City of Hart, Michigan
November 17, 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. Virtual Presentation from Andy Campbell, Financial Advisor/CPA, Bendzinski & Co
5. Approval of August 2026 Minutes, September meeting - no quorum
6. Approval of August, Sept., Oct. Financials
7. Discussion Items
    a. TIFA Contribution to 5-yr Capital Improvement Project
    b. Review Monarch Development Agreement
8. Public Comment
9. Member Comment
10. Adjournment - *next regular meeting December 15, 2026*

CITY OF HART
407 S. STATE ST
HART, MI 49420
TAX INCREMENT FINANCE AUTHORITY (TIFA)
August 18, 2026 at 1:00 pm

MEETING MINUTES

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

Members Present: Hannah Juhl, Caleb Griffis, Scott Hegg, Justin Adams, Tracey Lipps, Deborah Windell, Bill Hegg, Justin Adams,

Absent: Mayor Klotz, Maria Rosas

Others Present:

Approval of Agenda: Motion by Juhl, supported by S Hegg to approve the agenda. Motion carried.

Public Comment: none

Approval of July Minutes: Motion by Juhl, supported by Lipps to approve the July minutes. Motion carried.

Approval of May & July 2026 Financial: Motion by Lipps, supported by Adams to accept the May & July financials as presented. Motion carried.

Action items

- **a.** 408 Church St – Authorize City Manager to pay for attorney to review development agreement with Monarch for the church. Reviewed existing lease with option to purchase. Nichole will bring more information to the Sept. meeting.
- **b.** Allocation of admin cost – tabled and to be considered for fiscal year 27-28

Discussion Items

a. Ceres – Nichole updated board the developer received a grant and is working with Fishbeck on environmentals.
b. Consideration of bond financing for downtown streetscape phase 2 – board would like to meet with engineer to be part of design and infrastructure improvements specifically stormwater on west main street.

Public Comments: None

Member Comment:

Adjournment: Meeting adjourned at 1:46 pm.

Respectfully submitted by Nichole Kleiner, City Manager

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

Statement Activity From: 08/01/26 to 08/31/26

Days in Statement Period	31
Average Ledger Balance*	100,880.13
Average Collected Balance*	100,873.04

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

Beginning Balance	**$90,714.30**
Credits (+)	**34,227.68**
Regular Deposits	33,446.29
Electronic Deposits	700.00
Interest Earned	81.39
Debits (-)	**14,466.39**
Regular Checks Paid	13,766.39
Electronic Withdrawals	700.00
Total Service Charges (-)	**0.00**
Ending Balance	**$110,475.59**

193,007.51 MI CLASS
240,044 HUNTINGTON
543,527.10

Average Percentage Yield Earned this period 0.954%

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
08/07	21,162.44	Taxes	Remote	08/21	12,283.85	Taxes	Remote

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

Date	Amount	Description
08/03	700.00	BUS ONL TFR FRM CHECKING 080326 XXXXXXX0405 Ceres rent - reversed on p2
08/31	81.39	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
08/07	266.49	1296 Weisses Mulch	08/14	375.67	1299 Church Utilities
08/05	10,704.50	1297 HART BARBER	08/12	2,256.93	1300 Ceres taxes
08/18	122.40	1298 DTE Church	08/21	40.40	1301 Weisses packet park flower

(*) 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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Other Debits (-)

Account:-------9172

Date	Amount	Description
08/04	700.00	BUS ONL TFR TO CHECKING 080426 XXXXXXX0405 Ceres rent reversed

Service Charge Summary

Account:-------9172

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

Balance Activity

Account:-------9172

Date	Balance	Date	Balance	Date	Balance
07/31	90,714.30	08/07	100,905.75	08/21	110,394.20
08/03	91,414.30	08/12	98,648.82	08/31	110,475.59
08/04	90,714.30	08/14	98,273.15		
08/05	80,009.80	08/18	98,150.75		

In the Event of Errors or Questions Concerning Electronic Fund Transfers (electronic deposits, withdrawals, transfers, payments, or purchases), please call either 1-614-480-2001 or call toll free 1-800-480-2001, or write to The Huntington National Bank Research - EA4W61, P.O. Box 1558, Columbus, Ohio 43216 as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic fund transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name, your business's name (if appropriate) and the Huntington account number (if any).
2. Describe the error or the transaction you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

Balancing Your Statement - For your convenience, a balancing page is available on our web site https://www.huntington.com/pdf/balancing.pdf and also available on Huntington Business Online.

