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 1:00 pm. Voice rollcall was then taken.

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

Members absent:

Others present: Nichole Kleiner, Rob Hambright, Jane Hambright, Kathy Hugart, Jerry Tice, Heidi Deckart, Jerry Theis.

Approval of Agenda: Motion by S Hegg, supported by Lipps, to approve the agenda with the removal of item #10 "Public Comment". Motion carried.

Public Comment: Rob Hambright introduced himself and provided a summary of why Hart Christian Fellowship is interested in purchasing 407 S State Street explaining that the building they had been using (on the corner of Monroe/Oceana) sold and they are currently holding services out of their home.

Jerry Theis, Radiant Church shared his request asking the board to rent the middle building and possibly the church to Radiant through December 31, 2025 so they can setup offices and start getting established in the community prior to opening their main building next door while it's being remodeled.

Approval of August Regular and September Special Meeting Minutes – motion by Gale, supported by Bill, to approve the regular and special meeting minutes. Motion carried.

Financials – Nichole reviewed past statements with the board as requested at the September meeting to make sure any errors noted, had been corrected. Nichole shared that the only error found in the past 12 months of statements was from the clerk withdrawling TIFA's $9000 contribution to HEART for the 2nd time in error on 01/04/2024. The March statement shows the money redeposited on 03/12/2024. August & September statement were reviewed. S Hegg made a motion to transfer funds in Huntington Bank, over $200,000, to Michigan Class to take advantage of the interest, supported by Griffis, motion carried. Motion by Gale, supported by Tracey to approve August & September financials. Motion carried.

Discussion Items

a. **408 State Street**
    a. **Hart Christian Fellowship –** board had a few questions for HCF members present and let them know that a decision will be made in closed session today.
    b. **Radiant Church -** board had a few questions for pastor Jerry, and let them know that a decision will be made in closed session today.
b. **Considering reimbursement of Kersjes landscape project** – Patty Kersjes reported that the scope of work required for her landscape project being reimbursed through TIFA's Property Improvement Grant became more than she anticipated. Kersjes requested that TIFA consider increasing her reimbursement amount by $1,375 (50% of her additional $2,750 in expenses)
c. **Ceres Property Developer RFQ Draft** – Nichole shared the Ceres RFQ proposal from The Smith Group. Lipps expressed her concern for the proposed 4-story building where the mill building stands asking why preservation of that building isn't mentioned in the document. Nichole shared that the document is only conceptual at its highest and best use. All development decisions are up to TIFA including what happens to the mill building. Gale and Tracey suggested moving it to the Hart Historic District.

d. **Walkers Parking Lot & Sidewalk Project Update** – Nichole reported that both projects are coming along well and that she was very pleased at the grading that took place at Walkers – it looks fantastic.

Action Items

Closed Session –Deb Windell asked to entertain a motion, "in accordance with the Michigan Open Meetings Act to enter into closed session to consider the sale or lease of 408 S State St". So moved by Lipps, supported by Trudell. Motion carried.

Motion by S Hegg, supported by Trudell to exit closed session at 3:20 pm. Motion carried.

Communications From Members: S Hegg asked Nichole to contact Hart Christian Fellowship to let them know that TIFA would like to offer them a one year lease for the church in the amount of $1 plus utilities. It was suggested that since HCF would only be using the church and if Dark Water Coffee Roasters is delayed in their decision to purchase the middle building, to offer the middle building and garage to Radiant through December 31, 2025.

Adjournment: Motion by Gale, supported by Tracey to adjourn the meeting at 2:04pm. Motion carried.

Respectfully submitted Nichole Kleiner, TIFA Administrator