City of Hart, Michigan
TIFA Board
September 20, 2022, 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
3. Approval of Agenda
4. Public Comment
5. Approval of August 2022 Minutes
6. Approval of August
7. 2022 Financials
8. Action Items
    a. Property Improvement Grant Requests
        i. Dold – 69 S State St
        ii. Zeiger – 27 S State St
        iii. Larson – 308 E Main St
    b. Authorize Nichole Kleiner to apply for MEDC Match on Main Grant
    c. Wayfinding Bid Selection
    d. Streetscape & Parking Lot Design Bid Selection
    e. Reallocate project funds
9. Discussion Items
    a. Downtown Garbage Containers & Enclosures
    b. Merging HEART & TIFA Boards
    c. Ceres Property Update
    d. Sidewalks (no change)
    e. Canopy
    f. Walker Demo
    g. Downtown Speaker System
10. Member Comment
11. Adjournment - *next regular meeting October 18, 2022*

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

TAX INCREMENT FINANCE AUTHORITY (TIFA)
July 19, 2022, at 1:00 pm

MINUTES

Call to Order: Windell called the meeting to order at 12:59 pm. Voice rollcall was then taken.
Members Present: Bill Hegg, Tracey Lipps, Deborah Windell, Gale Goldberg, Scott Hegg, Amy Trudell
Members absent:
Others present: Nichole Kleiner, George Sadler, Rob Splane
Approval of Agenda: Motion by Goldberg, supported by S Hegg to approve the agenda with the correction of items 5 & 6 changed from August to July. Motion carried.
Public Comments: Sadler stated that parking downtown needs to be addressed, he is concerned about the pop-up shop vendors taking up all the extra parking, spoke about parallel parking options.
July Minutes: Splane asked that the minutes reflect that he was present. Motion by Trudell, supported by Lipps, to approve amended July 2022 adding Rob Splane to "others present". Motion carried.
Financials: Motion by Lipps, supported by S Hegg to approve July 2022 financials. Motion carried.
Action Items:

a. **Request to sponsor HartPrize in the amount of $1,725**. Motion by S Hegg, supported by Trudell to sponsor HartPrize in the amount of $1750 using project funds from the flower pot fund. Motion carried.
b. **Add "Roof Repair" to eligible projects for property improvement grant** – Motion by S Hegg, supported by Trudell to add "Roof Repair" to eligible projects for property improvement grant. Motion carried.

Discussion Items:

a. **downtown garbage containers -** the board discussed reviewed Nichole's cost comparison, proposed dumpster locations and poll results of business opinions. After discussion, the board asked for the following; talk to homeowner (Maria) about location of dumpster near their house, ask Republic if drivers will use a keypad, do they sanitize/cost, how much for an extra dump. It was also decided to keep customer cost the same to cover added DPW maintenance expense.
b. **Ceres Property Update** provided by Nichole
c. **Sidewalk RFP** – will be issued next week
d. **Walker Demo** – grant has officially been awarded, no bids for demo RFP were received. Hallack is working on a quote.
e. **Streetscape & Wayfinding –** proposals are due by 8/24/22 – bids will be ready for review at September meeting
f. **Downtown Speaker System Update** – owner has become ill, no longer fulfilling orders. They are the only known wireless speaker company nationally.

Communications From Members: none
Adjournment: Motion by Wendell, supported by Goldberg, to adjourn the meeting at 1:55 pm. Motion carried.

The next regularly scheduled meeting is September 20, 2022, at 1:00 pm.

Respectfully submitted,

Nichole Kleiner
Community & Economic Development Director

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 PublicFund Business Interest Checking *Account: -------9172*

Statement Activity From: 08/01/22 to 08/31/22

Days in Statement Period	31
Average Ledger Balance*	324,897.38
Average Collected Balance*	324,897.38

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

Beginning Balance	**$316,626.41**
Credits (+)	**11,209.58**
Regular Deposits	11,181.99
Interest Earned	27.59
Total Service Charges (-)	**0.25**
Ending Balance	**$327,835.74**

Average Percentage Yield Earned this period 0.100%

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/04	6,457.73		Remote	08/16	4,724.26		Remote

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

Date	Amount	Description
08/31	27.59	INTEREST PAYMENT

Service Charge Detail *Account:-------9172*

Date	Service Charge (-)	Waives and Discounts (+)	Description
08/15	.25		REMOTE DEPOSIT CAPTURE FEES

Service Charge Summary *Account:-------9172*

Previous Month Service Charges (-)	**$0.25**
Total Service Charges (-)	**$0.25**

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. © 2022 Huntington Bancshares Incorporated.

