PUBLIC NOTICE OF ELECTRONIC MEETING OF THE CITY OF HART TIFA BOARD

PLEASE NOTE: 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

The City of Hart Council is providing virtual electronic meeting access as a result of the COVID-19 virus and to protect the health, safety and welfare of the citizens of Hart, Michigan of such virus, pursuant to **EMERGENCY ORDER UNDER MCL 333.2253 – GATHERING PROHIBITION AND MASK ORDER**

Indoor social gatherings and events among persons not part of a single household are permitted, attendance of up to but may not exceeding 20 people per 1,000 sq. ft. of occupied room. As such until further notice City Meetings will be available to the public via the Zoom Virtual meeting platform in addition to the limited access permitted based upon room size.

Topic: City of Hart TIFA Board Meeting
Time: Oct 8, 2020 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/82987293568?pwd=MVZVSWpxUXdNSE1kS0JFOWR1N2ZvUT09

Meeting ID: 829 8729 3568
Passcode: 405744
One tap mobile
+16465588656,,82987293568#,,,,,,0#,,405744# US (New York)
+13017158592,,82987293568#,,,,,,0#,,405744# US (Germantown)

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+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)
Meeting ID: 829 8729 3568
Passcode: 405744
Find your local number: https://us02web.zoom.us/u/kgbKnHu38

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

Dated: October 6, 2020

Lynne Ladner, MPA
City Manager

TIFA Agenda
October 08, 2020 1:00pm
City Hall

1. Call to order

2. Roll Call; G. Goldberg, S. Hegg, S. Bruch, T. Lipps, L. Ladner

3. Approval of Agenda

4. Public Comment

5. ACTION ITEMS

   A. Façade Improvement Grant – proposal to add the following language to guidelines, *"Applications started or completed prior to application submission date will not be considered"*
   B. Façade Improvement Grant Request – Hegg's Furniture

6. DISCUSSION ITEMS

   1. Financials Statement Review
   2. Sidewalk Improvement Projects
   3. Second TIFA Annual Meeting
   4. 2021 Project Discussion

7. Communications from members

8. Adjournment

Board Member	Membership	Interest in District
Scott Hegg	TIFA	Yes
Bill Hegg	TIFA	Yes
Tracy Lipps	TIFA	Yes
Steve Bruch	TIFA	Yes
Lynne Ladner	TIFA	Yes
Gale Goldberg	TIFA	No
Nichole Steel	HEART Director – Advisor	No
Ron LaPorte	Mayor - Advisor	No

CITY OF HART

407 S. STATE ST.
HART, MI 49420

TAX INCREMENT FINANCE AUTHORITY (TIFA)
August 13, 2020 at 1:00 pm
MINUTES – DRAFT

Members Present via Zoom or in-person: Steve Bruch, Gale Goldberg, Scott Hegg, Bill Hegg, Tracey Lipps and Lynne Ladner
Members absent: n/a
Others present: HEART Director – Nichole Steel, City Clerk – Cheryl Rabe
Call to Order: Mr. Bruch called the meeting to order at 1:05 pm. Voice rollcall was then taken.
Agenda/Minutes Approval:

- Ms. G. Goldberg moved, supported by Mr. S. Hegg to approve the agenda as presented. Voice vote, motion carried. Ms. L. Ladner moved, supported by Mr. S. Hegg to approve the minutes from the July 9, 2020 meeting. Voice vote, motion carried.

Public Comments: Public attended via Zoom - None
Action Items: None
Discussion Items:

