siding and replacement of siding

Part of Property Impacted ☑ Front ☑ Rear ☑ Side ☐ Corner lot

Total Cost of Improvement $ 17,400

Incentive Amount Requested $ 8,700

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
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2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.

3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).

4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.

5. Only the work that is outlined on the application will be eligible for reimbursement.

6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.

7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/ or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature_____ Date_____

Property Owner's Signature Wesley VanderWilk, Date_____

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

JP EXTERIORS

April 16, 2024

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2161 N White Birch
Mears MI 49436

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Re: Estimate

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5-Price includes tear off the old materials and installing house wrap

Labor and Material $17,200

Scope of work 200 State St

1-Install new Clay colored vinyl shakes on the whole south wall and above the stone on the other 3 sides
2-Install Clay aluminum soffit and fascia in all eaves
3-Price includes Tear off the old brick on the South wall and house wrap

Labor and Material $17,400

Price is figuring builder providing the dumpster

Estimate is good for 30 days

Thank You
Jamie Palmbos

4545 72nd Ave, Zeeland, MI 49464 Phone 616.836.3536 Email jamie@jp-exteriors.com


DUPONT
Tyvek
HomeWrap


DUPONT
Tyvek
HomeWrap


DUPONT
Tyvek
HomeWrap

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Patty Kersjes

Property Address 302 Hanson Street Hart

Is the applicant the property owner? ☑ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☑ Yes ☐ No

Business Name Main Street Spa

Business Mailing Address 302 Hanson Street Hart, MI 49420

Business owner Patty & Tim Kersjes

Phone# 231-742-0390 Email: tkkersjes@yahoo.com

Property Owner Name Patricia & Timothy Kersjes

Property Owner Address 302 Hanson Street

Parcel # _____

Present Use of Building Spa and Healing center

Have you secured financial resources for this project? (Please be specific)

Yes. Savings.

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☐ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☐ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
- ☐ Painting the building
- ☑ Landscaping
- ☐ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☑ Permanent outdoor public art installations
- ☐ Other; please specify: _____

Part of Property Impacted ☑ Front ☑ Rear ☑ Side ☐ Corner lot

Total Cost of Improvement $ 8,390.00

Incentive Amount Requested $4,195.00

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."

2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.

3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).

4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.

5. Only the work that is outlined on the application will be eligible for reimbursement.

6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.

7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/ or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature Patricia Hernandez Date 5/08/2024

Property Owner's Signature _____ Date _____

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

Main Street Spa

302 Hanson Street

Hart, MI 49420

Hart Economic Development

407 S. State Street

Hart, MI 49420

May 9, 2024

Dear TIFA Committee,

On April 10, 2023, we purchased the property at 302 Hanson Street in Hart, formerly the World of Wonder Daycare. In the past 13 months, we've had several renovation projects both inside and out.

We are applying for a TIFA grant with the hopes of installing an outdoor healing garden along the west side of the property. The healing garden will consist of two phases. Phase one will include the installation of 26 evergreen trees planted 6 feet apart in two rows. It will also include raised beds for colorful flowers and (4) custom made archways leading into the healing garden.

Phase two will include the building of a labyrinth meditative walk, which will take place in 2025.

The goal of the healing garden is to provide the community a space for solitude and reflection. Our goal is for it to be a space for the public to come and recharge, to reflect in times of stress, and to enjoy and learn about the healing power of nature. It will truly be a green space. At Main Street Spa we focus on mind, body, and spirit. The healing garden will help emphasize this.

We've included photos of the current condition along with a few photos of what we plan for it to look like after completion.

If there is anything additional that is needed or if there are any questions, please feel free to let us know.

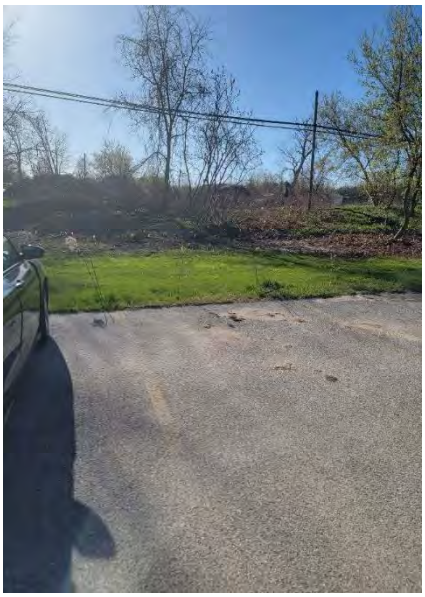
Respectfully submitted,

Patty & Tim Kersjes

Main Street Spa

Current condition



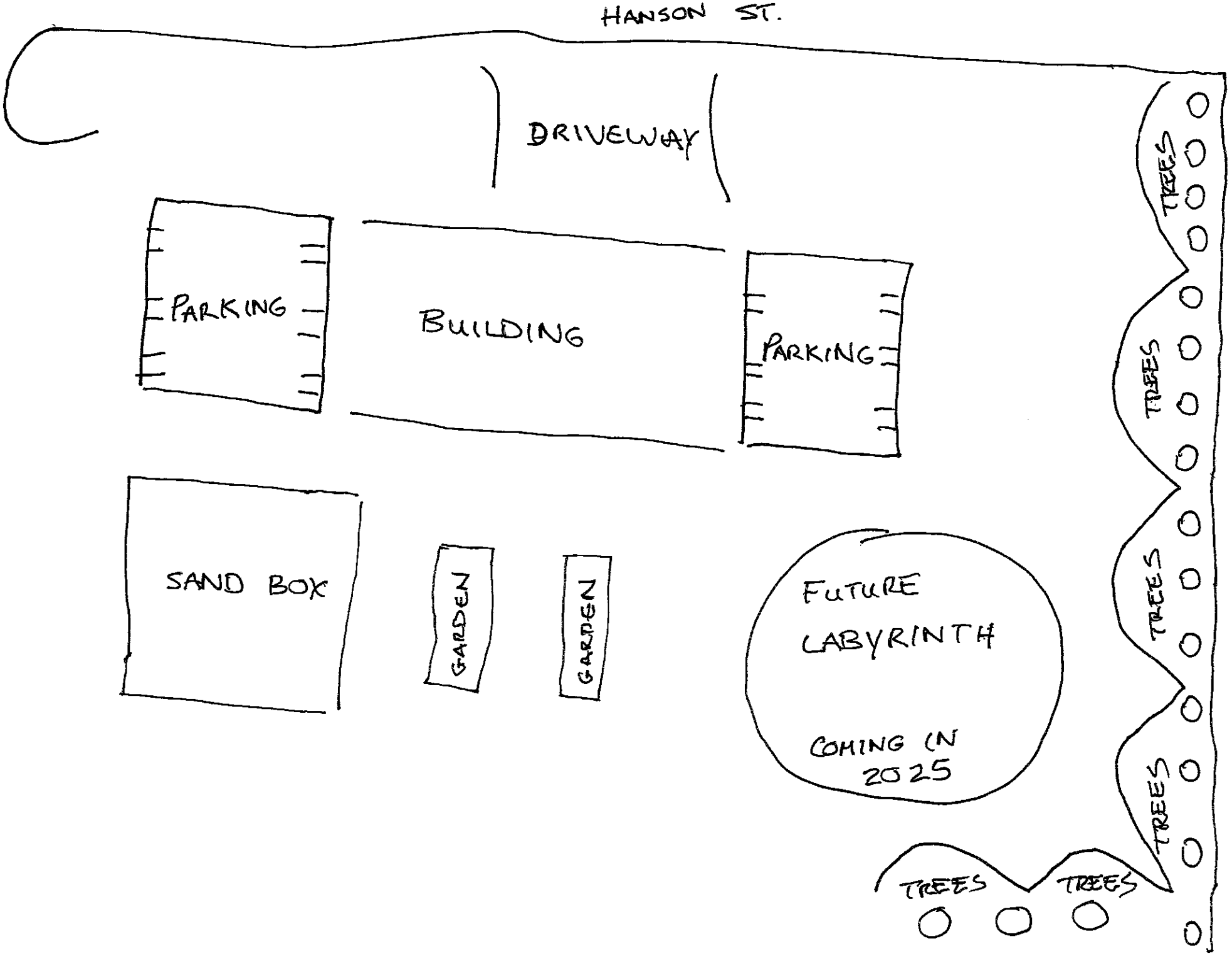


Future condition








HANSON ST.
DRIVEWAY
PARKING
BUILDING
PARKING
SAND BOX
GARDEN
GARDEN
FUTURE
LABYRINTH
COMING IN
2025
TREES
TREES
TREES
TREES
TREES
TREES

Main Street Spa TIFA Grant Application

Healing Garden May, 2024

Item	Cost
26 Evergreen trees	$4,290.00
Trees will be planted on the west side of the property 6 feet apart in 2 rows. The front row will off-set the back row. Trees will be provided by local Landscaper, Scott Curtis. Trees are guarenteed for life.	
Landscaping Fee	$500.00
Scott Curtis, Landscaper	
8-8-16 Cement blocks	$846.00
Lowe's - for raised flower beds	
Delivery Fee	$79.00
Lowe's	
Custom made archways (4)-$350 each	$1,400.00
Built by Primescapes Construction - New Era	
Fill Dirt	$425.00
Beckman Brothers- Shelby 17 yards x $25/yard	
Wood Chips	$350.00
Mayo Sawmill-Shelby	
Flowers	
Weesie's-Hart & Up North Market-Pentwater	$500.00
	$8,390.00