Huntington

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

Date	Balance	Date	Balance	Date	Balance
07/31	316,626.41	08/15	323,083.89	08/31	327,835.74
08/04	323,084.14	08/16	327,808.15		

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site https://www.huntington.com/pdf/balancing.pdf and also available on Huntington Business Online.

TIFA Property Improvement Available Funds **$40,000**

	AMOUNT REQUESTED	AMOUNT ALLOWED	APP RECEIVED
Larson – 308 E Main St	$16,800 SIDING + DECK	$ 7,401 SIDING	08.24.22
Zeiger – 27 S State St	$15,250 ROOF	$15,250 ROOF	08.23.22
Dold – 69 S State St	$ 5,875 BRICKWORK	$ 5,875 BRICKWORK	08.24.22
Subtotal	***$37,925***	***$28,526***	
Sadler – 211 E Main St	$25,000 ROOF	$18,500 ROOF	09.16.22
Total grant request amounts	$62,925	$47,026	Submitted after packet went out
Remaining grant funds	***$(22,925)***	***$ (7,026)***	

Considerations:

Property Improvement Grant is for commercial buildings only.

308 E Main is currently being used as residential. It is zoned B-1 which states:

In the B-1 Zoning District, dwelling units may be permitted within a building where the principal use is commercial subject to the following conditions:

(1) The dwelling unit shall not be located below the second floor of the building.

It is the owner's intention to fix the property up for use as an Airbnb. There is no clear designation as to whether Airbnb's are residential or commercial.

Decks are not listed as an eligible expense – subject to board approval under "other". I separated the cost of siding only since it is a clear eligible expense.

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

Applicant's Name Greg & christy Dold

Property Address 69 South 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 The Bakery on the corner

Business Mailing Address 69 South State

Business owner Greg & christy

Phone# 873.3503 Email: christinesDold@msn.com

Property Owner Name GCD Properties

Property Owner Address 1749 W. Tyler Hart

Parcel # _____

Present Use of Building Bakery

Have you secured financial resources for this project? (Please be specific)
Have money In Home equity 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
- ☐ Other city-approved façade improvements
- ☐ Other; please specify: _____

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

Total Cost of Improvement $ 11,750

Incentive Amount Requested $ 5875

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.

City of Hart Master Plan

Goal #: _____
Principle #: _____
Goal #: _____
Principle #: _____
Goal #: _____
Principle #: _____

City of Hart Parks & Recreation Master Plan

Goal: _____
Objective: _____
Goal: _____
Objective: _____
Goal: _____
Objective: _____

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 8.24.22

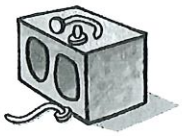
Property Owner's Signature _____ Date 8.24.22

Complete and return to Hart Economic Development, 49 S. State St, Hart, MI 49420

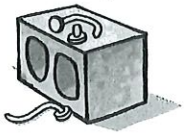



NAPA
AUTOMOTIVE

Ruggles & Son Masonry



8761 N. 120th Ave. Hart , Mi. 49420
Phone 231-873-5261 or Cell 231-425-6612



Hart Bakery

Dan 873-0000

Remove & replace west side sidewalk & curb w/wire mesh

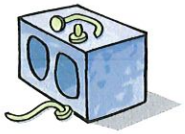
$ 4,250

Require 1/2 down before starting

& final payment upon completion.

Bid good for 30 Days _____

Ruggles & Son Masonry



8761 N. 120th Ave. Hart , Mi. 49420
Phone 231-873-5261 or Cell 231-425-6612



Dan Morat
231-742-3161
39 S. State St.

