*City of Hart, Michigan*
TIFA Board
**December 19, 2023, 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 November Minutes
6. Approval of November 2023 Financials
    a. $1,000 deposit from October stayed in TIFA towards purchase of Santa statue
7. Radiant Church TIFA Introduction
8. Event Coordinator Update
9. Action Items
    a. Use of Congregational Church of Hart by Friends of the Library
10. Discussion Items – Updates
    a. Consider transferring TIFA funds into investment account through Michigan Class
    b. United Congregational Church
    c. Ceres Update
    d. Sidewalk Project
    e. Dumpster @ Parking Lot 4
11. Member Comment
12. Adjournment - *next regular meeting February 20, 2024*

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

**TAX INCREMENT FINANCE AUTHORITY (TIFA)**
November 21, 2023, 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**: Tracey Lipps, Scott Hegg, Gale Goldberg, Deborah Windell, Nichole Kleiner, Bill Hegg, Caleb Griffis
**Members absent**: Amy Trudell
**Others present:** Dave McClellan, 1968 N. Whitebirch Dr, Mears, MI 49436 (231) 742-2197, davemcclellan236@gmail.com
**Approval of Agenda:** Nichole requested the board add action item 8(d) to rent a building at Ceres Co-op. 3 E Main, to Dave McClellan. Motion by Lipps, supported by S Hegg to approve the amended agenda. Motion carried.
**Public Comments:** Dave McClellan introduced himself and shared that he has property on Tyler Rd with his partner where they restore vintage trucks. They are looking for a location to store the trucks to get them out of the elements and asked if TIFA would be interested in renting one of the buildings at 3 E Main St, the Ceres Co-op. After looking at an aerial of the property it appeared that the middle building would be most suitable. Nichole offered to give McClellan a tour. Public comments closed.
**October Minutes:** Motion by S Hegg, supported by Lipps to approve the October minutes. Motion carried.
**Financials:** Nichole reviewed the bank statement explaining that the $1,000 credit on statement is from the Mac Woods foundation towards holiday decorations and that the money should have been deposited in the HEART account. S Hegg suggested TIFA consider the fact that FDIC insurance only covers up to $250k and since TIFA's account balance is $391k we might discuss other options. Motion by Goldberg, supported by S Hegg to approve the October financials with a note to make sure the $1000 deposit get corrected. Motion carried.
**Event Coordinator Update:** Nichole shared upcoming events and stated that Erin will report on upcoming events at the December meeting.
**Action Items:**

a. **Resolution – United Congregational Church Acquisition** – TIFA Resolution 2023-01 was reviewed by the board. S Hegg requested that in addition to the property address, that we add, "commonly known as the United Congregational Church" be added to the resolution. Hearing no other suggestions, motion by S Hegg, supported by Lipps to adopt Resolution 2023-01. Roll call of 6 ayes, 0 nayes, and 1 absent.
b. **Renew 3 E Main St Lease – Morningside Pallet** – Nichole reported that Morningside has paid on time each month and there have been no concerns with his use of the building. Motion by Goldberg, supported by S Hegg to renew lease for 3 E Main to Morningside Pallet for 6 months, through June 30, 2024. Motion carried.
c. **Authorize Administrator to Solicit Bids for the 2024 TIFA Sidewalk Replacement Project** – the board reviewed the proposed Request for Proposals for the 2024 TIFA Concrete Sidewalk Replacement Project. Motion by Windell, supported by S Hegg to authorize the administrator to solicit bids for the 2024 Sidewalk Replacement Project.
d. **Rent Middle Building at 3 E Main St** – Dave McClellan, who explained during public comment that he was interested in renting the middle building at 3 E Main. Dave wants to tour the building before making a decision and Nichole agreed to take him through. Motion by Goldberg, supported by Griffis to rent 3 E Main to McClellan for $700/mo plus utilities using the same lease used for Morningside Pallet.

**Discussion Items**

1. **Christmas Décor Update** – Nichole reported that the 8-ft Santa had been ordered, Pider Farms donated the large tree at the Commons, and the three trees at the fairgrounds. The chamber donation a portion of the garland, Mac Woods Foundation donated $10000 towards lights at the courthouse. S Hegg asked that we send thank you cards to those who donated.
2. **TIFA Annual Reporting** – Nichole shared the completed annual financial report due to Treasury by Dec. 31, 2023 and reported that TIFA is compliant with reporting requirements of PA 57.
3. **CERES Update –** Nichole reported that HEART received a grant as a RRC Community that will provide us with a consulting company to hold two public visioning sessions, develop a rendering of the recommended use and

develop a request for proposal that MEDC will use, along with incentives, to help us market the property to attract developers.

4. **Streetscape Update** – Nichole will be meeting with Prien & Newhoff in December to see where they're at and to setup another public meeting to share their proposal.

**Communications From Members:** S Hegg reported that First Baptist Church is not interested in the United Congregational Church. Tracey Lipps asked how bands can apply for Music on the Commons and Nichole advised there's a link on the website takemetohart.org. Nichole asked the board how they want to review those interested in the church and the board agreed that anyone interested should ask to be on the TIFA agenda for consideration.

