City of Hart, Michigan
TIFA Board
January 14, 2021, 1:00 PM
Community Center, 409 State Street, Hart, Michigan

NOTICE OF REMOTE/HYBRID MEETING PUBLIC MEETING

THIS NOTICE IS GIVEN AND PUBLISHED PURSUANT TO MICHIGAN DEPARTMENT OF HEALTH AND HUMAN SERVICES EMERGENCY ORDER UNDER MCL 333.2253 – GATHERING PROHIBITION AND MASK ORDER EFFECTIVE NOV. 18, 2020 THROUGH DEC. 20, 2020 AND PA 228 OF 2020 AMENDMENT TO SECTION 3 OF PA 267 OF 1976 OPEN MEETINGS ACT

Topic: TIFA Board Meeting
Time: Jan 14, 2021 04:00 PM Eastern Time (US and Canada)
Join Zoom Meeting: https://us02web.zoom.us/j/81837879955

Meeting ID: 818 3787 9955
One tap mobile
+16465588656,,81837879955# US (New York)
+13017158592,,81837879955# US (Washington D.C)

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, G. Goldberg, S. Hegg, S. Bruch, T. Lipps, L. Ladner
3. Consent Agenda *items on consent agenda will be considered a single motion unless a member requests an item be removed.*
    a. Approval of October 8, 2020 Agenda
    b. December Financials Statement
4. Public Comment
5. ACTION ITEMS
    a. Façade Improvement Grant Request – Lakeside Family Fitness | 39 S State St
2. DISCUSSION ITEMS
    a. Sidewalk Improvement Projects
    b. 2021 Projects and Goals
6. Communications from members
7. Adjournment

Access is provided through the Michigan Relay Service for individuals with speech or hearing impairments. **https://hamiltonrelay.com/michigan/index.html**

CITY OF HART

407 S. STATE ST.
HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)

October 8, 2020, at 1:00 pm

MINUTES – DRAFT

Members Present via Zoom or in-person: Steve Bruch, Gale Goldberg, Bill Hegg, Tracey Lipps, and Lynne Ladner

Members absent: Scott Hegg

Others present: HEART Director – Nichole Steel, City Clerk – Cheri Eisenlohr, DPW Superintendent – Brad Whitney

Call to Order: Mr. Bruch called the meeting to order at 1:05 pm. Voice rollcall was then taken.

Agenda/Minutes Approval:

- Ms. Goldberg motioned to approve the amended agenda (amended to include minutes and Pocket Park Action Item), and the minutes from the August 13, 2020 meeting supported by Ms. Lipps. Voice vote, the motion carried.

Public Comments: Public attended via Zoom - None

Action Items:

- Façade Improvement Grant – proposal to add the following language to guidelines, "Applications started or completed prior to application submission date will not be considered":
    - Ms. Ladner motioned to accept the new verbiage, supported by Ms. Goldberg, voice vote, all ayes, the motion carried.
- Façade Improvement Grant Request – Hegg's Furniture:
    - There is currently $40,000.00 available for granting purposes.
    - The business applicant would be approved for up to $15,000.00 with the opportunity to secure funds up to the limit if the project runs more than anticipated but still within the scope of what was approved.
    - Invoices have to be presented for the funds to be dispersed.
    - A formal agreement will be drawn up.
        - After discussing the pros and cons of Heggs' request, Mr. Bruch motioned for the application's approval with agreed-up stipulations of the contract, supported by Ms. Ladner, voice vote, all ayes, the motion carried to award the grant.

Discussion Items:

- Financials Statement Review:
    - Current financials were not available, but Ms. Ladner stated there were only minor differences between the old and current statements.
- Sidewalk Improvement Projects:
    - Discussions covered the cost and priority of replacements. The City would be responsible for 40%, individuals/businesses are responsible for the other 60%. TIFA would have to decide how much of the 60% they would be willing to provide.
    - The list Mr. Whitney had provided needs to be prioritized and made into projects.
    - A motion was made by Mr. Bruch to have Ms. Ladner look into pricing options and quotes as well as notifying the City Council, supported by Mr. B. Hegg, voice vote, all ayes, the motion carried.

- Second TIFA Annual Meeting:
    - Before the next regularly scheduled meeting on November 10, 2020, this meeting will occur at 1:00 pm, with the regular meeting following afterward.
- 2021 Project Discussion
    - Ms. Steel gave an overview of tentative projects for 2021 –
        - She is working on grants to upgrade/change the landscape (Trees) downtown.
        - Suggestions were made to remove the mulch around the trees and replace it with a hardscape of some kind, i.e., bricks or a metal drain system.
        - A road diet – to reduce the number of lanes on State Street. This project would involve the DOT and the County Road Commission.
- Pocket Park Update:
    - The project is progressing slowly, recently, footings on the gallery side have been discovered and have to be addressed.

Communications From Members:

- None

There being no further business, Ms. Ladner moved, supported by Ms. Lipps, to adjourn the meeting at 2:25 pm. Voice vote, the motion carried.

The Second Annual Meeting and the regularly scheduled meeting will be November 10, 2020, with the Annual Meeting starting at 1:00 pm, followed by the regular meeting.

Respectfully submitted,

Cheri Eisenlohr

Cheri Eisenlohr
Deputy City Clerk

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

Applicant's Name Deborah Windell

Property Address 39 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 Lakeside Family Fitness

Business Mailing Address Same as above

Business owner Same as Applicant

Phone# 873-3577 Email: deborah.windell@lakesideweb.com

Property Owner Name Same as above

Property Owner Address Same as above

Parcel # 64-020-208-008-50

Present Use of Building Gym + Smoothie / Coffee Restaurant

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

Yes - Personal

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 2020
- ☐ Any architectural details in need of repair and/or replacement
- ☒ Painting the building 2021
- ☐ 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 $ 40,240.00

Incentive Amount Requested $ 20,120.00

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 Deborah A. Linden Date 10-19-2020

Property Owner's Signature Deborah A. Linden Date 10-19-2020

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

WHITE LAKE GLASS, INC
3577 BLACKMER RD
RAVENNA, MI 49451

Proposal

Proposal Date: 8/30/2020
Proposal #: 510
Project: fitness center req...

Bill To:

Lakeside Rehab
Deb Windell
39 S. State St
Hart, MI 49420

Description	Est. Hours/Qty.	Rate	Total
Provide and install new framing and 1 inch insulated glass with low e coating. framing to be clear aluminum finish matching what is there. approx 65 lf and 7 foot tall. provide and install 1 pair of doors and 1 single door and frame. with ada hardware and bottom rail making it code compliant. new door and frame and sidelite in the rear of the store. ADA hardware and code compliant door.		0.00	0.00
remove old glass and frames install new and caulking		0.00	0.00
break metal trim and flashing as needed			
all of the above.		29,500.00	29,500.00
		Total	$29,500.00

THAT FINISHING TOUCH PAINTING
& WALLPAPERING, INC
1327 N. RAVEN ST
MEARS, MI 49436
(231) 873-0865

Estimate

Date	Estimate #
9/29/2020	1972

Name / Address
DEBORAH WINDELL FAMILY FITNESS CENTER HART, MI 49420

JOB	ADDRESS	CITY	STATE	ZIP
SAME				

Description	Total
PREP AND PAINT TOP AND BOTTOM OF FRONT AWNING	
PREP AND PAINT LOWER FRONT BRICK AND TRIM AND WINDOW TRIM	
PREP AND PAINT FRONT 4" WOOD SIDING	
PREP AND PAINT FRONT BRICK AND WINDOWS ABOVE AWNING	
CLEAN AND PAINT NORTH SIDE VINYL SIDING	
PRIME AND PAINT 4' X 8' WOOD PLYWOOD ON FRONT NORTH END	
PREP AND PAINT VERTICAL SIDING ON SOUTH SIDE	
MATERIAL AND LABOR	10,740.00
Total	$10,740.00

1/3 Down. Balance upon completion.
Quote good for thirty days.
Please enclose a signed copy of this estimate with your downpayment. Thank-you

Signature _____

TIFA GRANT Project

Lakeside Family Fitness

39 South State Street

Hart, MI 49420

Documents requested for next Board Meeting

1-4-2021

First Grant Application Request - Phase 1 2020

To whom it may concern,

Attached is the additional documents requested in order to review my TIFA Grant submitted to community & Economic Development Director Nichole Steel Nsteel@cityofhart.org

1). Project Improvement Plan – See attached photo's attached: White Lakes Glass, Inc.