Tuckpoint & seal South Side of the Bakery Building

$ 7,500

Require 1/2 down before starting
& final payment upon completion.
Bid good for 30 Days _____

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

Applicant's Name DALE & GAIL ZIEGER

Property Address 27 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 DALE & GAIL'S MUSIC and ART GALLERY LLC

Business Mailing Address 27 S. STATE ST.

Business owner DALE - SAME
231-301-8059

Phone# 616-914 8341 Email: ZIGGMAN2@GMAIL.COM

Property Owner Name SAME

Property Owner Address SAME

Parcel # 64-020-208-005-00

Present Use of Building THEATER LIVE, ART MUSIC GALLERY - APTMENTS

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

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
- ☐ Other city-approved façade improvements
- ☒ Other; please specify: ROOF

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

Total Cost of Improvement $ 30,500.00

Incentive Amount Requested $ 15,259.00

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.

City of Hart Master Plan

Goal #: _____
Principle #: _____
Goal #: _____
Principle #: _____
Goal #: _____
Principle #: _____

City of Hart Parks & Recreation Master Plan

Goal: _____
Objective: _____
Goal: _____
Objective: _____
Goal: _____
Objective: _____

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 Dale Zieger Date 8-23-22

Property Owner's Signature Dale Zieger Date 8-23-22

Complete and return to Hart Economic Development, 49 S. State St, Hart, MI 49420





VERSATILE
ROOFING SYSTEMS INC.
62 E. Lee St., Suite B | Grant, MI 49327
Phone: (231) 834-9576

August 11, 2022

Dale & Gail's Zieler Museum & Theater

22 South State Street, Hart MI 49420

Re: Roofing Quotation

Scope of Work:

1.) Install new ½" protective fan fold insulation over the existing smooth aspha
2.) Install new white 50 mil Duro-last roof membrane and mechanically fasten
3.) Install new Duro-last parapet wall flashings on all exterior block walls.
4.) Install new Duro-last curb flashing on chimney and drain boots & rings & dc
5.) Install new Duro-last two way breather vents as required by manufacture.
6.) Install new wood nailer on some, block walls to receive edge.
7.) Install a new two piece metal edge system on back perimeter block walls.
8.) Install new termination bar at bottom underside of existing clay tile.
9.) 10 year material only warranty from Duro-last Roofing.
10.) Building permit fee if required – NOT included in base bid.
11.) All taxes and insurances are included in base bid.

Total Base Bid: $ 30,500

Terms of Payment: 50% due upon starting

50% due upon completion and issue of warranty

Accepted by: Di

If the proposal is accepted, please sign and return one copy to our office

Submitted By: Ron Krueger

Versatile Roofing Systems, Inc.

BOB'S INC.
ROOFING COMPANY

Whitehall
900 Industrial Park Dr.
Whitehall, MI. 49461
(231) 894-5627

Ludington
Ludington, MI
(231) 843-0701

Manistee
PO Box 637
Manistee, MI 49660
(231) 723-6868

bobsroofingco.com

August 3rd, 2022

Dale and Gails Music & Art Gal. LLC
Dale Zeggar
Ziggman2@gmail.com

Re: New Roof at 27 S. State St. Hart 49420

We propose to furnish labor, material, equipment and insurance to complete the following work:

1. Set up all safety devices to perform work.
2. Remove all coping tile from perimeter of roof.
3. Remove all roofing down to deck.
4. Remove and replace any damaged roof decking at time and material costs. This will be billed as EXTRAS.
5. Install new 4" drain at the bottom of the roof. Plumber will need to tie into existing pipe set up with the customer.
6. Install 1 layer of 1.5" ISO using screws and plates.
7. Install 60mill EPDM.
8. Flash all pipes and drains.
9. Flash walls.
10. Install new coping metal to perimeter and flash in.
11. Clean and remove all debris created by our work from roof and premises and haul to a legal landfill.
12. We guarantee our workmanship in writing for 3 years.

TOTAL COST: $49,475.00

NOTE: **This quote will be effective for 20 days only, due to price increases beyond our control.**

NOTE: Any and all deviations from quoted work, including, but not limited to, removal of water, ice, snow, and etc., will be completed on a time and material basis. We will not be held responsible for leaks or damage caused by ice backups. If building permits are required an additional fee will be charged as extras on a separate invoice.

