City of Hart, Michigan
TIFA Board Special Meeting
August 31, 2021, 2:00 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, S. Hegg, S. Bruch, T. Lipps
3. Approval of Agenda
4. Public Comment
5. Approval of July 2021 Minutes
6. Approval of July Financials
7. Action Items
    a. Wayfinding Signage Design
    b. 2021 TIFA Plan Review
8. DISCUSSION ITEMS
    a. CERES Acquisition
    b. Walker Demo
9. Member Comment
10. Adjournment - *next regular meeting September 9, 2021*

HART TAX INCREMENT FINANCE AUTHORITY

DEVELOPMENT PLAN & TAX INCREMENT FINANCING PLAN

ADOPTED MONTH DAY, 2021

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PART 1: DEVELOPMENT AREA CHARACTERISTICS

A. INTRODUCTION AND OVERVIEW

In 1983, the Hart City Council created a Tax Increment Finance Authority (TIFA) to halt the decline in property values, increase properly tax valuation, eliminate the causes of the decline in property values, and to promote growth within a designated area of the City. The initial base value of the 1983 Plan was $2,995,300. The intent was to use captured the increase in values to invest in public improvements to induce and accommodate additional private development. Initially, TIFA focused on the undeveloped area in the south-central portion of the City, characterized by dirt roads lacking city water and sewer in response to interest in residential and industrial development.

The TIFA intends to continue to improve and strengthen the Development Area. This is to be accomplished by using the incremental tax revenues generated in the Development Area to make public improvements and induce private redevelopment. It is anticipated that the public improvement proposed and the private improvements they induce will provide long-term stability and growth. This will greatly benefit all taxing jurisdictions, which to a significant degree are dependent upon the well-being of the TIFA District.

The success of the Hart Tax Increment Finance Authority is dependent upon functional and recognizable land use arrangements, development control, infrastructure preparation, and creative financing. Many individual and cooperative efforts will lead to its success in the coming years. It is the intent of this Plan to provide instrumental guidance in the planning, development, and financing of improvements within the development area. The TIFA Board of Directors is pleased to present this plan to the City Council and citizens of the community and expresses its optimism about the future of the city.



Amendment 1. In 1997, the Hart Tax Increment Finance Authority (TIFA) reviewed and recommended amendments to the Tax Increment Financing and Development Plan. The purpose of those revisions was:

- To extend the duration of the district 15 years;
- To update project list, cost estimates; and
- To update revenue projections as a result of 40% loss in revenue as a result of Public Act 145 of 1993.

Overall, the 1997 amendments to the Tax Increment Financing and Development Plan reflected an adjustment to the project allocations based on lower revenue projections. The operating guidelines remained largely unchanged.

Amendment 2. In 2010, the Hart Tax Increment Finance Authority (TIFA) developed bylaws to D/B/A Hart Main Street Authority (HMS). The Hart Main Street Authority resolved to graduate the HMS in 2019, thereby dissolving it and said bylaws. A TIFA board, independent of HMS was in place at this time.

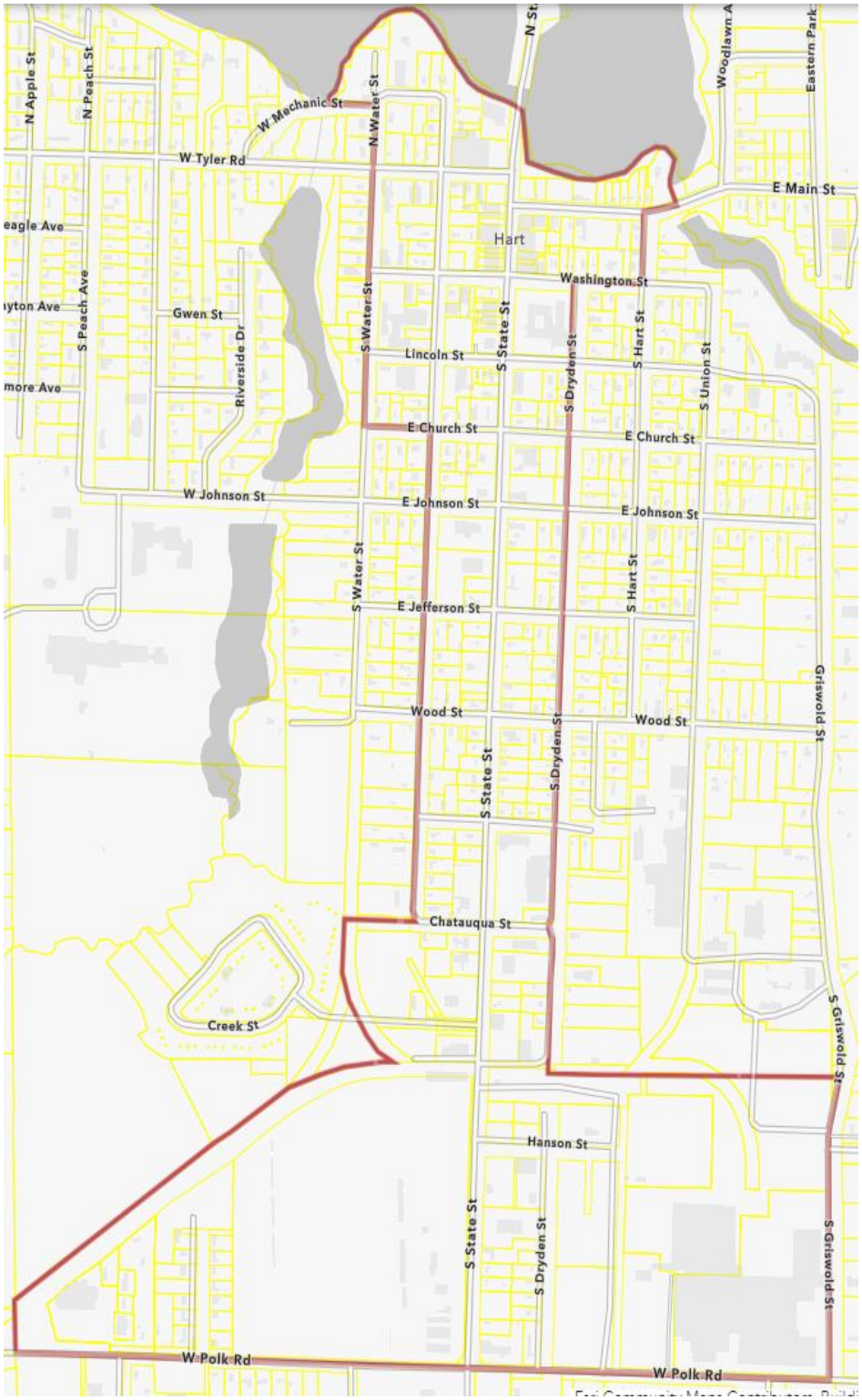
In February 2020, Hart City Council formed the Hart Economic and Redevelopment Team (HEART) to provide economic development services to citywide.

Amendment 3. In 2012, the Hart Tax Increment Finance Authority (TIFA) requested a 15-year extension of the authority. City Council passed a resolution on September 25, 2012 extending TIFA through September 30, 2027. The 1997 Plan remained unchanged.

Amendment 4. In 2019, the Hart Tax Increment Finance Authority (TIFA) reviewed and recommended amendments to the Tax Increment Financing and Development Plan. The purpose of those revisions was:

- To comply with Public Act No 57 of 2018 known as the "recodified tax increment financing act" by creating and adopting a separate Development Plan to accompany the Tax Increment Financing Plan.

The projects and activities outlined in the Plan have been conceived and defined to serve the needs of the community. Public input and input from the TIFA Board was gathered at a regularly scheduled meeting on Month Day, 2019. At this meeting, members of the public and Board members were asked to provide input on potential projects in the Development Area, and to confirm projects in the existing Development Plan.



City of Hart
TIFA

Oceana County, Michigan

Figure 1: TIFA Location

City of Hart

TIFA Boundary

B. THE DESIGNATION OF BOUNDARIES OF THE DEVELOPMENT AREA (LEGAL DESCRIPTION)

The City of Hart Tax Increment Finance Authority (TIFA) encompasses approximately 205 acresof land and includes residential, commercial, and mixed-use properties. The Area is bounded on the south by Polk Road, on the east by Dryden and Griswold Streets, on the north by Hart Lake, and on the west by Water and Courtland Streets. The designated development area shall encompass the entire Tax Increment Finance Authority District, and its legal boundaries are:

Polk Road from western city limit to Griswold Street, Hanson Street from State Street to Dryden Street, Chatagua Street from Water Street to Dryden Street, Wigton Street from Courtland Street toDryden Street, Wood Street from Courtland Street to Dryden Street, Jefferson Street from Courtland Street to Dryden Street, Johnson Street from Courtland Street to Dryden Street, Church Street from Water Street to Dryden Street, Lincoln Street from Water Street to Dryden Street, Washington Street from Water Street to Hart Street, Main Street from Water Street to Chippewa Creek, Mechanic Street from Water Street to Courtland Street, Water Street from Church Street toHart Lake, Courtland Street from Chatagua Street to Mechanic Street, State Street from Polk Roadto Hart Lake, Dryden Street from Polk Road to Washington Street, Hart Street from Washington Street to Main Street, Parmington Street from Polk Road to its dead end, and Griswold Street fromPolk Road to a point 1,350 feet north of Polk Road.

C. THE LOCATION, CHARACTER, AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA AS WELL AS EXISTING PUBLIC AND PRIVATE LAND USES

(1) The Location and Extent of Existing Streets Within the Development Area

The public streets within the development area include entire rights-of-way and, as such, fall under the jurisdiction of the development area. Major transportation corridors included within the development area are Main Street and State Street. An inventory of widths, surfaces, and related improvements for all existing streets within the development area are listed in Table 1. Streets in the Development Area can also be referenced on Figures 3 and 4.

TABLE 1: STREET INVENTORY

Street	Pavement Width	Surface Type	Curbs and Gutters	Sidewalk
State Street	55-ft	Bituminous	YES	YES
E Main Street	42-ft	Bituminous	YES	YES
W Main Street	42-ft	Bituminous	YES	YES
Washington Street	48-ft	Bituminous	YES	YES
Lincoln Street	40-ft	Bituminous	YES	YES
Church Street	40-ft	Bituminous	YES	YES
Johnson Street	40-ft	Bituminous	YES	YES
Wigton Street	35-ft	Bituminous	YES	1 block yes, 1 block no
Chatauque Street	30-ft	Bituminous	1 block yes, 1 block no	½ of 1 block
Hanson Street	22-ft	Gravel	NO	NO
S Dryden Street	39-ft	Bituminous	YES	YES
Parmington Ave	34-ft	Bituminous	YES	NO
S Courtland Street	34-ft	Bituminous	YES	YES
S Water Street	35-ft	Bituminous	YES	NO
Wood Street	38-ft	Bituminous	YES (1 block no)	YES
Jefferson Street	40-ft	Bituminous	YES	YES

(2) The Location, Character, and Extent of Existing Public Facilities (See Figures 3 and 4)

Municipal Water System: The municipal water system was first installed in 19___ (an elevated water storage tank, well field, and distribution lines) and has been periodically upgraded since that time as needed. Figures 3 and 4 can be referenced for the extent of the water system within the Development Area.



Sanitary Sewer System: The municipal wastewater collection and treatment facility was completed in 19___. The facilities within the development area consist of gravity collector sewers and forcemain to the treatment facility. All developed properties within the development district are serviced by the system. The remaining parcels are within a reasonable hook-up distance.

Storm Sewer: An extensive storm drainage system is in

place throughout most of the City. It consists of both enclosed pipe and open ditches.

