City of Hart, Michigan
TIFA Board
March 10, 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 February 2022 Minutes
6. Approval of February 2022 Financials
7. Zoom Q&A with Roman @ Fishbeck | 3 E Main Street
8. Action Items
    a. Authorize Phase II Environmental Study and Baseline Environmental Assessment at 3 E Main Street
    b. Authorize Economic Development Director to apply for $7,500 Great Lakes People Fund Grant and Support with $7,500 in Matching Funds from HEART and $7,500 in matching funds from TIFA for a downtown wireless speaker system
    C. Authorize Economic Development Director to apply for Consumers Energy $25,000 Pitch Competition towards the purchase of an 18-ft tin man with $25,000 in matching funds from TIFA
    D. Authorize Economic Development Director to apply for RDBG (Rural Development Business Grant) for $128,337 with a $15,000 contribution from TIFA and $15,000 from general fund for a Main Street Market Retail Incubator
9. Discussion Items
    a. RFQ Posted – Walkers Property
    b. Oceana Council on Aging Meeting Update
    c. Project & Budget Review
10. Member Comment
11. Adjournment - *next regular meeting April 14, 2022 at 1pm*

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

TAX INCREMENT FINANCE AUTHORITY (TIFA)
FEBRUARY 10, 2022, 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 via Zoom or in-person: Gale Goldberg, Scott Hegg, Deborah Windell
Members absent: Bill Hegg, Tracey Lipps
Others present: Amy Trudell, Nichole Kleiner
Approval of Agenda: Motion by Goldberg, supported by Hegg to approve the agenda. Motion carried.
Public Comments: Amy Trudell shared her interest in joining the TIFA board.
January Minutes: Motion by Hegg, supported by Goldberg, to approve January 2022 minutes. Motion carried.
Financials: Motion by Hegg, supported by Goldberg to approve December 2022 financials. Motion carried.
Action Items:

- Motion by Goldberg, supported by S Hegg to recommend Amy Trudell be appointed to TIFA. Motion carried.
- Motion by Hegg, supported by authorize engineer drawings with Prein & Newhoff for Downtown Streetscape
- Motion by Hegg, supported by Windell to authorize Economic Development Director to issue RFQ for Downtown Streetscape Renderings with Community Input
- Motion by Hegg, supported by Windell to authorize TIFA budget and project funds as presented.

DOWNTOWN GENERAL DISTRICT TOTALS	TIMELINE	2022 Projects	Cost
Design Plan	2022-2025	streetscape drawings	$ 25,000
Roadways	2025-2025		
Municipal Water System	Ongoing		
Municipal Sanitary Sewer System	Ongoing		
Surface and Stormwater Drainage	Ongoing	Stormwater main	$ 25,000
Landscaping and Amenities	Ongoing	Flower Pots	$ 32,000
Lighting	2023-2025	Pocket Park Lighting	$ 200
		Paint light poles	
Parks, Open Space, Community Gathering Space	Ongoing	Docking facility for boats	$ 60,000
		Garbage containers	$ 3,000
Crosswalks	2024-2025		
Parking	2025-2025		
GENERAL BUSINESS DISTRICT TOTALS	**TIMELEINE**		
Municipal Water System	Ongoing		
Municipal Sanitary Sewer	Ongoing		
Surface and Stormwater Drainage	Ongoing		
Business Development	Ongoing	Event Planner & Admin	$ 25,000

Landscaping and Public Amenities	Ongoing	Commons Canopy	$ 5,000
		Underground power	
Property Improvement Grant	2022-2025	2022 Funding	$ 40,000
Property Acquisition	Ongoing	Ceres (Buy & Demo, cleanup)	$ 100,000
"		Walkers Demo	
Signage	2022-2025	Wayfinding	$ 87,000
Nonmotorized Trails and Sidewalks	2022-2025	Sidewalks	$ 18,000
PROJECT TOTALS		**2022 Total**	**$ 420,200**

02.10.22 Account Balance	2022 Projected Revenues	
$ 297,843	$ 121,000	**$ 418,843**

Discussion Items:

- A signup sheet for Music on the Commons volunteers was passed around.
- 2022 Event Lineup was shared with the board.
- Signs in TIFA District were shared with board totaling $82,214 for no LED at fairground corner, $97,805 with an LED.