CITY OF HART TAX INCREMENT FINANCE AUTHORITY
Property Improvement Grant Program Application

Applicant's Name Richard LANTZ

Property Address 109 E. MAIN ST. HART MI 49420

Is the applicant the property owner? ☑ Yes ☐ No

Has applicant received prior grant funding from the City of Hart? ☐ Yes ☑ No

Business Name _____

Business Mailing Address _____

Business owner _____

Phone# 231-750-7724 Email: RichLantzRealEstate@gmail.com

Property Owner Name Richard LANTZ

Property Owner Address 595 S. 104TH Ave Shelby, MI 49455

Parcel # 020-208-003-00

Present Use of Building Five Star Real Estate office (Front) now creating Rentable space in Rear

Have you secured financial resources for this project? (Please be specific)
I own the Building (no mortgage) and I am using my own Resources to do the Rear space "Build out"

Improvement(s) Planned (check whichever applies)

- ☑ Removal of siding that was used to cover original building materials
- ☑ Exterior brick or wall surface repair
- ☑ Pointing of brick/mortar joint repair
- ☑ Window and/or door replacement/repair
- ☑ Any architectural details in need of repair and/or replacement
- ☑ Painting the building
- ☐ Landscaping
- ☑ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations (I would be open to this on the Building)
- ☐ Other; please specify: _____

Part of Property Impacted ☐ Front ☑ Rear ☑ Side ☐ Corner lot

Total Cost of Improvement $ Job TOTAL PROJECT COST $29,500

TOTAL ELIGIBLE EXPENSES $13,000

Incentive Amount Requested $ # 6,500

Please identify to which goals, if any, of the most recent City of Hart Master Plan and/or the City of Hart Parks & Recreation Master Plan your proposed improvements will contribute. Applications that identify contribution to either plan will receive priority for funding.

The following information must be submitted with your application:

1. Project Improvement Plans drawn to scale, if applicable
2. Samples of paint colors to be used on facade improvements
3. Photograph(s) of existing condition of property
4. Proposed budget and detailed cost estimates for work
5. Written permission by property owner, if tenant
6. Proof of payment of taxes

The Applicant certifies and agrees to the terms and conditions set forth below:

1. The Applicant is the owner or tenant of a property in the City of Hart TIFA District as outlined in the City of Hart TIFA Property Improvement Grant Program Guidelines Exhibit "A", hereinafter referred to as "Program Guidelines."

2. The Applicant is in good standing with the City of Hart in terms of payment of taxes and utilities.

3. The Applicant agrees to be bound by the rules as outlined in the Program Guidelines and has reviewed the Design Guidelines when making decisions regarding the aesthetic quality of the property improvement(s).

4. All improvements to be undertaken will be consistent with all applicable zoning and building codes. Further, if review is necessary by the City of Hart Planning Commission in accordance with the City of Hart Zoning Ordinance, the review will be conducted before the work on the property begins.

5. Only the work that is outlined on the application will be eligible for reimbursement.

6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.

7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/ or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature Richard M Lentz Date 5-12-24

Property Owner's Signature Richard M Lentz Date 5-12-24

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

PARCEL: 020-208-003-00 2023 SCHOOL: 64040 CLASS: 201

OWNER: LANTZ RICHARD & PAMELA
PROPERTY ADDRESS: 109 E MAIN ST HART, MI 49420

TAXABLE: 66,780 ASSESSED: 78,100 PRE: 0.00%

	Seas	Tax	Paid	Due
CITY GENERAL	Summ	843.85	843.85	0.00
STREET IMPROV	Summ	133.09	133.09	0.00
HART CEMETERY	Summ	33.32	33.32	0.00
STATE ED TAX	Summ	400.68	400.68	0.00
COUNTY OPERATING	Summ	377.78	377.78	0.00
LOCAL ADMIN	Summ	17.88	17.88	0.00
TAX TOTAL	Summ	1,806.60	1,806.60	0.00

Last Pmt: 08/23/2023

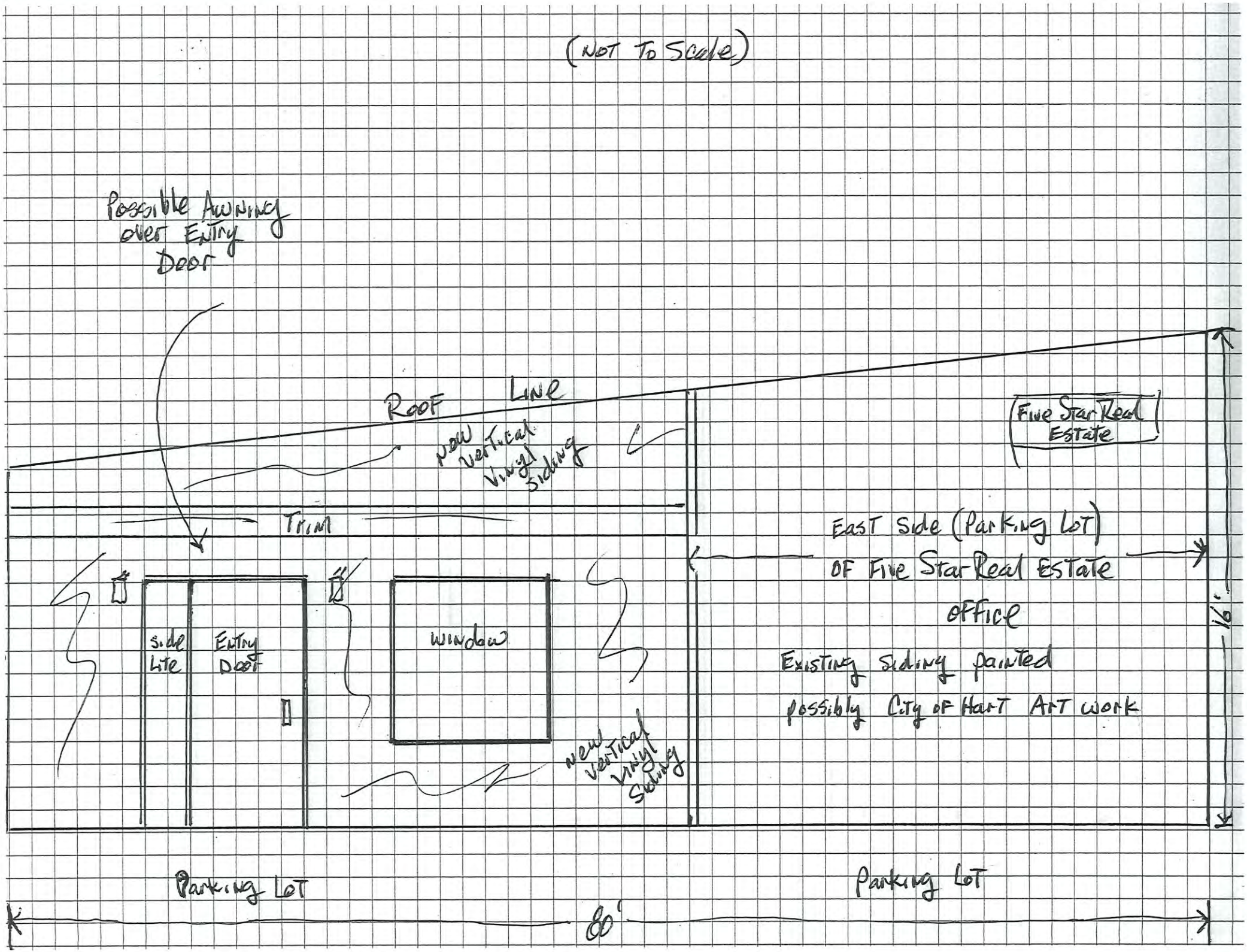
COUNTY AMBULANCE	Wint	60.10	60.10	0.00
COUNTY 9-1-1	Wint	9.17	9.17	0.00
COUNTY COA	Wint	65.69	65.69	0.00
COUNTY VETERANS	Wint	6.58	6.58	0.00
COUNTY MCF BLDG	Wint	0.00	0.00	0.00
COUNTY MCF OPER	Wint	131.75	131.75	0.00
HART SCH OPER	Wint	1,183.94	1,183.94	0.00
HART SCH DEBT	Wint	187.65	187.65	0.00
HART SCH SINK FD	Wint	159.65	159.65	0.00
WS ESD OPER	Wint	18.36	18.36	0.00
WS ESD SPEC ED	Wint	158.44	158.44	0.00
WS ESD VOC ED	Wint	61.27	61.27	0.00
HART LIBRARY	Wint	130.74	130.74	0.00
SCHOOL OPER FC	Wint	0.00	0.00	0.00
LOCAL ADMIN	Wint	21.73	21.73	0.00
TAX TOTAL	Wint	2,195.07	2,195.07	0.00

Last Pmt: 12/27/2023

TAX TOTAL - ALL SEASONS	4,001.67	4,001.67	0.00

LEGAL DESCR:
. WD-L2005P1575 CITY OF HART W 40 FT OF N 87 FT OF LOT 3 BLK 8.