Schools: There are no schools located in the development area.

Public Buildings and Facilities: Hart City Hall, Hart Area Public Library, Oceana County Courthouse, Oceana County Sheriff's Office, Oceana County Fairgrounds, the United States Post Office, and the Hart Area Fire Department are located within the development area. The Area includes several public facilities, including Hart Commons Park, Hart City Hall and Police Department, Liberty Park, Hart Area Public Library, Hart Area Fire Department, City Public Works Garage, Hart Hydro Department and Diesel Plant, Hart-Montague State Rail TrailPark, Oceana County Council on Aging Bus and County Ambulance Garage, Oceana County Building and Sheriff's Department.

(3) The Location, Character, and Extent of Existing Public and Private Land Uses (See Figures 5 and 6; Table 2)

Table 2 provides a listing of each parcel included within the Development Area. The information pertaining to each parcel is from the 2020 tax roll. As noted in Table 2, there are 92 real property records. Other records include parcels which have been retired (split/combined) and personal property.

The Area is characterized by a mixture of land uses, predominantly zoned and utilized for industrial and commercial businesses. The northern third of the Area constitutes the downtown district, the middle third is a mix of light commercial activities, and the southern third is industrial. Future land uses, as adopted in the 2017 City of Hart Master Plan, retains the historic downtown district while minimizing the industrial sector for greater residential and commercial development.

TABLE 2: LOCATION, CHARACTER, AND EXTENT OF LAND USES

Owner's Name	Parcel Number	Property Class	Address
WRIGHT CHRISTOPHER	64-020-100-001-00	401	3680 W POLK RD
HOWE JUNE M LT	64-020-100-003-00	401	1129 PARMINGTON AVE
MAHAN MARY SUE (LE)	64-020-100-004-00	401	1125 PARMINGTON AVE
MAHAN MARY SUE (LE)	64-020-100-005-00	401	1119 PARMINGTON AVE
421 HOLDINGS, LLC	64-020-100-006-00	401	1115 PARMINGTON
LANGE SHEILA	64-020-100-007-00	401	1113 PARMINGTON
VILLANUEVA ANITA	64-020-100-009-00	401	1110 PARMINGTON
SCHULTZ RONALD J & DEMULL REBECCA	64-020-100-010-00	401	1114 PARMINGTON
SMITH JOHN H JR	64-020-100-011-00	401	1118 PARMINGTON
MCMULLEN JOHN	64-020-100-012-00	401	1120 PARMINGTON
BURSLEY DUSTIN L	64-020-100-013-00	401	1126 PARMINGTON
CAMERON SCOTT SEGUIN	64-020-100-014-00	401	1130 PARMINGTON
HASTY LINDA K	64-020-100-016-00	401	3670 W POLK RD
HART GROUP	64-020-171-001-00	202	
ROPP HOWARD	64-020-171-002-00	201	804 UNION ST
MCGHAN JOHN M JR	64-020-201-001-00	401	17 N COURTLAND ST
THRAILKILL MARK & THRAILKILL JEFF	64-020-201-001-50	401	13 N COURTLAND ST
HEGG REAL ESTATE LLC	64-020-201-002-00	401	9 N COURTLAND ST
HEGG S REAL ESTATE LLC	64-020-201-003-00	201	112 E MAIN ST
COPRON COLLEEN J &	64-020-202-001-00	401	11 N WATER ST

CUSHMAN ROLAND E III & MEREDITH A	64-020-202-003-00	401	13 MECHANIC ST
ALVESTEFFER MARK	64-020-202-004-00	401	18 N COURTLAND ST
PICKERD KATHLEEN	64-020-202-004-50	401	12 COURTLAND ST
RACLA RENTALS LLC	64-020-202-005-00	401	8 N COURTLAND ST
PETERSON VINCENT LEE	64-020-202-005-50	401	16 E MAIN ST
RAMIREZ RAQUEL	64-020-202-006-00	401	14 E MAIN ST
HOWLAND RACHEL ANN	64-020-202-006-50	401	10 E MAIN ST
TURNER WILLIAM JR ETUX (LE)	64-020-202-008-00	401	4 E MAIN ST
DENNERT CAROL A TRUST	64-020-203-001-00	401	12 MECHANIC
SCHAEFER PERRY	64-020-203-003-00	401	14 MECHANIC ST
HUIZENGA CHAD & CHRISTINA M	64-020-203-004-00	401	22 MECHANIC ST
CERES SOLUTIONS	64-020-207-001-00	201	3 E MAIN ST
CERES SOLUTIONS	64-020-207-004-00	201	3 E MAIN ST
CERES SOLUTIONS	64-020-207-004-50	201	3 E MAIN ST
NORTH CENTRAL COOPERATIVE INC	64-020-207-005-00	401	15 E MAIN ST
CERES SOLUTIONS	64-020-207-008-00	402	15 COURTLAND ST
LIPPS LAWRENCE T & TRACEY L	64-020-207-009-00	401	19 COURTLAND ST
LORENZ KATHRYN R (LE)	64-020-207-009-50	401	25 COURTLAND ST
CITY OF HART	64-020-208-001-00	201	
RYBARZ PROPERTIES LLC	64-020-208-001-50	201	105 E MAIN ST
BROWN & BROWN PROPERTIES LLC	64-020-208-002-00	201	105 E MAIN ST
BUP, LLC	64-020-208-002-50	201	107 E MAIN ST
LANTZ RICHARD & PAMELA	64-020-208-003-00	201	109 E MAIN ST
CITY OF HART	64-020-208-003-30	201	
ROSAS MARIA	64-020-208-003-60	201	19 STATE ST
ZIEGER DALE & GAIL	64-020-208-005-00	201	27 S STATE ST
CITY OF HART	64-020-208-005-60	201	
CITY OF HART	64-020-208-006-00	201	
ROSAS JOSE R & MARIA D	64-020-208-007-00	401	16 COURTLAND ST
WINDELL RICHARD A & DEBORAH A	64-020-208-008-50	201	39 STATE ST
FORNER GAYLE E & LOIS A LT	64-020-208-009-00	201	49 STATE ST
STEVENS LAWRENCE J & LINDA LT	64-020-208-009-50	201	53 S STATE ST
STEVENS LAWRENCE J & LINDA LT	64-020-208-010-00	201	55 S STATE ST
CITY OF HART	64-020-208-011-00	201	407 STATE ST
CITY OF HART	64-020-208-012-00	201	
VASQUEZ FABIAN SR & MARIA G	64-020-209-001-00	201	12 STATE ST
K & G HOLDINGS LLC	64-020-209-001-50	201	211 E MAIN ST
SADLER GEORGE	64-020-209-002-00	201	28 S STATE ST
EAST MAIN RENTALS LLC	64-020-209-003-00	201	213 E MAIN ST
SCHOBER ROSE MARIE ET AL	64-020-209-003-50	201	217 E MAIN ST
A-1 INVESTMENTS OF MUSKEGON LLC	64-020-209-004-00	401	219 E MAIN ST
CITY OF HART	64-020-209-005-00	201	227 E MAIN ST

BECHTEL AUSTIN & BROOKE	64-020-209-008-00	201	311 E MAIN ST
COOK CHRISTIAN P & CRYSTAL S	64-020-209-009-00	401	315 E MAIN ST
GALE DONNA	64-020-209-010-00	401	9 HART ST
WILLHITE MATTHEW & CLARK DESIREE	64-020-209-010-50	401	314 WASHINGTON ST
ANDERSON KATHERINE & JEFFREY	64-020-209-011-00	401	308 WASHINGTON ST
DEBLAS GUSTAVO &	64-020-209-013-00	401	302 WASHINGTON ST
ZWEEDYK RONALD J & TAMILYN	64-020-209-014-00	401	224 WASHINGTON ST
KIEL JERIAD J & VICKI M	64-020-209-015-00	201	220 WASHINGTON ST
OLTA PROPERTIES LLC	64-020-209-015-50	201	218 WASHINGTON
214 PROPERTIES LLC	64-020-209-016-00	401	214 WASHINGTON
CITY OF HART	64-020-209-016-50	201	
GASKILL PROPERTIES, LLC	64-020-209-017-00	201	36 W STATE ST
HUNTINGTON NATIONAL BANK	64-020-209-017-20	201	50 S STATE ST
JONASSEN MICHAEL E & MARTHA K	64-020-209-017-40	201	44 STATE ST
JONASSEN MICHAEL E & MARTHA K	64-020-209-017-60	201	44 S STATE ST
GELACE LLC	64-020-210-001-00	201	17 WASHINGTON ST
SALINAS JESUS & MARIA	64-020-210-003-00	401	103 103 S COURTLAND ST
HURLEY WALTER A IN TRUST FOR	64-020-210-003-30	201	
GELACE LLC	64-020-210-005-30	201	113 113 COURTLAND ST
BOUTELL R L PROPERTIES LLC	64-020-211-001-00	401	104 104 COURTLAND ST
BUTRCUP PROPERTIES LLC	64-020-211-002-00	201	108 108 S COURTLAND ST
SUPREME BUILDING CO	64-020-211-002-20	201	109 109 WASHINGTON ST
JW PROPERTIES LLC	64-020-211-002-60	201	113 113 WASHINGTON ST
B&D HOUSING INC	64-020-211-002-80	401	214 214 WASHINGTON ST
OLTA PROPERTIES, LLC	64-020-211-003-00	201	117 117 S STATE ST
WHITEWATER VALLEY PUBLISHING CO	64-020-211-005-00	201	127 127 STATE ST
MONTON PROPERTIES LLC	64-020-211-005-50	201	127 127 STATE ST
BAZANY DAVID W & LEEANNA	64-020-248-001-00	401	326 326 E MAIN ST
FULLER WENDELL P JR & CHERLY	64-020-249-001-00	401	310 E MAIN ST
STEVENS LAWRENCE J & LINDA LT	64-020-249-002-00	401	324 E MAIN ST
SPROUL ANA J	64-020-249-003-00	401	316 E MAIN ST
HEGG WILLIAM S & JANET A	64-020-249-004-00	401	320 E MAIN ST
HENLEY JAMES E & DOSEMAGEN JANE E	64-020-251-001-00	201	218 E MAIN ST
CITY OF HART	64-020-251-002-00	201	
WALKER BARBARA A(LE)	64-020-251-003-00	401	308 E MAIN ST
CITY OF HART	64-020-251-003-50	201	
LIPPS LAWRENCE T & TRACEY L	64-020-252-001-00	201	206 E MAIN ST
CITY OF HART	64-020-252-002-00	201	
CITY OF HART	64-020-252-003-00	201	
CITY OF HART	64-020-253-001-00	201	
HUIZENGA CHAD & CHRISTINA M	64-020-254-001-00	401	22 MECHANIC ST
LANGSTRAAT AMANDA	64-020-273-001-00	401	21 N COURTLAND ST

