CITY OF HART
407 S. STATE ST.
HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)
October 15, 2024 at 1:00 pm

MINUTES

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

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

Members absent: B Hegg, S Hegg, Trudell

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

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

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

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

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

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

No action items

Discussion Items

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

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

1:55 pm – Deb Wendell left meeting

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

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

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

Respectfully submitted Nichole Kleiner, TIFA Administrator