A). **Photo A-** all front windows- (11) 1" thick insulated approx.: 65 feet and 7'tall section – street view From Main Street

Photo B/A3 colored drawing - shows front windows and double door to gym and door to apartment

Photo C- clear view of double doors- off the street entry to Gym and Restaurant

Photo D- Door to Apartment

Photo E- Single door – facing South State Street- * currently not used

Photo F- Back Door- Single Door for rear entry

B), **Proposed Budget with cost details**- to replace all glass, low grade tint, metal trim, caulking and Flashing. 1 set of double doors and 2 single doors with frames. See Proposal attached

C). **Written Permission by owner**- See attached letter

D). **Proof of Taxes** paid for Summer 2020- Check # 2376 on 9-14-2020 for $3,199.74

E). Bid and rest of information sent in earlier email

Paint – Summer/Fall of 2021

A). See colored copy of building for sections: 39 S /A2 and 39 and 45 S/A1- enclosed in packet Bid- attached to previous file

Please review documents sent earlier which includes work done on:

1). Window replacement

2). Doors

Second Grant Application – Phase 2 2021

2021- Project for exterior paint submitted for review: That Finishing Touch Painting

A). **Photos' of Exterior Painting to be completed**- all facing South State Street

***See files attached with color scheme and area to be painted- upper and lower brick and wood

Please review documents for paint colors and location

Any questions or concerns, please feel free to contact me directly at #231-87-3577.

Also to be part of virtual session- please forward information to log in. I will let you know if this is possible prior to the meeting, if I can be available.

Respectively,

Deborah Windell, OTR/L

TIFA Gant Project

Lakeside Family Fitness

39 south State Street

Hart, MI 49420

231-873-3577

Contact person: Deborah Windell, OTR/L

1/4/2021

To whom it may concern,

I Deborah Windell authorize necessary modifications to be done on 39 South State Street at Family Fitness location – all exterior * front of building facing South State Street.

Respectively,

Deborah Windell

Deborah Windell, Owner

HART CITY 2020 Summer Bill #: 00128

MESSAGE TO TAXPAYER

SUMMER TAXES PAYABLE TO CITY TREASURER WITHOUT INT/PENALTY THRU SEPT 14. INT BEGINS SEPT 15. POSTMARKS NOT ACCEPTED. CHECKS MUST CLEAR OR RECEIPT IS VOID. ALL UNPAID TAXES DELQ MAR 2, 2021, PAYABLE TO COUNTY TREASURER.

PAYMENT INFORMATION

This tax is due by: 09/14/2020

Pay by mail to: CITY OF HART
CHERYL RABE, TREASURER
407 STATE ST, STE 1
HART, MI 49420-1259
231-873-2488

PROPERTY INFORMATION

Property Assessed To:
WINDELL RICHARD A & DEBORAH A
4059 W COLONIAL DR
HART, MI 49420

Prop #: 64-020-208-008-50 School: 64040
Prop Addr: 39 STATE ST

Legal Description:
QC-L2000P10379 MLC-L2013P9855 RC-L2013P2668 COMB WI 208-005-30 & 008-00 IN 98 CITY OF HART S 14 FT OF LOT 5 & LOT 8. EXC W 12 FT BLOCK 8.

TAX DETAIL

Taxable Value:	117,829	
State Equalized Value:	138,300	Class: 201
PRE/MBT %:	0.0000	DDA
		Mort Code:

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
CITY GENERAL	12.65670	1,491.32
STREET IMPROV	1.99620	235.21
CEMETERY	0.49980	58.89
STATE ED TAX	6.00000	706.97
COUNTY OPERATING	5.73440	675.67

(39) pd ck # 2376
9-14-2020
3199.74

Total Tax	26.88710	3,168.06
Administration Fee		31.68
TOTAL AMOUNT DUE		3,199.74

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	07/01/20 - 03/30/21
Twn/Cty:	07/01/20 - 06/30/21
School:	07/01/20 - 06/30/21
State:	10/01/20 - 09/30/21

Does NOT affect when the tax is due or its amount

Please detach along perforation. Keep the top portion.


INING
not used



4


Lakeside Rehab
Family Fitness &
Wellness C

WHITE LAKE GLASS, INC
3577 BLACKMER RD
RAVENNA, MI 49451
#231-853-5387
Justin

Proposal

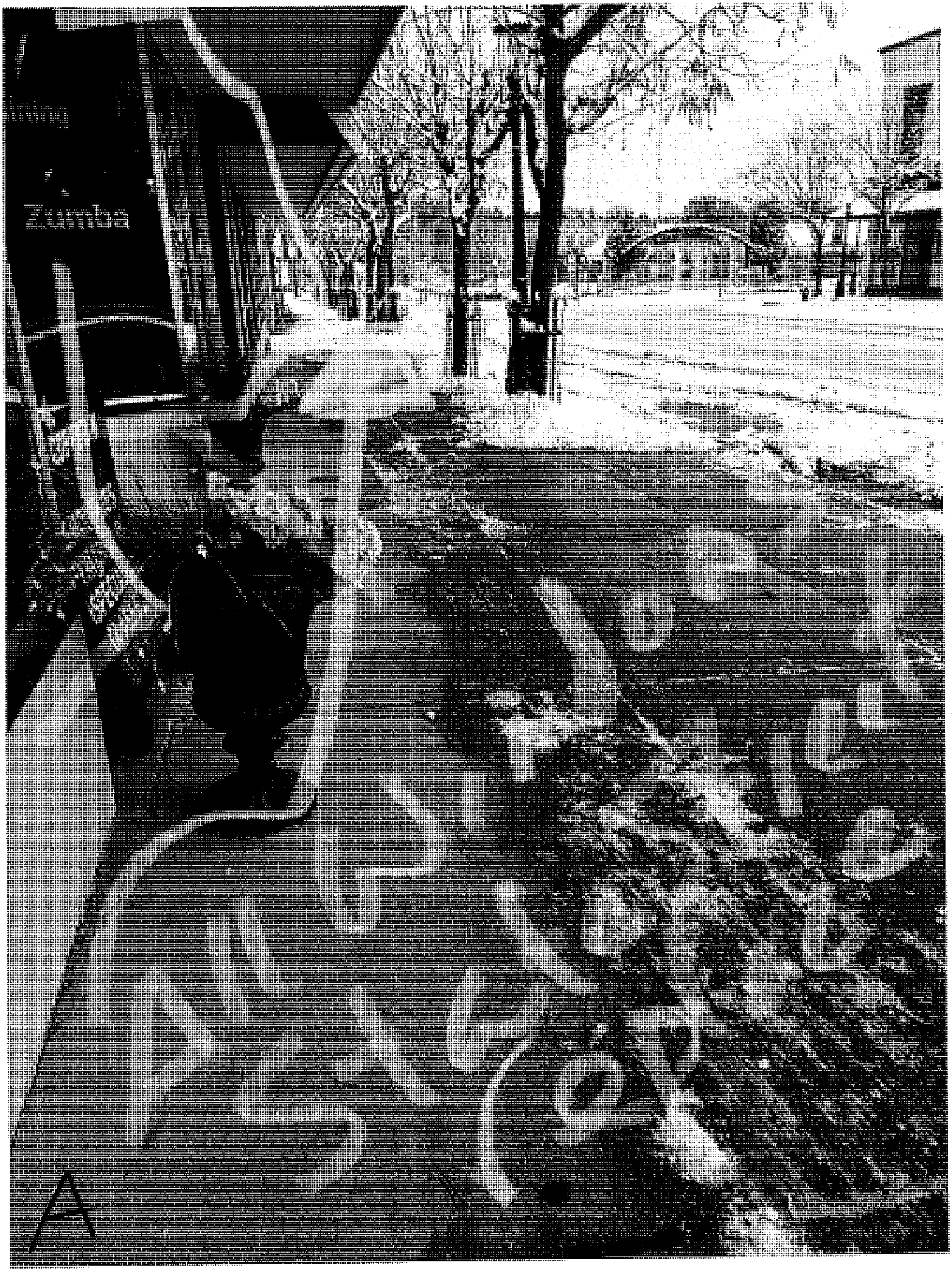
Proposal Date: 8/30/2020
Proposal #: 510
Project: fitness center req...

