City of Hart, Michigan
TIFA Board
April 16, 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
5. Approval of March 2024 Minutes
6. Approval of March Financials
7. Action Items
    a. Property Improvement Grant Application – LaFiesta Roof ($16,124) & West Michigan Carpet Roof & Lot Drainage (requested $34,186 – recommending $21,708.05) for a total of $37,832 from the FY24-25 budget. $0 from the 24-25 FY have been allocated.
    b. Authorize Chalet Interior Finishing Payout $8,586.69 using excess grant funds
        i. Grant income $92,453.85 + TIFA's Budget $25,000 = $117,453.85 allocated
        Grant expenses to date (TIFA) $100,885
        Excess funds for USDA Grant $16,568.85
        Expenses remaining (chalet interior finishing): $8,586.69
    c. Review proposals for 408 S State Street (Congregational United Church)
        i. **Hamersma** – proposal to convert church into a 4-unit market rate apartment, convert house into a single unit market rate rental, demolish middle building for a new entrance to garage off State Street, with plans to build additional housing in the parking lot to the south of the house.
        ii. **Tufts** – proposal to use house to operate Jake Tufts State Farm agency and rent the church and middle building.
    d. Create new budget item "Extension College Infrastructure Fund" and allocate $150,000 from 2023 & 2024 streetscape budgets
    e. TIFA Credit Card Resolution 2024-01
8. Discussion Items
    a. Authorize purchase of pavers for LaProbadita/Dale & Gale's back lot
    b. High interest savings account discussion continued from March meeting
    c. Sharon Clark Ceres Property Discussion
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting May 21, 2024*

CITY OF HART
407 S. STATE ST.
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
March 19, 2024 at 1:00 pm

MINUTES

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

Members Present: Nichole Kleiner, Amy Trudell, Caleb Griffis, Gale Goldberg, Tracey Lipps

Members absent: Deborah Windell, Bill Hegg, S Hegg

Others present: Mark Hamersma

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

Approval of February 21, 2024 Minutes – motion by Lipps, supported by Griffis to approve the Jan 6th minutes. Motion carried.

Approval of February Financials – Nichole reviewed the financial reports. TIFA's checking balance is $394,352.09. Motion by Trudell, supported by Lipps to approve the February financials.

Public Comments: No public comment

Action Items:

Review proposals for 408 State St – Nichole reviewed the two proposals for future use of the Congregational United Church stating that Mark Hamersma's proposal was to acquire all three parcels, convert the church into multi-unit apartments, fix up and rent or sell the house and demolish the middle building for State Street access/drive to garage. Jake Tufts proposal is to relocate his state farm business into the house/offices and work with a church or other non profit to use the church and middle building.

Hamersma introduced himself and shared that he has been working with an architect in Grand Rapids who has converted two churches into apartments. The architects think it may be possible to put a second floor in the main building. His goal is to eliminate the need to interior hallways by giving each tenant outside access through the existing 5 entrances. Hamersma shared that he has developed other properties including Pentwater Place, Madison Place (35 lots). Hamersma answered questions from the board explaining that his intent is to preserve the stained glass windows as much as possible, and that the apartments would not be low income. Incentives were discussed to help him develop the property including tax abatements and MEDC Build MI Community Grant. Hamersma left the meeting at 1:16 pm and at that time the board asked Nichole to get an appraisal on each parcel and the property as a whole.

Increase 2024 flower budget to $5,000 for the purchase of 20 more flower pots to extend along Main Street, more annual flowers, soil, etc. Nichole explained that the Cutters were willing to continue watering the hanging baskets in 2024 and are willing to plant the annual flowers at Hart Commons, plant & hang all of the hanging baskets adding 20 more this year along with additional annual flower beds. Motion by Trudell, supported by Lipps to increase the 2024 flower budget from $3000 to $5000. Motion carried.