HART SENIORS LTDV HOUSING ASSN	64-020-274-001-00	201	26 N STATE ST
INERGY PROPANE LLC	64-020-342-001-00	201	
HART GROUP	64-020-342-002-00	201	
FORNER GAYLE E & LOIS A LT	64-020-343-002-00	201	3480 W POLK RD
MICHIGAN STATE HIGHWAY COMM	64-020-343-003-00	202	
KUMZI JAMES & ANNETTE	64-020-343-004-00	401	1118 S STATE ST
HEGG WILLIAM & JANET	64-020-343-005-00	401	1107 S DRYDEN ST
BURGOS ZAHIDA ESTHER	64-020-343-007-00	401	1029 S DRYDEN ST
KUMZI DYLAN J	64-020-343-008-00	402	1114 STATE ST
GONZALEZ ROSA ANTONIA CHIMAL	64-020-343-009-00	401	1033 S DRYDEN ST
HERNANDEZ MARINA & JASSO JOSE &	64-020-343-010-00	401	1101 S DRYDEN ST
HEGG S RENTALS LLC	64-020-343-011-00	401	1103 DRYDEN ST
PAYNE SUSAN D	64-020-343-012-00	401	1108 STATE ST
SANTOS MANUEL B SR & JOSEFA V	64-020-343-013-00	401	1030 STATE ST
GAM INVESTORS LLC	64-020-344-001-00	201	1014 STATE ST
WARMUSKERKEN TARA	64-020-344-002-00	401	1024 S STATE ST
CITY OF HART	64-020-344-003-00	201	
CITY OF HART	64-020-344-004-00	201	1010 S STATE ST
CITY OF HART	64-020-344-005-00	201	
CITY OF HART	64-020-345-001-00	201	
CITY OF HART	64-020-345-002-00	201	STATE ST
FORNER GAYLE	64-020-345-003-00	401	STATE ST
FORNER GAYLE E & LOIS A LT	64-020-345-004-00	401	926 STATE ST
INERGY PROPANE LLC	64-020-346-001-00	201	920 S STATE ST
SMITH MARK & BETH	64-020-346-001-50	201	816 S DRYDEN ST
MOORE BROOKE A	64-020-354-001-00	401	611 STATE ST
CRYSTAL VALLEY FARMS LP	64-020-354-002-00	401	615 S STATE
CORTES JUAN & ROSARIO MENDOZA-	64-020-354-003-00	401	625 S STATE ST
VILCHIS-GASCA ABEL F & MONICA	64-020-354-004-00	401	619 STATE ST
GAMBLE MITCHELL	64-020-354-005-00	401	108 WIGTON ST
FANNIE MAE AKA FEDERAL NATIONAL	64-020-354-006-00	401	614 COURTLAND ST
ZOE PROPERTIES LLC	64-020-354-007-00	401	103 WOOD ST
ROBLES ROBERT	64-020-354-008-00	401	104 WIGTON ST
MEARS CHARLES & CLEARWOOD BRITNEY	64-020-360-003-00	401	3690 W POLK RD
BRAGDON WOOD LLC	64-020-362-002-10	201	911 STATE ST
HANSEN FAMILY TRUST	64-020-363-001-00	201	3750 W POLK RD
DRENTH FITNESS PROPERTIES OCEANA LL	64-020-363-003-00	201	3744 W POLK RD
HANSEN FAMILY TRUST	64-020-363-004-00	201	3720 W POLK RD
HODGES JAMES H & DONNA J	64-020-363-005-00	201	3740 W POLK RD
RITCHARD CHARLES J & MARIE	64-020-363-006-00	201	3730 W POLK RD
HUIZENGA CHAD & CHRISTINA M	64-020-594-001-00	401	603 STATE ST
R & M LAKESHORE PROPERTIES LLC	64-020-594-002-00	401	107 WOOD ST

GONZALEZ-GILES VICTOR IVAN	64-020-594-002-50	401	607 S STATE ST
HANSON LOGISTICS	64-020-602-016-00	301	
MORAT CARL D	64-020-628-001-00	201	65 STATE ST
DEULING GARY L & JAIME L (LE)	64-020-628-002-00	201	65 STATE ST
HUNTINGTON NATIONAL BANK	64-020-631-001-00	201	103 S STATE
115 PROPERTIES LLC	64-020-631-003-00	201	111 STATE
115 PROPERTIES LLC	64-020-631-004-00	201	115 STATE
GELACE LLC	64-020-715-001-00	201	4 LINCOLN ST
FRALIC RUSTY & DIXIE	64-020-715-005-00	401	209 COURTLAND ST
VAN TIMMEREN BRIAN S & REBECCA L	64-020-715-005-50	401	215 COURTLAND ST
CORY AARON J & ELIZABETH A	64-020-715-007-00	401	8 E CHURCH ST
MEAD ANGALA & RICKIE MEAD II	64-020-715-008-00	401	4 CHURCH ST
MEAD ANGALA & RICKIE MEAD II	64-020-715-007-50	401	4 CHURCH ST
WEST MICH COMMUNITY MENTAL HEALTH	64-020-716-001-00	201	
WEST MICH COMMUNITY MENTAL HEALTH	64-020-716-003-00	401	
RODRIGUEZ MARGARITA &	64-020-716-003-30	401	111 LINCOLN ST
PINK ELEPHANT PROPERTIES LLC	**64-020-716-003-60**	**001**	**113 LINCOLN**
WALLS KARL D	64-020-716-003-90	401	215 STATE ST
BRUCH STEVEN T	64-020-716-004-00	201	201 S STATE
PINK ELEPHANT LLC	**64-020-716-004-30**	**001**	**207 STATE ST**
PINK ELEPHANT LLC	64-020-716-004-31	201	207 STATE ST
BLARNEY CASTLE OIL CO	64-020-716-005-00	201	204 STATE ST
PHILLIPS G PROPERTIES LLC	64-020-716-007-00	401	106 CHURCH ST
KAAT THOMAS M	64-020-716-008-00	401	214 COURTLAND ST
HODGES PROPERTIES LLC	64-020-717-001-00	201	
CHRISTMAN CHRIS A	64-020-717-003-00	401	213 LINCOLN ST
YOUNG STEPHEN G & HEATHER J	64-020-717-004-00	401	217 LINCOLN ST
ROBBINS RUSSELL E & CATHERINE	64-020-717-004-50	401	207 DRYDEN ST
QUINN JOAN A TRUSTEE	64-020-717-005-00	401	215 DRYDEN ST
KUMZI JAMES D	64-020-717-005-50	401	
HODGES PAUL S	64-020-717-006-00	401	210 CHURCH ST
BROWN GARRIT E	64-020-717-006-50	401	214 E CHURCH ST
OCEANA COUNTY TREASURER	64-020-717-007-00	401	224 STATE ST
UNDERWOOD JOY D & DAVIS NATHAN B	64-020-717-007-50	401	220 STATE ST
TRUDELL BETH ANNE & AMY SUZANNE	64-020-721-001-00	401	103 E CHURCH ST
STONE CHAD & AMY	64-020-721-001-50	401	308 S COURTLAND ST
HUIZENGA-PEREA MARTHA &	64-020-721-002-00	401	107 CHURCH ST
WALLS KARL D I AND LAVINIA	64-020-721-003-00	401	111 CHURCH ST
WALLS KARL D I & LAVINIA	64-020-721-003-50	401	301 S STATE ST
AHRENS PATRICK &	64-020-721-005-00	401	316 COURTLAND ST
IRVIN BRIAN K & BECKY S	64-020-721-005-50	401	312 COURTLAND ST
HARBOR HOUSE OF HART	64-020-721-007-00	201	315 STATE ST

HART UNITED METHODIST CHURCH	64-020-722-001-00	201	308 N STATE ST
HART UNITED METHODIST CHURCH	64-020-722-003-00	201	215 CHURCH ST
HART UNITED METHODIST CHURCH	64-020-722-004-00	201	217 CHURCH ST
HART UNITED METHODIST CHURCH	64-020-722-008-00	201	315 DRYDEN ST
HART AREA PUBLIC LIBRARY	64-020-726-011-00	201	415 S STATE ST
PERYSIAN ADAM & JESSICA	64-020-726-012-00	401	425 S STATE
FIFTH THIRD BANK-CORPORATE	64-020-727-005-00	201	424 STATE ST
CRICKET INVESTMENTS LLC	64-020-727-007-00	401	403 S DRYDEN ST
SWEENEY AMANDA & KLOTZ CHRISTOPHER	64-020-727-007-50	401	211 JOHNSON ST
RAMIREZ DAVID	64-020-727-009-00	401	409 DRYDEN ST
KUMZI JAMES & ANNETTE	64-020-727-010-00	401	415 DRYDEN ST
SEGAR HOPE F	64-020-727-011-00	401	216 E JEFFERSON ST
US BANK NATIONAL ASSOCIATION	64-020-727-011-50	401	210 JEFFERSON ST
GOWEN DAVID M	64-020-731-001-00	401	107 E JEFFERSON ST
BOS ROBERT A & LORI	64-020-731-002-00	401	105 JEFFERSON
LINDLEY STEPHEN R & KRISTI J	64-020-731-003-00	401	512 COURTLAND ST
SANDOVAL MARIO	64-020-731-004-00	401	516 S COURTLAND ST
BENDER JOHN R/MALINDA M	64-020-731-005-00	401	106 WOOD ST
DEAN ELIZABETH	64-020-731-005-50	401	106 WOOD ST
KIRBY MARIA INGRAM	64-020-731-007-00	401	503 STATE ST
EISENLOHR DANIEL S & DENISE C	64-020-731-008-00	401	507 S STATE ST
515 SOUTH STATE ST LLC	64-020-731-009-00	401	515 STATE ST
NEAR LISA	64-020-731-011-00	401	521 S STATE
EWING MARGARET	64-020-731-012-00	401	525 S STATE ST
FORNER GAYLE E & LOIS A LT	64-020-732-001-00	202	STATE & JEFFERSON CORNER
MOORE COUNTRY PROPERTIES LLC	64-020-732-001-50	401	207 JEFFERSON ST
GILES ZOILA T	64-020-732-002-00	401	508 S STATE ST
KNOTH IRENE	64-020-732-003-00	401	512 STATE ST
KUMZI ANNETTE & JAMES	64-020-732-005-00	401	518 STATE ST
CRIXUS INVESTMENTS LLC	64-020-732-006-00	401	524 S STATE ST
FROST VIOLET L	64-020-732-007-00	401	503 DRYDEN ST
LOSSMAN KATHRYN	64-020-732-007-50	401	211 JEFFERSON ST
GREINER KEVIN M	64-020-732-009-00	401	511 DRYDEN ST
BONT BRENDA L TRUSTEE	64-020-732-010-00	401	515 DRYDEN ST
STRUBLE PAUL	64-020-732-011-00	401	519 DRYDEN ST
SMITH SAMANTHA JO &	64-020-732-012-00	401	523 DRYDEN ST
AGUILAR CIRILO	64-020-732-012-50	401	210 WOOD ST
THOMSON PHILIP DEPOYSTER JR & KAREN	64-020-735-001-00	401	602 STATE ST
THOMSON PHILLIP DEPOYSTER/KAREN LYN	64-020-735-002-00	401	606 STATE ST
SCHANER EUGENE	64-020-735-003-00	401	608 STATE ST
BONSTELL PAULA WITH LIFE ESTATE	64-020-735-004-00	401	612 S STATE ST
STEVENS APARTMENTS LLC	64-020-735-005-00	401	616 STATE

