City of Hart, Michigan
TIFA Board
April 21 2026, 1:00 PM
Hart City Hall Community Center, 407 State Street, Hart, Michigan

NOTICE OF PUBLIC MEETING

TIFA Agenda

1. Call to order
2. Roll Call; B. Hegg, Tracey Lipps, Deborah Windell, S Hegg, Caleb Griffis, Maria Rosas, Mayor Klotz, Hannah Juhl, Justin Adams
3. Approval of Agenda
4. Public Comment
    a. The Monarch Update – 408 S State St
5. Approval of February & March 2026 Minutes
6. Approval of February & March Financials
7. Action Items
    a. Hart Christian Fellowship Request to Extend Lease 6 months
    b. Property Improvement Grant Application - 311 E Main St (Hart Barber Shop) for much-needed sidewalk and parking lot repairs in the amount of $10,704.50
8. Discussion Items
    a. Match on Main Grant Update
    b. Streetscape Update & Fireplace Usage Fees Discussion
    c. Chalet Removal Funding Request & Tin Man Safety Discussion
    d. 3 E Main - next steps
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting May 19, 2026*

CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
February 17, 2026 at 1:00 pm

MINUTES

Call to Order: Deborah Windell called the meeting to order at 1:00 pm. Voice rollcall was taken.

Members Present: S. Hegg, Mayor Klotz, Tracey Lipps, Hannah Juhl, Deborah Windell, Hannah Juhl, Caleb Griffis

Absent: Bill Hegg, Maria Rosas

Others Present:

Approval of Agenda: Motion by Mayor Klotz, supported by Juhl to accept the agenda. Motion carried.

Public Comment: none

Approval of Jan 2026 Minutes: Motion by Mayor Klotz, supported by S. Hegg to approve minutes. Motion carries.
Approval of Jan 2026 Financials: Motion by S, Hegg, supported by Mayor Klotz to approve financials with clarification of unknown $24.47 charge explained at March meeting. Motion carries.

Action Items:

a. Motion by Griffis, supported by Juhl to recommend appointment of Justin Adams to the TIFA Board. Motion carried.

Discussion Items:

a) Ceres Property – board review scoring criteria and established a timeline/process for the handling of RFP submissions due Feb 27th.

Public Comments: None

Member Comment: None

Adjournment: Meeting adjourned at 1:55 pm.

Respectfully submitted by Nichole Kleiner, City Manager

CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
March 31, 2026 at 5:00 pm

SPECIAL MEETING MINUTES

Call to Order: Deborah Windell called the meeting to order at 1:00 pm. Voice rollcall was taken.

Members Present: Mayor Klotz, Maria Rosas, Tracey Lipps, Hannah Juhl, Deborah Windell, Hannah Juhl, Caleb Griffis

Absent: Bill Hegg, S. Hegg

Others Present: Lisa Clark, Sharon Hallack, Chad Gale, Andrew Mullen, Dawn Mullen, Sue Payne, Christina Juska, Gale Forner, Jacob Eckholm, Marie DeRuiter, Ben Striegle

Approval of Agenda: Motion by J. Adams, supported by H. Juhl to accept the agenda. Motion carried.

Public Comment:

3 E Main – Development Proposals Discussion

Jacob Eckholm, Development Lead with Wolverine Building Group on behalf of Lofts on Main project presented an overview of the 3 building, 60-unit, market rate apartment proposal for the site. Q&A by the board and public.

Ben Streigle, Development Lead for Heyboer Bro Co for Water Street Apartments presented an overview of the 3-building, 60-unit, market rate apartment proposal for the site including additional renderings of what the buildings could look like. Q&A by the board and public.

Action Items:

a. Motion by D Windell to enter closed session pursuant to MCL 15.268(1)(d) to consider the potential sale and redevelopment of the property located at 3 E Main Street. Support by T Lipps. Motion carried.
b. Motion by D Windell, supported by H Juhl to end the closed session and return to public hearing. Motion carried.
c. Motion by Mayor Klotz, supported by J Adams to recommend Lofts on Main as the preferred developer to city council. Roll call vote: ayes (6), nays (1), absent (2). Motion carried.

Public Comments: None

Member Comment: None

Adjournment: Meeting adjourned at 5:55 pm.

Respectfully submitted by Nichole Kleiner, City Manager

THE HUNTINGTON NATIONAL BANK
PO BOX 1558 EA1W37
COLUMBUS OH 43216-1558

Huntington

CITY OF HART
TIFA ACCOUNT
407 S STATE ST
HART MI 49420-1259

Have a Question or Concern?

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1-800-480-2001

www.huntington.com/businessresources

Huntington PublicFund Business Interest Checking *Account: -------9172*

Statement Activity From: 03/01/26 to 03/31/26

Days in Statement Period	31
Average Ledger Balance*	93,742.47
Average Collected Balance*	93,487.63

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

Beginning Balance	**$92,552.18**
Credits (+)	**3,651.09**
Regular Deposits	2,875.66
Electronic Deposits	700.00
Interest Earned	75.43
Debits (-)	**3,492.13**
Regular Checks Paid	3,492.13
Total Service Charges (-)	**0.00**
Ending Balance	**$92,711.14**

Average Percentage Yield Earned this period 0.954%
Interest paid last year $973.89

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

Date	Amount	Serial #	Type
03/06	970.94	Taxes	Remote
03/13	1,540.51	HCF UTILITIES	Remote
03/19	364.21	church utilities reimbursement mona-d	Remote