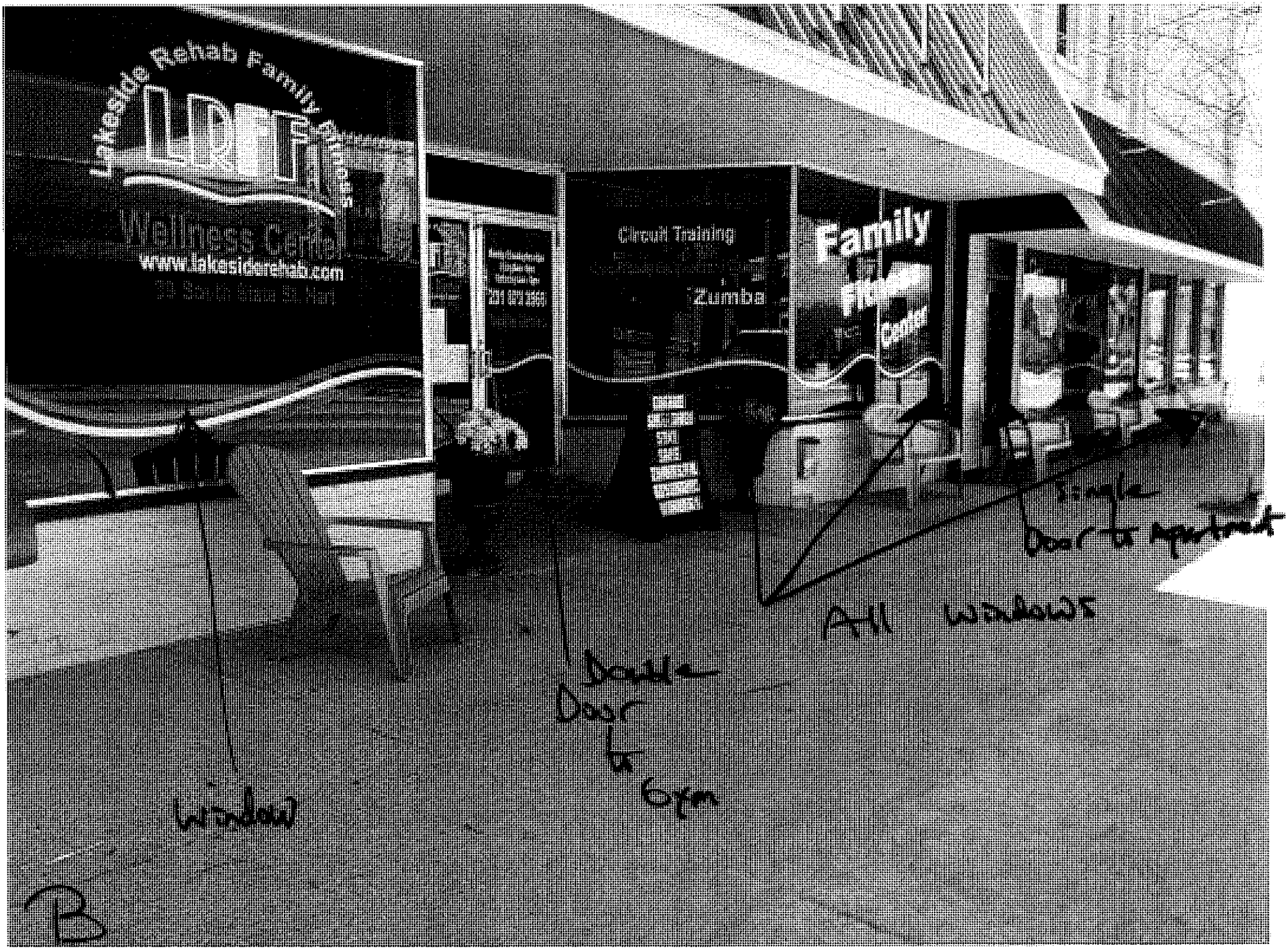
Bill To:

Lakeside Rehab
Deb Windell
39 S. State St
Hart, MI 49420

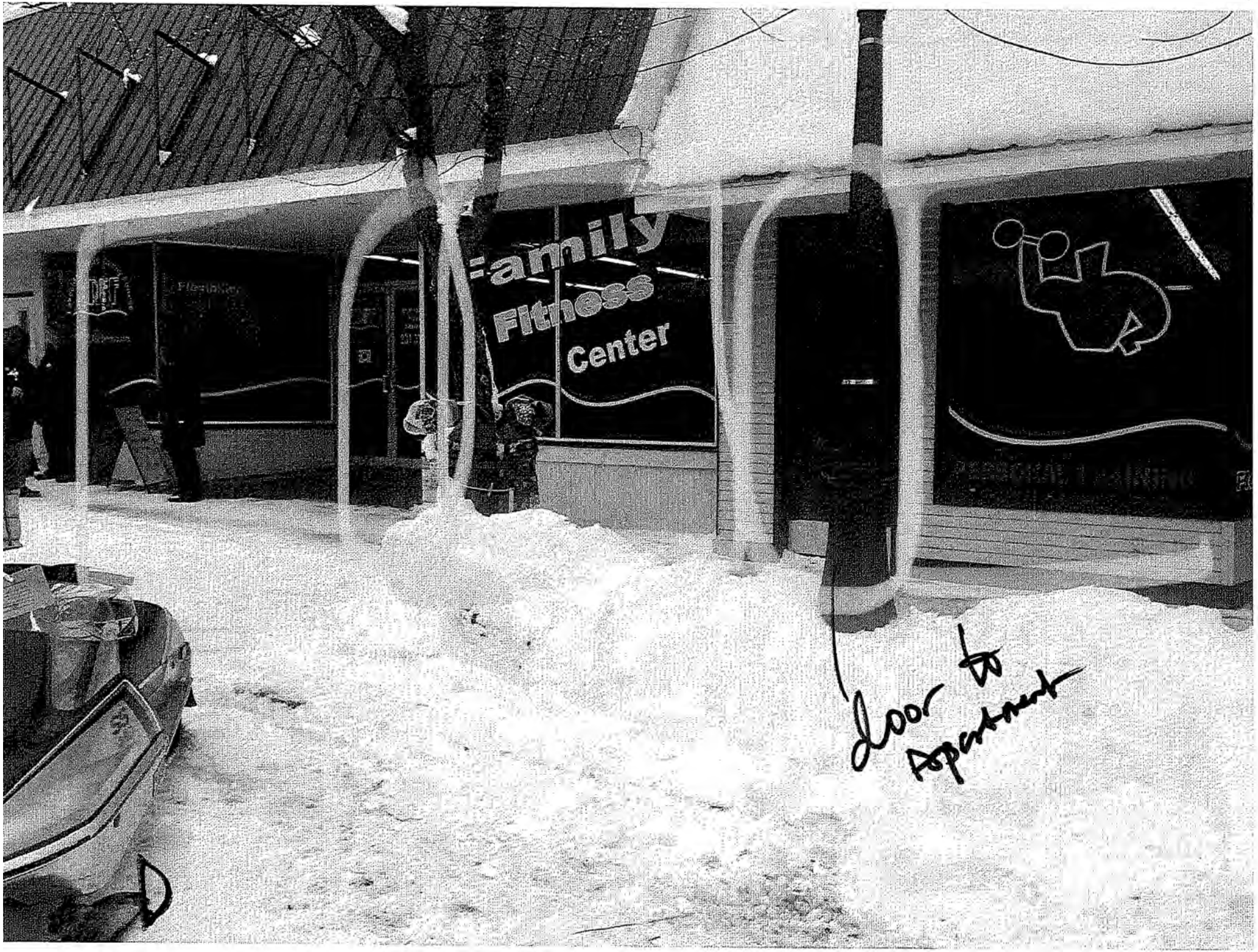
Description	Est. Hours/Qty.	Rate	Total
Provide and install new framing and 1 inch insulated glass with low e coating. framing to be clear aluminum finish matching what is there. approx 65 lf and 7 foot tall. provide and install 1 pair of doors and 1 single door and frame. with ada hardware and bottom rail making it code compliant. new door and frame and sidelite in the rear of the store. ADA hardware and code compliant door.		0.00	0.00
remove old glass and frames install new and caulking break metal trim and flashing as needed		0.00	0.00
all of the above.		29,500.00	29,500.00
1 Rear Door - Single			3,500
		Total	$29,500.00
			$33,000