SALOMON LOPEZ CARRILLO &	64-020-735-006-00	401	208 WIGTON ST
MOORE COUNTRY PROPERTIES LLC	64-020-735-006-50	401	620 STATE ST
GOMEZ MARIANELA	64-020-735-007-00	401	215 WOOD ST
SAAVEDRA VICTOR M & MARTHA G &	64-020-735-007-50	401	211 WOOD ST
ROBBINS LYNDA	64-020-735-008-00	401	607 DRYDEN ST
GONZALEZ CLEMENTE & NOHEMI N	64-020-735-009-00	401	611 S DRYDEN ST
MANUEL VAZQUEZ-GUIJARRO	64-020-735-010-00	401	615 S DRYDEN ST
BALL LEEANN M	64-020-735-011-00	401	619 DRYDEN ST
CAREY THOMAS I & MARY A	64-020-735-012-00	401	212 WIGTON ST
KINDINGER MELISSA	64-020-735-012-50	401	621 DRYDEN ST
GALE REAL ESTATE CO	**64-020-736-001-00**	**001**	**704 STATE ST**
GALE REAL ESTATE CO	64-020-736-001-10	201	704 STATE ST
DB INVESTMENTS, LLC	64-020-736-001-20	201	704 STATE ST
HIGHLAND RICHARD M & MURIEL L	64-020-736-012-00	201	99 CHATAQUA
VEGA DON & NANCY K	64-020-737-001-00	401	712 S COURTLAND ST
SALINAS JESUS & MARIA SAN JUANA	64-020-737-002-00	401	714 COURTLAND ST
BEYER TIMOTHY L & JOANNE M	64-020-737-003-00	401	716 S COURTLAND ST
HEGG WILLIAM & JANET A & SCOTT HEGG	64-020-737-004-00	401	718 S COURTLAND ST
SCHANER LESTER E JR	64-020-737-005-00	401	720 S COURTLAND ST
RITCHIE GLORIA & JEFFREY C NEL	64-020-737-006-00	401	728 S COURTLAND ST
RUSSELL BENJAMIN JR &	64-020-737-007-00	401	703 STATE ST
RIVERA ELAINE H ET AL	64-020-737-008-00	401	705 S STATE ST
OA10 LLC	64-020-737-009-00	201	715 S STATE ST
BRAGDON WOODS, LLC	64-020-738-004-00	401	
SHELBY STATE BANK	64-020-738-004-30	201	803 STATE
SHELBY STATE BANK	64-020-738-004-40	201	811 STATE ST
GRICE'S HOMETOWN PROPERTIES LLC	64-020-738-004-60	201	815 STATE ST
ROSSITER MICHAEL J & MARY M	64-020-738-004-80	201	105 CHATAQUA
WHITEHILL GARTH P & ANN	64-020-738-005-20	201	130 ENTERPRISE
CERES SOLUTIONS	64-020-738-006-00	201	111 ENTERPRISE
STATE PRO BUILDING LLC	64-020-738-006-20	201	907 S STATE ST
ERICKSON PAUL	64-020-738-006-60	401	STATE ST
LOPEZ CHRISTOPHER	64-020-739-002-00	401	811 S DRYDEN ST
BOUTELL R L PROPERTIES LLC	64-020-739-002-10	401	809 DRYDEN ST
SALAZAR ELIZABETH	64-020-739-002-20	401	815 DRYDEN ST
PAW CO LLC	64-020-739-002-40	201	900 STATE ST
HART AREA FIRE ADMINISTRATIVE	64-020-739-002-60	201	STATE ST
PENOYER EDDIE A & RUBYANN G & BRETT	64-020-739-002-90	401	820 STATE ST
T'NT	64-020-739-003-00	201	900 S STATE ST
WEST SHORE BANK	64-020-818-400-06	201	4070 W POLK RD
BEERHART LLC	64-020-818-400-07	201	4086 W POLK RD
EXCEL PROPERTY MANAGEMENT LLC	64-020-818-400-08	201	4168 W POLK RD

HOP FAMILY LLC	64-020-818-400-09	201	4220 W POLK RD
WALLS KARL D & KARL D II	**64-020-818-400-10**	**001**	
SYSTEM CAPITAL REAL PROPERTY	64-020-818-400-11	201	4256 W POLK RD
AUTOZONE DEVELOPMENT, LLC	64-020-818-400-12	202	4108 W POLK RD
HANSEN FAMILY TRUST	64-020-818-400-13	202	
HALLACK DANIEL E	64-020-819-200-02	201	4223.5 W POLK RD
HALLACK CONTRACTING INC	64-020-819-200-03	201	4223 W POLK RD
HODGES PROPERTIES LLC	64-020-819-200-04	201	4181 W POLK RD
KLOTZ KATHRYN D & KLOTZ KYLE D	64-020-819-200-05	201	4133 W POLK RD
FAMILY FINANCIAL CREDIT UNION	64-020-819-200-06	201	4075 W POLK RD
HODGES PROPERTIES LLC	64-020-819-200-07	201	4181 W POLK RD
CHEEMA, L.L.C.	64-020-819-200-10	201	4143 W POLK RD
BLARNEY CASTLE OIL CO	64-020-819-200-13	201	4279 W POLK RD
D C LAND CO LLC	64-020-819-200-16	202	2306 N COMFORT
MICHIGAN WEST LLC	64-020-819-200-17	201	4081 W POLK RD
D C OF HART LLC	64-020-819-200-18	201	2248 N COMFORT
M & D RENTALS	64-020-819-200-19	202	
TGD LLC	64-020-819-200-20	201	2359 N COMFORT
SILVER LAKE MANAGEMENT INC	64-020-819-200-21	201	2332 N COMFORT
NMP PROPERTIES LL(KP HART LLC)	64-020-819-200-22	201	2386 N COMFORT
AGREE DEVELOPMENT, LLC	64-020-819-200-23	201	2278 N COMFORT
OCE PROPERTIES, LLC	64-020-819-200-24	201	2327 N COMFORT
WEESIES BROTHERS GREENHOUSES L	64-020-819-200-25	201	2343 N COMFORT
BARZ INVESTMENTS LLC	64-020-820-100-01	201	2370 N 72ND AVE
RENNHACK DAVID & JOANN LIVING TRUST	64-020-820-100-05	202	3793 W POLK RD
MICH DNR - GRANTS ADMIN DIV	64-020-910-363-00	102	
CIT GROUP, INC & SUBSIDIARIES	64-020-919-002-00	251	3750 W POLK RD
VITALITY FOODSERVICE, INC.	64-020-919-003-00	251	611 E MAIN ST
WAYPORT, LLC	64-020-919-007-00	251	4256 W POLK RD
OCEANA HERALD JOURNAL	64-020-919-008-00	251	123 S STATE ST
DONALD T POOLE	64-020-919-009-00	251	4143 W POLK RD
MARATHON PATROLEUM COMPANY LP	**64-020-919-014-00**	**003**	**4220 W POLK RD**
MUSKEGON CELLULAR PSHP	64-020-919-016-00	251	69 S STATE ST
BLI RENTALS, LLC	64-020-919-017-00	251	512 S STATE ST
MUZAK LLC	64-020-919-019-00	251	4220 W POLK RD
MEYER MUSIC INC.	64-020-919-021-00	251	300 W JOHNSON
INTERMEX WIRE TRANSFER, LLC	64-020-919-022-00	251	19 S STATE ST
OPNAD FUND, INC	**64-020-919-028-00**	**003**	**4256 W POLK RD**
SUMMIT FUNDING GROUP, INC	64-020-920-000-01	251	3325 POLK RD
VITALITY FOODSERVICE INC.	64-020-920-000-06	251	611 E MAIN ST
NORTHERN HOME CARE INC	64-020-920-000-08	251	49 S STATE ST
OUTCOME HEALTH	64-020-921-000-01	251	611 E MAIN ST

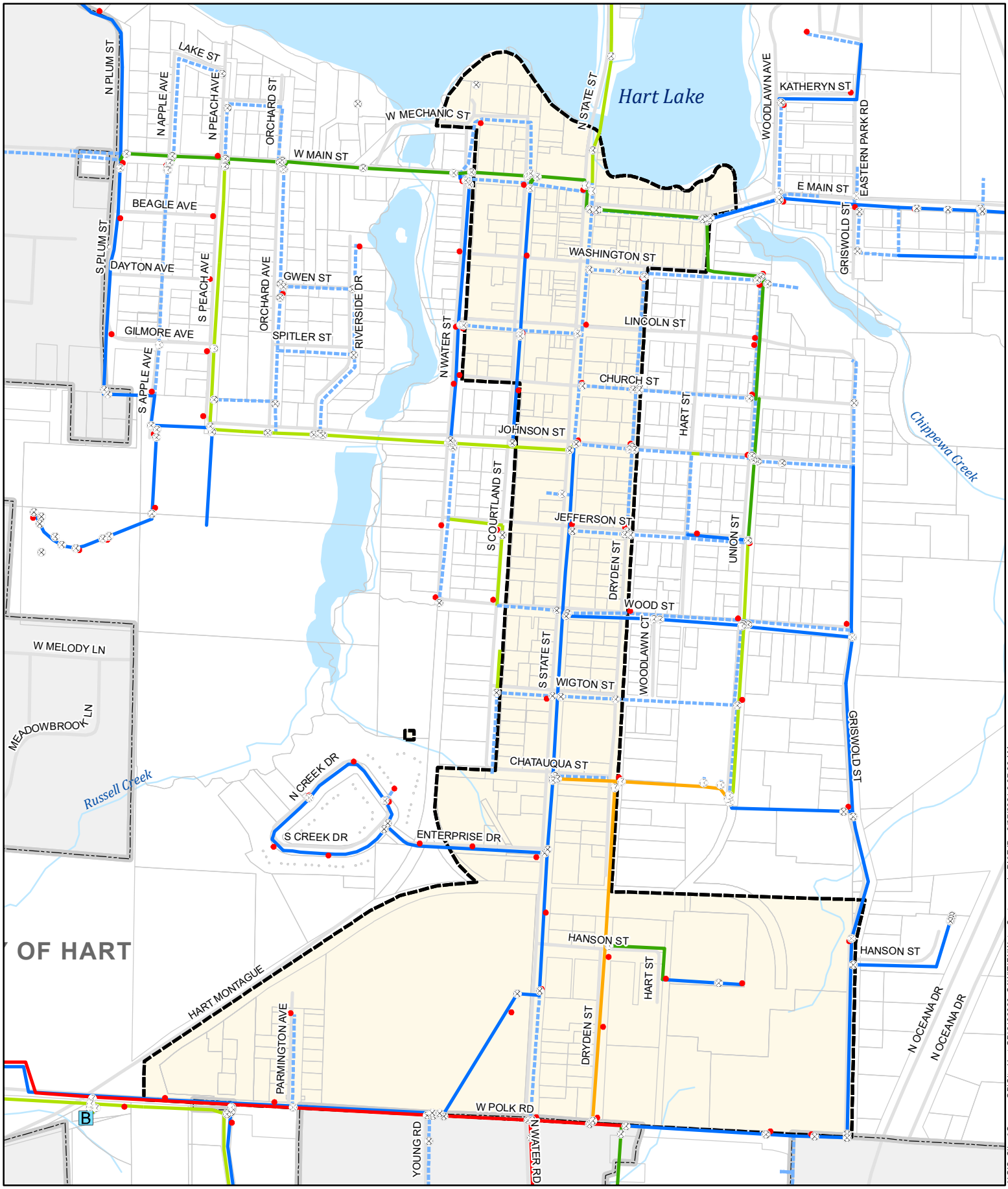
WAYPORT, LLC	64-020-921-000-02	251	4256 W POLK RD
WHITEWATER VALLEY PUBLISHING CO	64-020-922-000-01	251	123 S STATE ST
GRAY & COMPANY	64-020-980-032-00	251	3325 W POLK RD
GRAY & COMPANY	64-020-980-033-00	251	3325 W POLK RD

RED FONT: Rows that contain bold/red font include real/personal property which has been retired, split, or combined. These parcels were included within the development area at a point in time but are no longer active parcels.

BLUE FONT: Rows that contain bold/blue font include personal property and not real property.