(NOT TO SCALE)


Possible Awning over Entry Door
Roof Line
new vertical vinyl siding
Trim
Five Star Real Estate
East Side (Parking Lot) of Five Star Real Estate office
Existing siding painted possibly City of Hart Art work
16'
side Lite
Entry Door
window
new vertical vinyl siding
Parking Lot
Parking Lot
80'



EAST WALL OF Building where New STOREFRONT / OFFICE will Be created



FRONT VIEW
(MAIN STREET)



Current Front View of Building (main street)



Interior View of Space Being Remodeled



Additional Artwork here possibly



Parking Lot View... Entire Side of Building

Gmail

Rich Lantz <richlantzrealestate@gmail.com>

Cost breakdown...109 E Main Street Hart...Rear Unit

1 message

Rich Lantz <richlantzrealestate@gmail.com> 16 May 2024 at 10:13
To: Rich Lantz <richlantzrealestate@gmail.com>

Exterior

1) Electrical...Craig Bowen (licensed electrician)	$5500	($500)
2) Hvac...Dave Lorenz (Hvac Contractor)	$1500	
3) Interior framing/Insulation/Drywall/Paint/Doors/Trim Owner Rich Lantz (licensed builder over 25 years)	$10,000	
4) Masonry wall "cut through"...(Chad H. Holiday Builers)	$4000 ✓	4000 (quote attached)
5) New front door unit and Picture Window	$3500 ✓	3500
6) Exterior siding/trim/lights/awning	$5000 ✓	5000
Total Job Cost	$29,500	$13,000 50% = $6,500



Richard Lantz
Realtor®

231-750-7724
RichLantzRealEstate@gmail.com
RichLantzHomes.com

five star*
REAL ESTATE LEADERS

Virus-free.www.avg.com

Holiday Builders, Inc.

ARXX™ INCRETE™

Name / Address
Rich Lance 109 E Main St. Hart, MI. 49420

Estimate

Date	Estimate #
5/15/2024	531

Description	Qty	Cost	Total
Construction/ Remodeling on East wall of building. -Labor and material for tenting, shoring roof, brick cutting 2 openings, fitting steel, bucking openings, and rubble removal. -Roof load and opening sizes will need to be determined for steel sizes by others. -Removal of siding will be extra. -Tuck pointing if needed will be extra. -Builder License Number 2102173280		3,850.00	3,850.00

Web Site	E-mail	Total	$3,850.00
www.holidaybuildersinc.com	holidaybuilders@frontier.com		

3820 N. Hill-N-Dale Dr. • Hart, MI 49420 • (231) 873-2523 • www.holidaybuildersinc.com

CITY OF HART
Tax Increment Finance Authority (TIFA)
BYLAWS

PAGE

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B.	Board Composition & Qualifications	2
C.	Meetings-Regular & Special	2
D.	Meeting Procedures	3
E.	Voting & Discussion	4
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G.	Budget	5
H.	Amendments to the Rules	5

A. PURPOSE:

The role and focus of the Tax Increment Finance Authority (TIFA) is economic and community development. This is accomplished by funding activities that support physical improvements in the district and programs that will halt decline and foster job growth in accordance with the TIF Plan and Michigan Public Act 57 of 2018. Some of the activities that TIFA engage in are to support job and business expansion, promotion of the district, infrastructure repair and improvements, community amenities and beautification.

B. BOARD COMPOSITION & QUALIFICATIONS:

The members of the TIFA Board shall be appointed by the Mayor, with the concurrence of the City Council. The Board will be composed of a minimum of seven (7) members and each board member shall serve a term of four years. At the first meeting of each fiscal year, a Chair and Vice-Chair will be elected by the board. Resignations of Board Members shall be effective upon delivery of the resignation to the TIFA Board and forwarded in writing to the mayor. Pursuant to notice and an opportunity to be heard, a member of the TIFA Board may be removed from office for neglect of duty, including non-attendance at three consecutive or more meetings, misconduct, malfeasance, or any other good cause by a majority vote of the TIFA Board. The Board shall appoint an Administrator of TIFA that is not a member of the Board, the City Treasurer shall serve as Treasurer of TIFA. Should we require they be within the district (work, live, own a business)?

C. MEETINGS-REGULAR & SPECIAL:

1. Regular Meetings:
   Regular meetings of the TIFA Board will be set at the first TIFA Board meeting of each fiscal year and will be held at Hart City Hall located at 407 S State St, Hart, Michigan.

2. Special Meetings:
   A Special meeting shall be called by the City Clerk at the request of the TIFA Chair, TIFA Administrator, or three (3) TIFA Board Members. The TIFA Agenda and Packet will be emailed to all Board Members at least 18 hours prior to a special meeting.

3. Regular & Special Meeting Notice (Posting) Requirements:
   a) For regular meetings of TIFA, the TIFA Administrator shall post at City Hall, within three (3) days after the first meeting, the dates of the meetings on the City's website.

   b) For a special meeting of TIFA, per the Michigan Open Meetings Act, a public notice stating the date, time, place, and reason of the meeting shall be posted at City Hall at least 18 hours before the meeting. If the posting area is not open to the public for any part of the 18 hours prior to the meeting, the notice must be posted on the exterior doors of City Hall. A public notice shall also be placed on the City's website.

c) Posting Requirements may change should the Michigan Open Meetings Act be amended relating to posting requirements.

4. Decision-Making:
All decisions must be made at a meeting open to the public per the Michigan Open Meetings Act (OMA). The use of e-mail, texting or other forms of electronic communications among board members during the course of an open meeting or outside a meeting that constitutes deliberations towards decision-making or actual decisions violates the OMA. Please see OMA MCL 15.263 Section 3.2 and Section 3.3 for additional information.

5. Agendas:

a) Preparations: The TIFA Administrator, under the guidance of the TIFA Chair, shall prepare an agenda for each regular or special meeting of the TIFA Board. The deadline for submitting items and supporting documentation to the TIFA Administrator for inclusion on the TIFA Agenda is 5 business days prior to the TIFA Board Meeting. The final content of each meeting agenda shall be decided by a majority of the TIFA Board Members present.

b) Distribution: The TIFA Administrator will email the TIFA Agenda and Packet Information to all TIFA Members 3 business days prior to a regular meeting and at least 18 hours before a scheduled special meeting.

6. Minutes of Regular, Special & Emergency Meetings:
a) A journal of the proceedings of each regular and special meeting will be kept by the Clerk, approved by the TIFA Board.

b) Per the Michigan Open Meetings Act, at a minimum, the minutes must show the date, time, place, members present, members absent, any decisions made at a meeting open to the public, and the purpose or purposes for which a closed session is held. The minutes must include all roll call votes taken at the meeting.

c) Unapproved minutes of regular or special meetings will be available for public inspection within eight (8) business days after the meeting to which the meetings refer.

d) Approved minutes will be available for public inspection within five (5) business days after the meeting at which the minutes were approved by the TIFA Board.

D. MEETING PROCEDURES:

1. Meetings to be Public:
All regular and special meetings of the TIFA Board shall be open to the public and

the public shall have a reasonable opportunity to be heard under such rules and regulations as the TIFA Board may prescribe.

2. Order of Business:
The TIFA Administrator, under the guidance of the TIFA Chair, in accordance with the following order of business shall prepare an agenda for each Regular TIFA meeting:
    - Call to Order
    - Roll Call
    - Approval of Agenda
    - Approval of Minutes
    - Public Comments
    - Board Business
    - Public Comment
    - Board Member Comments
    - Adjournment

    a) Motions:
        i. No motion shall be debated unless it has been seconded. The initiator of a motion may withdraw any motion at any time before it has been adopted. However, if the motion has been seconded, the seconding party must also consent to withdrawal.
        ii. All motions, resolutions and amendments or substitutions thereto, and the vote thereon, shall be entered in the minutes unless withdrawn.

3. Quorum:
A majority of the members of the TIFA in office shall be a quorum for the transaction of business at all TIFA Board meetings, but in the absence of a quorum a lesser number may adjourn any meeting to a later time or date, and in the absence of all members the Clerk may adjourn any meeting for not longer than one week.

4. Presiding Officer:
The presiding officer, hereinafter "Chair", shall be responsible for enforcing the Rules of the TIFA as contained herein.
    a) The Chair. The Chair shall preside at the meetings of TIFA. If the Chair is absent or unable to chair a particular meeting of TIFA, the Vice-Chair shall do so. If both the Chair and Vice-Chair are not present or unable to chair a meeting of TIFA, the Board Member who has served on the TIFA the longest shall chair that particular meeting.
    b) It shall be the duty of the Chair to preside at all meetings of TIFA, to preserve order and to decide all questions of order and procedure subject to appeal to the TIFA Board.

E. VOTING AND DISCUSSION:

1. Roll Call:

In all roll call votes, the City Clerk shall call the names of the members of the TIFA Board.

2. Results of Voting:
   In all cases where a vote is taken, the Chair shall declare the result.

3. Duty to Vote:
   Whenever a question is put before the TIFA Board by the Chair, every member shall vote, provided however, that no member shall be required to vote if:
   a) That member shall have a conflict of interest and shall state his/her conflict of interest and determined to be a conflict by vote of the TIFA Board.

   If a member is precluded from voting pursuant to a conflict of interest, that member shall refrain from participating in the discussion on the issue.

4. TIFA Board Member Request for Postponements:
   TIFA Board member requests for postponement of agenda items require approval by a majority of the TIFA Board members present.

5. Rules of Parliamentary Procedure:
   Meetings of the TIFA Board shall generally utilize Roberts Rules of Order, unless otherwise provided for in these bylaws.

