City of Hart, Michigan
TIFA Board
May 19, 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
5. Approval of April 2026 Minutes
6. Approval of April Financials
7. Action Items
8. Discussion Items
    a. FY26-27 Budget Review
    b. Streetscape Update & Fireplace Usage Fees Discussion
    c. Chalet Removal Funding Request
    d. Tin Man Safety
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting June 16, 2026*

CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
April 21, 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, Deborah Windell, Hannah Juhl, Caleb Griffis, Bill Hegg, S. Hegg

Absent: Justin Adams, Tracey Lipps

Others Present: Cindy-Beth Davis Dykema, Members of the Hart Christian Fellowship Congregation, Kay Butcher, Austin Bechtel

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

Public Comment: Cindy-Beth Davis Dykema provided an update on the yoga studio at the 408 S State St sharing a new schedule of events and expanded classes. A member of HCF read a statement regarding the impact of the church on the community requesting that the board consider continuing the lease agreement another 6 months. Pastor Hambright requested and extension and there was discussion regarding the events that have taken place since first signing a lease with HCF.

Approval of Feb & Mar 2026 Minutes: Motion by Juhl, supported by Mayor Klotz to accept the minutes. Motion carried.

Approval of Feb & Mar 2026 Financial: Motion by Windell, supported by S Hegg to accept the March minutes as presented and to table the February minutes. Nichole noted that the unknown $24 charge from January was from a personal purchase she made after purchasing Christmas décor online for TIFA and the $147.07 charge in March should have been deducted from the HEART account – that will get reversed. Regarding the $2000 payment to event coordinator, Rosas asked to see the event coordinator/economic and community development coordinator contract so they can understand how payouts are taking place for events.

Action Items:

a. **Extend Hart Christian Fellowship's lease 6 months as requested by tenants**. Motion by Juhl to extend lease through January 2, 2026 with no further extension, supported by Rosas.
b. **Property Improvement Grant Application for 311 E Main** – Hart Barber Shop requested $10,704 reimbursement grant towards sidewalk and parking lot repairs. Motion by S Hegg, supported by B Hegg to approve grant request.

Discussion Items

a. Nichole reported that the only applicant for the Match on Main grant was Cindy Beth Davis Dykema for improvements at the church, the garage, and the house at 408 S State towards expanding classes and converting the church to a community theater was submitted and that Lindsay had applied on their behalf to the MEDC requesting $25,000.
b. Streetscape and fireplace usage discussion was tabled until May meeting when board would be able to review FY26-27 budget.
c. Nichole reported that chalets had been removed from parking lot downtown as a stipulation of TIFA's financial contribution to the streetscape. City is requesting financial support towards setting them up as cabins to be rented at John Gurney Park – further discussion will take place in May during budget review. Pedestrian safety around the tin man also took place – Nichole offered to present a drawing at the May meeting.

d. 3 E Main – next steps in the development of three 20-unit apartments will be to meet with developer and enter into a development agreement.

Public Comments: None

Member Comment: Bill Hegg stated that he would like to see the city try to help remove the debris at the blacksmith shop that burned. Nichole stated that although the shop is outside the TIFA area, the city intends to begin enforcement of a dangerous building, requesting the owner clean up the site. Hannah Juhl stated she would love to see something done at the vacant flower shop downtown as well asking if there were any ordinances that address the situation. Nichole added that the food truck near the laundry mat needs to be addressed as well for zoning violations.

Adjournment: Meeting adjourned at 2:10 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?

Stop by your nearest Huntington office or contact us at:

1-800-480-2001

www.huntington.com/businessresources

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

Statement Activity From: 04/01/26 to 04/30/26

Days in Statement Period	30
Average Ledger Balance*	91,740.33
Average Collected Balance*	91,704.83

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

Beginning Balance	**$92,711.14**
Credits (+)	**6,928.85**
Regular Deposits	6,157.24
Electronic Deposits	700.00
Interest Earned	71.61
Debits (-)	**8,238.96**
Regular Checks Paid	8,238.96
Total Service Charges (-)	**0.00**
Ending Balance	**$91,401.03**

190,873.26
282,274.29

monthly interest 587.01
YTD 2357.29

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
04/22	5,116.09	Taxes	Remote	04/22	1,041.15	Church utilities	Remote

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

Date	Amount	Description
04/03	700.00	BUS ONL TFR FRM CHECKING 040326 XXXXXXX0405 Ceres rent Chad Gale
04/30	71.61	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
04/17	3,298.77	1278 Banners	04/21 prop imp grant	3,703.00	1281 STUDIO 49
04/15	664.11	1279 Church gas	04/16	* 72.41	1282 CERES AD
04/09	350.67	1280 Church utilities	04/21	* 150.00	1283 construction - drone project

(*) 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.

Should have been paid by HEART

Investments are offered through the Huntington Investment Company, Registered Investment Advisor, member FINRA/SIPC, a wholly-owned subsidiary of Huntington Bancshares Inc.