Activity Summary

THIRD-PARTY FUNDS (In Custody at Goldman Sachs & Co. LLC)

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (HEART)	504	1885081673	01153561437-1673

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$25,847.73	25,847.730
08/31/2026	08/31/2026	Income Reinvest	80.500		$1.00	$80.50	25,928.230
		Ending Balance			$1.00	$25,928.23	25,928.230

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$80.50	$0.00
Year to Date	$0.00	$50,000.00	$823.59	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (JG PARK)	504	1885081674	01172135640-1674

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$294,682.08	294,682.080
08/31/2026	08/31/2026	Income Reinvest	917.830		$1.00	$917.83	295,599.910
		Ending Balance			$1.00	$295,599.91	295,599.910

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$917.83	$0.00
Year to Date	$0.00	$175,000.00	$8,242.33	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (TIFA)	504	1885081675	01153509172-1675

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$244,043.58	244,043.580
08/31/2026	08/31/2026	Income Reinvest	760.100		$1.00	$760.10	244,803.680
		Ending Balance			$1.00	$244,803.68	244,803.680

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$760.10	$0.00
Year to Date	$0.00	$0.00	$5,772.02	$0.00

Michigan CLASS®

Account Statement

August 31, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.8051%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	192,679.47	0.00	0.00	623.62	4,787.12	193,007.51	193,303.09

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
08/01/2026	Beginning Balance			192,679.47	
08/31/2026	Income Dividend Reinvestment	623.62			
08/31/2026	Ending Balance			193,303.09	

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

Statement Activity From: 09/01/26 to 09/30/26

Days in Statement Period	30
Average Ledger Balance*	168,341.21
Average Collected Balance*	168,292.11

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

Beginning Balance	**$110,475.59**
Credits (+)	**134,657.86**
Regular Deposits	134,526.45
Interest Earned	131.41
Debits (-)	**2,023.45**
Regular Checks Paid	2,023.45
Total Service Charges (-)	**0.00**
Ending Balance	**$243,110.00**

245,555.68 Huntington
193,919.80 MI CLASS
682,585.48

Average Percentage Yield Earned this period 0.954%

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

Date	Amount	Serial #	Type
09/08	3,807.97	tax disp	Remote
09/08	375.26	utility church monarch	Remote

Date	Amount	Serial #	Type
09/18	130,343.22		Remote
	129,976.80	Taxes	
	366.42	utility reimburse	HCF

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

Date	Amount	Description
09/30	131.41	INTEREST PAYMENT

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

Date	Amount	Check #
09/08	335.57	1302 UTILITIES CHURCH
09/08	30.94	1304* UTILITIES MONARCH
09/02	1,500.00	1306* EVENT COORD. MUSIC ON COMMON

Date	Amount	Check #
09/10	122.40	1307 DTE CHURCH
09/25	34.54	1308 Flowers - Weeks August invoice

(*) 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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Service Charge Summary

Account:-------9172

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

Balance Activity

Account:-------9172

Date	Balance	Date	Balance	Date	Balance
08/31	110,475.59	09/10	112,669.91	09/30	243,110.00
09/02	108,975.59	09/18	243,013.13		
09/08	112,792.31	09/25	242,978.59		

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3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

Verification of Electronic Deposits If you authorized someone to make regular electronic fund transfers of money to your account at least once every sixty days, you can find out whether or not the deposit has been received by us, call either 1-614-480-2001 or call toll free 1-800-480-2001.