6. General Consensus:
   General consent or consensus may be used to give direction and the minutes should indicate that a majority consented.

F. BUDGET:

On or before the 30th of April each year, the Authority shall prepare a budget and submit for approval to the City Council.

G. AMENDMENTS TO THE RULES:

These bylaws are subject to the approval of the City Council. These bylaws may be altered, amended, or repealed only by the affirmative vote of a majority of the members of the TIFA Board, subject to notice and quorum requirements as set forth in these bylaws, provided that any such alteration, amendment or repeal shall require the approval of the City Council and shall be consistent with the provisions and requirements of the Act.

All previous bylaws or resolutions regarding by-laws are hereby rescinded.

Adopted at TIFA Meeting this _____ day of _____, 2024

Prein&Newhof
Engineers▪Surveyors▪Environmental▪Laboratory

Estimate of Probable Cost

Owner:
City of Hart

Project Title:
227 Main Street Parking Lot

Date: May 3, 2023

Project #: 2230318

Item No.	*Description*	*Quantity*	*Unit*	*Unit Price*	*Total Amount*
1	Earthwork (Site Preparation, Excavation, Filling, Grading & Misc. Removals	1	LS	$20,000	$20,000
2	HMA removal	725	SYD	$10	$7,250
3	Soil Erosion Control	1	LS	$2,500	$2,500
4	HMA, 5EL	110	TON	$150	$16,500
5	HMA, 4EL	150	TON	$150	$22,500
6	8" 21AA Aggregate Base, CIP	1400	SYD	$18	$25,200
7	4" Concrete Sidewalk	350	SFT	$7	$2,450
8	6" Concrete Sidewalk & Drive Apron	270	SFT	$10	$2,700
9	Type M Opening/Concrete Curb & Gutter	51	FT	$30	$1,530
10	2' Diameter catch basin	2	EA	$3,500	$7,000
11	8" Diameter Perforated pipe in drainage trench	57	FT	$100	$5,700
12	8" Diameter Drain Pipe	59	FT	$50	$2,950
13	Barrier Free Parking Sign	2	EA	$300	$600
14	Parking Lot Striping	1	LS	$1,000	$1,000
15	4" Topsoil, Restoration & Seeding (allowance)	650	SYD	$8	$5,200
			Total Construction:		**$123,080**
Engineering, Administrative, and Contingencies		15%			$18,462
			Total Estimate:		**$141,542**

Project Specifications

Owner:	City of Hart, Oceana County, Michigan
Project Title:	227 Main Street Parking
Project #:	2230318

I. GENERAL

1. SUMMARY OF WORK

Work under this Contract shall be completed in accordance with the following Project Specifications.

Where a standard construction method or contract procedure is not specifically covered by the Contract Documents, the 2020 edition of the Michigan Department of Transportation (MDOT) Standard Specifications for Construction shall apply.

Except as written in these specifications, the order of precedence for resolving conflict, error, ambiguity, or discrepancy shall be as follows:

a. Contract Documents, including these Project Specifications.
b. 2020 MDOT Standard Specifications for Construction.

2. SCOPE OF WORK

Work to be constructed in this project includes installing the following approximate quantities:

725 syd of HMA Surface Removal
110 ton of HMA, 5EL
150 ton of HMA, 4EL
1400 syd of 8” 21AA aggregate base
350 sft of 4” concrete sidewalk
270 sft of 6” concrete sidewalk and drive apron
51 ft of Type M concrete curb and gutter
116 feet of storm sewer system
Pavement Markings
Traffic Control

Including all necessary appurtenances.

All labor, materials, equipment, transportation, and activity or costs necessary for completion of this work shall be included in this contract unless specifically stated otherwise.

3. USE OF PUBLIC RIGHT-OF WAY

Work shall be completed within the limits of existing public easements and right-of-way. The Contractor shall receive written permission from owner's adjacent properties before using any portion of the property outside the project limits.

The Contractor shall take all necessary precautions to minimize disturbances to the area during the construction period. All damage caused by the Contractor to the property outside the project limits shall be repaired at no expense either to the property owner or to this project.

4. SCHEDULING

The Contractor shall prepare a schedule for completion of the project and furnish copies of the schedule to the Owner.

Once construction is started, work shall proceed on a continual basis until completion of the work.

5. SOIL EROSION AND SEDIMENTATION CONTROL

The Contractor shall conduct all work in such a manner that soil, fuels, oils and all other harmful materials are confined within the project limits and prevented from entering storm sewers, ditches, or water courses.

The Contractor shall submit application and payment and obtain a Soil Erosion and Sedimentation Control permit. Contractor shall meet all requirements of the permit and abide by all applicable rules and regulations as established by the State of Michigan and the local regulating agency in conjunction with Soil Erosion and Sedimentation Control Act (Act 347 P.A. of 1972) as amended. Copies of the state guidelines "Better Environment through Soil Erosion and Sedimentation Control" may be obtained from the local regulating agency.

6. EXISTING UTILITIES

The Contractor shall notify MISS DIG and Utility Companies for utility locations before starting any open cut or trenching for construction purposes.

7. REMOVAL OF EXCAVATED MATERIAL

The Contractor shall dispose of all waste materials resulting from the construction and arrange for disposal at a suitable site.

8. MAINTAINING TRAFFIC, PUBLIC CONVENIENCE, AND SAFETY

During the progress of work, the Contractor shall accommodate traffic in road right-of ways, as provided in these specifications. Access to fire hydrants, water and gas valves shall be maintained at all times during construction.

Where streets are partially obstructed, the Contractor shall place and maintain temporary driveways, ramps, etc., which in the opinion of the Engineer, are necessary to accommodate the public. Emergency vehicles shall have access at all times and shall be assisted by the Contractor, if necessary. Near the end of each day's work the Contractor shall remove obstructions, which would make access difficult or impossible. The Contractor shall inform the local police, ambulance service and fire department at least 48 hours prior to beginning work. Street closings and traffic detours will be allowed only upon approval of the City of Hart.

Adequate traffic control devices and signage shall be placed preventing traffic from entering the work area. Advanced warning signs on East Main Street shall be placed to inform motorists of shoulder and lane closures.

All traffic control devices shall be furnished, operated and maintained by the Contractor, and shall be in accordance with the current Michigan Manual of Uniform Traffic Control Devices and the requirements of the Ottawa County Road Commission.

9. LIMITATIONS ON OPERATIONS

The Contractor shall at all times conduct the work to cause minimal inconvenience to the public along the work area.

10. PAYMENT

Payment for work specified herein shall be based on lump sum price provided in the Proposal. All items not specifically listed in these Project Specifications shall be considered incidental. The Owner shall have the right to reduce the scope of work at any time during the project.

II. PARKING LOT

1. REMOVALS

All work, construction methods, and measurements shall be in accordance with section 204 of the 2020 MDOT Standard Specifications for Construction and as herein specified. This work shall consist of all site preparation, excavation, filling, grading, sawcutting, removal of curb and gutter, sidewalk, HMA surface and miscellaneous removals required to prepare the area.

2. AGGREGATE

Construct an aggregate base course on a prepared subbase or subgrade as shown on the plans or as directed by the Owner. The aggregate base course shall be in accordance with Section 302 and 902 of MDOT 2020 Standard Specifications for Construction, except as specified below:

The material for Aggregate Base shall be MDOT 21AA. The finished grade of the aggregate surface shall be smoothed and shaped to the required line and grade with a tolerance of +/- 3/8" approved by the Owner prior to placement of bituminous leveling course.

3. HMA

All work, materials, and construction methods shall be in accordance with Sections 501, 902, and 904 of the 2020 MDOT Standard Specifications for Construction and as herein specified. This work consists of the placement of HMA for parking lot, approaches, and patching on Main Street.

HMA restoration shall be placed in two lifts and shall follow the HMA application rate below:

220 lbs/syd of HMA 4EL leveling course and 165 lbs/syd of HMA 5EL surface course.

HMA bond coat (MDOT SS-1H) shall be applied at .10 gal/syd between HMA lifts and all adjacent edges. The cost of this work shall be included in the HMA items.

The roller method shall be used for compacting and nuclear density gauge testing shall be used for determining density of the HMA.

4. CURB AND GUTTER

Curb and gutter shall match the curb and gutter cross section on East Main Street.and shall be installed in accordance with MDOT specifications. Concrete grade shall be MDOT 3500.

5. CONCRETE DRIVEWAY

Concrete drives shall be 6” thick nonreinforced concrete installed per MDOT Section 801.

6. SIDEWALK

Sidewalk shall be placed in accordance with MDOT 1004 of the MDOT Standard Specifications for Construction. Concrete shall meet MDOT 3500 grade requirements. Expansion joints shall be included longitudinally where concrete sidewalks abut the back of curb, at a maximum of 50 feet on center transverse to the walk and when transvers to the walk when abutting existing sidewalk. Saw cutting and expansion joints shall be considered included in the cost of sidewalk construction.

7. PAVEMENT MARKINGS

All work, materials, construction methods, measurement and payment shall be in accordance with Section 811 of the 2020 MDOT Standard Specifications for Construction and as herein specified. All pavement markings shall be 4-inch waterborne. Color of markings for accessible spaces must be blue, all other markings must be yellow. Prior to application of markings the final layout must be confirmed with the Owner.

8. STORM SEWER

All work, materials, construction methods, measurement and payment shall be in accordance with Sections 402 and 403 of the 2020 MDOT Standard Specifications for.

