City of Hart, Michigan
H.E.A.R.T. BOARD
February 2, 2022, 2:00 PM
Hart City Hall Community Center, 409 State Street, Hart, Michigan

AGENDA

1. Call to Order
    a. Roll Call (Jake Tufts, Scott Beal, Mark Platt, Fred Rybarz, Dean Hodges, Julie Sanders, Sue Payne, Maria Rosas)
2. Approval of Agenda
3. Public Comment
4. Approval of Consent Agenda
    a. 11.03.21 Regular Meeting Minutes
    b. November Financial Statement
5. Board Member Networking | 1-Minute Updates on "Your World"
6. Action Items
    a. Approval of 2022 Meeting Schedule (1st Wednesday at 2pm)
        i. Jan 5, Feb 2, Mar 2, Apr 6, May 4, Jun 1, Jul 6, Aug 3, Sep 7, Oct 5, Nov 2, Dec 7
7. Updates/Discussion Items
    a. Event Coordinator Introduction
    b. The Creeks Development Update (watch promotional video here)
    c. The Hart Project
    d. Housing Study
    e. Next HEART Initiative (Ceres Co-op update)
8. Executive Director's Report
9. Next Regular Meeting Wednesday, March 2, 2021 @ 2 PM
10. Adjournment

CITY OF HART
407 S. STATE ST.
HART, MI 49420
Hart Economic and Redevelopment Team (H.E.A.R.T.)
November 3, 2021

MINUTES DRAFT

1) **Call to Order**
   President Tufts called the meeting to order at 2:00 pm.
   a) **Roll Call**
      - **Members present**: Jake Tufts, Fred Rybarz, Scott Beal, Sue Payne, Maria Rosas, Mark Platt, Tracey Lipps, Julie Sanders
      - **Members absent:** Dean Hodges

   Others present: Nichole Kleiner, Amy Trudel from 103 Church St, Hart, MI
2) **Approval of Agenda -** Motion by Rybarz, supported by Beal, to approve the October minutes. Motion carried.
3) **Public Comments** – None.
4) **Approval of the Consent Agenda -** Motion by Platt, supported by Beal to approve the consent agenda as submitted. Motion carried.
5) **Board Member 1-minute updates** – board members provided updates on what's happening in their business/industries.
6) **Action Items**
   a) **The Creeks Development Incentive Request** – Nichole presented the following:
      - In 2017 the City of Hart took possession and ownership of The Creeks Condominiums. On October 26, 2021 City Council passed a resolution that "Allows the City Manager to move forward working with a local real estate company to value the lots and list them at current market value" in an effort to start developing these lots. Nichole stated that in an effort to further attract development and promote the vacant lots, it could be extremely beneficial to include an incentive to build.
      - In addition to attracting new development, questions we ask on a competitive grant application would allow us to learn what type of housing is most desirable, see what the interest level is and use this information to attract developers to build spec homes. Lack of response would indicate that we may need to re-imagine the site plan.
      - RECOMMENDED BOARD ACTION: After learning of the success Southwest Michigan has had through its Move to Michigan program, targeting remote workers, Nichole recommend HEART allocate $10,00 for a "Move to Hart" incentive to build in The Creeks.
   b) After discussion the board agreed that the lots may sell without an incentive. The board would be interested in hearing more from Benton Harbor who piloted this program. Motion by Rybarz, supported by Tufts to table an incentive or the Creeks.
7) **Updates/Discussion Items**
   a. Walkers Property (227 E Main St)
   b. CERES Co-op (3 E Main St)
   c. Event Coordinator
   d. Holiday Activities, Parade, Decorating (need a chair for Santa)
   e. Ribbon Cuttings will be scheduled for Stella's, Pixel Grafixs, Oceana Land Title, LaProbadita
8) **Executive Director's Report** – Working w/ County Economic Development to prepare three Hart sites for Brownfield eligibility/funding. Downtown cleanup with work release crew is in effect. Volunteers spent a day digging up daylilies & giving them away. Meeting with the First Impression Tourism Grant (MSU & MEDC team) in November to start making plans to visit Hart in 2022 & provide a free "first impression" assessment. Hart was selected after I applied for this grant in 2020. Finalizing Valley Sign wayfinding designs plan for City of Hart. New TIFA Plan goes to public hearing on Nov 9th. Purchased a tension canopy for Hart

Commons as a shelter for performers arriving late December – shortage of steel. Planning a "Tribute to Hart Main Street" Past, Present, Future Program to honor those that helped make the program such a success. RFQ for realtors for The Creeks was posted. Working with Chamber on Holiday events, decorations & parade. Huge thanks to SLSD Chamber for organizing & sponsoring the fresh wreaths & garland downtown. LaProbadita $25,000 grant disbursement request sent to MEDC. TIFA voted to fund an event coordinator for one year to see how it goes. Position to be posted soon – reporting to the HEART Director. Finalized 2021 MCACA Grant. Preparing to apply for another $4,000 for 2022. MEDC is touring Hart on Nov 15th – helping us imagine Walkers & Ceres Properties. Development leads:

- Downtown business looking to expand
- 5-Star Realty coming to downtown – old AFC Building
- Welcome Hart Village Market to the IGA building
- El Cardenal looking for production space for their chips – researching Industrial Park

Working with Gray & Co on an expansion project, correcting a past IFE that was authorized by city council and sorting out the paperwork for an annex from the township into the city. Incentive program to spur development in The Creeks. New billboard on Polk Rd eastbound designed/ordered – thank you to the Silver Lake Chamber for sponsoring.

9) Next Regular Meeting Wednesday, Dec 1, 2021 @ 2 PM

10) Board Member Comments – None

11) Adjournment – Motion to adjourn made by Lipps supported by Beal. Meeting adjourned at 3:10 pm.