- Financials:
  - Ms. Ladner presented members with the June and July financial statements for the TIFA account. Only comment was from Mr. S. Hegg inquiring about the fraud protection charge and if any of the budgeted funds from taxes had been deposited. Ms. Ladner moved, supported by Ms. G. Goldberg to accept the financial report. Voice vote, motion carried.
  - Mr. S. Bruch inquired about the Pocket Park project progression and any upcoming expenses. Ms. Ladner explained that work is expected to begin next week and there are no pressing financial commitments due at this time.
- Business displays on sidewalk/ordinances:
  - Ms. Ladner explained that City Council passed a resolution that authorized the temporary placement of goods, wares and merchandise on public sidewalks through December 31, 2020, in an area no greater than thirty-six (36) inches from the front of the building face of the business while maintaining a minimum of five (5) feet of a clear walkway between items placed on sidewalk and the back of the street curb. This resolution also requires businesses to receive a permit to be posted in their front window before any goods, wares or merchandise can be placed on the sidewalk. She also noted that the majority of other cities prohibit this type of action except for the temporary placement for a specific event. Mr. S. Hegg asked if this included restaurant outside seating as well and Ms. Ladner explained that restaurants fall under a zoning ordinance whereas the other falls under the safety, health chapter of the City ordinances. She also mentioned that Kristi's outdoor seating is grandfathered in and the benches that the City installed along the sidewalks are considered pedestrian amenities so are exempt from this distance requirement. Mr. B. Hegg said he still looks at it as an encumbrance no matter what the circumstance. The Board was informed that if they had concerns regarding this issue, they could take it to City Council.
- Sidewalk improvement projects – Brad's list

- Board members reviewed the list of sidewalk replacement recommendations presented by Brad Whitney, DPW Superintendent. Lynne pointed out to the Board that applications would be received by those wishing to have their sidewalk repaired/replaced and those applications would be reviewed on a case by case basis. Any sidewalks in the downtown area fall under the City's responsibilities and outside of the downtown area, applications would be presented to the TIFA Board for their review and recommendations. The current policy for sidewalk replacement is a 60/40 split (property owner/city). Mr. S. Hegg suggested having a map with the TIFA area highlighted and the noted areas of needed repair indicated so they could have a better understanding of what is needed. Ms. N. Steel offered to work on a map. It was suggested to begin taking applications now with the intent to start work in the spring of 2021 due to the lateness in the year at this point.

- Façade program:
  - Mr. S. Bruch turned this portion of the meeting over to HEART Director, N. Steel for her updates. He informed the Board that Ms. N. Steel has offered to administer the façade program and that she will see to getting the word out that grant opportunities are available to business owners who wish to improvement their property. The guidelines and process for applying will be made available to those interested. Mr. S. Hegg moved, supported by Mr. Steve Bruch to approve Ms. N. Steel as administrator of the TIFA Façade Program. Voice vote, motion carried. In consequent discussion, Ms. L. Ladner moved, supported by Ms. T. Lipps to amend the current TIFA Façade program guidelines to read: "Program Target Area: the target area for the City of Hart TIFA Commercial and Business Property Improvement Grant Program is the TIFA District". Voice vote, motion carried. Ms. Ladner also moved, supported by Ms. G. Goldberg, to amend the wording in regard to the question of prior grand funding on the application form to read as follows, "Has the applicant received prior façade or property improvement grand funding in the last five years for the subject parcel? Yes or No ". Voice vote, motion carried.
- Trees in Downtown:
  - Discussion was held regarding the downtown trees and what can be done with them as they have gotten too big thereby causing sidewalk issues. Mr. S. Bruch had a conversation with Dan Hallack on what can be used to remove the trees. Different techniques were discussed in regard to removal. Ms. G. Goldberg inquired as to what would replace the current trees and Mr. S. Bruch suggested leaving that decision up to an arborist. Ms. N. Steel asked if all the changes proposed for the downtown can be done at the same time and Ms. Ladner explained that checking into available State grants is a possibility. Ms. Ladner and Ms. N. Steel will research streetscape projects for more options to replace the trees and report back to the Board.

Communications From Members:

- Mr. S. Hegg asked about the storm drain issues and mapping. Ms. Ladner explained that due to decreased funds coming in, City Council postponed any capital projects for FY21.

There being no further business, Mr. S. Hegg moved, supported by M. B. Hegg to adjourn the meeting at 2:14 pm. Voice vote, motion carried.

The next regularly scheduled meeting is September 10, 2020, at 1:00 pm.

