City of Hart, Michigan
TIFA Board
July 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
5. Approval of May 2026 Minutes
6. Approval of May & June Financials & FY 26-27 Budget
7. Action Items
    a. Funding request from HEART to TIFA
    b. Authorize up to $250 for the purchase of table wipe dispenser at Hart Commons
8. Discussion Items
    a. Businesses planting flowers in mulch beds
    b. Ceres Update
    c. Streetscape Update
9. Public Comment
10. Member Comment
11. Adjournment - *next regular meeting August 18, 2026*

CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
May 19, 2026 at 5:00 pm

SPECIAL MEETING MINUTES

Call to Order: S Hegg called the meeting to order at 1:04 pm. Voice rollcall was taken.

Members Present: Mayor Klotz, Maria Rosas, Hannah Juhl, Caleb Griffis, S. Hegg, Justin Adams, Tracey Lipps

Absent: Deborah Windell, Bill Hegg

Others Present:

Approval of Agenda: Motion by Adams, supported by Mayor Klotz to accept the agenda with the addition of officer election added under action items suggested by S Hegg. Motion carried.

Public Comment: none

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

Approval of Feb & Mar 2026 Financial: Motion by Lips, supported Rosas to accept the April financials as presented. Motion carried.

Action Items:

a) **Election of Officers** – vice chair position needed to be replaced after Gale Goldberg left the board. Nichole was asked who the Treasurer is and Nichole verified, Karla Swihart (city treasurer). Motion by Rosas, supported by Adams to elect S Hegg as Vice Chair to replace Goldberg. Motion carried.

Discussion Items

a. The FY26-27 budget was reviewed with support for the budgeted income and expenses. S Hegg questioned the discrepancy between the amount reported on the bank statement ($524,269.11 and the fund balance report from BS&A which showed TIFA having $432,037). Nichole will research and report back.

b. Streetscape update & fireplace usage discussion - Nichole shared an engineering estimate of anticipated cost to run the new community gas fireplace – the cost is estimated at $2,400 annually ($240 monthly) assuming 3hrs of use per day year-round. The board asked that more research be done and report back, including the option for guests to have to use a credit card. It was also suggested that the hours of operation be limited.

c. Chalet Funding Request – Nichole asked the board if they would be open to assisting John Gurney Park in funding the setup of the 5 chalets moved from Hart Commons lot to John Gurney Park to rent as cabins in the campground. The cost breakdown is $6,000 towards concrete pads, $2,000 towards leveling, and preparing for new driveway, $1,000 in slag, $1,000 misc. After discussion, Lipps stated that she thinks the fund should be paid back to TIFA with interest since JGP will be making money off the rentals. Nichole will present this as an action item at the next meeting.

d. Tin Man Safety – Nichole shared two diagrams of barriers that could be placed around the tin man for protection from a car backing into it and to shield pedestrians taking photos. The board supported proceeding with moving barriers in front of the tin man.

e. The agreement with the event coordinator, Lindsay Brown was reviewed to explain how she is compensated per event now instead of annually.

f. Nichole shared a drawing and $5273 estimate for a new Welcome to Hart sign at the planter west of the Road Commission. The existing sign is wood, has been painted several times, is beyond the point of repair. The board agreed to review at next meeting.

Public Comments: None

Member Comment:

Adjournment: Meeting adjourned at 1:35 pm.

Respectfully submitted by Nichole Kleiner, City Manager

THE HUNTINGTON NATIONAL BANK
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COLUMBUS OH 43216-1558

Huntington

CITY OF HART
TIFA ACCOUNT
407 S STATE ST
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Huntington PublicFund Business Interest Checking *Account: -------9172*

Statement Activity From: 05/01/26 to 05/31/26

Days in Statement Period	31
Average Ledger Balance*	82,093.61
Average Collected Balance*	82,005.64

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

Beginning Balance	**$91,401.03**
Credits (+)	**22,330.73**
Regular Deposits	909.82
Electronic Deposits	21,354.75
Interest Earned	66.16
Debits (-)	**31,554.89**
Regular Checks Paid	31,407.82
Electronic Withdrawals	147.07
Total Service Charges (-)	**0.00**
Ending Balance	**$82,176.87**

191,476.39 MI Class (603.13 interest)

Average Percentage Yield Earned this period 0.954%

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

Date	Amount	Serial #	Type
05/08	706.49 Church utilities		Remote
05/15	203.33 Monarch utilities		Remote

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

Date	Amount	Description
05/04	700.00	BUS ONL TFR FRM CHECKING 050426 XXXXXXX0405
05/04	294.14	BUS ONL TFR FRM CHECKING 050426 XXXXXXX1437
05/22	20,360.61	BUS ONL TFR FRM CHECKING 052226 XXXXXXX0405
05/29	66.16	INTEREST PAYMENT

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

Date	Amount	Check #
05/08	400.73	1284 Church utilities
05/11	507.09	1285 Church utilities
05/15	30,000.00	1286 Hagar prop imp grant
05/20	500.00	1287 Thrift, gift card event coordination

(*) 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

May 31, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.7150%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	190,873.26	0.00	0.00	603.13	2,960.42	191,196.29	191,476.39

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
05/01/2026	Beginning Balance			190,873.26	
05/31/2026	Income Dividend Reinvestment	603.13			
05/31/2026	Ending Balance			191,476.39	

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

Statement Activity From: 06/01/26 to 06/30/26

Days in Statement Period	30
Average Ledger Balance*	81,593.31
Average Collected Balance*	81,535.91

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

Beginning Balance	**$82,176.87**
Credits (+)	**1,560.20**
Regular Deposits	574.12
Electronic Deposits	922.41
Interest Earned	63.67
Debits (-)	**4,535.96**
Regular Checks Paid	3,835.96
Electronic Withdrawals	700.00
Total Service Charges (-)	**0.00**
Ending Balance	**$79,201.11**