9. ELECTRICAL CONDUIT

Contractor shall install Sch 40 PVC conduit as shown on the drawings. Conduit shall be installed with a pull wire inside. All joints shall be water tight. Conduit ends shall be capped and marked with a buried steel post at both ends.

10. RESTORATION

All areas disturbed by construction shall be restored by placing topsoil, seed, fertilizer, and mulch in accordance with Section 816 of the 2020 MDOT Standard Specifications for Construction. All grass areas shall be restored with a minimum of four inches of topsoil (supplied by the Contractor). The topsoil shall be free of hard clods, stones, and other undesirable materials. The topsoil shall be raked or screened as necessary, to remove any deleterious materials. The acidity range of the topsoil shall be between pH 5.0 and pH 8.0.

Class A Fertilizer at rate of 228 lb./acre and MDOT seed mixture THM shall be placed over topsoil at a rate of 220 lb./acre which has been prepared and leveled to receive the seed, and wood fiber mulch. Restoration shall be completed by the hydro method. The finished surface shall be smooth and uniform and shall match the existing lawn surface as closely as possible.

II. ALTERNATE PARKING LOT MATERIAL

1. CONCRETE PAVEMENT

Concrete parking lot shall be a 6-inch concrete installed per MDOT Section 801. Concrete shall be placed on a 4-inch-thick aggregate base. Concrete parking lot shall be placed with a 6x6 W2.9xW2.9 welded wire reinforcement mat.

Contractor shall submit a jointing plan to the Owner for approval prior to placement of concrete.

The material for Aggregate Base shall be MDOT 21AA, material must be crushed natural limestone. The finished grade of the aggregate surface shall be smoothed and shaped to the required line and grade with a tolerance of +/- 3/8".

Price for the Alternate Concrete Pavement shall be considered an add/deduct alternate to the base price listed in the proposal for HMA parking lot. The add/deduct price shall include all work required to construct the concrete pavement including removal of curing compound prior to applying pavement markings.

Hart TIFA Project Commitments	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
	FY22-23	FY22-23	FY23-24	FY23-24	FY24-25	FY24-25	FY25-26	FY25-26	FY26-27	FY26-27	FY27-28	FY27-28	TOTAL	TOTAL
Revenue	$ 102,882	$ 104,282	$ 230,900	$395,554	$ 500,000		$ 290,000		$ 300,000		$ 310,000		$ 1,733,782	$ 499,836
Expenses (Projects)														
Speaker System	$ 7,500	$ 7,500												$ 7,500
Streetscape Design Plan	$ 32,200	$ 3,633	$ 29,143	$ 28,686									$ 61,343	$ 32,319
Streetscape Construction			$ 80,000		$ 100,000		$ 225,000		$ 225,000		$ 225,000		$ 855,000	$ -
Christmas Décor	$ 3,000	$ 3,382	$ 5,000	$ 7,605	$ 10,000		$ 10,000		$ 10,000		$ 10,000		$ 48,000	$ 10,987
Stormwater Main	$ 25,000				$ 25,000								$ 50,000	$ -
Flowers, Pots & Plantings	$ 22,000	$ 2,418	$ 3,000	$ 579	$ 5,000		$ 5,000		$ 5,000		$ 5,000		$ 45,000	$ 2,997
Pocket Park	$ 500		$ 500		$ 500		$ 500		$ 500		$ 500		$ 3,000	$ -
Hart Commons	$ 1,500		$ 1,000		$ 1,000		$ 1,000		$ 1,000		$ 1,000		$ 6,500	$ -
Bannners Downtown			$ 3,500		$ 3,500		$ 3,500		$ 3,500		$ 3,500		$ 17,500	$ -
Paint Light Poles													$ -	$ -
Administrator Salary	$ -	$ -		$ 7,500	$ 16,000		$ 16,000		$ 16,000		$ 16,000		$ 64,000	$ 7,500
Boat Docks at Hart Commons							$ 40,000		$ 40,000				$ 80,000	$ -
Contribution to HEART	$ 9,000	$ 9,000	$ 9,000	$ 11,000	$ 9,000		$ 9,000		$ 9,000		$ 9,000		$ 54,000	$ 20,000
Garbage Enclosures	$ 3,500		$ 3,500										$ 7,000	$ -
Event Coordinator	$ 16,000	$ 16,000	$ 16,000		$ 16,000		$ 16,000		$ 16,000		$ 16,000		$ 96,000	$ 16,000
Property Improvement Grant	$ 60,605	$ 33,773	$ 40,000	$ 37,069	$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 260,605	$ 70,842
3 E Main (Ceres)	$ 34,200	$ 36,760	$ 50,000	$ 13,907	$ 10,000								$ 94,200	$ 50,667
Congregational United Church				$ 4,498									$ -	$ 4,498
Walkers Chalet USDA Grant	$ 25,000	$ 69,469		$ 40,002									$ 25,000	$ 109,471
Pink Elephant Sidewalk			$ 11,500	$ 11,775									$ 11,500	$ 11,775
Sidewalks	$ 18,000		$ 30,000		$ 35,000								$ 83,000	$ -
Wayfinding Sign Project	$ 76,521	$ 76,521											$ 76,521	$ 76,521
West Shore Community College					$ 150,000								$ 150,000	$ -
Art Support	$ 7,500	$ 6,650	$ 5,000	$ 150	$ 5,000		$ 5,000		$ 5,000		$ 5,000		$ 32,500	$ 6,800
FY Expenses Total	$ 342,026	$ 265,106	$ 287,143	$ 162,770	$ 426,000	$ -	$ 371,000	$ -	$ 371,000	$ -	$ 331,000	$ -	$ 2,120,669	$ 427,877
NET	$ (239,144)	$ (160,824)	$ (56,243)	$ 232,784	$ 74,000	$ -	$ (81,000)	$ -	$ (71,000)	$ -	$ (21,000)	$ -	$ (386,887)	$ 71,960
Account Balance $303,935	$ 64,791	$ 159,607	$ 103,364	$ 392,391	$ 177,364		$ 96,364		$ 25,364		$ 4,364			

23-24 Actual					
INCOME					
$700	ck#1004	1-Jul	$700	rent ck#1059	1-Apr
24558.27	dispbursement			rent ck#1067	1-May
31280.12	dispbursement	1-Aug	3474	disbursement	4/5/2024
4841.39	dispbursement	16-Aug			
700	rent	1-Aug			
3500	canopy JGP	30-Aug			
72367.03	USDA Grant	15-Aug			
68706.84	dispbursement	1-Sep			
700	rent ck#1008	7-Sep			
86339.72	dispbursement	19-Sep			
4981.25	dispbursement	3-Oct			
1998.06	dispbursement	17-Oct			
1000	donation x-mas décor	26-Oct			
700	Rent ck#1015	1-Nov			
3846.79	dispbursement	16-Nov			
700	Rent ck#	1-Dec			
642.4	dispbursement	8-Dec			
8366.69	dispbursement	13-Dec			
25581.69	dispbursement	01/05, 01/19			
700	rent #1042	1-Jan			
700	Rent ck#1045	1-Feb			
21800.51	dispbursement	02/02, 02/23			
25969.97	USDA Grant	15-Feb			
700	Rent ck#1051	1-Mar			
$395,554					

File No. 2556L

APPRAISAL OF



LOCATED AT:

TBD S State St
Hart, MI 49420

CLIENT:

City of Hart
407 S State St
Hart, MI, 49420

AS OF:

April 23, 2024

BY:

Ross D. Hopkins
Certified Residential Appraiser

05/07/2024

City of Hart
407 S State St
Hart, MI, 49420

File Number: 2556L

In accordance with your request, I have appraised the real property at:

TBD S State St
Hart, MI 49420

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of April 23, 2024 is:

$19,000
Nineteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely



Ross D. Hopkins
Certified Residential Appraiser
Lic #1204070661

Summary

Land Appraisal Report

File No. 2556L

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User City of Hart | E-mail nkleiner@cityofhart.org

Client Address 407 S State St | City Hart | State MI | Zip 49420

Additional Intended User(s) None Specified.

Intended Use Establish market value for sale pricing.

SUBJECT

Property Address TBD S State St | City Hart | State MI | Zip 49420

Owner of Public Record City of Hart TIFA | County

Legal Description See Attached Addendum

Assessor's Parcel # 64-020-727-003-00 | Tax Year 2023 | R.E. Taxes $ 0.00

Neighborhood Name Hart | Map Reference None | Census Tract 0104.00

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 12/27/2023 | Price $0 | Source(s) MLS/BS&A

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) MLS and Public records were checked as of 05/06/2024 for sales history. The subject was "gifted" to the City of Hart for $0 on 12/27/2023.

Offerings, options and contracts as of the effective date of the appraisal

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends					One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining		PRICE $(000)	AGE (yrs)	One-Unit	70 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply				2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths		90 Low	0	Multi-Family	5 %
Neighborhood Boundaries	Harrison Rd North, Polk Rd South, US-31 West, Oceana Dr East.								465 High	125	Commercial	10 %
									212 Pred.	70	Other Vacnt	10 %

Neighborhood Description The subject is located within the City limits of Hart. Hart is a bedroom community with some local employment. The City of Hart is a small community surrounded by rural settings. Neighboring Shelby and New Era have somewhat similar settings.

Market Conditions (including support for the above conclusions) See Attached Addendum. Estimated exposure time of the subject is 90 days. Interest rates are near 20 year highs with inflation at 40 year highs.