Discussion Items

Authorize TIFA Administrator to open a high interest saving account and transfer TIFA funds in the amount of _____ to ensure all funds are FDIC insured. In response to the board's request to transfer a portion of the account balance to ensure it is FDIC insured, Nichole shared that the city had recently moved money into a high interest

savings account offering 5% interest and suggested the board considered that option. Griffis asked how frequently the interest accrued & Nichole agreed to find out. Trudell suggested transferring $175,000 from the TIFA account and leaving the rest in the Huntington account. Nichole agreed to research and present as an action item.

TIFA Credit Card Resolution – Nichole presented a second draft of resolution 2024-01 to obtain a TIFA credit card from the Huntington for purchases in an effort to eliminate bookkeeping steps when TIFA uses the city's card and a reimbursement transaction must be created/processed. The new draft will remove Goldberg, Hegg and Lipps as authorized signers and replace with Nichole Kleiner leaving Karla Swihart as the "contact" for checks and balances on the account. Board supported the resolution with proposed changes.

Create a new budget item "Extension College Infrastructure Fund" and allocate $150,000 from 2023 & 2024 streetscape budgets. Nichole asked the board if they would consider supporting reimbursements to West Shore Community College for infrastructure work required to upgrade the façade, parking lot, lighting, curbs, etc up to $150,000. After reviewing the budget, the board agreed to proceed with considering this as an action item at the May meeting.

Public Comment –

Communications From Members: Trudell thanked Goldberg for running the meeting.

Adjournment: Meeting adjourned at 2:07 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: 03/01/24 to 03/31/24

Days in Statement Period	31
Average Ledger Balance*	399,507.22
Average Collected Balance*	399,439.48

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

Beginning Balance	**$394,352.09**
Credits (+)	**9,700.00**
Regular Deposits	700.00
Electronic Deposits	9,000.00
Debits (-)	**2,084.19**
Regular Checks Paid	2,084.19
Ending Balance	**$401,967.90**

Deposits (+) — *Account:-------9172*

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
03/15	700.00	Ceres rent MARCH	Remote				

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

Date	Amount	Description
03/12	9,000.00	BUS ONL TFR FRM CHECKING 031224 XXXXXXX1437 reversal from incorrect transfer on 01/04/24

Checks (-) — *Account:-------9172*

Date	Amount	Check #	Date	Amount	Check #
03/11	150.06	1151 DTE CHURCH Jan 1-22	03/15	247.65	1156 Elect/water church
03/12	186.48	1155* DTE CHURCH Jan 23-Feb21	03/18	1,500.00	1157 Admin salary

(*) 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
02/29	394,352.09	03/12	403,015.55	03/18	401,967.90
03/11	394,202.03	03/15	403,467.90		

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

The Huntington National Bank is Member FDIC. ®, Huntington ® and 24-Hour Grace ® are federally registered service marks of Huntington Bancshares Incorporated. The 24-Hour Grace® system and method is patented: US Pat. No. 8,364,581, 8,781,955, 10,475,118, and others pending. ©2024 Huntington Bancshares Incorporated.