Respectfully Submitted,

Economic & Community Development Director

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Huntington

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Have a Question or Concern?

Stop by your nearest Huntington office or contact us at:

1-800-480-2001

www.huntington.com/businessresources

Huntington PublicFund Business Interest Checking *Account: -------1437*

Statement Activity From: 11/01/21 to 11/30/21

Days In Statement Period	30
Average Ledger Balance*	80,491.86
Average Collected Balance*	80,491.86

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

Beginning Balance	**$80,491.86**
Credits (+)	**0.66**
Interest Earned	0.66
Total Service Charges (-)	**0.00**
Ending Balance	**$80,492.52**

Average Percentage Yield Earned this period 0.009%

Other Credits (+) *Account:--------1437*

Date	Amount	Description
11/30	0.66	INTEREST PAYMENT

Service Charge Summary *Account:-------1437*

Previous Month Service Charges (-)	**$0.00**
Total Service Charges (-)	**$0.00**

Balance Activity *Account:-------1437*

Date	Balance	Date	Balance	Date	Balance
10/31	80,491.86	11/30	80,492.52		

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The
HART
PROJECT
PUTTING THE ART IN HART

HART STRATEGIC INITIATIVES 2021-2022

	#1 - Development		#2 - Marketing & Promotion		#3 - Business Support		#4 - Workforce Dvpmt/Talent
	Industrial Park		Wayfinding		training		milage
	Downtown Streetscape		Events		networking		resource center
	Sidewalks		Sponsorship Package		annual meeting - biz of the year - awards		scholarships
	Ceres Property		Wayfinding		Engaging Youth/Minorities		get students involved
	Public Transportation		Community Pride Efforts		shop local program		childcare
	Incentives		newsletters		biz directory		return to Oceana program
1	~~Creeks~~		communication		site visits (retention team)		make Hart more inviting
	Parks/Recreation		social media				training center in Hart
	Attract Developers		Hart fact sheets				
	Build Homes		Hart Lake				
	Attract Residents		Better market natural assests				
	Tap into knowledge of elders		community forums				
	Clean-up/Beautification Committee		agritourism				
	Improving Development Processes		get youth involved				
	Sue, Fred		*Dean, Maria, Scott*		*Jake*		*Julie S*

HEART & TIFA DIRECTOR REPORTS

January 5, 2021

ECONOMIC DEVELOPMENT

- Hosted ribbon cuttings and big check presentations at Stella's, Pixel Grafixs, Oceana Land Title, LaProbadita in December.






- Working w/ County Economic Development on Brownfield sites eligible for funding.
- Formed a leadership team to work with MSU Extension and MEDC on the First Impression Tourism Grant that HEART was awarded.
- Finalized changes to wayfinding designs proposal – awaiting pricing quotes from Valley Sign and then will issue RFP's for purchasing and installing signs.
- Working with Coldwell Banker, HEART Board and City Manager on The Creeks development.
- Thank you, Silver Lake Chamber, for organizing a fantastic Lighted Christmas Parade & sponsoring the fresh wreaths & garland downtown.




- Hired an event coordinator to begin second week in January.
- Applying for MCACA Grant $4,000 for 2022 Music on Commons Series.
- <u>The Michigan Economic Development Corporation toured Hart on Nov 15th offering to fund a Phase II Environmental Study of Ceres and to pay for the cost of hiring a consultant for future use and public input discussion for Ceres site. The MEDC is also creating a rendering (at no charge) to help us market the Walkers Property to be demolished and rebuilt as first floor commercial, second/third floor residential</u> – wow!!! They loved visiting Hart and give high fives to our leaders for their development efforts.

- Development leads
    - Downtown business looking to expand
    - 5-Star Realty coming to downtown – old AFC Building
    - Welcome Hart Village Market to the IGA building
    - El Cardenal looking for production space for their chips – researching Industrial Park
    - Talking with development partners on opportunities for housing development.
- Designed/installed new billboard on Polk Rd eastbound – thank you to the Silver Lake Chamber for sponsoring.



- Working with Gray & Co on an expansion project, correcting a past IFE that was authorized by city council and sorting out the paperwork for an annex from the township into the city.

TAX INCREMENT FINANCE AUTHORITY:

- Prepare meeting packets, financial reports, all administrative work for TIFA board.
- Working on prioritizing 2022 projects and create a 1, 5 and 10-year budget
- Hosting a public informational meeting on Dec. 21 at 2pm in council chambers to share the activities of the City of Hart TIFA - in accordance with PA 57.
- Working with DPW on downtown streetscape project in conjunction with lead line replacement to include removing/replacing existing trees, new ADA compliant sidewalks, flowers, etc. Forming a beautification committee for community input.
- Completing/complying with reporting requirements required by Public Act 57 to include:
    - Prepared FY2021-2022 Annual Synopsis in accordance with PA 57
    - Ensuring all required documents are on city's website
    - Year-end financial reporting
    - Correspondence with taxing jurisdictions as required by PA 57
- Awaiting arrival of tension canopy for Hart Commons purchased by TIFA as a shelter for performers – delayed due to shortage of steel.

- TIFA funded HEART to hire an event coordinator.
- Preparing an RFP for Walkers to begin marketing in early 2022.
- TIFA voted to allocate $18,000 towards the city's 2022 sidewalk replacement project which will pay for 100% of sidewalks identified as "needing replaced" by DPW in 2020-2021
- Negotiating with Ceres Solutions on acquisition of 3 E Main Street.

Respectfully Submitted,

Nichole (Steel) Kleiner

Economic & Community Development Director