SITE

Dimensions TBD (Estimated at 66x146) | Area 9636 Sq.Ft. | Shape Rectangular | View Houses/CitySt

Specific Zoning Classification B-2 | Zoning Description General Business District

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Highest and best use of the subject property The subject islegally permissible, physically possible, financially feasible, and most profitable as its current use as a vacant lot/build site.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Paved	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 26127C0175C | FEMA Map Date 08-04-2014

Site Comments The subject is a vacant site covered 90% by blacktop. The parking lot currently services the neighboring church. The frontage along S State Street offers a wide curb cut. Fifth Third Bank is the immediate neighbor to the South.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	TBD S State St Hart, MI 49420	TBD S State St Hart, MI 49420		Unit 12 W Destiny Dr Hart, MI 49420		N Hill N Dale Hart, MI 49420	
Proximity to subject		0.06 miles S		1.42 miles NW		0.72 miles NW	
Sales Price	$		$ 15,000		$ 22,000		$ 7,500
Price $/ Sqft	0.00		2.33		1.12		0.57
Data Source		County Records		County Records		County Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		07/07/2022		02/17/2024		02/15/2023	
Location	Urban	Urban		Suburban		Suburban	
Site/View	Houses/CitySt	Houses/CitySt		Houses/Plat		Houses/Plat	
View	Offices/Street	Offices/Street		Houses		Houses	
Improvements	Parking Lot	None		None		None	
Size	9,636 sqft	6,446 sqft		19,602 sqft		13,068 sqft	
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 2.33	Net Adj. 0.0% Gross Adj. 0.0%	$ 1.12	Net Adj. 0.0% Gross Adj. 0.0%	$ 0.57

Summary of Sales Comparrison Approach See Attached Addendum for Comments.

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 04/23/2024 **, which is the effective date of this appraisal, is:**

[X] **Single point $** 19,000 [ ] **Range $** _____ **to $** _____ [ ] **Greater than** [ ] **Less than $** _____

This appraisal is made [X] "as is," [ ] subject to the following: Valued as is with estimated sqft of 9,636.

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Summary

Land Appraisal Report

File No. 2556L

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	TBD S State St Hart, MI 49420	N Comfort Dr Hart, MI 49420					
Proximity to subject		1.43 miles SW					
Sales Price	$		$ 40,000		$		$
Price $ / Sqft	0.00		0.57		0.00		0.00
Data Source		County Records					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION 12/14/2023	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Urban	Urban					
Site/View	Houses/CitySt	Hotel/Trees					
View	Offices/Street	Street/Hotel					
Improvements	Parking Lot	None					
Size	9,636 sqft	69,696 sqft					
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 0.57	Net Adj. 0.0% Gross Adj. 0.0%	$ 0.00	Net Adj. 0.0% Gross Adj. 0.0%	$ 0.00

Summary of Sales Comparrison Approach See Addendum.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	TBD S State St Hart, MI 49420						
Proximity to subject							
Sales Price	$		$		$		$
Price $ / Sqft	0.00		0.00		0.00		0.00
Data Source							
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Urban						
Site/View	Houses/CitySt						
View	Offices/Street						
Improvements	Parking Lot						
Size	9,636 sqft						
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00	[X] + [ ] -	$ 0.00
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 0.00	Net Adj. 0.0% Gross Adj. 0.0%	$ 0.00	Net Adj. 0.0% Gross Adj. 0.0%	$ 0.00

Summary of Sales Comparrison Approach

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Summary

Land Appraisal Report

File No. 2556L

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] **Market Value** [ ] **Other Value:**

Source of Definition: The definition of market value is cited from the Uniform Standards of Professional Appraisal Practice.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus."

ADDRESS OF THE PROPERTY APPRAISED:

TBD S State St

Hart, MI 49420

EFFECTIVE DATE OF THE APPRAISAL: 04/23/2024

APPRAISED VALUE OF THE SUBJECT PROPERTY $ 19,000

APPRAISER

Signature:

Name: Ross D. Hopkins

Company Name: Hopkins Appraisal Service

Company Address: 7237 Homer Lake Rd

Shelby, MI 49455-8072

Telephone Number: 231-742-5015

Email Address: HopkinsAppraisal@grar.com

State Certification # 1204070661

or License #

or Other (describe): State #:

State:

Expiration Date of Certification or License: 07/31/2022

Date of Signature and Report: 05/07/2024

Date of Property Viewing:

Degree of property viewing:

[X] Did personally view [ ] Did not personally view

SUPERVISORY APPRAISER

Signature:

Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

[ ] Did personally view [ ] Did not personally view

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ADDENDUM

Client: City of Hart		File No.: 2556L
Property Address: TBD S State St		Case No.:
City: Hart	State: MI	Zip: 49420

Legal Description

. HA-220 CITY OF HART WIGTON - GURNEY ADDITION LOT 3 - BLK 27

Neighborhood Market Conditions
SCOPE OF NEIGHBORHOOD DATA

Neighborhood data has been obtained from MLS data as well as the physical viewing of a sampling of the immediate neighborhood. I have not considered items such as but not limited to the presence of registered sex offenders, criminal activity, interim rehabilitation facilities for felonious offenders, and the like. These items are outside the scope of this assignment.

Comments on Sales Comparison
At any given time there are few publicly listed/sold vacant lots in the area.

Sale #1 is a vacant site purchased by the neighbors for $15,000. This lot is just South of the subject and offers no improvement.

Sale #2 is a vacant build site on the otherside of Hart Lake.

Sale #3 is a small residential build site surrounded by existing homes.

Sale #4 is located across the street from Dunes Express Hotel. This site is zoned commercial and was purchased by the adjacent property owner.

These sale vary in setting, size, and future use. The sales price per sqft range from $0.57 - $2.33. Given the subject's parking lot improvement a value of $2.00 per sqft is warranted and inline with comp 1 on the same stretch of road.

$2.00 x 9,636 sqft = $19,272 say; $19,000.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Hart		File No.: 2556L
Property Address: TBD S State St		Case No.:
City: Hart	State: MI	Zip: 49420



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 23, 2024
Appraised Value: $ 19,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Hart	File No.: 2556L	
Property Address: TBD S State St	Case No.:	
City: Hart	State: MI	Zip: 49420



COMPARABLE SALE #1

TBD S State St
Hart, MI 49420
Sale Date: 07/07/2022
Sale Price: $ 15,000



COMPARABLE SALE #2

Unit 12 W Destiny Dr
Hart, MI 49420
Sale Date: 02/17/2024
Sale Price: $ 22,000



COMPARABLE SALE #3

N Hill N Dale
Hart, MI 49420
Sale Date: 02/15/2023
Sale Price: $ 7,500

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Hart		File No.: 2556L
Property Address: TBD S State St		Case No.:
City: Hart	State: MI	Zip: 49420