Hart TIFA Project Commitments	Budget	Actual	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	$391,381	$ 236,600		$ 242,600		$ 248,700		$ 254,800		$ 1,316,482	$ 495,663		
Expenses (Projects)																
Speaker System	$ 7,500	$ 7,500														
Streetscape Design Plan	$ 32,200	$ 3,633	$ 29,143	$ 27,686									$ 61,343	$ 31,319		
Streetscape Construction			$ 80,000		$ 100,000		$ 150,000		$ 150,000		$ 150,000		$ 630,000	$ -		
Christmas Décor	$ 3,000	$ 3,382	$ 5,000	$ 7,605	$ 5,000		$ 5,000									
Stormwater Main	$ 25,000				$ 25,000								$ 50,000	$ -		
Flowers, Pots & Plantings	$ 22,000	$ 2,418	$ 3,000	$ 346	$ 5,000		$ 5,000		$ 5,000		$ 5,000		$ 45,000	$ 2,764		
Pocket Park	$ 500		$ 500		$ 500		$ 500		$ 500		$ 500		$ 3,000	$ -		
Hart Commons	$ 1,500												$ 1,500			
Bannners Downtown			$ 3,500		$ 3,500		$ 3,500		$ 3,500		$ 3,500					
Paint Light Poles													$ -	$ -		
Administrator Salary	$ -	$ -		$ 7,500	$ 16,000		$ 16,000		$ 16,000		$ 16,000					
Boat Docks at Hart Commons					$ 50,000		$ 50,000						$ 100,000	$ -		
Contribution to HEART	$ 9,000	$ 9,000	$ 9,000	$ 9,000	$ 9,000		$ 9,000		$ 9,000		$ 9,000					
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	$ 20,000								$ 104,200	$ 50,667		
Congregational United Church				$ 2,567												
Walkers Chalet USDA Grant	$ 25,000	$ 69,469		$ 31,416									$ 25,000	$ 100,885		
Pink Elephant Sidewalk			$ 11,500	$ 11,775												
Sidewalks	$ 18,000		$ 30,000		$ 35,000								$ 83,000	$ 11,775		
Wayfinding Sign Project	$ 76,521	$ 76,521											$ 76,521	$ 76,521		
West Shore Community College																
Art Support	$ 7,500	$ 6,650	$ 5,000	$ 150	$ 5,000		$ 5,000						$ 22,500	$ 6,800		
FY Expenses Total	$ 342,026	$ 265,106	$ 286,143	$ 149,021	$ 330,000	$ -	$ 300,000	$ -	$ 240,000	$ -	$ 240,000	$ -	$ 1,565,669	$ 367,573		
NET	$ (239,144)	$ (160,824)	$ (55,243)	$ 242,360	$ (93,400)	$ -	$ (57,400)	$ -	$ 8,700	$ -	$ 14,800	$ -	$ (249,187)	$ 128,090		
Account Balance $303,935	$ 64,791	$ 159,607	$ 104,364	$ 401,967	$ 10,964		$ (46,436)		$ (37,736)		$ (22,936)					

23-24 Actual				
INCOME				
$700	ck#1004	1-Jul	rent ck#1059	1-Apr
24558.27	dispbursement			
31280.12	dispbursement	1-Aug		
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		
$391,381				

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

Applicant's Name Fabian Vasquez

Property Address 12 S. State St

Is the applicant the property owner? ☑ Yes ☐ No

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

Business Name La Fiesta

Business Mailing Address 12 S. State, Hart

Business owner Fabian Vasquez

Phone# 873-4345 Email: lafiestachips@yahoo.com
231-750-3666

Property Owner Name Same as Biz owner

Property Owner Address

Parcel #

Present Use of Building 100%

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

Huntington Bank loan

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: roof replacement

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

Total Cost of Improvement $ 32,248

Incentive Amount Requested $ 16,124.00

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 Fabian Vasquez Date 3/5/24

Property Owner's Signature Fabian Vasquez Date 3/5/24

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

Free Spirit FS Construction Inc

2200 Roberts Street • Muskegon, Michigan 49444 • (231) 739-2124 • Fax (231) 773-7855

LaFiesta
12 S State Street
Hart, MI 49420

March 13, 2024

Dear Mr. Vasquez, WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY TO COMPLETE THE FOLLOWING: Install a new Firestone SBS White cap torch down on existing roof on the building at the above address. To be completed in the following manner:

1. Clean existing roof on any debris and dry the surface. Site to be left clean.
2. Install Firestone SBS White cap torch down onto the existing surface.
3. Install 24 Ga prefinished metal drip edge on the perimeter and strip flash with SBS torch down.
4. Flash obstacles, protrusions and walls to manufacturer's specifications.

The above work will have a 10 year material/labor warranty.

All of the above work to be completed in a substantial and workman like manner according to standard practices for the sum of: **Thirty Two Thousand Two Hundred Forty Eight and 00/100 ($32,248.00)**

PRICE QUOTE GOOD FOR FIFTEEN (15) DAYS
Payment Terms: 50% Down 50% Upon Completion
A 3% surcharge will be added for paying with credit card.