2021 rates have increased - 12% from Bid


Zumba


Lakeside Rehab Family
Wellness Center
www.lakesiderehab.com
Circuit Training
Zumba
Family
Single door to apartment
All windows
Double door to gym
window
B


LRFF
Circuit Training
Zumba
Family
Fitness
Center


Family
Fitness
Center
door to
apartment

THAT FINISHING TOUCH PAINTING
& WALLPAPERING, INC
1327 N. RAVEN ST
MEARS, MI 49436
(231) 873-0865

Estimate

Date	Estimate #
9/29/2020	1972

Name / Address
DEBORAH WINDELL FAMILY FITNESS CENTER HART, MI 49420

JOB	ADDRESS	CITY	STATE	ZIP
SAME				

Description	Total
PREP AND PAINT TOP AND BOTTOM OF FRONT AWNING	
PREP AND PAINT LOWER FRONT BRICK AND TRIM AND WINDOW TRIM	
PREP AND PAINT FRONT 4" WOOD SIDING	
PREP AND PAINT FRONT BRICK AND WINDOWS ABOVE AWNING	
CLEAN AND PAINT NORTH SIDE VINYL SIDING	
PRIME AND PAINT 4' X 8' WOOD PLYWOOD ON FRONT NORTH END	
PREP AND PAINT VERTICAL SIDING ON SOUTH SIDE	
MATERIAL AND LABOR	10,740.00
Total	$10,740.00

1/3 Down. Balance upon completion.
Quote good for thirty days.
Please enclose a signed copy of this estimate with your downpayment. Thank-you

Signature _____

PHASING RECOMMENDATIONS









01 | EXISTING CONDITIONS PHOTOGRAPHS
A3 | NOT TO SCALE



02 | PROPOSED FACADES - EAST AND PARTIAL NORTH ELEVATIONS
A3 | NOT TO SCALE

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.

2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.

3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.

4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

5. THIS SCHEMATIC DESIGN DRAWING IS PROVIDED BY THE STATE HISTORIC PRESERVATION OFFICE AND THE MICHIGAN MAIN STREET PROGRAM. IT IS INTENDED FOR PLANNING AND DESIGN REVIEW PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION OR INTENDED TO BE CONSTRUCTION DOCUMENTS. SERVICES OF A REGISTERED ARCHITECT ARE REQUIRED BY LAW WHEN THE EXTENT AND/OR NATURE OF CONSTRUCTION WORK REQUIRE A SEALED SET OF DRAWINGS. IT IS RECOMMENDED THAT A REGISTERED ARCHITECT WITH PRESERVATION EXPERIENCE (36-CFR-61 FEDERAL CERTIFIED HISTORICAL ARCHITECT) BE CONSULTED SO AS TO RETAIN THE HISTORIC INTEGRITY AND INTENT OF THE DESIGN AND TO PROVIDE THE PROPER BUILDING CONSERVATION MEASURES.

NOT FOR CONSTRUCTION

LAKESIDE
COMP. REHAB
39 S. STATE STREET
HART, MI 49420

Y4 - HART	A3
12 / 2013	
NO SCALE	

39 & 45 S. STATE STREET IMPROVEMENTS



REMOVE EXISTING CANOPIES

REMOVE ALL SIDING FROM STOREFRONTS

REMOVE ANY NON-HISTORIC INFILL COVERING ORIGINAL STOREFRONT TRANSOMS AND/OR TRANSOM OPENINGS

REMOVE EXISTING DOOR

01 EXISTING CONDITIONS PHOTOGRAPHS

A1 NOT TO SCALE



02 HISTORIC PHOTOGRAPHS c1920 & 1986

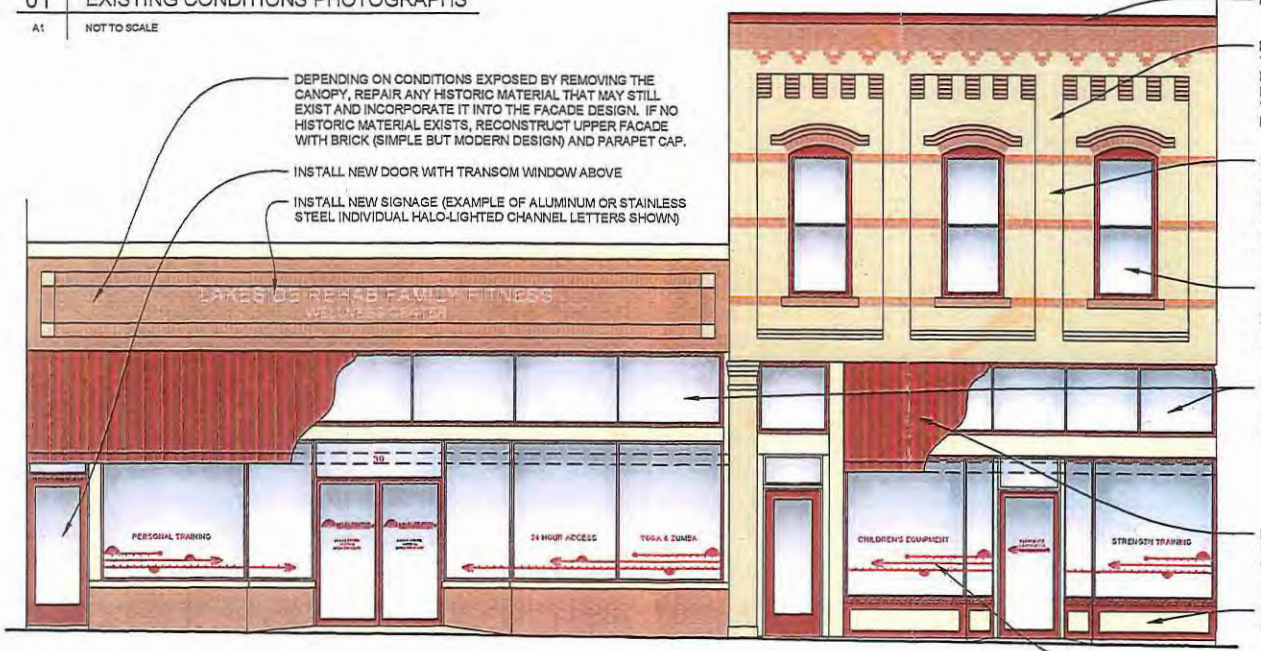
A1 NOT TO SCALE

PAINT COLOR LEGEND (NOT FOR COLOR MATCH)

- A — EXISTING BRICK DO NOT PAINT
- B — SHERWIN WILLIAMS SW 7683 - BUFF
- C — SHERWIN WILLIAMS SW 7679 - GOLDEN GATE
- D — SHERWIN WILLIAMS SW 7585 - SUNDRIED TOMATO

AWNING COLOR LEGEND (NOT FOR COLOR MATCH)

- E — AWNING - SUNBRELLA #4885 - SAXON CHILI



DEPENDING ON CONDITIONS EXPOSED BY REMOVING THE CANOPY, REPAIR ANY HISTORIC MATERIAL THAT MAY STILL EXIST AND INCORPORATE IT INTO THE FACADE DESIGN. IF NO HISTORIC MATERIAL EXISTS, RECONSTRUCT UPPER FACADE WITH BRICK (SIMPLE BUT MODERN DESIGN) AND PARAPET CAP.

INSTALL NEW DOOR WITH TRANSOM WINDOW ABOVE

INSTALL NEW SIGNAGE (EXAMPLE OF ALUMINUM OR STAINLESS STEEL INDIVIDUAL HALO-LIGHTED CHANNEL LETTERS SHOWN)

INSTALL PARAPET CAP

IF POSSIBLE, REMOVE EXISTING PAINT TO REVEAL TWO-TONE BRICK FACADE AS SEEN IN HISTORIC PHOTOGRAPHS. CLEAN BRICK USING THE GENTLEST MEANS POSSIBLE. DO NOT SANDBLAST OR POWER-WASH. (SEE "ADDITIONAL INFORMATION" SECTION FOR PROPER CLEANING METHODS)

REPAIR AND REPOINT BRICK MASONRY WHERE NEEDED. ANY NEW BRICK OR MORTAR SHOULD MATCH THE ORIGINAL BRICK AND MORTAR MATERIAL IN COLOR, TEXTURE, STRENGTH, AND JOINT PROFILE. (SEE "ADDITIONAL INFORMATION" SECTION FOR PROPER REPAIR AND REPOINTING METHODS AND FOR QUALIFIED CONTRACTORS)

REPAIR EXISTING HISTORIC WOOD WINDOWS AS NEEDED AND PAINT, TYP. OF (3) (SEE "ADDITIONAL INFORMATION" SECTION FOR PROPER REPAIR METHODS AND FOR QUALIFIED CONTRACTORS) COLOR: D

REPAIR ANY HISTORIC GLASS TRANSOMS OR FRAMING THAT MAY STILL EXIST. OTHERWISE INSTALL NEW TRANSOMS WITH EITHER GLASS OR BLACK SPANDREL GLASS (TO HIDE INTERIOR DROP CEILING IF NEEDED).