COMPARABLE SALE #4

N Comfort Dr
Hart, MI 49420
Sale Date: 12/14/2023
Sale Price: $ 40,000

COMPARABLE SALE #5

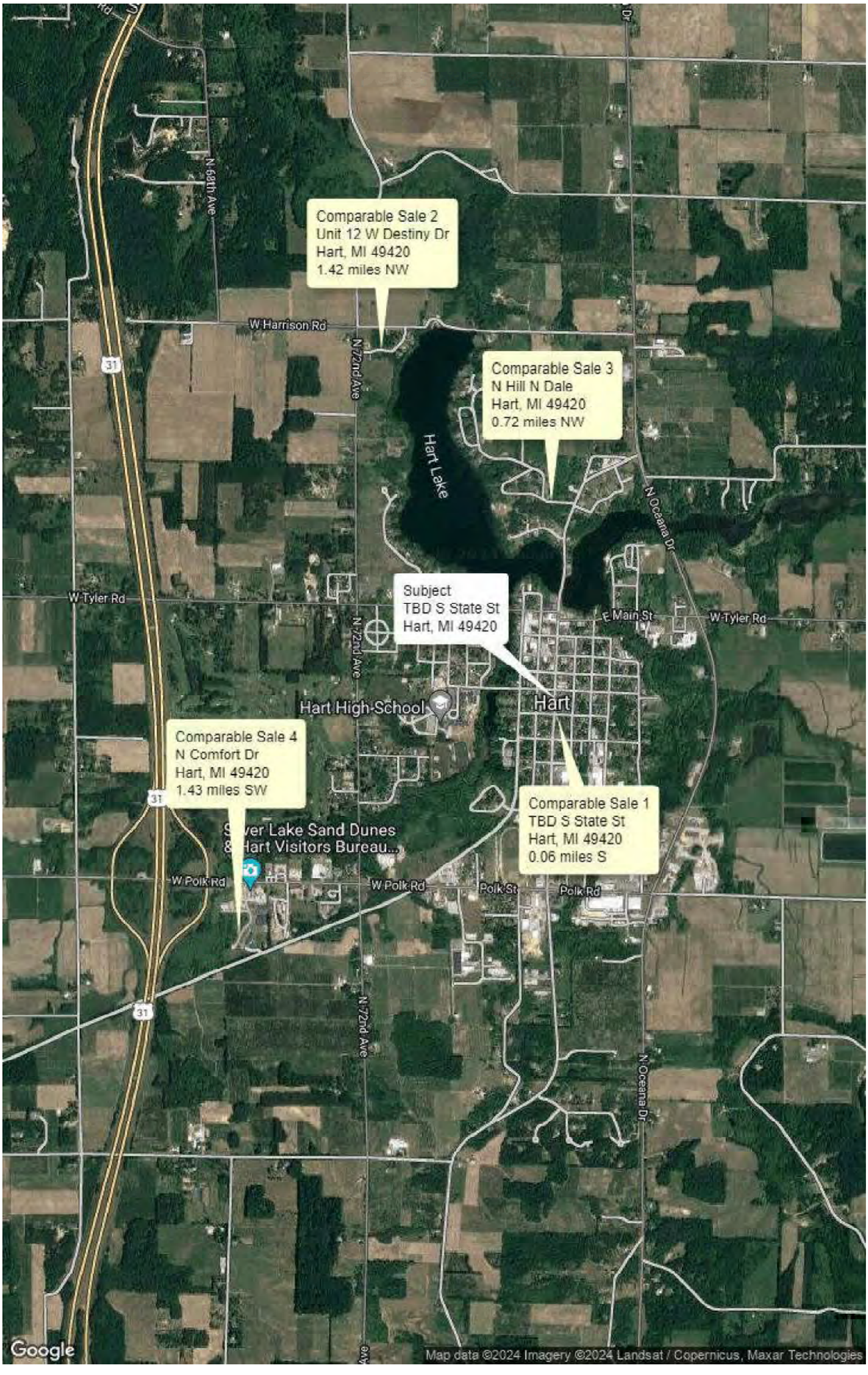
Sale Date:
Sale Price: $

COMPARABLE SALE #6

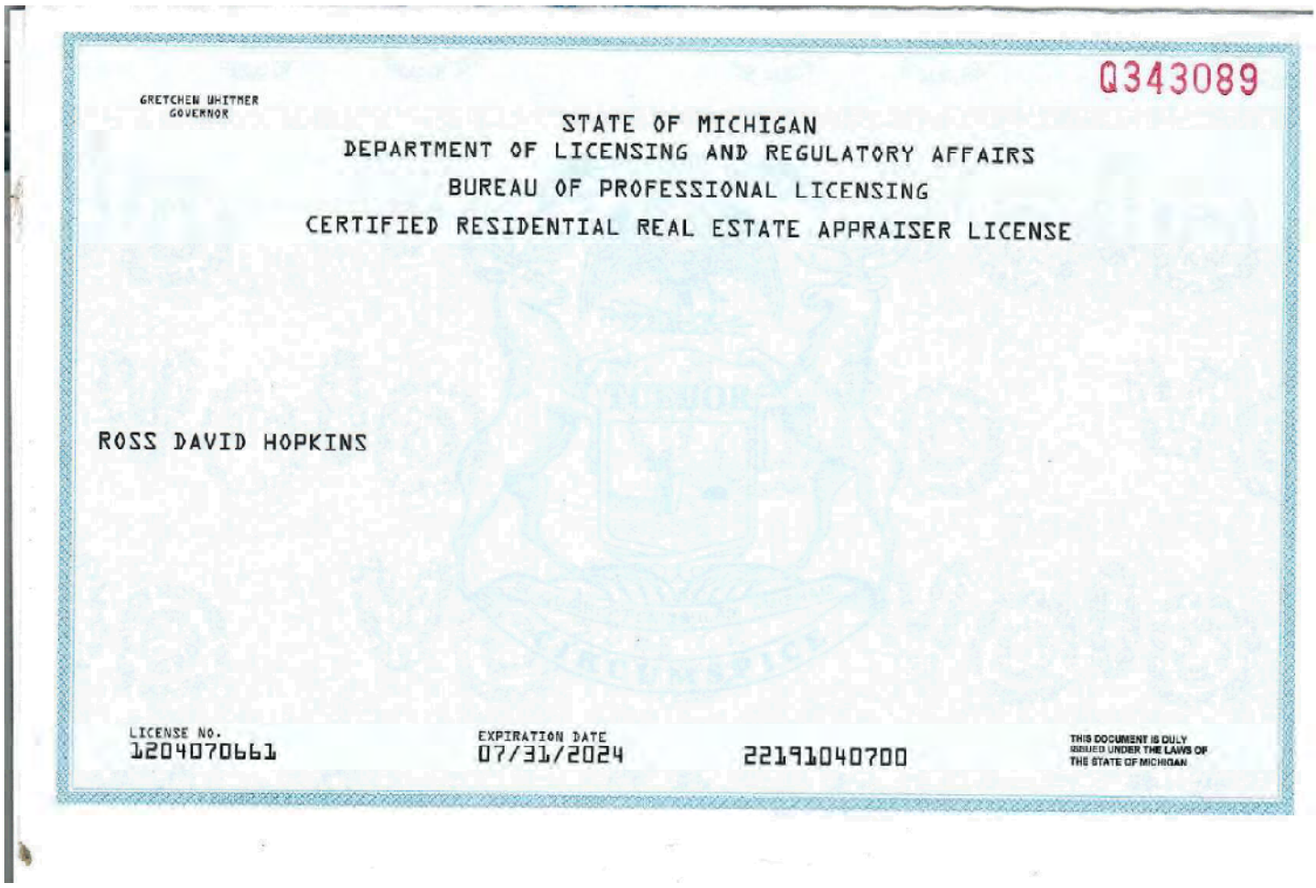
Sale Date:
Sale Price: $

LOCATION MAP

Client: City of Hart		File No.: 2556L
Property Address: TBD S State St		Case No.:
City: Hart	State: MI	Zip: 49420



Client: City of Hart		File No.: 2556L	
Property Address: TBD S State St		Case No.:	
City: Hart	State: MI		Zip: 49420



Q343089

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

ROSS DAVID HOPKINS

LICENSE NO.
1205070661

EXPIRATION DATE
07/31/2024

22191040700

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

Client: City of Hart		File No.: 2556L	
Property Address: TBD S State St		Case No.:	
City: Hart	State: MI		Zip: 49420



FLOOD MAP

Client: City of Hart		File No.: 2556L
Property Address: TBD S State St		Case No.:
City: Hart	State: MI	Zip: 49420



FLOOD INFORMATION

Community: City of Hart
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 26127C0175C
Panel: 26127C0175
Zone: X
Map Date: 08-04-2014
FIPS: 26127
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

COMMERCIAL REAL ESTATE APPRAISAL

Appraisal Report

FOR:

City of Hart
Attention: Nichole Kleiner

SUBJECT PROPERTY LOCATION:

408 State St
Hart, MI 49420

DATE OF INSPECTION:

April 23, 2024

DATE OF COMPLETION:

May 13, 2024

RESPECTFULLY SUBMITTED BY:

Ross D. Hopkins
License #1204070661
Certified Residential Appraiser

Hopkins Appraisal Co.
7237 Homer Lake Rd
Shelby, MI 49455
Phone 742-5015

Hopkins Appraisal Co

DATE: May 23, 2024

Congregational United Church

Dear City of Hart,

At your request, I hereby certify that I have personally inspected the property described as:

408 S State St
Hart, MI 49420

The purpose of this report is to estimate the **EXISTING MARKET VALUE** for Entirety of the Church property as of April 23, 2024.

It is my opinion that the **EXISTING MARKET VALUE** as of April 23, 2024, assuming stable occupancy and other assumptions as stated in this report is:

TWO HUNDRED AND NINTY THOUSAND

$290,000.00 (rd)

The property was appraised as a whole, owned in fee simple estate and expressly subject to the assumptions and limiting conditions outlined herein. Should you have any questions or concerns relative to this report, please feel free to contact me.

Respectfully submitted by,



Ross D Hopkins Certified Residential Appraiser 12040706611, Expires 7/31/2024

This report has been signed using a write-protected electronic signature with password by the original appraiser which precludes altering by a third party.

EXPOSURE AND MARKETING TIME

The subject property should have an estimated marketing and exposure time of 12 months as of the effective date of the appraisal, April 23, 2024. The property as inspected on April 23, 2024. Marketing time looks forward from the effective date of this appraisal and exposure time looks back from the effective date of this appraisal.

LEGAL DESCRIPTION

Congregational United Church	64-020-727-001-50 (Parcel Number)	408 S State St	
	64-020-727-003-00	TBD S State St	

64-020-727-001-50

HA-219 CITY OF HART WIGTON - GURNEY ADDITION LOTS 1 & 2 - BLK 27

64-020-727-003-00

HA-220 CITY OF HART WIGTON - GURNEY ADDITION LOT 3 - BLK 27.


020-722-005-0
144.9
020-726-001-00
020-727-001-50
S State St
198.2
0.667 acres
198.3
020-727-003-00
020-726-003-00
146.1
020-727-005-00
020-726-011-00

ZONING

The property is zoned B-2 General Business District. This is a commercial zoning and a church facility is a legal use in this zoning.

APPRAISAL METHODS

There are three (3) approaches used to obtain an indication of value.

Cost Approach - "A set of procedures through which a value indication is derived for the Fee Simple interest in a property by estimating the current cost to construct a reproduction of, replacement for, the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised." (The Dictionary of Real Estate Appraisal, third edition).

Sales Comparison Approach - "A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when comparable sales data are available." (The Dictionary of Real Estate Appraisal, third edition).

Income Capitalization Approach - "A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and

reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate." (The Dictionary of Real Estate Appraisal, third edition).

For purposes of this appraisal report, I will only consider the <u>Sales Comparison Approach.</u> The cost approach and the income approach are not applicable for an existing Church facility of the subject age and design.