As the work progresses to the value of 100% of all work completed; the entire amount of contract to be paid within: 30 **Days. Please be aware that we will charge a 2% interest per month on late invoices.**

RESPECTFULLY SUBMITTED BY: Larry Weaver, President

ACCEPTANCE

Any amounts not paid within the time specified shall accrue interest at the rate of 7% per annum and all attorney fees and costs incurred by Free Spirit Construction in furtherance of collection of amounts not paid when due shall be assessed against and reimbursed by you.

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which: **LaFiesta** agree to pay the amount mentioned in said proposal and according to the terms thereof:

ACCEPTED: **DATE:**

JOB PROPOSAL

SAM NEAR ROOFING LLC
1221 E Shelby Rd
Shelby, MI 49455-8631
231-861-2537

25 YEARS!
1998-2023

8/23/2023 | 5772

FABIAN VASQUEZ	LA FIESTA RESTAURANT ROOF
125 STATE ST	
HART, MI 49420	231-750-3666

Estimate to install a new rubber roof on building:

Summary: This proposal is for installation of a new TPO rubber roof on building, including above **East balcony**. We'd like our new rubber roof to last 30 years using the following methods honed over the past 25 years.

Access: Additional cost for **high roof** is included in your cost, including rental of **lift machine**(s) if necessary. Access from North side of building. North sidewalk & parking will be **blocked** and unusable the entire time, including nights & weekends. **Dumpster** located at nearby parking lot. Northeast entrance door blocked at times. Customer responsible for moving items below (picnic tables, etc). Protect awnings, wall, windows and pedestrians as needed. No access from West sidewalk.

Tear Off & Disposal: Remove one (1) layer existing roof material. **$2,400** for each additional layer if present due to substantially **more work**, cleanup & disposal required. Cleanup & disposal included. Minor repair of rotten wood deck included. Run magnet across ground for nails when finished.

Installation: Install ½" fiberboard or 7/16" OSB sheathing across roof deck to protect underside of fastened .060" TPO rubber membrane. All seams are heat welded with automatic welder to seal. At gutter, run rubber 1" down to seal. At perimeter, install new 1 ½" WHITE drip edge.

Protrusions: For furnace, hot water pipes, intake & exhaust unit, and gas line on your roof, it is **necessary to work with HVAC specialist to temporarily disconnect**. We cannot guarantee long-term seal without this. Customer responsibility to pay them direct. For other protrusions such as vent pipes and attic hatch, install new flashings & seal. At masonry chimneys, run rubber 4" up & seal.

Roof Bump: A bump along East exterior wall prevents proper flow of water on roof. Remove wood or masonry down about 6" to eliminate this bump. Included.

Insulation: Most buildings do not have adequate insulation. We could add 15" cellulose blown-in insulation to equal R49 in attic to help prevent heat loss. Additional cost **$9,850**; prorated if less depth.

Sam Near Roofing LLC to furnish all labor & material for this proposed roof job for the sum of:

Payment: Half due at signing; balance due when job is complete *Thank You*	NEW TPO RUBBER ROOF	$43,200

Proposal VOID after 30 days

SNR Authorized Signature Oscar Lopez Date 8/23/2023

Customer signature _____ Date _____

Customer signature _____ Date _____

PLEASE SIGN & RETURN

8/23/2023

SAM NEAR ROOFING LLC

address { 1221 E Shelby Rd
Shelby MI 49455-8631

231-861-2537

SNROOFING@GMAIL.COM



This quote specially prepared for:
FABIAN VASQUEZ
125 STATE ST, HART, MI 49420

We are fully licensed and insured. Others may not be. Certificates available.

ROOFING it's all we do and all we've ever done. We're experienced and pay attention to details. We're here.

25 YEARS!
1998-2023

Hope we can help with your roof!

Your Warranty

We warrant our work against leaks and wind damage for five (5) years. If anything happens, we're coming back to fix it.