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

Applicant's Name Stacie Hegg

Property Address 112 E. Main St. Hart, MI 49420

Is the applicant the property owner? ☑Yes ○No

Has applicant received prior grant funding from the City of Hart? ☑Yes ○No (2001)

Business Name Hegg's Gallery of Fine Furniture

Business Mailing Address 112 E. Main St. Hart, MI 49420

Business owner Scott + Stacie Hegg

Phone# 231-873-4665 Email: Stacie@heggsfurniture.com

Property Owner Name S. Hegg Real Estate, LLC

Property Owner Address 112 E. Main St Hart, MI 49420

Parcel # 64-020-201-003-00

Present Use of Building furniture retail

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

We have funds in our account to pay for half of this project.
Huntington National Bank

Improvement(s) Planned (check whichever applies)

- ☐ Removal of siding that was used to cover original building materials
- ☑ Exterior brick or wall surface repair
- ☐ Pointing of brick/mortar joint repair
- ☐ Window and/or door replacement/repair
- ☐ Any architectural details in need of repair and/or replacement
- ☑ Painting the building (just where sidewalk against building is removed)
- ☑ 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 pavement, drain
- ☐ Other; please specify: _____

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

Total Cost of Improvement $ 30,000.00

6. The project must be completed within one year of approval of the application. Extensions may be considered for unforeseen circumstances. The project is not eligible for reimbursement if the work is not completed during the approved time period.

7. Funds are awarded on a reimbursement basis. Disbursement of funds shall be made only after the entire project is complete and certified by the City of Hart to be in compliance with the approved design. The Applicant must submit copies of invoices, receipts and an itemized statement of the total cost of the project, signed by the applicant. All documentation for payment must be provided at one time to City of Hart TIFA for one payout.

8. The Applicant understands that he/she is responsible for the construction management for the entire project.

9. It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and incompliance with all federal, state, and local safety conditions, safety regulations, building codes, ordinances and other applicable regulations.

10. The applicant shall, at his/her own expense, indemnify, protect, defend and hold harmless the City and/or its agents and employees, from all claims, damages, lawsuits, costs, and expenses, for any property damage, personal injury or other loss relating in any way to the City of Hart TIFA Property Improvement Grant Program.

11. The Applicant understands that he/she is responsible for the maintenance of the facade improvements described here for a period of five years from the project completion in accordance with the agreements that will be executed in the event this application is approved.

Applicant's Signature _____ Date 9/5/2020

Property Owner's Signature _____ Date 9/5/2020

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

Hegg's Gallery of Fine Furniture

112 E. Main St. Hart, MI 49420

231-873-4665

Property Improvement Plan

1. Remove existing sidewalk on the East side of the building
2. Construct a new concrete entrance to the East door
3. Remove two drainage structures, install one new 24" catch basin
4. Clean vegetation on embankment and place new mulch
5. Pave and stripe entire parking lot
6. Repaint/repair brick where old sidewalk is removed
7. Place obstructions to protect building from cars
8. Lighting above entry door

HART CITY 2020 Summer Bill #: 00089

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:
HEGG S REAL ESTATE LLC
112 E MAIN ST
HART, MI 49420

Prop #: 64-020-201-003-00 School: 64040
Prop Addr: 112 E MAIN ST

Legal Description:
WD-L2001P1978 QC-L2001P10867 DESC CORR IN 01 COMB WI 004 & 006 IN 02 CITY OF HART LOTS 3, 4, 5 & 6 & ALSO S 1/2 OF E 1/2 OF LOT 2 & S 5 FT OF N 1/2 OF E 1/2 OF LOT 2 INCL DRIVEWAY ESMT BLOCK 1.

PAID

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

TAX DETAIL

Taxable Value:	342,485	
State Equalized Value:	344,600	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	4,334.72
STREET IMPROV	1.99620	683.66
CEMETERY	0.49980	171.17
STATE ED TAX	6.00000	2,054.91
COUNTY OPERATING	5.73440	1,963.94
Total Tax	26.88710	9,208.40
Administration Fee		92.08
TOTAL AMOUNT DUE		9,300.48

Please detach along perforation. Keep the top portion.

Mort Code DDA Bill # 00089

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: 09/14/2020
After 09/14/2020 additional interest and fees apply

2020 Summer Tax for Prop #: 64-020-201-003-00

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

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 112 E MAIN ST

Make Check Payable To: CITY OF HART

TOTAL AMOUNT DUE: **9,300.48**

*********AUTO**5-DIGIT 49405
HEGG S REAL ESTATE LLC
112 E MAIN ST
HART, MI 49420-1107

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















HALLACK CONTRACTING

September 4, 2020

Stacie Hegg
Heggs Furniture Gallery
112 E Main St
Hart, MI 49420

RE: Parking lot

Dear,

Hallack Contracting, Inc proposes to perform the following work:

- Remove existing sidewalk on the East side of the building
- Pulverize existing asphalt, add aggregate as necessary and fine grade and compact
- Construct a new concrete entrance to the East door, approximately 20' x 7'
- Remove two drainage structures, install one new 24" catch basin
- Clean vegetation of embankment and place new mulch
- Pave approximately 108' x 75' x 2 ½"
- Stripe parking lot

The cost for this work will be $26,617.00.