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

Date	Amount	Description
03/03	700.00	BUS ONL TFR FRM CHECKING 030326 XXXXXXX0405 CERES RENT
03/31	75.43	INTEREST PAYMENT

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

Date	Amount	Check #
03/12	852.71	1274 CHURCH GAS
03/06	492.35	1275 CHURCH UTILITIES
03/13	147.07	1276 CERES FB AD.
03/27	2,000.00	1277 event coordinator

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

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Huntington PublicFund Business Interest Checking *Account: -------9172*

Statement Activity From: 02/01/26 to 02/28/26

Days in Statement Period	28
Average Ledger Balance*	80,979.19
Average Collected Balance*	80,968.37

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

Beginning Balance	**$71,797.47**
Credits (+)	**22,336.63**
Regular Deposits	21,577.62
Electronic Deposits	700.00
Interest Earned	59.01
Debits (-)	**1,581.92**
Regular Checks Paid	1,581.92
Total Service Charges (-)	**0.00**
Ending Balance	**$92,552.18**

Interest
189,682.29 MI CLASS $550.23
282,254.47

Average Percentage Yield Earned this period 0.954%
Interest paid last year $973.89

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
02/06	4,281.11	Taxes	Remote	02/20	17,296.51	Taxes	Remote

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

Date	Amount	Description
02/03	700.00	BUS ONL TFR FRM CHECKING 020326 XXXXXXX0405 Ceres rent
02/27	59.01	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
02/02	225.11	1262 lights Christmas	02/20	23.66	1272 supplies Chalet removal
02/13	381.19	1271* Church utilities	02/26	951.96	1273 Church 595

(*) Indicates the prior sequentially numbered check(s) may have 1) been voided by you 2) not yet been presented 3) appeared on a previous statement or 4) been included in a list of checks.

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Michigan CLASS®

Account Statement

February 28, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.7864%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	189,132.06	0.00	0.00	550.23	1,166.32	189,426.43	189,682.29

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
02/01/2026	Beginning Balance			189,132.06	
02/28/2026	Income Dividend Reinvestment	550.23			
02/28/2026	Ending Balance			189,682.29	

MEMORANDUM

To: Hart Tax Increment Finance Authority (TIFA) Board
From: Nichole Kleiner
Date: March 14, 2026
Re: Lease Extension Request – 408 S. State Street (Hart Christian Fellowship)

Hart Christian Fellowship, which currently leases the church building at 408 S. State Street, has requested a six-month extension of their existing lease, which is set to expire on April 1, 2026.

As the Board is aware, the property is scheduled to be sold to the selected developer, The Monarch, in January 2027. The Monarch has begun planning renovations to the church stage and seating area to convert the space into a community theatre and multi-use venue, which is part of the broader redevelopment vision for the site.

Because the future owner intends to begin planning and preparatory work extending the current lease could limit their ability to move forward with those plans or structure occupancy arrangements that support the project.

For that reason, it is my recommendation that the Board allow the lease to expire as scheduled, providing the future owner the flexibility to pursue a lease-to-own agreement or other arrangement that supports the redevelopment and long-term community use of the building.

Hart Christian Fellowship

March 10, 2026

Greetings, City of Hart.

We, Hart Christian Fellowship would like to take this opportunity to request a six-month extension to our current lease agreement we have with you at this time.

Hart Christian Fellowship

Secretary Kathy Hughart

Pastor Rob Hambright

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

Applicant's Name Austin Bechtel

Property Address 311 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

Business Name Hart Barber Shop

Business Mailing Address 311 E. Main St. Hart MI 49420

Business owner Austin & Brooke Bechtel

Phone# 231-690-3760 Email: brookethebarber@gmail.com

Property Owner Name Austin Bechtel

Property Owner Address 311 E. Main St. Hart MI 49420

Parcel # _____

Present Use of Building Barber Shop

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

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
- ☐ Landscaping
- ☒ Construction, installation and/or renovation of awnings, marquees, doors, windows, or pavement between the business door and the sidewalk
- ☐ Permanent outdoor public art installations
- ☐ Other; please specify: _____

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

Total Cost of Improvement $ $21,409.00

Incentive Amount Requested $ 10,704.50

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.

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 Austin Beckett Date 4/17/26

Property Owner's Signature Austin Beckett Date 4/17/26

Complete and return to Hart Economic Development, 407 S State St, Hart, MI 49420

West Coast Excavating Inc
6076 N 72nd Ave
Hart, MI 49420-8414 USA
Phil@westcoastexc.com

Estimate

ADDRESS
Hart Barber Shop

ESTIMATE #	DATE	
1164	04/16/2026	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04 Concrete	West side parking pad 15x24	1	2,520.00	2,520.00
04 Concrete	West side sidewalk 8x74	1	4,144.00	4,144.00
04 Concrete	Building front 52x18	1	6,552.00	6,552.00
04 Concrete	Approach expansion 30x8x5"	1	1,920.00	1,920.00
02.10 Demo	Remove and dispose of existing concrete to be replaced, prep for new concrete	1	2,460.00	2,460.00
02 Site Work	6" Gutter Drains 100', price includes drain basins and hookup to existing gutters	1	1,925.00	1,925.00
04 Concrete	OPTION: increase concrete to 5" thickness add $1888.00		0.00	0.00

TOTAL **$19,521.00**

1,888.—

21,409

Accepted By

Accepted Date


HART BARBER SHOP


4th Generation
HART BARBER SHOP
Walk-ins Welcome
OPEN
HART BARBER SHOP