Table 2A: State Tax Commission Recommended Classification Codes

Property Classification Code	Description
001	Retired Split / Combined
003	Reference (Special Acts)
102	Agricultural - Vacant
201	Commercial – Improved
251	Commercial – Personal Property
301	Industrial – Improved
401	Residential – Improved
	Exempt – County, City, Township, or Village
	Exempt – Religious



SCALE: 1 " = 700 '

LEGEND

TIFA Boundary

Water Main Diameter

- 6" or Smaller
- 8"
- 10"
- 12"
- 14"
- 16"

CITY OF HART
Oceana County, MI

WATER DISTRIBUTION SYSTEM

Prein&Newhof

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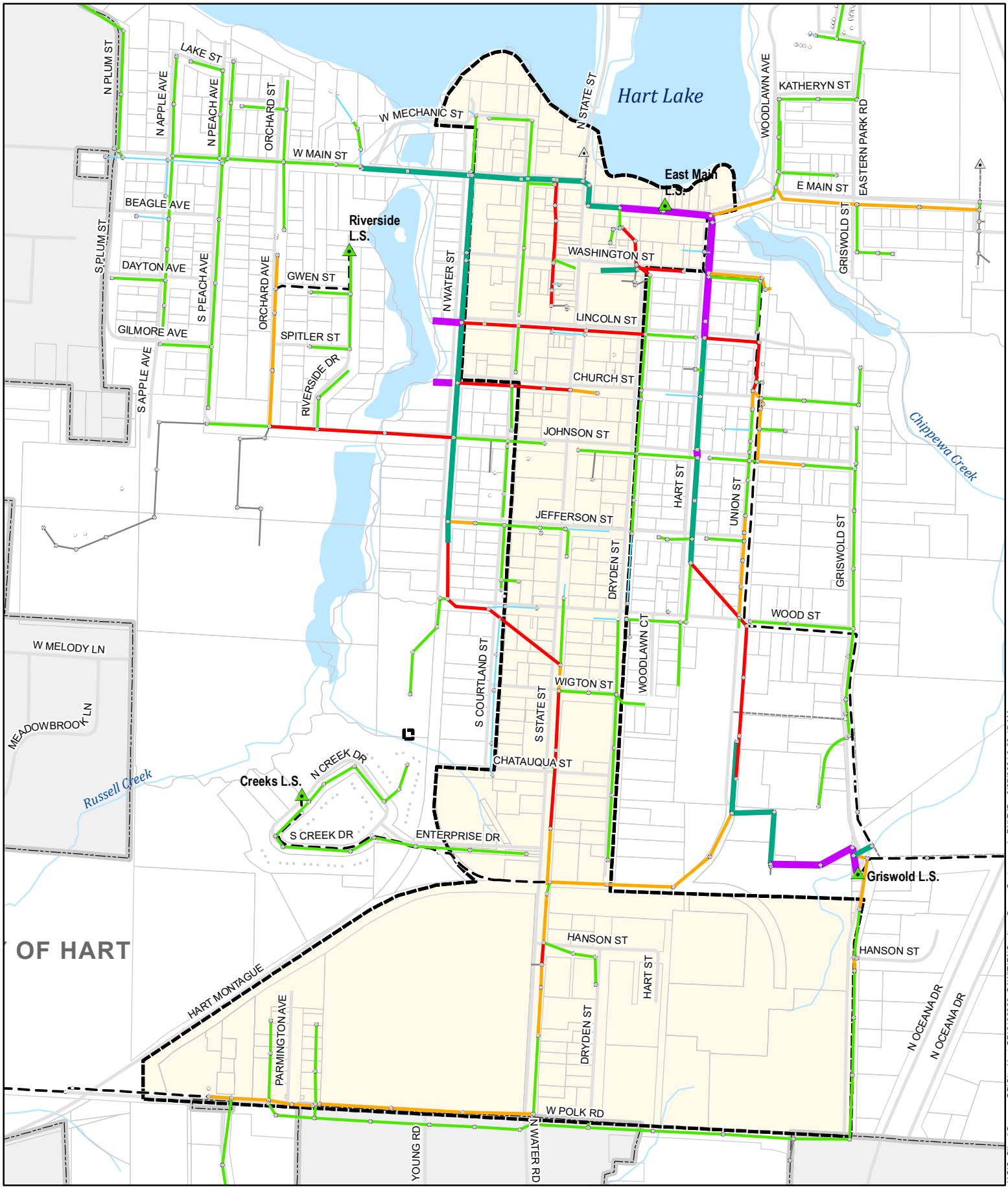

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SCALE: 1 " = 700 '

LEGEND

- TIFA Boundary
- City Lift Station
- Private Lift Station

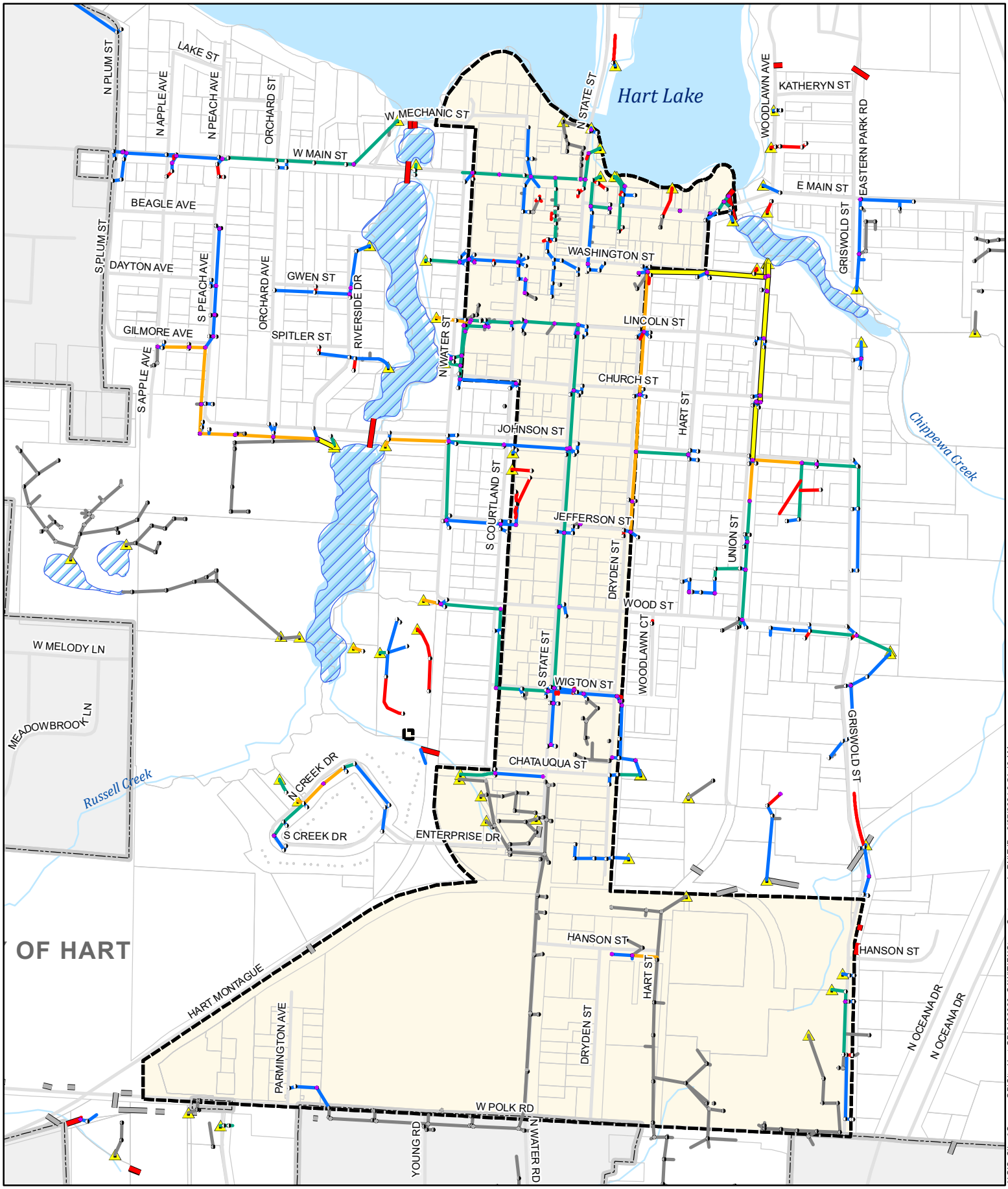
Sanitary Sewer Diameter

- 6" or Smaller
- 8"
- 10"
- 12"
- 15"
- 18" or Larger
- Force Main

CITY OF HART
Oceana County, MI

SANITARY SEWER SYSTEM

Prein&Newhof



LEGEND

TIFA Boundary

Storm Sewer Diameter

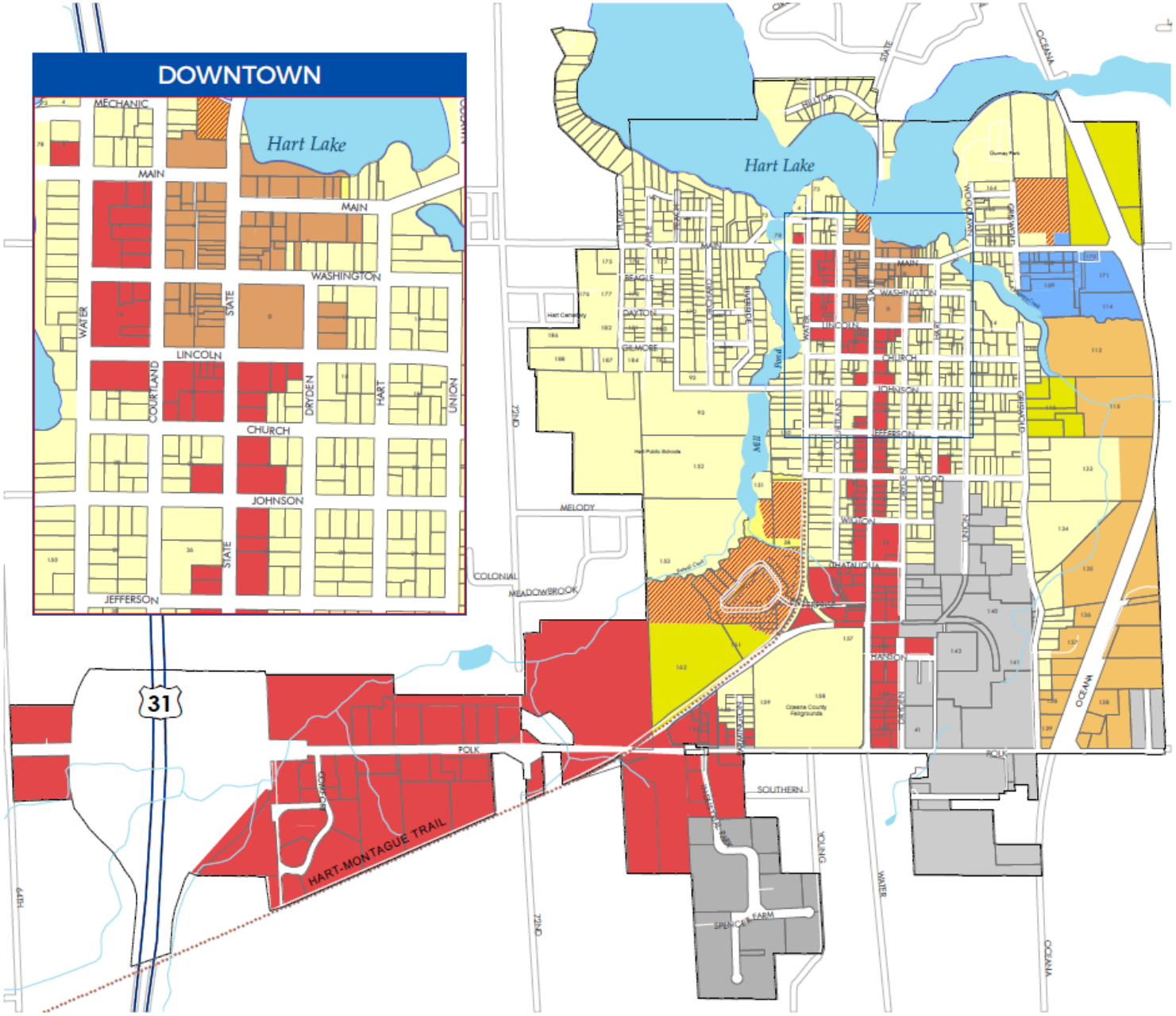
- 8" or Smaller
- 10" - 12"
- 15" - 18"
- 21" - 24"
- 30" or Larger
- Storm Sewer Owned by Others