INSTALL CANVAS AWNINGS, TYP. OF (2) (OPERABLE/ RETRACTABLE IS OPTIONAL) COLOR: E

PAINT STOREFRONTS AND DOORS COLORS: C, D

APPLY VINYL LETTERING AND/OR GRAPHICS TO STOREFRONT WINDOWS AND DOORS

03 PROPOSED FACADES - EAST ELEVATIONS

A1 NOT TO SCALE

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.

2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.

3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.

4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL, UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

5. THIS SCHEMATIC DESIGN DRAWING IS PROVIDED BY THE STATE HISTORIC PRESERVATION OFFICE AND THE MICHIGAN MAIN STREET PROGRAM. IT IS INTENDED FOR PLANNING AND DESIGN REVIEW PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION OR INTENDED TO BE CONSTRUCTION DOCUMENTS. SERVICES OF A REGISTERED ARCHITECT ARE REQUIRED BY LAW WHEN THE EXTENT AND/OR NATURE OF CONSTRUCTION WORK REQUIRE A SEALED SET OF DRAWINGS. IT IS RECOMMENDED THAT A REGISTERED ARCHITECT WITH PRESERVATION EXPERIENCE (36-CFR-61 FEDERAL CERTIFIED HISTORICAL ARCHITECT) BE CONSULTED SO AS TO RETAIN THE HISTORIC INTEGRITY AND INTENT OF THE DESIGN AND TO PROVIDE THE PROPER BUILDING CONSERVATION MEASURES.

NOT FOR CONSTRUCTION

LAKESIDE COMP. REHAB
39 S. STATE STREET
HART, MI 49420

Project	Sheet
Y4 - HART	A1
Date: 12 / 2013	
Scale: NO SCALE	

37 S. STATE STREET IMPROVEMENTS



01 | HISTORIC PHOTO 1986
A2 | NOT TO SCALE



02 | HISTORIC PHOTO c1920
A2 | NOT TO SCALE



- REMOVE SIDING COVERING HISTORIC BRICK FACADE
- REMOVE EXISTING STOREFRONT
- REMOVE ALL SIDING FROM STOREFRONT TO EXPOSE EXISTING BRICK COLUMNS

03 | EXISTING CONDITIONS PHOTOGRAPHS
A2 | NOT TO SCALE

PAINT COLOR LEGEND (NOT FOR COLOR MATCH)

A		EXISTING BRICK DO NOT PAINT
B		SHERWIN WILLIAMS SW 7683 - BUFF
C		SHERWIN WILLIAMS SW 7679 - GOLDEN GATE
D		SHERWIN WILLIAMS SW 7585 - SUNDRIED TOMATO

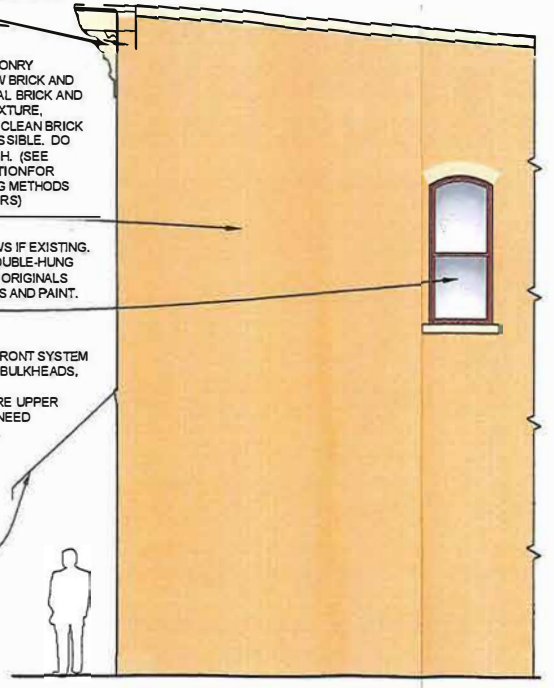
AWNING COLOR LEGEND (NOT FOR COLOR MATCH)

E		AWNING - SUNBRELLA #4885 - SAXON CHILI



- IF POSSIBLE, INSTALL CORNICE MATCHING THE ONE SEEN IN HISTORIC PHOTOGRAPHS. APPROPRIATE MATERIALS COULD INCLUDE WOOD, METAL, OR FIBERGLASS COLOR: B
- REPAIR AND REPOINT BRICK MASONRY WHERE NEEDED AND PAINT. NEW BRICK AND MORTAR SHOULD MATCH ORIGINAL BRICK AND MORTAR MATERIAL IN COLOR, TEXTURE, STRENGTH, AND JOINT PROFILE. CLEAN BRICK USING THE GENTLEST MEANS POSSIBLE. DO NOT SANDBLAST OR POWER-WASH. (SEE "ADDITIONAL INFORMATION" SECTIONFOR PROPER REPAIR AND REPOINTING METHODS AND FOR QUALIFIED CONTRACTORS) COLOR: B, C
- REPAIR HISTORIC WOOD WINDOWS IF EXISTING. IF NOT, INSTALL NEW ARCHED DOUBLE-HUNG WOOD WINDOWS MATCHING THE ORIGINALS SEEN IN HISTORIC PHOTOGRAPHS AND PAINT. COLOR: D
- INSTALL NEW ALUMINUM STOREFRONT SYSTEM WITH LARGE DISPLAY WINDOWS, BULKHEADS, AND GLASS TRANSOMS.
  - NOTE: TO PREPARE FOR FUTURE UPPER FLOOR APARTMENTS AND THE NEED FOR A NEW STAIRWAY, INSTALL APPROPRIATE FRAMING AND A DOOR
- INSTALL CANVAS AWNING, COLOR: E
- APPLY VINYL LETTERING AND/OR GRAPHICS TO STOREFRONT WINDOWS

04 | PROPOSED FACADE - EAST ELEVATION
A2 | NOT TO SCALE



05 | PROPOSED FACADE - PARTIAL NORTH ELEVATION
A2 | NOT TO SCALE

General Notes

1. THIS DRAWING IS INTENDED TO PROVIDE A SCHEMATIC DESIGN FOR THE FACADE REHABILITATION OF THE EXISTING BUILDING LOCATED AT ADDRESS INDICATED.

2. RECOMMENDATIONS ARE BASED UPON A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS.

3. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, AS DEVELOPED BY THE NATIONAL PARK SERVICE WITHIN THE UNITED STATES DEPARTMENT OF THE INTERIOR.

4. WHERE "REMOVE" IS GIVEN AS A DIRECTIVE, DO SO WITH EXTREME CAUTION AND CARE IN ORDER TO ENSURE THAT THE EXISTING MATERIAL UNDERNEATH AND/OR ADJACENT, IS NOT DAMAGED.

5. THIS SCHEMATIC DESIGN DRAWING IS PROVIDED BY THE STATE HISTORIC PRESERVATION OFFICE AND THE MICHIGAN MAIN STREET PROGRAM. IT IS INTENDED FOR PLANNING AND DESIGN REVIEW PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION OR INTENDED TO BE CONSTRUCTION DOCUMENTS. SERVICES OF A REGISTERED ARCHITECT ARE REQUIRED BY LAW WHEN THE EXTENT AND/OR NATURE OF CONSTRUCTION WORK REQUIRE A SEALED SET OF DRAWINGS. IT IS RECOMMENDED THAT A REGISTERED ARCHITECT WITH PRESERVATION EXPERIENCE (36-CFR-61 FEDERAL CERTIFIED HISTORICAL ARCHITECT) BE CONSULTED SO AS TO RETAIN THE HISTORIC INTEGRITY AND INTENT OF THE DESIGN AND TO PROVIDE THE PROPER BUILDING CONSERVATION MEASURES.