NOTE: The roofing industry is currently experiencing price volatility in asphalt-related products. Because firm prices cannot be obtained from supplier', prices are subject to change. If there is an increase in the price of asphalt-related products charged to the contractor subsequent to making this proposal/contract, the proposal/contract shall be increased to reflect the additional cost to the contractor, upon submittal of written documentation thereof.

TERMS: If you desire us to complete this work, please return one signed copy of this proposal along with 50% down payment to our office. Remaining 50% is due within 30 days of completion. All accounts will be subjected to a monthly late payment charge of 1.5%. If Bob's Roofing must take legal action to enforce the terms of this agreement, or any other work performed for us, we, the undersigned, agree to reimburse Bob's Roofing for all cost incurred, including reasonable attorney fees.

We have been a member of the **National Roofing Contractors Association** since 1976. We appreciate your loyalty and thank you for the opportunity to quote your roofing requirements. Please feel free to contact us if you have any questions regarding this bid.

Sincerely,
Jeremy Nowak

Signed/Accepted_____Date_____

License No. 262000785

Free Spirit FS Construction Inc

2200 Roberts Street • Muskegon, Michigan 49444 • (231) 739-2124 • Fax (23

Music & Art Gallery
27 S State Street
Hart, MI 49420.

August 9, 202

Dear Sir, WE PROPOSE TO FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE FOLLOWING: Install roof system on the building at the above address. completed in the following manner:

1. Clean roof of any dirt and debris. Site to be
2. Remove existing tile cap and haul away.
3. Mechanically fasten 2" Isocyanurate insulation with plates and screws.
4. Install a mechanically fasten .060 Mil EPDM ru roof system onto the prepared surface to be co manufacturers specifications.
5. Flash obstacles, protrusions and walls to manu specifications.
6. Install new metal cap on perimeter.

The above work will have a 10 year material/labor w

All of the above work to be completed in a sui workman like manner according to standard practices of: **Thirty Eight Thousand Five Hundred Sixty Two** ($38,562.00)

PRICE QUOTE GOOD FOR FIFTEEN (15) DAYS

Payment Terms: 50% Down 50% Upon Completion

As the work progresses to the value of 100% of all completed; the entire amount of contract to be paid
30 Days

RESPECTFULLY SUBMITTED BY: Larry Weaver, Pres

ACCEPTANCE

Any amounts not paid within the time specified shal interest at the rate of 7% per annum and all attorn costs incurred by Free Spirit Construction in furth collection of amounts not paid when due shall be as and reimbursed by you.

You are hereby authorized to furnish all materials ork mentioned in the abov Gallery agree to pay and according to the ter

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

Applicant's Name Travis Larson

Property Address 308 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 Larson Built, LLC

Business Mailing Address 308 E. Main St. Apt. 2, Hart, MI 49420

Business owner Travis Larson

Phone# 231-907-0955 Email: larsonbuiltllc@gmail.com

Property Owner Name Travis Larson

Property Owner Address 308 E. Main St. Apt. 2, Hart, MI 49420

Parcel # 64-020-251-003-00

Present Use of Building Apt. 1: Rental Apt. 2: Owners permanent address
Future use: Airbnb rentals for both Apartments.

Have you secured financial resources for this project? (Please be specific)
Yes, I have cash that I am funding this project with.

Improvement(s) Planned (check whichever applies)

- ☑ Removal of siding that was used to cover original building materials and replace
- ☐ 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
- ☐ Other city-approved façade improvements
- ☑ Other; please specify: Replace decking material for both units for a safer and more user friendly decks for future guests.

Part of Property Impacted ☒ Front ☒ Rear ☒ Side ☒ Corner lot

Total Cost of Improvement $ 33,601.83

Incentive Amount Requested $ 33,601.83

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.