SCALE: 1 " = 700 '

CITY OF HART
Oceana County, MI

STORMWATER SYSTEM

Prein&Newhof



City of Hart

Oceana County, Michigan

ZONING MAP

Updated: March 24, 2021

Figure 5: Zoning

- A, Residential Zone
- A-1, Residential Zone
- A-2, Apartment Zoning District
- B-1, Central Business District
- B-2, General Business District
- C-2, Limited Commercial
- D-1, Industrial District
- D-2, Industrial Park District
- M-1, Medical/Institutional District
- PUD, Planned Unit Development

1 inch = 500 feet

0 0.125 0.25 0.5 Miles

williams&works
engineers | surveyors | planners

Data Sources: Michigan CGI, Oceana County Equalization

PART 2: CENTRAL/GENERAL BUSINESS DISTRICT CORRIDOR

A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

As part of its development efforts, the Authority intends to identify land use change and development patterns within the commercial corridor. This effort should yield information pertaining to proposed land uses. Developing parking areas and parks or open space for visitors, customers, and residents of the city will be considered.

Part of the overall planning effort is to create an area that will attract new investment and bring much needed business to the Hart area. Of course, the primary area the city would like to see develop as a result of this plan is the downtown core around State St and Main St. The TIFA Board has developed a list of proposed new businesses that might contribute to the growth in the area and complement the intent of the district's character. The following is a list of desired new businesses:

Shoe store	Candy/chocolate specialty shop
Meat shop	Craft supplies
Flower/gift shop	Book store/coffee/cards/gifts
Dry cleaners	Outfitter/sporting goods
Tap Room or Brewery	Habitat Re-Store
Gift shop	Winery/tasting room
Hart apparel & local merchandise shop	Dry cleaning/laundry service
Dress shop	Bike shop/kayak "rentals"

B. A DESCRIPTION OF PROPOSED IMPROVEMENTS INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST, REPAIRS, ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following list of public improvement projects describes the extent of the proposed redevelopment.

(1) Design Plan.

This will be directed toward existing and proposed development of public land use and signage within the commercial corridor. Development within the district should occur, for the most part, within the context of good planning and oriented toward those activities related to future projects. A well- documented design plan would provide a comprehensive picture to guide future development activities.

Estimated Cost: $25,000

Estimated Completion: 2022 – 2025

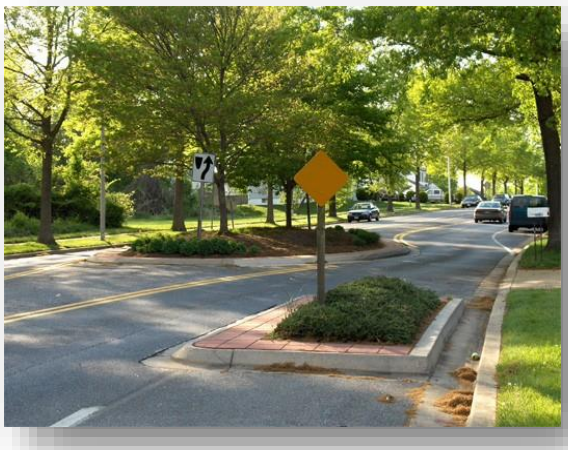


(2) Roadways.

The existing State Street right-of-way through the business district will be improved northward to Main Street and along Main Street from Water Street to Hart Street. It should be designed to encourage slower speeds and facilitate pedestrian as well as vehicular movements. Improvements may include, but are not limited to, improved buffers between travel lanes and pedestrians, curb and gutter, and traffic calming design elements such as bulb-outs and narrower lanes. Improvements and funding to improve State Street would be in collaboration with the Oceana County Road Commission and the Michigan Department of Transportation at the Polk Rd intersection.

Estimated Cost: $2,000,000

Estimated Completion: 2030 – 2034





(3) Municipal Water System.

While the municipal water system in the development area largely serves the entirety of the State Street/Main Street business corridor within the City, certain properties or developments may require extensions, connections or replacement of lead lines, as they are developed. The system should be extended to new developments as needed.

Estimated Cost: $200,000

Estimated Completion: Ongoing

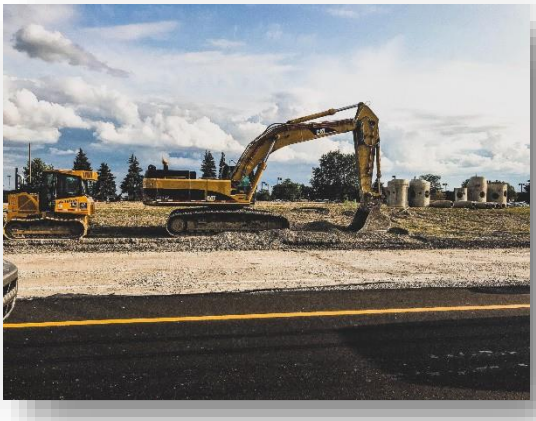


(4) Municipal Sanitary Sewer System.

The sanitary sewer should be extended and connected in the same manner as the water system.

Estimated Cost: $200,000

Estimated Completion: Ongoing



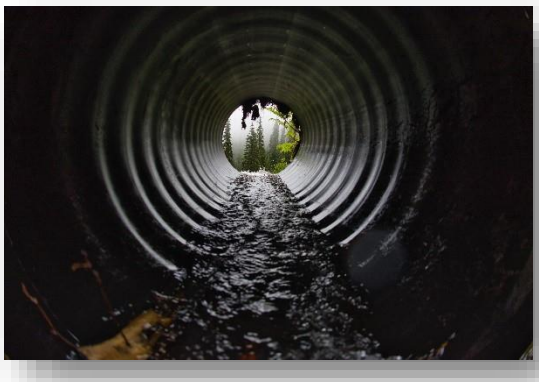
(5) Surface and Stormwater Drainage.

Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the city. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage.

Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

Estimated Cost: $200,000

Estimated Completion: Ongoing



(6) Landscaping and Public Amenities.

The entire area should be adequately landscaped to include tree plantings, shrubs, lighting, and other public amenities along the entire length of State Street and along Main Street from Water Street to Hart Street, as well as within adjacent public rights-of- way wherever possible. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, and architectural features or art. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification. A plan to improve the landscaping at the entrance to the Business District at the southwest corner of State Street/Polk Road intersection should be developed.

Estimated Cost: $250,000

Estimated Completion: Ongoing





(7) Lighting.

The existing decorative, pedestrian-scaled lighting should continue along State Street from Polk Street to Jefferson Street. Lighting should be placed on both side of the street and be spaced appropriately to ensure that pedestrians and vehicles are seen at night. The existing brown decorative light poles should be painted black to match. Additional decorative lighting in Pocket Park, Hart Commons should be considered such as solar illuminations, hanging bulb lights, ect.

Estimated Cost: $125,000

Estimated Completion: 2032 – 2035







(8) Signage.

New signs should be provided along State Street entering the Downtown from all directions and from the highway exits at US-31 on Polk Rd. The signs should be aesthetically pleasing, visibly placed, and contain the name "Hart Business District", "Downtown Hart" or something similar with consistency in terminology and graphics as part of an overall system.

A decorative monument sign should be installed at the northwest corner of Polk/State Street or an over-the-road welcome sign over State Street at the Polk Road intersection to serve as a gateway feature.

Signage should be installed along the Hart-Montague Bike Trail and along Water Street directing bikers into the core Business District.

Estimated Cost: $125,000

Estimated Completion: 2022 – 2028





(9) Parks, Open Space, Community Gathering Space.

Hart Commons Park, located in the center of the business district, serves as a gather space and entertainment venue. Expansion projects should include obtaining an easement from the owners of Hart Dairy Delight to construct an accessible boardwalk, with railings, to connect the adjacent, city-owned parking lot and lake overlook deck to the larger sections of the Hart Commons. A space-appropriate performance shelter is envisioned for the large deck where most entertainment currently takes place.Future developments include exploring accessibility from the lakeshore to facilitate access to the downtown and Hart Commons by kayakers and small boat operators. With each new phase of development, additional public inputs and feedback will be solicited to ensure alignment with the community's vision.

Pocket Park??

Estimated Cost: $75,000

Estimated Completion: 2020 – 2023





(10) Crosswalks.

Crosswalks are proposed to link new and existing commercial developments on both sides of Lansing Road. New crosswalks should be brick construction or significant striping delineation, and include signals, plantings, and ground-level lighting. New crosswalks should be installed at intersections and at mid-block crossing areas where no intersections are present for a considerable distance.

Estimated Cost: $50,000

Estimated Completion: 2020 – 2023





(11) Nonmotorized Trails and Sidewalks.

Sidewalk replacements are planned for both sides of State and Main Streets through the Development Area. Sidewalk should continue along the west side of State Street from the entrance of the fairgrounds, southbound to Polk Road continuing along north Polk Road to the end of the district. Nonmotorized trails should connect to the trail system outlined in the City's Master Plan.

Estimated Cost: $250,000

Estimated Completion: 2024 – 2027

(12) Parking.

The city-owned building known as Walkers Restaurant at 211 E Main Street should be demolished and developed into a well-planned parking lot/event venue with adequate green space, brickwork, and venue amenities such as electricity, performance platform, pavilion, etc. Consider utilizing this lot for business start-up pop-up shops using a design that compliments the look of the rest of the district.

Estimated Cost: Phase I Demolition/Parking: $175,000 | Phase II Pop-up Structure $150,000

Estimated Completion: Phase I 2023 | Phase II 2025





C. THE CONSTRUCTION OR STATES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Construction of the proposed facilities are expected to be completed as noted. The majority of the projects are to be financed from excess tax increments and/or bonds.

D. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, PURCHASE, OR LEASE, TO OR FROM THE MUNICIPALITY AND THE PROPOSED TERMS.

The Authority intends at this time to convey to the City of Hart at no cost the improvements constructed in this area and any land purchased as the result of implementing this Plan. It is expected that public improvements will be operated and maintained by the city.

E. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS, AND UTILITIES.

(1) A Description of Desired Zoning Changes.

While significant zoning changes are not anticipated, it is possible that the city may amend the zoning ordinance in the future. The intent of any such changes in the zoning ordinance would be to provide for development in harmony with this plan, the proposed design plan, and other adopted plans in the city.

(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.

Changes in local streets, street levels, or intersections other than along State Street and Main Streets are not anticipated in this Development Plan, although some construction activities within local street rights-of- way may be necessary.

More significant changes are proposed along State Street and Main Street particularly within the business district corridor. The redevelopment would involve coordination with the Oceana County Road Commission and the Michigan Department of Transportation.

(3) A description of Desired Changes in Utilities.

Utility improvements will be constructed within the Development Area as described in Sections C, D, E, and F.