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

Applicant's Name Caleb Griffis

Property Address 911 S. State 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 West Michigan Carpet Center Inc

Business Mailing Address 911 S. State St Hart MI 49420

Business owner Jared Griffis

Phone# 231-873-5440 Email: caleb@wmcarpet.com jared@wmcarpet.com

Property Owner Name Bragdon Wood LLC (Jared Griffis)

Property Owner Address 340 Wythe St, Pentwater, MI, 49449

Parcel # 020-362-002-10

Present Use of Building Flooring Retailer

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

Yes, These are all necessary improvements that we will have done regardless of TIFA funding.

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: Roof Replacement

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

Total Cost of Improvement $ 68,372.23

Incentive Amount Requested $34,186.11

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 4-9-2024

Property Owner's Signature _____ Date 4/9/2024

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

Dune Ridge Construction

6217 N 72nd Avenue
Hart, MI 49420
(231)301-4875

Estimate

Date	Estimate #
4/5/2024	1948

Name / Address
West Michigan Carpet

P.O. No.	Project
Remodel	

Description	Qty	Rate	Total
This estimate is for adding a covered roof over the North door to showroom and adding 2 windows to the North side of the showroom.			
Engineered Plans	1	1,815.00	1,815.00
City License Fee	1	180.00	180.00
Building Permits	1	360.00	360.00
Demo of parking lot for new footings	2	92.00	184.00
Excavation for footings	4	92.00	368.00
Set Posts	2	92.00	184.00
Backfill Posts	1	92.00	92.00
Repair of Asphalt around new posts	3	111.00	333.00
Asphalt Patch	2	30.07	60.14
Remove and Label Exterior wall Steel to be Reinstalled	8	184.00	1,472.00
Wall framing / Blocking to support Carriers for covered porch	4	184.00	736.00
Set carriers for truss support	2	184.00	368.00
Set trusses	1	184.00	184.00
Truss/Roof Framing Labor	6	184.00	1,104.00
Roof Steel / Wall flashing Labor	8	184.00	1,472.00
Soffit and fascia Labor	6	138.00	828.00

Does not include material price increase, cost of utilities for the project, or additional labor.

Total

Dune Ridge Construction

6217 N 72nd Avenue
Hart, MI 49420
(231)301-4875

Estimate

Date	Estimate #
4/5/2024	1948

Name / Address
West Michigan Carpet

P.O. No.	Project
Remodel	

Description	Qty	Rate	Total
Gable Siding Labor	2	138.00	276.00
Post wrap / Trim Labor	4	138.00	552.00
72"x26" Window Framing Labor	2	1,104.00	2,208.00
Tyvek House Wrap	1	224.00	224.00
Install House Wrap on North wall	4	138.00	552.00
Window Flashing	2	92.00	184.00
Install 72"x26" windows	2	552.00	1,104.00
Exterior trim	8	92.00	736.00
Installed Steel siding	12	184.00	2,208.00
Installed interior trim	2	384.00	768.00
Clean up of job	4	92.00	368.00
Disposal of job site trash	7	65.00	455.00
ALL SEASONS PORTA-JONS	1	114.00	114.00
Painting of interior trim / touch up of walls	16	112.00	1,792.00
Materials for porch construction. Estimate #539861		3,675.09	3,675.09
Let me know if you have any questions.			

Does not include material price increase, cost of utilities for the project, or additional labor.

Total $24,956.23

Redeemed Roofing and Exteriors, LLC
7649 W 48th St
Fremont, MI 49412 US
aaron@roofredeemed.com

REDEEMED
ROOFING & EXTERIORS

ADDRESS
Jared Griffis
911 State St
Hart, MI 49420

Estimate 1925

DATE 03/25/2024

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Exposed-Fastener Metal Re-roof	Remove metal from roof (approximately 7,100 Sq ft) Install exposed-fastener steel over entire roof using stainless-steel-capped fasteners with 40 year warranty on steel coating and fasteners. Install snow bars over all doorways. Redeemed Construction DOES NOT guarantee gutters without snow bars over gutters. Replacement of drip edge at gutters or the presence of gutter helmet would require gutter removal and re-hang at an additional cost. Call for options if you desire new drip edge at gutters.	1	34,420.00	34,420.00

This estimate is accompanied by a multi-page contract. Payment of the first payment constitutes acceptance of that contract.