192,066.30 mi class (589.91) interest

Average Percentage Yield Earned this period 0.954%

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
06/12	437.78	Church utilities	Remote	06/26	136.34	Monarch utilities	Remote

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

Date	Amount	Description
06/02	222.41	BUS ONL TFR FRM CHECKING 060226 XXXXXXX1437 Reimburse from ♡ Ceres ad $72.41 +
06/03	700.00	BUS ONL TFR FRM CHECKING 060326 XXXXXXX0405 Ceres Rent [Construct. 150.00 Drone $222.41
06/30	63.67	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
06/05	251.97	1288 Church utilities	06/25	1,761.84	1290 Flowers weisses Ceres
06/05	320.15	1289 church utilities	06/26	1,502.00	1291 Legal (option agreement)

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Michigan CLASS®

Account Statement

June 30, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.7423%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	191,476.39	0.00	0.00	589.91	3,550.33	191,790.53	192,066.30

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
06/01/2026	Beginning Balance			191,476.39	
06/30/2026	Income Dividend Reinvestment	589.91			
06/30/2026	Ending Balance			192,066.30	

TIFA BUDGET FY26-27

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 2025-26 NORMAL (ABNORMAL)	**2026-27 BUDGET**
Dept 000.000				
215-000.000-402.000	CURRENT PROPERTY TAXES	298,000.00	307,113.00	320,000.00
215-000.000-665.000	INTEREST ON INVESTMENTS	0.00	14,591.00	3,000.00
215-000.000-677.000	REIMBURSEMENTS - CHURCH	0.00	8,565.00	4,000.00
215-000.000-694.000	CERES RENT	1,200.00	6,219.41	-
TOTAL REVENUES		**299,200.00**	**336,488.41**	**327,000.00**
215-000.000-801.000	PROFESSIONAL SERVICES - LEGAL	24,000.00	2,900.00	3,500.00
215-000.000-818.000	CONTRACTURAL SERVICE	18,550.00	7,510.00	e
215-000.000-880.000	COMMUNITY PROMOTIONS	45,000.00	1,154.00	
215-000.000-900.000	PRINTING AND PUBLISHING	500.00	0.00	
215-000.000-920.000	UTILITIES(HEAT,WATER,ELECT,SEW	6,200.00	8,772.00	4,000.00
	BANNERS			3,500.00
215-000.000-970.982	DowntownRevitalization (flowers)	7,505.00	3,298.77	5,000.00
215-000.000-998.000	MISCELLANEOUS (WEST SHORE)	5,000.00	(1,368.76)	50,000.00
215-000.000-998.005	BANK FEES	5.00	0.00	
215-000.000-998.100	TRANSFER TO OTHER FUNDS	0.00	0.00	
215-000.000-999.101	TO GENERAL FD (EVENTS/DIRECTOR)	11,925.00	12,500.00	12,500.00
215-000.000-999.245	Sidewalk Replacement	0.00	0.00	
215-000.000-999.540	CHRISTMAS DÉCOR	7,500.00	4,005.00	5,000.00
215-000.000-999.545	DWN ST SCAPE & PARKING LOT PLAN	45,000.00	0.00	660,000.00
215-000.000-999.800	PROPERTY IMPROVEMENT GRANT	20,000.00	66,805.14	11,000.00
215-000.000-999.840	HEART PROGRAM	9,000.00	0.00	9,000.00
Total Dept 000.000		**200,185.00**	**105,576.15**	**763,500.00**
Fund 215 - TIFA:				
TOTAL REVENUES		299,200.00	336,488.41	327,000.00
TOTAL EXPENDITURES		200,185.00	105,576.15	763,500.00
NET OF REV & EXP		99,015.00	230,912.26	(436,500.00)
BEG. FUND BALANCE		207,273.33	207,273.33	438,185.59
END FUND BALANCE		***306,288.33***	***438,185.59***	***1,685.59***

Dear TIFA Board Members,

On behalf of the HEART Board, I would like to respectfully request the return of the annual $9,000 contribution that has historically been made by the TIFA Board to HEART.

The HEART Board is preparing to take on a significant new responsibility beginning with the 2027 Hart Sparks Fireworks celebration. Due to increasing budget constraints, the City of Hart will no longer be able to fully fund the fireworks display and will begin phasing out its financial support starting next year. As a result, HEART will assume responsibility for fundraising and securing the resources necessary to continue this cherished community tradition.

Hart Sparks is more than just a fireworks show, it is one of the largest and most anticipated events in our community each year. Families, residents, and visitors gather downtown to celebrate, creating a sense of pride, community spirit, and economic activity that benefits our local businesses and downtown district.

We are currently under a four-year contract with Pyrotechnico Fireworks, Inc., with the cost of the display set at $17,000 for 2027 and $17,500 for 2028. Securing these funds will be a substantial undertaking for the HEART Board, and the annual $9,000 contribution from TIFA would provide a strong foundation for our fundraising efforts each year.

Your support would not only help preserve one of Hart's most beloved traditions but would also demonstrate a continued investment in the vitality of our downtown and the events that bring people to it. The contribution would significantly reduce the fundraising burden and allow HEART to focus on building sustainable partnerships and community support to ensure the long-term success of the Hart Sparks celebration.

We sincerely appreciate your consideration of this request and your continued commitment to the growth and success of Downtown Hart. We would be grateful for the opportunity to discuss this proposal further at an upcoming meeting.

Thank you for your time and consideration.

Sincerely,

Lindsay Brown
HEART Board Administrator\ Economic & Community Development Coordinator