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Michigan CLASS®

Account Statement

-- April 30, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.7478%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	190,286.25	0.00	0.00	587.01	2,357.29	190,598.92	190,873.26

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
04/01/2026	Beginning Balance			190,286.25	
04/30/2026	Income Dividend Reinvestment	587.01			
04/30/2026	Ending Balance			190,873.26	

Streetscape fireplace gas usage

The Board discussed estimated annual natural gas costs associated with the community fireplace as part of the new downtown streetscape project. Staff noted that the fireplace would likely utilize a 250,000 BTU burner.

Based on an assumption of approximately three hours of use per day year-round, estimated operating costs would be approximately $2,400 annually for gas usage, plus approximately $640 per year in fixed “ready-to-serve” charges, **for a total of roughly $3,000 per year at current rates.**

It was noted that increased usage could raise annual costs to approximately $5,500, though extended use of six hours per day, particularly during summer months, was considered unlikely. **For planning purposes, staff recommended budgeting an estimated annual range of $3,000 to $6,000**.

The Board discussed responsibility for covering these ongoing operating costs and directed that this item be included in the FY 2026–2027 budget discussion.

City of Hart
407 State Street
Hart, MI 49420

February 27, 2026

Lindsay,

I am pleased to formally offer you a promotion to the position of Economic & Community Development Coordinator and Utility Billing Clerk for the City of Hart, effective March 9, 2026.

This position will remain full-time and exempt, reporting to the City Manager. Your base salary will increase to $50,000 annually, paid in accordance with the City's standard payroll schedule. This position is at-will and subject to the policies and provisions outlined in the City of Hart Employee Handbook.

You will continue to serve as the City's primary Utility Billing Clerk, with core responsibilities including utility billing processing, customer account management, payment posting, shutoff notices, BS&A entries, cash receipting, and front counter coverage.

In addition, you will assume expanded responsibilities supporting the City's economic and community development efforts. Under the direction of the City Manager, you will:

- Administer the Hart Economic & Redevelopment Team (HEART) Board including preparation of agendas, packets, minutes, required notices, reporting, and follow-up tasks.
- Assist with business retention and expansion efforts and respond to business inquiries.
- Coordinate community events and sponsorship activities for HEART.
- Support marketing, branding, and communication initiatives.
- Assist with grant research, preparation, and administration under the direction of the City Manager.
- Attend Council meetings when economic and community development topics are on the agenda, attend HEART board and committee meetings, and other public meetings as requested.

You are not a supervisory employee; however, you will work collaboratively with boards, volunteers, businesses, and community stakeholders as part of this role. Budget oversight related to HEART activities will occur in coordination with the HEART Board and the City Manager.

Event Coordination Compensation

In addition to your base salary, you will have the opportunity to receive lump-sum compensation for the successful coordination and execution of the following events:

- Hart Sparks – $1,500
- Music on the Commons – $1,500
- Winterfest – $1,500
- ArtWalk – $1,500
- Thrift Crawl – $500
- Lump Sum for All Other Coordinated Events – $2,000
  (Includes clean-up days, flower plantings, Small Business Saturday, decorating contests, Christmas events, Halloween activities, and similar initiatives.)

Event compensation will be paid following successful completion of each event (or annual completion for "Other" events), subject to budget availability and TIFA approval.

Your benefits will continue in accordance with the City's Employee Handbook. You will also receive a monthly cell phone stipend.

We are confident in your ability to grow into this expanded role and appreciate your continued commitment to the City of Hart and our community.

Please sign below to acknowledge acceptance of this offer.

Sincerely,

Nichole Kleiner
City Manager
City of Hart

Accepted By: _____
Date: 3/3/26

MEMORANDUM

To: Hart TIFA Board
From: Nichole Kleiner, City Manager/TIFA Administrator
Date: May 19, 2026
Re: Request for Funding Assistance – John Gurney Park Chalet Relocation & Cabin Setup

As part of the Hart Plaza Streetscape Project, the Tax Increment Finance Authority required the removal of the five 12x12-ft chalets located in the Hart Commons parking lot. The HEART Board determined that the chalets should be relocated to John Gurney Park and repurposed as rentable cabin-style accommodations to support park activity and future revenue generation.

At this time, however, the Park Fund is operating at a deficit and does not have the capacity to absorb the upfront site preparation and setup costs necessary to make the relocation functional and successful.

To move the project forward, the City is requesting TIFA consider contributing $10,000 toward the following improvements required to establish the chalet rental area at John Gurney Park:

Item	**Estimated Cost**
Concrete pads (5 @ $1,200 each)	$6,000
Ground leveling, dirt work & new driveway	$2,000
Slag	$1,000
Miscellaneous materials/site work	$1,000
Total Request	**$10,000**

This investment would allow the chalets to continue serving a public purpose while supporting tourism, overnight visitation, and long-term activation of John Gurney Park. Repurposing the structures into rentable cabins also creates the opportunity for future park revenue that can help offset operational costs over time.

I appreciate the Board's consideration of this request.