NOT FOR CONSTRUCTION

LAKESIDE COMP. REHAB
39 S. STATE STREET
HART, MI 49420

Project: Y4 - HART	Sheet: A2
Date: 12 / 2013	
Scale: NO SCALE	

REVENUE AND EXPENDITURE REPORT FOR CITY OF HART

PERIOD ENDING 12/31/2020

GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE 12/31/2020 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 12/31/2020 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 215 - TIFA						
Revenues						
Dept 000.000						
215-000.000-402.000	CURRENT PROPERTY TAXES	110,525.26	347,672.51	9,787.33	(237,147.25)	314.56
215-000.000-665.000	INTEREST ON INVESTMENTS	70.00	37.47	0.00	32.53	53.53
Total Dept 000.000		110,595.26	347,709.98	9,787.33	(237,114.72)	314.40
TOTAL REVENUES		110,595.26	347,709.98	9,787.33	(237,114.72)	314.40
Expenditures						
Dept 000.000						
215-000.000-801.209	Assessing Services	2,200.00	0.00	0.00	2,200.00	0.00
215-000.000-880.000	COMMUNITY PROMOTIONS	2,500.00	0.00	0.00	2,500.00	0.00
215-000.000-970.982	DowntownRevitalization	40,000.00	0.00	0.00	40,000.00	0.00
215-000.000-998.005	Bank Fee Charges	0.00	35.00	0.00	(35.00)	100.00
215-000.000-999.245	Sidewalk Replacement	35,000.00	0.00	0.00	35,000.00	0.00
215-000.000-999.840	HEART PROGRAM	9,000.00	0.00	0.00	9,000.00	0.00
Total Dept 000.000		88,700.00	35.00	0.00	88,665.00	0.04
TOTAL EXPENDITURES		88,700.00	35.00	0.00	88,665.00	0.04
Fund 215 - TIFA:						
TOTAL REVENUES		110,595.26	347,709.98	9,787.33	(237,114.72)	314.40
TOTAL EXPENDITURES		88,700.00	35.00	0.00	88,665.00	0.04
NET OF REVENUES & EXPENDITURES		21,895.26	347,674.98	9,787.33	(325,779.72)	1,587.90

2019

City of Hart TIF Plan, Amendment No. 1

FOR FY2020 – FY2027

ADOPTED NOVEMBER 26, 2019

City of Hart Amended TIF Plan Table of Contents

Contents

City of Hart Amended TIF Plan Table of Contents 0
City of Hart TIF Plan 1
I. Purpose 1
II. Explanation of the Tax Increment Procedure 1
III. Maximum Amount of Bonded Indebtedness to be Incurred 2
IV. Duration of the TIF Program 2
V. Estimated Impact of Tax Increment Financing on Applicable Taxing Jurisdictions in Which the Development Area is Located 3
VI. Proposed Improvements for the TIF Program 3
Appendix 1 TIF Development Plan Boundaries A1
Appendix 2 TIF Development Plan A2
Table 1 TIF Financing Revenue Projections T1

City of Hart TIF Plan

2019 Tax Increment Financing (TIF) Plan
Amendment No. 1

I. Purpose

The purpose of this amended Tax Increment Financing (TIF) Plan is to produce revenues sufficient to carry out the public improvement and investment detailed in the amended Development Plan attached to and incorporated in this document. The Tax Increment Finance Authority (TIFA) is authorized to prepare and submit the plan to its governing body. This TIF Plan amendment includes the amended Development Plan, and a detailed explanation of the tax increment procedure, any maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all applicable taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the TIFA.

II. Explanation of the Tax Increment Procedure

As provided in Public Act No., 57 of 2018, known as the "recodified tax increment financing act", tax increment financing (TIF) is a government financing program that contributes to economic growth and development by dedicating a portion of the increase in the tax base resulting from economic growth and development to facilities, structures, or improvements within a TIFA Development Area thereby facilitating economic growth and development. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are "captured" and utilized by the TIFA to finance public improvements within that development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the TIFA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the City Council. The Council must adopt the plans by resolution. As described above, the plans specify the initial taxable value; estimate the taxable value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the TIFA. All amendments must follow the procedures of the Act.

Captured value is defined in the Act, as the amount, in any one year, by which the current taxable value of the development area exceeds the initial taxable value. Initial taxable value is defined as the taxable value, as equalized, of all the taxable property within the boundaries of the development area at the time the resolution establishing the tax increment-financing plan is approved, as shown by the most recent assessment roll of the municipality.

Such funds transmitted to a TIFA are termed "tax increment revenues." Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax and local or intermediate school districts upon the taxable value of real and personal property in the development area.

Tax Increment Financing earmarks or "captures" tax revenues that result from the growth in taxable value, but only those incremental revenues for properties lying within the designated TIF district. TIF districts ***do not increase*** taxes.

The City of Hart established its TIF (and TIFA) district in 1983, and extended its TIF in 1997, and again in 2012 (Appendix 1).

The funds potentially available from tax increment financing are calculated in this example by:

1. estimating the potential increase in taxable value of all properties within the established Tax Increment District (the TIFA District)
2. calculating the "Captured Taxable Value" from that increase
3. multiplying that value by the applicable millage rate
4. arriving at the resulting Tax Increment Revenue captured for the district

For example **(these are not actual values)** :

Current Year Taxable Value	$31,000,000
Initial Year Taxable Value	$30,000,000
= Captured taxable value	$1,000,000
x Millage rate	15 mills
= Tax Increment Revenue	$15,000

In this illustration $15,000 in tax increment funds would be available for the proposed TIFA improvements given the property value increase and millage rate in this example.

The initial taxable value for this Plan was $2,995,300 (see Table 1) for properties in the Central Business District in 1997. The applicable tax levy for tax increment purposes in the TIFA Development Area will be the total millage levied by the eligible taxing jurisdictions that opted in when the City of Hart TIFA was originally created.

III. Maximum Amount of Bonded Indebtedness to be Incurred

No indebtedness will be incurred.

IV. Duration of the TIF Program

The TIF plan will coincide with the Development Plan, running from 2019 through 2027.

This plan will expire with the collection of taxes due in December 2027 unless it is amended to extend or shorten its duration in accordance with the amendment process in P.A. 57 of 2018, the Recodified Tax Increment Financing Act.

V. Estimated Impact of Tax Increment Financing on Applicable Taxing Jurisdictions in Which the Development Area is Located

The taxing units affected by this Tax Increment Financing Plan and their 2018 millage rates are illustrated in Table 1. The Authority proposes that all of the eligible taxes levied on the taxable value within the Development Area be used by the Authority to the extent needed from year to year to accomplish the purposes of this Tax Increment Financing Plan. The proposed creation of the Development Area shall in no way diminish the existing taxable values of property within the area boundaries. The local taxing jurisdictions shall, therefore, suffer no loss of existing tax revenues.

The TIFA proposes to continue to improve and strengthen the Development Area. This is to be accomplished by using the additional tax revenues generated in the Development Area to make public improvements and induce private redevelopment. It is anticipated that the public improvement proposed for the Development Area, and the private improvements they induce will provide long-term stability and growth in the TIFA District. This will greatly benefit all taxing jurisdictions, which to a significant degree are dependent upon the well-being of the TIFA District for stability and growth. This benefit will result from increases in property valuations surrounding the Development Area; increases in property valuations in the Development Area at the time this Tax Increment Financing Plan is completed; and increases in property valuation throughout the entire community.

Pursuant to Act 57 0f 2018, the Authority shall fully inform the taxing jurisdictions connected to the TIFA of the fiscal and economic implications of the Plan.

VI. Proposed Improvements for the TIF Program

On an annual basis, the amount of funds available will require the TIFA to prioritize and determine what projects can be undertaken to accomplish as much as possible of the projects shown in the amended Development Plan. (Appendix 2)

TIF funds are used for projects established during community surveys, focus groups, and meetings; and during the public meetings by the TIFA Board of Directors. The projects and implementation of those projects are also subject to approval of the elected members of the Hart City Council.