City of Hart Master Plan (2017)

Goal #: 1
Principle #: 1 & 2
Goal #: 2
Principle #: 4
Goal #: 4
Principle #: 1 & 2

City of Hart Parks & Recreation Master Plan (2016-2020)

Goal: N/A
Objective: N/A
Goal: N/A
Objective: N/A
Goal: N/A
Objective: N/A

The following information must be submitted with your application:

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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
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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 8-21-2022

Property Owner's Signature _____ Date 8-21-2022

Complete and return to Hart Economic Development, 49 S. State St, Hart, MI 49420






APT 1


Take Me To Heart
18-Hole
Disc Golf Course



SIDING 18,000 labor
2,791 supplies
20,791

Deck 9,600 labor
3,210 supplies
12,810

Larson Built, LLC

308 E. Main St.

Hart, MI 49420

Project: Hart House

Address: 308 E. Main St., Hart, MI 49420

Project Estimate

Project Description: Tear off existing siding, Tyvek and seal building, install new j channel and inside and outside corners and install new siding. Tear off and replace decking material with new treated deck boards and install new handrails and spindles on both decks.

*Look to Carter Lumbers Material list on exact material for each portion of project.

Project Estimate (material and labor included): $33,601.83

LARSON BUILT, LLC
EST. 2022

Larson Built, LLC

CARTER Lumber

251 Carter Lumber MI 251 (1031-34
2323 West US Highway 10
Ludington, MI 49431
PH(231)-757-9000 Fax(231)-757-9030

QUOTE NUMBER
251053655
QUOTE DATE
08/17/22 06:39:38
ACCOUNT NUMBER
G2510181-001
CUSTOMER PO
TRAV IN HART
OPERATOR
Steve Hegedus
PAGE NUMBER
001 OF 002

REQUEST DATE	
08/17/22	
EXPIRATION DATE	
09/01/22	
FILLED-BY	DELV-BY
DELIVERED	WILL CALL

SOLD TO
Larson Builders LLC 6913 N Dennis Rd Ludington, MI 49431 231-464-5644

SHIP TO
Larson Builders LLC 6913 N Dennis Rd Ludington, MI 49431 231-464-5644

ESTIMATE

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
3		9'X100' CARTER TYVEK HOUSE WRAP	272052	148.98	EACH	446.94
2		TYVEK 2" TAPE	272055	17.46	EACH	34.92
21		D4CEDAR19 .042 PV D4 GREYSTONE	271007	93.84	SQ	1,970.64
12		VIN SDG FTN19 FINISH TRIM GREY	270180	6.69	EACH	80.28
2		VIN SDG IC19 IS CORNER GREY	270184	14.54	EACH	29.08
7		VIN SDG OCPN19 OS CORNR PST GREY	270284	23.52	EACH	164.64
42		VIN SDG 1JNU01 UN J CHANNEL WHT	270016	6.15	EACH	258.30
1		1-1/2" EG ROOFING 30#PAIL	81459	66.94	EACH	66.94
7		13019 STANDARD MOUNT GREYSTONE	113614	7.98	EACH	55.86
2		45019 BATH VENT KIT GREYSTONE	113692	23.75	EACH	47.50
3		15019 RECESS SPLIT MOUNT GRYSTNE	111099	8.95	EACH	26.85
15		SSAV5 2-1/8 ALUM STARTER 10'	59240	6.10	EACH	91.50
						3273.45
		SIDING				6065.04 2,791.59
40		1-5/32X6X16 ALT THK ABOVE GRD	32616	19.18	EACH	767.20
93		2X2X42" SGL/PT TRT CA	100704	1.37	EACH	127.41
8		2X4X8 ALT #1 ABOVE GRD	7481	6.58	EACH	52.64
4		2X6X8 ALT #1 GRD CONTACT	7681	9.74	EACH	38.96
						7051.25

CUSTOMER COPY

CARTER Lumber

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Ludington, MI 49431
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PAGE NUMBER
002 OF 002

ESTIMATE

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
8		2X12X16 ALT #2 GRD CONTACT	71216	43.78	EACH	350.24
						7401.49
		LOWER LEVEL DECK				1,336.45
30		1-5/32X6X16 ALT THK ABOVE GRD	32616	19.18	EACH	575.40
106		2X2X42" SGL/PT TRT CA	100704	1.37	EACH	145.22
8		2X4X8 ALT #1 ABOVE GRD	7481	6.58	EACH	52.64
4		2X6X8 ALT #1 GRD CONTACT	7681	9.74	EACH	38.96
		UPPER LEVEL				812.22
2		2-1/2X#9 CAMO GREEN DCK 1750	43068	110.99	EACH	221.98
1		DELIVERY CHARGES TAXABLE	C9907	18.00	EACH	18.00