TOTAL **USD 34,420.00**

Accepted By

Accepted Date

Estimator: Ike McGhan

West Michigan Carpet & Floor, Attn: Caleb Griffis
231-873-5440 Ext. 4
911 S State St
Hart, MI

caleb@wmcarpet.com

HALLACK CONTRACTING

Regrade & Resurface Gravel Area Surrounding Warehouse

Work Item	Unit Type	Units	Comments
Trap Rock	Cubic Yard	90	
Fill Sand (Allowance)	Cubic Yard	20	
Labor & Equipment To Resolve Drainage Issue & Resurface Gravel Area	LSUM	1	
Allowance To Haul Away Spoils Generated Onsite	HRLY	1	
Estimated Sales Tax	LSUM	1	
Total			$8,996

Notes

Permits/Permit Fees Are Not Included

Proposal Includes Cleaning Up South Property Line And Grading To Allow Water Drainage Into Existing Catch Basin And Regrading And Resurfacing Existing Gravel Area To Allow Proper Water Drainage, As Well As Repair To Damaged Roof Drain Pipe And Reburial

No Cost Included For Roof Drain Repair

Nichole,
No problem. The large Rectangle is the area that is affected by the landscaping with the south side being the part that collects tons of run-off from the fair grounds and overflowing our property. The northern half drains to the other side but will have to be landscaped together with the south side to achieve appropriate drainage. The smaller rectangle is an area that is in need of some more gravel as it has washed away due to our downspout drain being damaged by the snow plows (this is also being repaired at no cost by Hallacks since they do our plowing- see quote).



We are replacing the White section of roofing



RESOLUTION 2024-01
Tax Increment Finance Authority
City of Hart, Michigan
Oceana County

AUTHORIZING USE OF COMMERCIAL BANK CARD

WHEREAS, the Board of Directors deems it desirable and in the best interest of this corporation to have in its possession a Commercial Debit Card for TIFA's Huntington Bank's checking account.

NOW, THEREFORE BE IT RESOLVED, that this corporation is authorizing application for a Huntington Commercial Credit Card in accordance with the terms and conditions set forth in the City of Hart's Credit Card Policy.

RESOLVED FURTHER, that the Tax Increment Finance Authority authorize and direct Huntington Bank to name Nichole Kleiner, as Authorized Signers for a Commercial Debit Card in the name of the City of Hart with a $20,000 credit limit.

RESOLVED FURTHER, that City Treasurer, Karla Swihart is designated as the Contact, to receive any notices from Huntington pertaining to the Commercial Card and further designates City Treasurer, Karla Swihart as the Program Administrator authorized to manage the services provided by Huntington under the Commercial Card Agreement.

NOW THEREFORE BE IT RESOLVED THAT THE TAX INCREMENT FINANCE AUTHORITY

Approves the issuance of a Huntington Commercial Debit Card.

Moved by _____, supported by _____, and thereafter adopted by the Hart TIFA at a regular meeting held on _____.

Ayes:_____ Nayes:_____ Absent: _____

_____
Karla Swihart, City Clerk

Michigan CLASS®

Michigan Cooperative Liquid Assets Securities System

What is Michigan CLASS?

Michigan Cooperative Liquid Assets Securities System (Michigan CLASS) is a local government investment pool that prioritizes safety, liquidity, convenience, and competitive yield. Since 1991, Michigan CLASS has sought to provide Michigan public agencies with a safe and competitive investment alternative. Michigan CLASS invests only in instruments applicable to State of Michigan laws governing investment options for public agencies. Funds of the Participants are invested in prime or high-grade, short-term fixed income instruments selected with the goal of providing program safety, liquidity, and competitive yields as further defined by the Board's Investment Policy. Both Michigan CLASS portfolios are rated 'AAA' by a nationally recognized statistical rating organization.