Please contact me if you have any questions.

Sincerely,

Daniel Hallack

4223 West Polk Road • Hart, MI 49420 • 231-873-5081 • Fax 231-873-2889

Equal Opportunity Employer


HEGG'S

REVENUE AND EXPENDITURE REPORT FOR CITY OF HART

PERIOD ENDING 06/30/2020

GL NUMBER	DESCRIPTION	2019-20 AMENDED BUDGET	YTD BALANCE 06/30/2020 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 06/30/2020 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 215 - TIFA						
Revenues						
Dept 000.000						
215-000.000-402.000	CURRENT PROPERTY TAXES	41,000.00	40,356.88	0.00	643.12	98.43
215-000.000-665.000	INTEREST ON INVESTMENTS	70.00	0.00	0.00	70.00	0.00
215-000.000-699.000	USE OF CASH RESERVES	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 000.000		61,070.00	40,356.88	0.00	20,713.12	66.08
TOTAL REVENUES		61,070.00	40,356.88	0.00	20,713.12	66.08
Expenditures						
Dept 000.000						
215-000.000-740.100	Materials	0.00	197.73	0.00	(197.73)	100.00
215-000.000-801.000	PROFESSIONAL SERVICES	0.00	32,586.95	0.00	(32,586.95)	100.00
215-000.000-998.005	Bank Fee Charges	0.00	20.00	20.00	(20.00)	100.00
215-000.000-999.101	TRANSFER TO GENERAL FD	40,000.00	0.00	0.00	40,000.00	0.00
215-000.000-999.245	Sidewalk Replacement	10,000.00	0.00	0.00	10,000.00	0.00
215-000.000-999.840	HEART PROGRAM	9,000.00	4,500.00	0.00	4,500.00	50.00
Total Dept 000.000		59,000.00	37,304.68	20.00	21,695.32	63.23
TOTAL EXPENDITURES		59,000.00	37,304.68	20.00	21,695.32	63.23
Fund 215 - TIFA:						
TOTAL REVENUES		61,070.00	40,356.88	0.00	20,713.12	66.08
TOTAL EXPENDITURES		59,000.00	37,304.68	20.00	21,695.32	63.23
NET OF REVENUES & EXPENDITURES		2,070.00	3,052.20	(20.00)	(982.20)	147.45

CITY OF HART
407 S. STATE ST.
HART, MI 49420
231-873-2488
www.cityofhart.org

SIDEWALK APPLICATION

NAME: _____

ADDRESS: _____

PHONE: _____ CELL PHONE: _____

ADRESS OF SIDEWALK PROJECT: _____

ARE YOU THE OWNER? YES _____ NO _____ IF NO, COMPLETE OWNER SECTION

OWNER'S ADDRESS IF DIFFERENT FROM ABOVE: _____

CITY _____ STATE _____ ZIP _____

DO YOU HAVE PERMISSION TO APPLY ON OWNER'S BEHALF: YES _____ NO _____

APPLICANT'S SIGNATURE: _____ DATE

PROJECT DESCRIPTION

HOUSE, GARAGE, DRIVEWAY, CURB OR EDGE OF ROAD, TREES, SHRUBS, UNDERGROUND SPRINKLING SYSTEMS, EXISTING SIDEWALK, AND/OR PROPOSED SIDEWALK. PLACE AN 'X' IN THE SIDWALK SQUARES TO BE REMOVED AND REPLACED; OR INSTALLED.

FEES:

CITY 40% - NO TAXES $ _____ X _____ SQ FT. (4" THICK SIDEWALK)

RESIDENT 60% $ _____ X _____ SQ FT. (6" THICK SIDWALK THROUGH DRIVEWAY)

TOTAL CITY COST $ _____

TOTAL RESIDENT COST $ _____

CITY APPROVAL YES _____ NO _____ DATE _____ PAID _____ DATE _____