PART 4: DISTRICT-WIDE IMPROVEMENTS

A. THE LOCATION, CHARACTER, AND EXTENT OF PROPOSED PUBLIC AND PRIVATE LAND USES.

Land use characteristics are not expected tochange.

B. A DESCRIPTION OF EXISTING IMPROVEMENTS TO BE DEMOLISHED, INCLUDING PLANS, STUDIES, DEMOLITION, REHABILITATION, LOCATION, EXTENT, CHARACTER, COST REPAIRS AND ALTERATIONS, AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

The following proposed public improvements within the dedicated public portions of the TIFA District in addition to those referenced to previously in this document include:

(1) Facilities Studies.

In order to maintain the City's water, sewer, and drainage systems, it may be necessary to intermittently complete functional studies of the systems in their entirety. Although this would be primarily a City expenditure, the TIFA could help offset costs for that portion of each system within the District.

Estimated Cost: $20,000

Estimated Completion: Ongoing



(2) Municipal Water System.

While the municipal water system in the development area is largely well established, certain properties or developments may require extensions, replacement or connections as they are developed. The system should be extended to new developments as needed.

Estimated Cost: $200,000

Estimated Completion: Ongoing



(3) Municipal Sanitary Sewer System.

The sanitary sewer should be extended and connected in the same manner as the water system.

Estimated Cost: $200,000

Estimated Completion: Ongoing



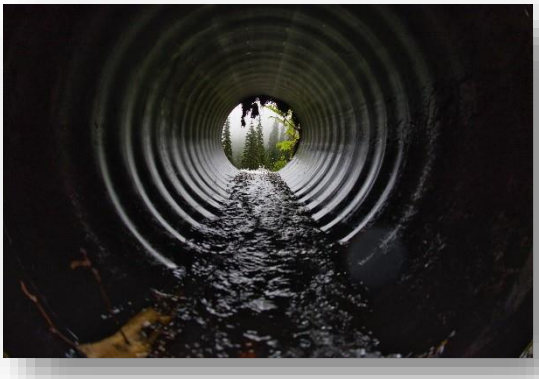
(4) Surface and Stormwater Drainage.

Improvements to the stormwater system should be addressed as needed to prevent excessive loading to the drainage system in the city. Stormwater drainage should be considered whenever new development is proposed and should be improved to provide for adequate surface drainage.

Stormwater drainage may also need to be addressed as street cross-sections are modified and as landscaping and non-motorized facilities are installed.

Estimated Cost: $200,000

Estimated Completion: Ongoing



5) Business Development, Communication, and Collaboration.

The Authority will assist the Hart City Council in providing an acceptable climate for business investment. This may involve the provision or advertising of sites for development or location, promotion, and marketing to attract businesses to Hart, development of existing business retention initiatives, market research campaigns, coordination of events, and other activities that will promote local economic expansion and placemaking.

Estimated Cost: $20,000

Estimated Completion: Ongoing

(5) Landscaping and Public Amenities.

The entire TIFA District and surrounding area should be adequately landscaped to include tree plantings, shrubs, lighting, and other amenities in public rights-of-way and public spaces such as parks. Amenities may include seasonal elements, bike racks, dog clean-up stations, cigarette butt receptacles, public benches, recreational facilities, architectural features, and art installations. Seeding, plantings, and shrubs should also be installed in places where excavation has occurred or simply to provide beautification.

Estimated Cost: $100,000

Estimated Completion: Ongoing



C. THE CONSTRUCTION OR STAGES OF CONSTRUCTION PLANNED, AND THE ESTIMATED TIME OF COMPLETION OF EACH STAGE.

Construction of the activities above are expected to be completed as noted. The majority of the projects are to be financed by excess tax increments and/or bonds.

D. A DESCRIPTION OF ANY PORTIONS OF THE DEVELOPMENT AREA WHICH THE AUTHORITY DESIRES TO SELL, DONATE, EXCHANGE, OR LEASE, TO OR FROM THEMUNICIPALITY AND THE PROPOSED TERMS.

The Authority intends at this time to convey to the City of Hart at no cost the improvements constructed within the TIFA District. It is expected that the public improvements will be operated and maintained by the City.

E. A DESCRIPTION OF DESIRED ZONING CHANGES AND CHANGES IN STREETS,STREET LEVELS, INTERSECTIONS, AND UTILITIES.

(1) A Description of Desired Zoning Changes.

Zoning Changes pertaining to this development are not anticipated.

(2) A Description of Desired Changes in Streets, Street Levels, or Intersections.

Changes in existing streets and street levels are not anticipated outside of the commercial corridor. However, some construction activities within local street rights-of-way may be necessary. Existing roads within the TIFA boundaries will be improved as required to facilitate the intent of this Plan. Examples of these improvements include curb and gutter, storm drainage, resurfacing, widening, and sidewalks.

(1) A Description of Desired Changes in Utilities.

Utility improvements will be constructed within the Development Area as described in Sections C, D, E,and F.

PART 5: DEVELOPMENT ACTIVITIES AND COSTS

A. AN ESTIMATE OF THE COST OF THE DEVELOPMENT.

The estimated cost of the development activities described in this Plan is approximately $0,000,000 as described below. The following table provides a summary of development activities, costs, and priority status. Each project has been prioritized from 1-5 with "1" being the highest priority or as "ongoing," which indicates projects that should be completed as the District develops or that never inherently have an end date. Projects are anticipated to be completed as follows, but may be implemented as conditions or opportunities permit:

Priority 1: 2020 – 2023 **Priority 2: 2024 – 2027**

Priority 3: 2028 – 2031 **Priority 4: 2032 – 2035**

Priority 5: 2036 – 2039

TABLE 3: DEVELOPMENT ACTIVITIES AND COST

COMMERCIAL CORRIDORS TOTALS		Priority (1-highest; 5-lowest)
Design Plan	$.	1
Roadways		4
Municipal Water System		Ongoing
Municipal Sanitary Sewer System		Ongoing
Surface and Stormwater Drainage		Ongoing
Landscaping and Amenities		Ongoing
Lighting		4
Signage		3
Parks, Open Space, Community Gathering Space		1
Crosswalks		1
Nonmotorized Trails and Sidewalks		2
GENERAL DISTRICT TOTALS		**Priority (1-highest; 5-lowest)**
Facilities Studies	$.	Ongoing
Municipal Water System		Ongoing
Municipal Sanitary Sewer		Ongoing
Surface and Stormwater Drainage		Ongoing
Business Development		Ongoing
Landscaping and Public Amenities		Ongoing

B. PROPOSED METHOD OF FINANCING THE DEVELOPMENT.

The Authority anticipates a 2020 tax year capture of $190,607.37 and increasing to $215,654.74 within 5 years for tax year 2026 (see Table 4). Annual revenues are expected to increase at a rate of 2.5% per year. Total tax increment revenues are expected to be approximately $4,404,533.31 over the next 20 years.

C. ABILITY OF THE AUTHORITY TO ARRANGE THE FINANCING.

The improvement schedule identified below will be financed from tax increment bond issues as well as annual revenues, grants, and other sources as they may become available. These revenues will be allocated according to this plan and the bylaws of the Authority. The Authority will establish an account or accounts as depository for funds. Most activities will be financed from tax increment revenues; however, other sources of funding will be sought on a continuing basis. The Authority expects to utilize:

i. grants from the state and federal governments for any eligible project or activity;

ii. grants from private foundations;

iii. appropriations and shared expenses from the City of Hart, other municipal entities, or other local government agencies;

iv. other sources as identified in the Authority's bylaws, local ordinances or resolutions, and Act 57 of 2018, as amended.

PART 6: DISPOSITION OF PROPERTY AND DISPLACEMENT OF PERSONS

A. DESIGNATION OF THE PERSON OR PERSONS, NATURAL OR CORPORATE, TO WHOM ALL OR A PORTION OF THE DEVELOPMENT IS TO BE LEASED, SOLD, OR CONVEYED AND FOR WHOSE BENEFIT THE PROJECT IS BEING UNDERTAKEN, IFTHAT INFORMATION IS AVAILABLE TO THE AUTHORITY.

Developments in the Development Area are not anticipated to be undertaken in order to benefit particular property owners.

B. OTHER MATERIAL WHICH THE AUTHORITY, LOCAL PUBLIC AGENCY, OR GOVERNING BODY CONSIDERS PERTINENT.

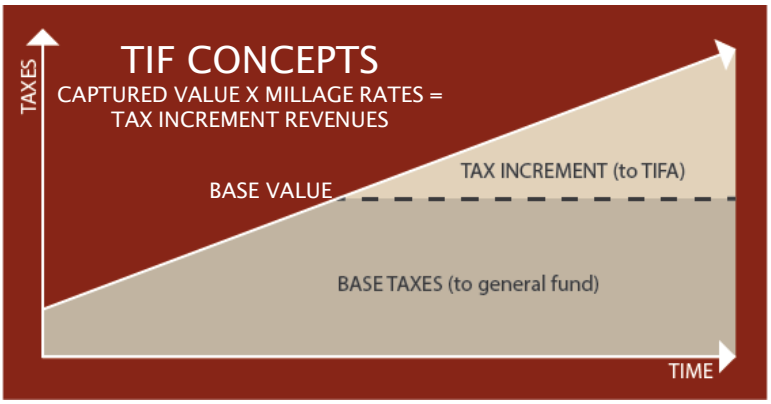
See Appendix.

PART 7: FINANCING

A. THE REASONS THAT THE PLAN WILL RESULT IN THE DEVELOPMENT OF CAPTURED ASSESSED VALUE WHICH COULD NOT OTHERWISE BE EXPECTED.

The primary objective of the City of Hart TIFA is to create economic expansion. The major purpose of the Development Plan is to outline the necessary improvements, activities, and environment to attract developers and investment along the Commercial Corridors, and District in general. One of the constraints inherent in projects of this scale is the unavailability of the required amount of money for public improvements. It has been determined that tax increment financing would provide an appropriate source of funds within a reasonable time frame. Tax increment financing is considered an equitable method to help develop the projects identified herein and provide the City with some financial leverage that it previously did not have but would be required to commit. The City's commitment to establish a Tax Increment Finance Authority for which to issue bonds is an important and necessary ingredient to accomplish the Development Plan.

The successful financial packaging of the entire development over the term of the Tax Increment Financing and Development Plan will serve to fulfill the objectives of the City of Hart, but the entire project will not be completed without commitment through the Tax Increment Finance and Development Plan. New commercial tenants will be able to locate using the improvements detailed in the Development Plan. TIFA bonds issued as a result of new development creates a self-fulfilling situation in that the public improvements are made possible through tax increment bonds issued as the result of the private investment. In this way, revenue is captured from increased taxable values that otherwise would not have occurred.



B. DETERMINATION OF ASSESSED VALUE.

The real and personal property within the Development Area established by Part 1.B. have initial assessed value determined by the 1983 state equalized values of the Development Area of 4,744,500 (p. 31). In 1997, following the adoption of Act 145 of 1993, which reformed school financing, the TIFA's capture was drastically reduced. According to the 1997 Plan, the base value of the district was $2,995,300. Page 12 of the 1997 Plan indicates that the TIFA will continue to levy taxes against the original (1983) SEV of $4.7 million.

The initial assessed value is apportioned between homestead and non-homestead properties on the basis of the ratio of current ad valorem taxable values of homestead and non-homestead property within the development area.

C. THE ESTIMATED ANNUAL CAPTURED ASSESSED VALUE AND TAX INCREMENT REVENUES.

Table 4 displays the method by which Tax Increment Revenues would be calculated under current law from 2020 millage rates and estimated taxable values.