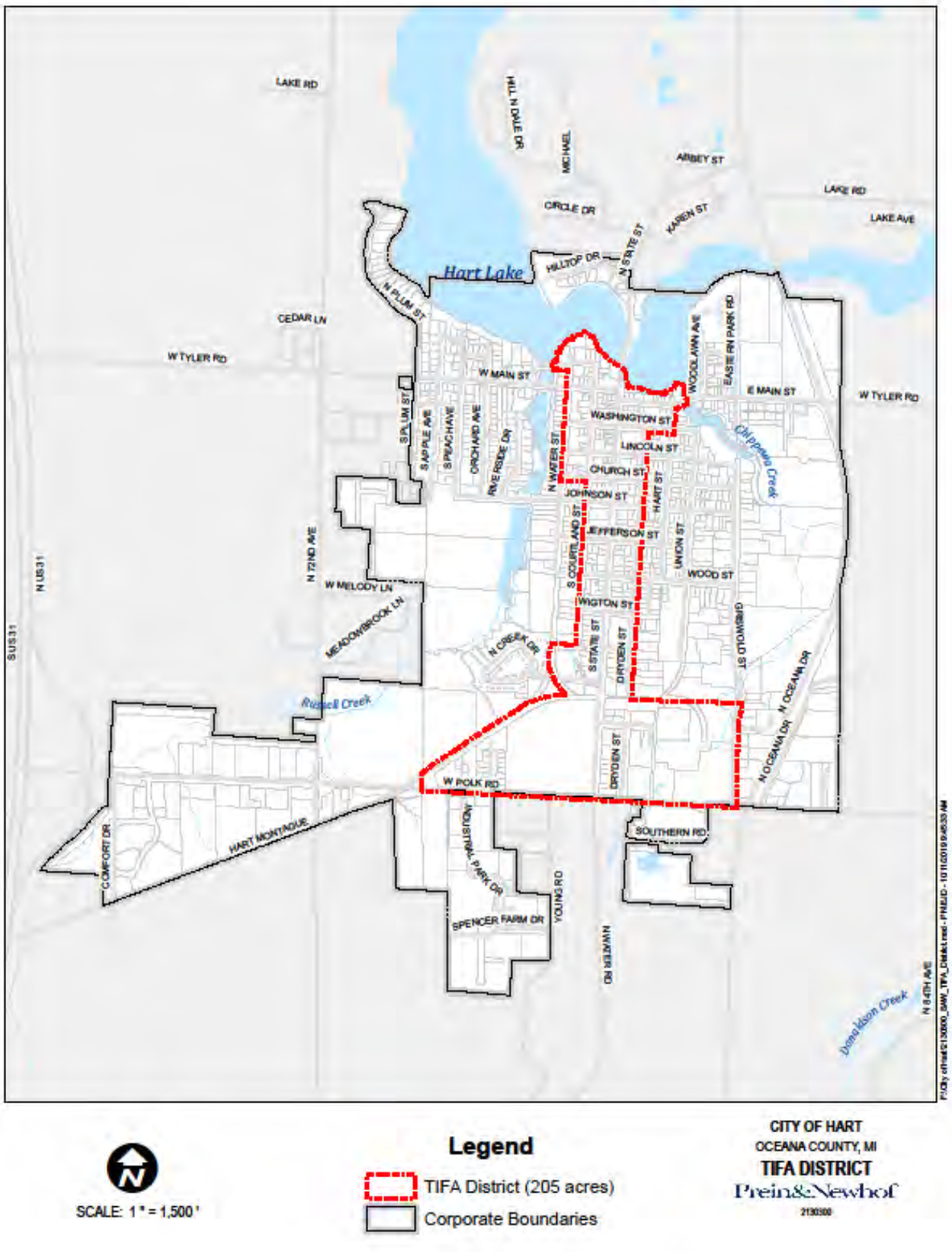
100% of the Tax Increment Financing revenues are proposed to be used by the TIFA to fund the development area enhancement and revitalization programs.

TIF funds are used for economic redevelopment projects that are an investment in the future vitality of the TIF district. They can be used for enhancements as outlined in the Development Plan including:

a. Develop additional financial incentives for targeted, key improvements to properties within the TIF District.
    a. Develop and implement a Property Improvement Grant Program. This grant program will provide assistance to businesses and property owners within the TIFA boundary that wish to make improvements or enhancements. The program will be implemented by the TIFA Administrator and the TIF board, and guidelines will be developed for the program.
b. Complete next phases of the Hart Commons by potentially adding a performance shelter, adding lake access and expanding the park's boundaries.
c. Support the development of and eventual maintenance of the downtown Pocket Park.
d. Improve the wayfinding signage system to connect the city to its many character-defining elements.
e. A study of the existing parking system and policies and a plan for future parking needs in the downtown area will be developed by 2022.
f. Non-vehicular traffic improvements will be made throughout the District during the next 10 years. Such improvements will be made on an annual basis as determined by the TIFA board. Available funds and need will be the basis for determining which, if any, improvements are made.
g. Provide administrative services for the Tax Increment Finance Authority through a contractual agreement, or direct hire. The TIFA Administrator will be responsible for activities including, but not limited to: updating plans; administrative assistance to the TIFA Board, its Affiliates, and the City of Hart staff. In addition, the TIFA Administrator will be responsible for working with the Board and City of Hart to implement TIFA projects.
    a. Participate in the development of plans for downtown promotional events and marketing and work with relevant entities to implement.
    b. Implement a business recruitment and retention program. This effort will look at developing information for present and future businesses including available properties, business opportunities, demographics, city permit and application process, local contacts, and historical information.

Appendix 1

TIFA Development Plan Boundaries


LAKE RD
HILL N DALE DR
MICHAEL
ABBEY ST
LAKE RD
LAKE AVE
CIRCLE DR
KAREN ST
N STATE ST
HILLTOP DR
Hart Lake
N PLUM ST
CEDAR LN
W TYLER RD
W MAIN ST
WOODLAWN AVE
EASTERN PARK RD
E MAIN ST
W TYLER RD
S PLUM ST
S APPLE AVE
S PEACH AVE
ORCHARD AVE
RIVERSIDE DR
N WATER ST
WASHINGTON ST
LINCOLN ST
CHURCH ST
JOHNSON ST
HART ST
Chippewa Creek
JEFFERSON ST
S COURTLAND ST
UNION ST
WOOD ST
N 72ND AVE
N US 31
W MELODY LN
MEADOWBROOK LN
WIGTON ST
GRISWOLD ST
SUS 31
N CREEK DR
S STATE ST
DRYDEN ST
N OCEANA DR
Russell Creek
DRYDEN ST
N OCEANA DR
W POLK RD
HART MONTAGUE
COMFORT DR
INDUSTRIAL PARK DR
SOUTHERN RD
YOUNG RD
SPENCER FARM DR
N WATER RD
N 84TH AVE
Donaldson Creek
SCALE: 1 " = 1,500 '
Legend
TIFA District (205 acres)
Corporate Boundaries
CITY OF HART
OCEANA COUNTY, MI
TIFA DISTRICT
Prein&Newhof
2130300

Designation of the boundaries of the Development Area

The City of Hart Tax Increment Finance Authority (TIFA) encompasses approximately 205 acres of 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 to Dryden 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 to Hart Lake, Courtland Street from Chatagua Street to Mechanic Street, State Street from Polk Road to 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 from Polk Road to a point 1,350 feet north of Polk Road.

Location and extent of existing public facilities

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 Trail Park, Oceana County Council on Aging Bus and County Ambulance Garage, Oceana County Building and Sheriff's Department.

Location, extent, character and extent of the categories of public and private land uses

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.

Appendix 2

City of Hart TIFA Development Plan 2019-2027

Available at: www.cityofhart.org/tifa.php

Description of the improvements to be made in the development area, any repairs and alterations necessary to make those improvements, an estimate of the time required for the improvements, estimates of the cost of the development and the proposed method of financing the development.

a. Develop additional financial incentives for targeted, key improvements to properties within the TIF District.

The intent of the TIFA is to promote residential and economic growth in the City of Hart. In order to facilitate this goal, the TIFA will explore and possibly implement economic development incentives. Incentives will be targeted to align with the City's Master Plan as well as the broader economic objectives of the county and surrounding region. Businesses that drive local competitive advantage, innovation, productivity and wage gains will be prioritized.