Communications From Members: None

Adjournment:

- Motion by Goldberg, supported by Kleiner, to adjourn the meeting at 2:02 pm. Motion carried.

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: 02/01/22 to 02/28/22

Days in Statement Period	28
Average Ledger Balance*	295,619.57
Average Collected Balance*	295,619.57

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

Beginning Balance	**$297,843.78**
Credits (+)	**24,596.09**
Regular Deposits	6,477.26
Electronic Deposits	18,116.57
Interest Earned	2.26
Debits (-)	**13,987.50**
Regular Checks Paid	4,987.50
Electronic Withdrawals	9,000.00
Total Service Charges (-)	**0.50**
Ending Balance	**$308,451.87**

Average Percentage Yield Earned this period 0.009%
Interest paid last year $31.78

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/04	1,304.34		Remote	02/25	5,172.92		Remote

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

Date	Amount	Description
02/28	18,116.57	BUS ONL TFR FRM CHECKING 022822 XXXXXXX0405
02/28	2.26	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
02/04	4,987.50	1080			

(*) 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.

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

Other Debits (-)

Account:-------9172

Date	Amount	Description
02/28	9,000.00	BUS ONL TFR TO CHECKING 022822 XXXXXXX1437

Service Charge Detail

Account:-------9172

Date	Service Charge (-)	Waives and Discounts (+)	Description
02/15	.50		REMOTE DEPOSIT CAPTURE FEES

Service Charge Summary

Account:-------9172

Previous Month Service Charges (-)	**$0.50**
Total Service Charges (-)	**$0.50**

Balance Activity

Account:-------9172

Date	Balance	Date	Balance	Date	Balance
01/31	297,843.78	02/15	294,160.12	02/28	308,451.87
02/04	294,160.62	02/25	299,333.04		

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.