SALES COMPARISON APPROACH

There have been few and limited sales of similar buildings in this area. Churches rarely sell.

1. 1215 E Apple Ave, Muskegon MI sold for $270,000 on 03/03/2022 to Kingdome Life Church. This was a one parcel sale yet included two parking lots and a single-family house with garage. The site is a total of 2.37 acres. The building is listed as 18,400 sqft plus a 1,000 sqft single family home with garage. The sanctuary seats 350 people. There is also a large kitchen with fellowship hall, 6 classrooms, 3 offices, 5 restrooms, nursery, large lobby/narthex and a library/parlor with a fireplace. This property sold for $14.67 per square foot of ministry space. It appear the property sold to a different church organization for similar use.

2. 210 Johnson St, Hart MI sold for $100,000 on 06/30/2021 to Arthur & Lorena Brandel. This was a one parcel sale including the building and parking lot. The building is listed as 4,180 sqft. This layout offers multiple individual rooms and bathroom. This property was not used as a church yet is located across the street and for that reason included for comparison. This property sold for $23.92 per square foot of office space. It appears the property sold to a private that currently leases out floor space.

3. 710 S State St, Hart MI sold for $450,000 on 12/14/2023 to Cihak Land Company LLC. The property is the former Gales IGA grocery store and parking lot. For comparison reasons this property sold at a $18.25 per sqft of improved building space.

4. 3781 N Oceana Dr, Hart MI sold on 04/11/2024 for $425,000 to The Last Resort Motel LLC. This property is a currently active 18 Unit motel operation on 3 acres with a three bedroom home/office. For comparisons reasons this property sold at a rate of $70.83 per sqft.

5. 302 Hanson St, Hart MI sold on 04/10/2023 for $200,000 to Main Street Spa LLC. This property was a child care facility and has since been converted to a Day Spa facility. Equipted with a small parking lot, shed, and 1.19 acre site the property sold for $67.11 per sqft.

These sales were all existing commercial properties with mixed or single use. Only comp 1 was purchased by a church. The total ministry space plus the house/office of the subject is measured at 10,174 square feet. The prices per square foot have a mean of $38.95

10,174 square feet x $38.95/sq ft = $396,277

As noted, comp 1 sold for $14.67 per sqft from a church to a church. Comp 2 sold a vacant office space to an investor. Comp 3 was purchased from Hart Village Properties to Cihak with undeclared intentions. Comp 4 was an operating motel facility and purchased for the same intention. Comp 5 was an operating daycare and purchased with intention of conversion to a Day Spa. Given the known investor intentions comps 1-3 are given the most weight/consideration. The mean price per sqft for comps 1-3 is $18.95

10,174 square feet x $18.95/sq ft = $192,797

The Mean of the two values $38.95 & $18.95 per sqft is: **$28.95/sq ft**

10,174 square feet x $28.95/sq ft = **$294,500**

Given all of the data on the previous pages I offer the following as reconciliation. The subject would be valued at say; **$290,000** given just a straight square footage analysis. It appears most small church buildings are purchased for use other than a weekly gathering of parishioners. A prospective buyer of this church would consider no more than 225 potential worshippers and this affects the overall budget and the potential mortgage payment a church organization can make.

INDICATED VALUE VIA DIRECT SALES COMPARISON

TWO HUNDRED AND NINTY THOUSAND

$290,000.00 (rd)

SUMMARY OF INDICATED VALUES AND CORRELATION OF FINAL VALUE ESTIMATE

The reconciliation of value is the final step in the appraisal process. After preparation of a complete narrative appraisal report utilizing all the appropriate methodology and techniques employed in this process, I considered the separate value indications. The relative strengths and weaknesses of each approach are then weighted and their supporting conclusions help me to arrive at a final value estimate based upon the reliability and applicability of each approach. The various approaches are tendered previously and then rounded conclusions are as follows:

COST APPROACH	**NA**
MARKET APPROACH	**$290,000.00**
INCOME APPROACH	**NA**

The **Market Approach** tells what buyers are willing to pay for a project on a per unit or per square foot basis. By utilizing the **DIRECT SALES COMPARISON APPROACH** with the recent resale of existing church buildings and the ability to adjust for differences, this does address any potential

marketability issues as it relates to the specific use. There are limited buyers available to purchase such a facility due to the specific use of a church that also have the financial means as well as the desire to be in a specific location. The sales of existing church buildings that were recently sold offer some indications for current values for this type of use. Some of the church sales offer thresholds of value for properties with highly specialized uses. The value obtained from this approach is the current “as is” value.

At your request, I hereby certify that I have personally inspected the property described as:

408 s State St

Hart, MI 49420

The purpose of this report is to estimate the **EXISTING MARKET VALUE** for the CHURCH as of April 23, 2024

It is my opinion that the **EXISTING MARKET VALUE** as of April 23, 2024, assuming stable occupancy and other assumptions as stated in this report is:

TWO HUNDRED AND NINTY THOUSAND

$290,000.00 (rd)

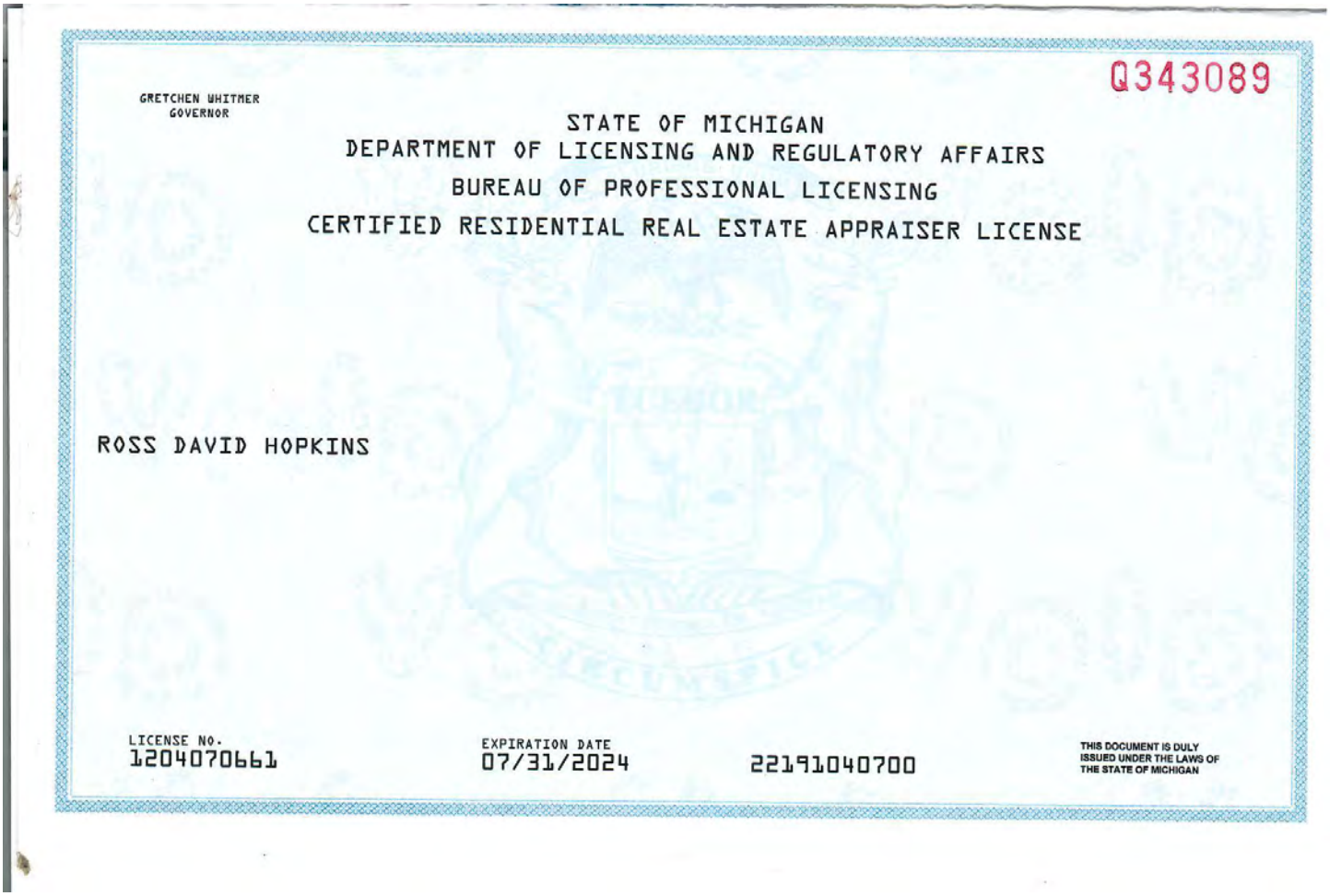
Should you have any questions or concerns relative to this report, please feel free to contact me.

Respectfully submitted by,



Ross D. Hopkins, Certified Residential Appraiser 1204070661, Expires 7/31/2024

This report has been signed using a write-protected electronic signature with password by the original appraiser which precludes altering by a third party.



Q343089

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

ROSS DAVID HOPKINS

LICENSE NO.
1204070661

EXPIRATION DATE
07/31/2024

22191040700

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) buyer and seller are typically motivated;

(2) both parties are well informed or well advised, and each acting in what he considers his own best interest;

(3) a reasonable time is allowed for exposure in the open market;

(4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.