Potential incentives to be considered include, but are not limited to:

- Brownfield Redevelopment
- Property Improvement Grant Program (The TIFA will cap the Property Improvement Grant Program at 50% of its tax capture funds.)
- Obsolete Property Rehabilitation
- Micro Loan Program
- Broadband Access for Businesses
- Non-vehicular improvement cost share

Incentives will be offered throughout the district through 2027. Such incentives will be offered on an annual basis as determined by the TIFA Board. Available funds, alignment with the City, county and regional economic development strategies and evaluation of the potential Return on Investment will be the basis for determining which, if any, incentives shall be offered.

b. Complete next phases of the Hart Commons by potentially adding a performance shelter, adding lake access and expanding the park's boundaries.

Hart Commons is located in the center of the downtown business district and is the location for all community events that involve the core community, entertainment, parades, sale days, holiday celebrations and related events as well as being the principal gathering space for the community. The initial phases of the development have been completed for the park. Additional phases of the park plan include potentially obtaining an easement from the owners of the Dairy Delight to construct an accessible boardwalk, with railings, to connect the adjacent, city-owned parking lot and small 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.

Estimated costs and timelines:

Acquisition and construction of performance shelter:	$60,000.00
Timeline:	Spring, 2022
Acquisition of easement, construction of boardwalk:	$50,000.00
Timeline:	Spring, 2023

c. Support the development of and eventual maintenance of the downtown Pocket Park.

In 2016, the City of Hart purchased the property at 33 S. State Street, consisting of a vacant lot that had once been a downtown commercial building. The intent of the purchase was to create a pocket park as part of the city's placemaking efforts. On June 14th, 2018, Hart Main Street, an affiliate of the TIFA, conducted a Design Charette in the lot to invite the community to share ideas about the community would like the pocket park to look like. Over 100 people participated in the Design Charette, and 91 comment cards were collected.

The city's engineering firm, Prein & Newhof and the Hart Main Street Design Committee met to process and review the collected input. Design drawings were created and submitted to the City for its consideration. Later that year, the City of Hart applied for and received a Community Development Block Grant from the Michigan Economic Development Corporation to build the park in accordance with the design submitted by Hart Main Street. 10% of the total costs are committed by the TIFA, as the required grant cash match. The TIFA will cap its annual maintenance contribution to 20% of the total annual maintenance costs for the Pocket Park.

Estimated costs and timelines:

Total project costs:	$360,000.00
TIFA match:	36,000.00
Timeline: (Complete engineering, construction & build-out)	Fall of 2020

d. Improve the wayfinding signage system to connect the city to its many character-defining elements.

Wayfinding is the experience of an individual making their way through an unfamiliar environment. When the information needed is provided in a thoughtful and cohesive fashion, the unfamiliar quickly becomes comfortable, friendly and welcoming. Consistency in terminology and graphics builds trust in a wayfinding program and give the user the confidence that the information presented is accurate, up-to-date and part of an overall system.

Connecting public spaces that showcase Hart's neighborhoods and unique character, promoting walking and bicycling, promoting the history of Hart and its historic architecture and creating a consistent image for the TIF District are all goals of a wayfinding system.

Estimated costs and timelines:

Total project costs, including planning and design, fabrication and installation:	$95,000.00
Timeline:	Jan-Dec. 2025

e. A study of the existing parking system and policies and a plan for future parking needs in the downtown area will be developed by 2022.

The goals for this study are to evaluate current supply and demand conditions within the TIF District, especially in the core downtown. Based on the findings of such a study, recommendations will be made for any changes to parking policies/ordinances and parking management, using a review of the existing off-street parking requirements and guidelines set forth in the City of Hart Municipal Code, and incorporating industry best practices. Any parking study will be cost-shared with the City of Hart.

Estimated costs and timelines:

Comprehensive parking system and policies study, with plan:	$50,000.00
Timeline:	Jan-Dec., 2022

f. Non-vehicular traffic improvements will be made throughout the District during the next 10 years.

Such improvements will be made on an annual basis as determined by the TIFA board. Available funds and need will be the basis for determining which, if any, improvements are made. Any improvements will be guided by the City's Master Plan, Capital Improvement Plan and sidewalk improvement strategies designed by the City's Department of Public Works.

Estimated costs and timelines:

Range of TIF contribution to non-vehicular traffic improvements:	$10,000 to $25,000/year
Timeline:	Annually

g. Provide administrative services for the Tax Increment Finance Authority through a contractual agreement.

The TIFA Administrator will be responsible for activities including, but not limited to: updating plans; administrative assistance to the TIFA Board, its Affiliates, and the City of Hart staff. In addition, the TIFA Administrator will be responsible for working with the Board and City of Hart to implement TIFA projects. Projects intended for the TIF Administrator include, but are not limited to:

a. Participate in the development of plans for downtown promotional events and marketing and work with relevant entities to implement.
b. Implement a business recruitment and retention program. This effort will look at developing information for present and future businesses including available

properties, business opportunities, demographics, city permit and application process, local contacts, and historical information.

Estimated costs and timelines:

Estimated costs to contract with or direct hire:	$ 75,000.00/year
Timeline:	Annually

Description of any parts of the development area to be left as open space and the use contemplated for the space.

Limited open space is intended for selected areas within the Area. The anticipated high demand for commercial and industrial activities along with future residential development within the Area do not lend themselves towards large open spaces.

Public open spaces will be used passively for lighting, seating, trash receptacles and landscaping. Private open spaces, through zoning requirements, will be primarily characterized by landscaped buffer strips.

Description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

The Authority may sell, donate, exchange, or lease to or from the City any properties it may own. Terms will be developed to ensure fiscal and legal viability.

Description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

The City of Hart Planning Commission has established a future land use map which includes the Development Area. Any desired zoning changes will conform to this map. Streets may be changed by improving surface quality, leveling intersections, and improving pedestrian facilities. Utilities will be improved where needed.

Estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

The entire development cost is estimated at $1,191,000. The developments will be financed by capturing new improvements in the Area minus any losses at the time of the improvement or loss for the remaining duration of the Authority. Inflation, positive adjustments, and negative adjustments will not be captured. These funds, in addition to any donations, grants, special assessments, or assistance from other outside agencies will be used to fund the projects either on a pay-as-you-go method, or through debt retirement. The Authority will have the ability to arrange financing either on its own or with the full faith and credit of the City pledged.

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, if that information is available to the authority.

This information is not available to the Authority at the time of this amendment.

The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.

Bidding procedures will follow the same guidelines as established by the Council and will most likely include sealed bids in instances where there is no expressed or implied agreement. Any lease payments will be based upon the cost of any acquisition and renovation.

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced.

Less than 100 persons live within the Area and none are anticipated by be displaced by any of the activities of the Authority.

Table 1

TIFA Tax Increment Financing Revenue Projection

2019

CITY OF HART

TAX INCREMENT FINANCE AUTHORITY
TAX INCREMENT FINANCING REVENUE PROJECTION

12/31/2018

Taxing Authority	Estimated 2018 Millage Rate	TIFA District TIFA District Property Tax Revenue Based on TV of $31,795,595	TIFA District 2018 Property Tax Revenue Based on TV of $33,272,188	TIFA District Property Tax Levi Increase In 2018 $1,476,593	Tax Increment Financing Captured Tax Revenues
Oceana County:					
Allocated	4.8500	154,208.64	161,370.11	7,161.47	7,161.47
Senior Citizen	0.4964	15,783.33	16,516.31	732.98	732.98
ECMCF Improvements	0.0000	0.00	0.00	0.00	0.00
Ambulance & EMS	0.2482	7,891.67	8,258.16	366.49	366.49
Totals		177,883.64	186,144.58	8,260.94	8,260.94
City of Hart:					
Operating	5.9888	190,417.46	199,260.48	8,843.02	8,843.02
Street Millage	0.9882	31,420.41	32,879.58	1,459.17	1,459.17
Totals		221,837.87	232,140.06	10,302.19	10,302.19
Cemetery:					
Operating	0.1600	5,087.30	5,323.55	236.25	236.25
Hart Public Schools:					
Operating	1.0992	34,949.72	36,572.79	1,623.07	1,623.07
Extra Voted	0.9875	31,398.15	32,856.29	1,458.14	1,458.14
Special Operating	0.0000	0.00	0.00	0.00	0.00
Totals		66,347.87	69,429.08	3,081.21	3,081.21
Total Property Tax Levied		439,736.27	460,157.69	20,421.42	20,421.42