Who oversees and manages Michigan CLASS?

Investments made on behalf of the Participants are subject to the overall direction of the Michigan CLASS Board of Trustees, which consists of up to thirteen Trustees elected by the Participants. The Board of Trustees approves the program's investment parameters that must also fall within the investment stipulations mandated under Michigan statute for the investment of surplus funds of the Participants. The Board of Trustees has entered into an investment advisory agreement with Public Trust Advisors, LLC. Public Trust is responsible to the Board for all program investment and administrative activities and services provided on behalf of the Participants.

How can you participate in Michigan CLASS?

Enrolling in Michigan CLASS is simple. After reading the Participation Agreement and Information Statement (available at www.michiganclass.org), follow these steps:

1. Submit your entity's investment policy to the program administrator for review.
2. Adopt the Participation Agreement by Board resolution.
3. Complete the Michigan CLASS Trust Registration.
4. Submit the above documents to Michigan CLASS Client Services.
5. After we review and approve the above documents, you will receive confirmation that you have been accepted as a Michigan CLASS Participant.

MICHIGAN CLASS FEATURES

As a Michigan CLASS Participant, you have access to many convenient features:

- Same-day cash liquidity in Prime Fund (3:00 p.m. ET cut-off)
- Contributions by wire or ACH
- Secure online access for transactions and account statements
- Professionally managed since 1991
- Competitive daily yields
- Unlimited subaccounts
- No minimum investment requirements
- Dividends accrue daily
- No transaction fees*
- Audited annually by an independent auditing firm**
- Direct investment of state and federal payments
- Dedicated client service representatives available via email, phone, or fax on any business day

*You may incur fees associated with wires and/or ACH transactions by your bank, but there will be no transaction fees charged from Michigan CLASS for such transactions. **External audits may not catch all instances of accounting errors and do not provide an absolute guarantee of accuracy.

113623 Acacia Lane, DeWitt, Michigan 48820 | (855) 382-0496 | www.michiganclass.org | clientservices@michiganclass.org

Michigan CLASS®

Michigan Cooperative Liquid Assets Securities System

Invest with Michigan CLASS!

Investing with Michigan CLASS could mean more for your local community.
Use the Michigan CLASS investment calculator to see just how much you could have earned.

Amount Invested

$1,000,000

Start Date

August 1, 2023

End Date

August 31, 2023

You would have earned

$4,633.88

on your investment if you started on

August 1, 2023

Michigan CLASS Investment Income Earned				
As of Date	Time	$100K	$1M	$10M
Agu 1 - Aug 31	1 month	$463	$4,634	$46,339
Jun 1 - Aug 31	3 months	$1,349	$13,487	$134,869
Mar 1 - Aug 31	6 months	$2,636	$26,365	$263,646

Months listed are in the year 2023

Michigan CLASS Daily Yields as of Month-End

Month	Year	Month-End Yield
August	2023	5.4617%
July	2023	5.3830%
June	2023	5.2602%
May	2023	5.1912%
April	2023	5.0495%
March	2023	4.9975%
February	2023	4.7707%
January	2023	4.5828%
December	2022	4.4862%
November	2022	3.9769%
October	2022	3.2904%
September	2022	3.0091%

For more information on both historical yields and annualized performance, visit www.michiganclass.org/rates or scan the below QR code:

Source: Public Trust Advisors® Data unaudited. Values presented may not add up precisely to absolute figures due to rounding. Performance results for Michigan CLASS are shown net of all fees and expenses and reflect the reinvestment of interest and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Michigan CLASS is not a bank. An investment in Michigan CLASS is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Michigan CLASS prime-style local government investment pool seeks to preserve the value of your investment at $1.00 per share, it cannot guarantee it will do so. Please review the Michigan CLASS Information Statement before investing. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.** Please visit www.michiganclass.org/rates-disclaimer for more information.