Table 4 summarizes the amount of Tax Increment Revenues which would be generated under the Tax Increment Financing Plan from 2020 levies by assuming that all non-education levies captured would be captured for use under the Tax Increment Financing Plan and that education levies (school operating and debt levies and the State education tax levy) would not be captured. Tax Increment Revenues derived from education tax levies are limited to the debt service on those obligations or advances. The Hart TIFA does not anticipate the use of education tax levies for the life of this Plan. Table 4 also itemizes the estimated amount of non-education tax levies that would be captured over the term of the Tax Increment Financing Plan.

The estimates of currently assessed valuations have been determined on the basis of the 2020 actual homestead and non-homestead taxable values, increased annually by 2.5%. No portion of the levy of or capture assessed value attributed to any taxing jurisdiction in Table 4 are exempt, by the terms of this Tax Increment Financing Plan alone, from this Tax Increment Financing Plan. Captured values are multiplied by the millage rate to determine amounts captured by the TIFA.

TABLE 4: ESTIMATED ANNUAL CAPTURED REVENUES AND IMPACT ON TAXING JURISDICTIONS

Year	Taxable Value	Captured Value	City (Captured by TIFA)	County (Captured by TIFA)	Total Captured by TIFA
1983 (Base)	$4,744,500.00	$0.00			**$0.00**
2020 (Actual)	$13,545,367.00	$8,616,767.00			**$190,607.37**
2021	$13,884,001.18	$8,832,186.18			**$195,372.55**
2022	$14,231,101.20	$9,052,990.83			**$200,256.87**
2023	$14,586,878.73	$9,279,315.60			**$205,263.29**
2024	$14,951,550.70	$9,511,298.49			**$210,394.87**
2025	$15,325,339.47	$9,749,080.95			**$215,654.74**
2026	$15,708,472.96	$9,992,807.98			**$221,046.11**
2027	$16,101,184.78	$10,242,628.18			**$226,572.27**
2028	$16,503,714.40	$10,498,693.88			**$232,236.57**
2029	$16,916,307.26	$10,761,161.23			**$238,042.49**
2030	$17,339,214.94	$11,030,190.26			**$243,993.55**
2031	$17,772,695.32	$11,305,945.01			**$250,093.39**
2032	$18,217,012.70	$11,588,593.64			**$256,345.72**
2033	$18,672,438.02	$11,878,308.48			**$262,754.36**
2034	$19,139,248.97	$12,175,266.19			**$269,323.22**
2035	$19,617,730.19	$12,479,647.85			**$276,056.30**

2036	$20,108,173.45	$12,791,639.04			**$282,957.71**
2037	$20,610,877.78	$13,111,430.02			**$290,031.65**
2038	$21,126,149.73	$13,439,215.77			**$297,282.45**
2039	$21,654,303.47	$13,775,196.16			**$304,714.51**
2040	$22,195,661.06	$14,119,576.07			**$312,332.37**
TOTAL					**$4,990,725.01**
MILLS					

A DETAILED EXPLANATION OF THE TAX INCREMENT PROCEDURE.

Tax increment financing permits the Authority to capture tax revenues attributable to increases in the value of property within the Authority's development area described in Part 1. B. resulting from implementation of a development plan as defined in the TIFA Act ("Act 57"). The tax increment finance procedure is governed by Act 57. The summary of these procedures is outlined below and effective as of the date of this Plan but are subject to any changes imposed by future amendments to Act 57.

Upon the initial adoption by the City Council of this Tax Increment Financing Plan, the initial assessed value of the development area was established at the assessed value, as sworn by the most recent assessment roll for which equalization had been completed of the property identified as part of the development area designated at the time the resolution of City Council establishing the Tax Increment Financing and Development Plan was approved.

In each year the Plan is in effect, the "Current Assessed Value" of all property within the Authority's Development Area will be determined. The Current Assessed Value of each parcel of property within the Authority's Development Area is its taxable value for that year.

The amount by which the aggregate Current Assessed Value of all property within the development area exceeds the aggregate Initial Assessed Value of that in any one year is the "Captured Assessed Value" of the development area. The Captured Assessed Value is calculated in the manner explained by Part 7.C. above. For the duration of the Plan, taxing jurisdictions will continue to receive tax revenues based upon the Initial Assessed Value of property within the Development Area. The Authority, however, (subject to limitations and exemptions which may be contained in Act 57, this Tax Increment Financing Plan, and the provisions of any agreements for the sharing of Captured Assessed Value) receives each year the following amounts ("Tax Increment Revenues"):

(i) That portion of the ad valorem tax levy of all taxing jurisdictions on the Captured Assessed Value of the Development Area, other than the State, local school district, and intermediate school district levies, and specific local taxes attributable to such ad valorem property taxes.

(ii) Ad valorem tax levies, and specified local taxes attributable to such ad valorem tax levies, of the State, local school districts, and intermediate school district on the Captured Assessed Value of the Development Area in an amount equal to the amount necessary to repay eligible advances, eligible obligations, and other protected obligations, as defined by Act 57.

The Tax Increment Revenues in excess of the actual costs of this Tax Increment Financing and Development Plan to be paid from Tax Increment Revenues will be considered surplus under Act 57 unless retained to further implement the Development Plan pursuant to Act 57. Surplus Tax Increment

Revenues must revert proportionately to the respective taxing jurisdictions from which collected.

D. MAXIMUM AMOUNT OF BONDED INDEBTEDNESS TO BE INCURRED.

The maximum amount of bonded indebtedness, excluding costs of issuance, supported by the tax increment revenues to be incurred by or on behalf of the Authority for the purpose of financing the Development Plan is the greater of $4,600,000 or the actual amount necessary to fund the improvements specified in the Development Plan.

E. THE AMOUNT OF OPERATING AND PLANNING EXPENDITURES OF THE AUTHORITY AND MUNICIPALITY AND THE AMOUNT OF ADVANCES EXTENDED BY OR INDEBTEDNESS INCURRED BY THE MUNICIPALITY OR OTHERS, TO BE REPAID FROM TAX INCREMENT REVENUES.

(1) The Amount of Operating and Planning Expenditures of the Authority.

The Authority will reserve up to 25% of the annual budget for operations and administration to pay for:

(a) Mailing, duplicating, office supplies, and general office expenses;
(b) Its share of the expense of an annual audit if done in conjunction with the municipal audit, or the entire expense of an annual audit if done separately; and
(c) Any other operating and planning expenses, that by resolution of the Board, are determined necessary to the purposes of the Authority.

(2) The Amount of Operating & Planning Expenditures of the Municipality.

The City may, at the request of the Authority, reserve in their annual budget an amount for operating and planning expenditures of the Authority. This amount shall be determined by City Council during the annual budget setting process of the City. The Authority shall initiate their request of the City by resolution indicating the amount equal to the necessary expenses of the Authority not provided for in Section E above.

(3) The Amount of Advances by Others to be Repaid from Tax Increment Revenues.

It is possible that private developers may proceed with improvements identified herein on behalf of the Authority.

F. THE COSTS OF THE PLAN ANTICIPATED TO BE PAID FROM TAX INCREMENT REVENUES AS RECEIVED.

All costs of the development plan that are not able to be funded from obligations issued by or on behalf of the Authority are anticipated to be paid from tax increment revenues received. If any tax increment revenues received in any year are in excess of the amount necessary to repay any obligations issued by or on behalf of the Authority, or to fund any set aside or reserve related to such obligations, this excess is anticipated to be used to fund the costs of the development plan.

G. THE DURATION OF THE DEVELOPMENT PLAN AND THE TAX INCREMENT FINANCING PLAN.

The Tax Increment Financing Plan shall be effective for all levies made before September 30, 2027 or until the principal and interest on any outstanding obligation payable from tax increment revenues have

been paid or sufficient funds have been segregated to fully make those payments when due, whichever is the later date. The Development Plan shall be effective until the purposes for which it was established have been accomplished.

H. THE ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH THE DEVELOPMENT AREA IS LOCATED.

Tax increment financing, while being one of the most effective tools for the City to fund improvements for economic development, is not different from other development programs in the respect that, along with the benefits gained, there are certain costs to be incurred. These costs are the temporary reallocation of tax revenues from the captured assessed value in the Development Area. It is important to note that the impact of the revenues of the taxing jurisdiction occurs on the increase in value and does not affect the base revenue from the development area of each respective taxing jurisdiction. The impact of these revenue reallocations on each taxing jurisdiction is estimated in Table 4. For purposes of this Tax Increment Financing and Development Plan, the Current Assessed Value of the development area is anticipated to increase by 2.5% annually. The estimates of Current Assessed values for the term of the Tax Increment Financing Plan are displayed in Table 4.

APPENDICES: RESOLUTION OF ADOPTION (RESOLUTION NO. 21-00000)

RESOLUTION NO. 20-0618-03

CITY OF HART

RESOLUTION TO ADOPT HART'S TAX INCREMENT FINANCE AUTHORITY'S AMENDED DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN

At a meeting of the City Council of the City of Hart, Oceana County, Michigan ("City"), held at the City Hall, 407 S State Street, Hart, Michigan 49455, on the 00th day of XXXX 2021, at 7:00 p.m.

PRESENT:.

ABSENT: None.

The following resolution was offered by and supported by .

WHEREAS, Sections 303 and 317 of Act 57 of the Public Acts of Michigan of 2018, as amended (“Act 57”), provides that the City Council may amend the Hart Tax Increment Finance Authority's Development Plan and Tax Increment Financing Plan (the "Plan"); and

WHEREAS, Act 57 requires that the City Council conduct a public hearing before amending the Plan (the "Amended Plan"), and provide notice of the public hearing to designated parties and the general public; and

WHEREAS, the Board of the City of Hart Tax Increment Finance Authority ("TIFA") has recommended that the City Council adopt the Amended Plan; and

WHEREAS, the City Council conducted a public hearing regarding the Amended Plan at a meeting of the City Council held on XXXX 00, 2021 at the City Hall, 407 S State Street, Hart, Michigan 49455, at which any owner of real property within the district of the TIFA and any other resident or taxpayer of the City, and any relevant taxing authorities, could appear

and be heard; and

WHEREAS, the City Clerk published a notice of public hearing in a newspaper of general circulation within the City twice prior to the public hearing. The first publication of the notice was not less than 20 days and not more than 40 days prior to the time set for the public hearing, and a proof of publication of such notice was filed with the City Clerk; and

WHEREAS, the City Clerk, not less than 20 days prior to the public hearing, gave the property taxpayers within the district of the TIFA written notice by first class mail of the public hearing and less than 20 days before the public hearing, the notice of public hearing was also provided by certified mail to the governing body of each taxing unit that levies taxes that would be subject to the capture if the Amended Plan is approved; and

WHEREAS, at the public hearing, the City Council provided the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the Amended Plan; and

WHEREAS, the City Council finds that the public health, safety and welfare will be served by adopting the Amended Plan.

NOW, **THEREFORE**, BE IT RESOLVED AS FOLLOWS:

1. The Amended Plan is hereby adopted and approved for the TIFA.

2. The City Clerk shall make and preserve a record of the public hearing, including all data presented at the public hearing. A copy of the Amended Plan is available for public inspection at the office of the City Clerk.

3. All actions heretofore taken by City officials, employees, and agents with respect to the proposed Amended Plan and proceedings under Act 57 are hereby ratified and confirmed.

4. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

YEAS:

NAYS: None

THE RESOLUTION WAS DECLARED ADOPTED.

STATE OF MICHIGAN)
)
COUNTY OF EATON)

I, Karla Swihart, duly qualified City Clerk of the City of Hart, Oceana County, Michigan, do certify the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Hart at a meeting held on the 00th day of XXXX 2021.