CUSTOMER COPY

NON-TAXABLE
0.00
TAXABLE
5,662.10
LUDINGTON,MI,49431,M
339.73
TOTAL
6,001.83

City of Hart

Streetscape RFP Bid Tablulation

Opening 8/25/2022 4PM

Bidder Name	Project Overview	Manager & team resumes	Work Plan	Conflicts of Interest	Proprietary Information	Signature Page	Fee Structure and Price	Notes
Fishbeck	X	X	X	X	X	X	X - $48,565	
Prein and Newhof	X	X	X	X	X	X	X - $32,200	
Fleis and Vandenbrink	X	X	X	X	X	X	X - $44,000	Optional Add-On Services: A-Topographical Survey-$36,600 B-Final Design Construction & Engineering-9%-20%

City of Hart

Wayfinding Signage RFP Bid Tablulation

Opening 8/25/2022 4PM

Bidder Name	Company History	Statement of Understanding	3 References	Insurance coverage	Fee Structure and Price	Notes	TIFA	City
United Signs	X	X	X	X	X - $298,930		$ 146,300	$ 152,630
Sign Works	X	X	X	X	X - $248,791		$ 102,893	$ 145,989
Signplicity Sign Systems	X	X	X	X	X - Aluminum signage: $166,021 ACM: $150,857.05	Signs installed on Concrete will require $375 labor per sign x 8 = $3,000.	71,533 66,996	$ 83,862
Valley Sign	X	X	X	X	X - $198,793	Price increase is 5% year over yea	$ 83,684	$ 115,109

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	$ 225,000	**$ 106,670**	$ 230,900		$ 236,600		$ 242,600		$ 248,700		$ 254,800		$ 1,438,600	$ 106,670
Expenses (Projects)														
Speaker System	$ 7,500													
Streetscape Design Plan	$ 50,000												$ 50,000	$ -
Streetscape Construction			$ 150,000		$ 200,000		$ 200,000						$ 550,000	$ -
Stormwater Main	$ 25,000		$ 25,000		$ 25,000								$ 75,000	$ -
Flower Pots & Plantings	$ 30,250		$ 2,500		$ 2,500		$ 2,500						$ 37,750	$ -
Pocket Park	$ 500												$ 500	$ -
Hart Commons			$ 1,000		$ 1,000		$ 1,000						$ 3,000	
Paint Light Poles													$ -	$ -
Boat Docks at Hart Commons			$ 50,000		50000								$ 100,000	$ -
Garbage Containers	$ 2,500												$ 2,500	$ -
Administration	$ 25,000		$ 25,000		$ 25,000		$ 25,000		$ 25,000		$ 25,000		$ 150,000	$ -
Property Improvement Grant	$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 240,000	$ -
3 E Main (Ceres)	$ 34,200		$ 10,000		$ 10,000								$ 54,200	$ -
Walkers Demolition	$ 25,000												$ 25,000	$ -
Sidewalks	$ 18,000												$ 18,000	$ -
Wayfinding Project	$ 45,000	**$ 4,988**	$ 45,000										$ 90,000	$ 4,988
Art Support	$ 6,750	**$ 1,750**	$ 5,000										$ 11,750	$ 1,750
	$ 309,700	**$ 6,738**	**$ 353,500**	**$ -**	**$ 353,500**	**$ -**	**$ 268,500**	**$ -**	**$ 65,000**	**$ -**	**$ 65,000**	**$ -**	**$ 1,407,700**	**$ 6,738**
NET	**$ (84,700)**	**$ 99,933**	**$ (122,600)**	**$ -**	**$ (116,900)**	**$ -**	**$ (25,900)**	**$ -**	**$ 183,700**	**$ -**	**$ 189,800**	**$ -**	**$ 30,900**	**$ 99,933**
Account Balance $312,173	**$ 227,473**		**$ 104,873**		**$ (12,027)**		**$ (37,927)**		**$ 145,773**		**$ 335,573**			