**Adjournment**: Meeting adjourned at 2:00 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: 11/01/23 to 11/30/23**

| | |
|---|---|
| Days in Statement Period | 30 |
| Average Ledger Balance* | 388,542.90 |
| Average Collected Balance* | 388,519.57 |

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

| | |
|---|---|
| **Beginning Balance** | **$391,171.31** |
| **Credits (+)** | **4,546.79** |
| Regular Deposits | 4,546.79 |
| **Debits (-)** | **21,239.90** |
| Regular Checks Paid | 12,239.90 |
| Electronic Withdrawals | 9,000.00 |
| **Ending Balance** | **$374,478.20** |

## *Deposits (+)* — *Account:-------9172*

| Date | Amount | Serial # | Type |
|---|---|---|---|
| 11/09 | 700.00 | ceres rent | Remote |
| 11/17 | 3,846.79 | tax disbursement | Remote |

## *Checks (-)* — *Account:-------9172*

| Date | Amount | Check # |
|---|---|---|
| 11/02 | 89.90 | 1131 concrete chalets |
| 11/17 | 1,500.00 | 1134* Nichole Kleiner |
| 11/21 | 10,500.00 | 1135 pink eleph. sidewalk |
| 11/21 | 150.00 | 1137* Hart School donation |

(*) 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.

## *Other Debits (-)* — *Account:-------9172*

| Date | Amount | Description |
|---|---|---|
| 11/29 | 9,000.00 | BUS ONL TFR TO CHECKING 112923 XXXXXXX1437 Annual Contribution to HEART |

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

| Date | Balance | Date | Balance | Date | Balance |
|---|---|---|---|---|---|
| 10/31 | 391,171.31 | 11/09 | 391,781.41 | 11/21 | 383,478.20 |
| 11/02 | 391,081.41 | 11/17 | 394,128.20 | 11/29 | 374,478.20 |

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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# Radiant Church

To the Tax Increment Financing Authority (TIFA) Board,

As we prepare for our meeting on December 19th regarding the vision Radiant Church has for the city of Hart and Oceana County, we would like to send this introduction in advance.

To begin, we would like to talk about the *beautiful* building currently owned by Hart Congregational United Church of Christ. We recognize and value that the church is literally in the "heart" of Hart, a prevalent structure in the downtown area. This alone causes us to feel a type of responsibility to the city and the people, and the location would make it easier for us to be a beacon and impact the community.

For over 9 years we have been dreaming and praying for God's timing to expand our Ludington campus into Oceana County. This is not just an opportunity for us, but a calling and purpose. For the National Day of Prayer in May, we held 24-hour Prayer Rooms in Mason, Oceana, and Manistee County. 226 individuals participated, collectively praying over the people of those counties for 366 hours. We are expanding to your area because we feel that our hearts are already tied to the people here.

As a multi-generational church whose core values are Kingdom, Community, and Missions, we have been making an impact where we already are. Each Sunday we have volunteers ministering in the Mason County Jail, we have hosted clothing drives, food pantries, and community dinners. We have sent teaching and worship teams to Nursing Homes, and our youth have done missional projects of home repairs and yard work for those who are sick or in need. For 2 years, one week per month, we opened our church building to shelter the homeless. Annually we replace our Sunday morning worship service with completing indoor and outdoor clean-up projects for schools and organizations. Each year we host a free Thanksgiving Day meal. This past Thanksgiving we served 504 people, of which 260 were meals delivered to families that couldn't join us in person. Currently, we have anywhere from 50-100 individuals from our church (on a monthly basis) volunteering in community programs.

We are collaborators. If a program is needed but doesn't exist, it is our desire to create it. We will come alongside those, whether faith-based or not, to give resources for the important work of community service. A minimum of 10% of our financial resources are poured back into these efforts. We won't just focus on the physical needs but will also build relationships, genuinely getting to know the people, and showing them the love and warmth of God. This is a simple snapshot of our heart and mission, but please feel free to visit our website at www.radiantcoast.org which will help you to gain an even deeper understanding of who we are, and the varying ways we serve our community.

Because we have not yet toured the inside of the church building, it's difficult to discuss ideas we have regarding modifications. That said, we are very committed to making sure any exterior work, such as improvements to the landscaping and front courtyard area, would highlight the existing features and add to the beautiful landscape of the city. It's not difficult for us to imagine 408 S. State Street being our next home!

I look forward to meeting you next week, and to discussing the exciting possibilities of partnering together. If you have further questions please contact my Hart Campus Launch Director, Rob Saxton at saxtonrl@gmail.com or call/text 231-245-5707.



Jerry Theis
Lead Pastor

Friends of the Hart Area Public Library
415 South State Street
231-873-4476 BCory@hartpubliclibrary.org

November 28, 2023

City of Hart
Michigan TIFA Board
409 South State Street
Hart, Michigan

Dear City of Hart
Michigan TIFA Board,

The Friends of the Hart Library have recently been apprised of an opportunity to maintain a nonprofit book store in the building formerly known as the Congregational Church of Hart. We understand that the TIFA board was given this building to be used for the good of the community. The Friends of HAPL are very interested in this opportunity, but. as a non-profit who's fundraising activities are for the sole purpose of supporting the library, we have very little funding that could be used for building maintenance. We are eager to speak with you further about the opportunity.

Sincerely,

Betsy Cory President
Friends of the Hart Area Public Library

Kay Williams
Secretary