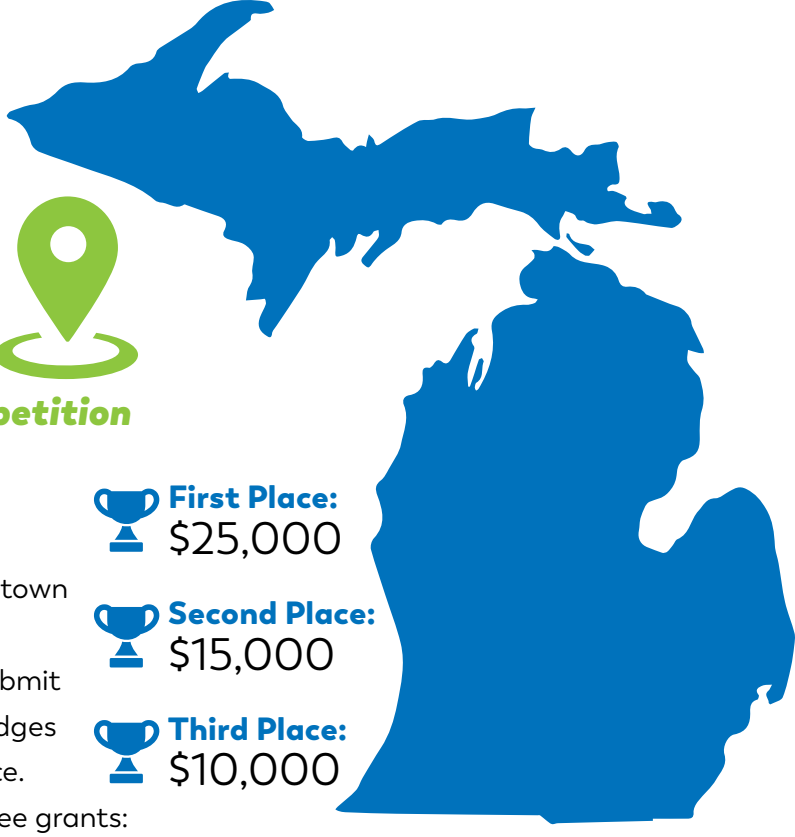
Hart Economic and Redevelopment Team

Street Sounds - Streaming Wireless Audio for Main Street

INCOME	**QTY**	**AMOUNT**	**TOTAL**
Great Lakes People Fund Grant	1	$ 7,500	$ 7,500
Hart Economic & Redevelopment Team	1	$ 7,500	$ 7,500
Tax Increment Finance Authority	1	$ 7,500	$ 7,500
TOTAL INCOME			**$ 22,500**
EXPENSES			
Dual Outdoor Speakers	10	$ 1,950	$ 19,500
Main Transmitter	1	$ 1,500	$ 1,500
Mobile Master Transmitter	1	$ 850	$ 850
Wiirelesss Microphones	2	$ 95	$ 190
Shipping	10	$ 40	$ 400
TOTAL EXPENSES			**$ 22,440**
NET			$ 60

Put Your Town On The Map

Consumers Energy Foundation Pitch Competition



The Consumers Energy Foundation is offering grant opportunities to help put your community on the map. We are seeking innovative ideas that will energize your town and create momentum that builds a stronger sense of community. If you are selected, you will be invited to submit a video or PowerPoint to be presented to a panel of judges during the Small Town & Rural Development Conference. The top three presentations will be awarded one of three grants:

First Place: $25,000

Second Place: $15,000

Third Place: $10,000

Sample Topics to Put Your Community on the Map

- Downtowns – store vacancies, attracting visitors, housing, etc.
- Social – housing, education, employment, etc.
- Placemaking
- Tourism
- Youth community engagement
- Community pride
- Unifying or strengthening the community
- Business acceleration, retention, attraction

How to Submit Your Idea

Visit http://cedamichigan.org/rpm/conference-rpm, complete the online form and click submit.

Grant winners will be selected and announced at the Small Town and Rural Development Conference. Funds will be presented to winning communities at a scheduled time following the conference.

For more info, contact hunter@cedamichigan.org

Who is Eligible?

- Rural municipalities with a population up to 10,000
- Candidates must be a 501(c)(3) tax-exempt organization or municipality
- This competition is community-focused; no individuals, businesses, corporations or LLCs
- Idea presented must be conceptual or in the startup phase; previously attempted projects not allowed
- The project must impact a territory that is served by Consumers Energy;
- One submission per community/municipality

Pitch Competition Schedule

- **March 18:** Submissions due to CEDAM by 11:59 p.m.
- **April 4:** Finalists selected and notified
- **May 6:** Videos or PowerPoint presentations due to CEDAM
- **May 18**: Pitch presentation shared at conference

Consumers Energy FOUNDATION

2022


Planner 5d

Pop Up Shops

Income					
Annual shed rentals	$	900.00	6	$	5,400.00
Expenses		**Cost**	**QTY**		
Demolition and cleanup	$	50,000.00	1	$	50,000.00
Asbestos Remediation	$	10,000.00	1	$	10,000.00
Demo permit	$	75.00	1	$	75.00
12x12 Shed	$	7,070.00	1	$	7,070.00
Labor + permits to install sheds	$	500.00	6	$	3,000.00
PicnicTables	$	1,177.00	4	$	4,708.00
Trash receptacle	$	977.00	4	$	3,908.00
Electrical	$	3,000.00	1	$	3,000.00
Planters	$	621.00	6	$	3,726.00
Benches	$	704.00	4	$	2,816.00
Turf SF w/ labor	$	12.33	1331	$	16,411.23
Kids pop-up shops	$	1,199.00	2	$	2,398.00
Asphalt seal coating SF w/ labor	$	5,100.00	0.25	$	1,275.00
Concrete SF w/ labor	$	2,681.00	5.5	$	14,745.50
6-ft Fence panels	$	226.00	4	$	904.00
Trees	$	300.00	6	$	1,800.00
Misc	$	1,000.00	1	$	1,000.00
Shed front elevation & signage	$	250.00	6	$	1,500.00
	TOTAL PROJECT COST			**$**	**128,336.73**
	TIFA Funding			$	15,000.00
	Locl			$	15,000.00
	Grant Request			**$**	**98,336.73**