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Activity Summary

THIRD-PARTY FUNDS (In Custody at Goldman Sachs & Co. LLC)

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (HEART)	504	1885081673	01153561437-1673

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price	=	Dollar Amount	Share Balance
		Balance Forward			$1.00		$25,928.23	25,928.230
09/30/2026	09/30/2026	Income Reinvest	79.670		$1.00		$79.67	26,007.900
		Ending Balance			$1.00		$26,007.90	26,007.900

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$79.67	$0.00
Year to Date	$0.00	$50,000.00	$903.26	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (JG PARK)	504	1885081674	01172135640-1674

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price	=	Dollar Amount	Share Balance
		Balance Forward			$1.00		$295,599.91	295,599.910
09/30/2026	09/30/2026	Income Reinvest	908.060		$1.00		$908.06	296,507.970
		Ending Balance			$1.00		$296,507.97	296,507.970

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$908.06	$0.00
Year to Date	$0.00	$175,000.00	$9,150.39	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (TIFA)	504	1885081675	01153509172-1675

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price	=	Dollar Amount	Share Balance
		Balance Forward			$1.00		$244,803.68	244,803.680
09/30/2026	09/30/2026	Income Reinvest	752.000		$1.00		$752.00	245,555.680
		Ending Balance			$1.00		$245,555.68	245,555.680

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$752.00	$0.00
Year to Date	$0.00	$0.00	$6,524.02	$0.00

Michigan CLASS®

Account Statement

September 30, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.8759%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	193,303.09	0.00	0.00	616.71	5,403.83	193,628.94	193,919.80

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
09/01/2026	Beginning Balance			193,303.09	
09/30/2026	Income Dividend Reinvestment	616.71			
09/30/2026	Ending Balance			193,919.80	

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

Statement Activity From: 10/01/26 to 10/31/26

Days in Statement Period	31
Average Ledger Balance*	171,093.50
Average Collected Balance*	171,055.96

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

Beginning Balance	**$243,110.00**
Credits (+)	**56,392.32**
Regular Deposits	56,254.31
Interest Earned	138.01
Debits (-)	**202,429.78**
Regular Checks Paid	2,229.78
Electronic Withdrawals	200,200.00
Total Service Charges (-)	**0.00**
Ending Balance	**$97,072.54**

246,353.30 Huntington
394,976.02 MI CLASS
737,921.86

Average Percentage Yield Earned this period 0.954%

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

Date	Amount	Serial #	Type	Date	Amount	Serial #	Type
10/02	53,995.74		Remote	10/30	2,258.57		Remote

53,607.31 Tax Disp

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

Date	Amount	Description
10/30	138.01	INTEREST PAYMENT

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

Date	Amount	Check #	Date	Amount	Check #
10/08	1,750.00	1309 Artwalk Event	10/09	357.38	1311 Church utilities
10/15	122.40	1310 Church gas			

(*) 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.

Other Debits (-) *Account:-------9172*

Date	Amount	Description
10/09	200.00	BUS ONL TFR TO CHECKING 100926 XXXXXXX0405

Monarch utility deposit refunded (posted to wrong account)

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Other Debits (-)

Account:-------9172

Date	Amount	Description
10/13	200,000.00	BUS ONL TFR TO CHECKING 101326 XXXXXXX0405 MICH CLASS TRANSFER

Service Charge Summary

Account:-------9172

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

Balance Activity

Account:-------9172

Date	Balance	Date	Balance	Date	Balance
09/30	243,110.00	10/09	294,798.36	10/30	97,072.54
10/02	297,105.74	10/13	94,798.36		
10/08	295,355.74	10/15	94,675.96		

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3. Tell us the dollar amount of the suspected error. We will investigate your complaint or question and will correct any error promptly.

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Michigan CLASS®

Account Statement

October 31, 2026

Account Number: MI-01-0875-0002

TIFA

Account Summary

Average Monthly Yield: 3.9998%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
Michigan CLASS	193,919.80	200,000.00	0.00	1,056.22	6,460.05	316,976.89	394,976.02

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
10/01/2026	Beginning Balance			193,919.80	
10/13/2026	Contribution	200,000.00			5336226
10/31/2026	Income Dividend Reinvestment	1,056.22			
10/31/2026	Ending Balance			394,976.02	

Activity Summary

THIRD-PARTY FUNDS (In Custody at Goldman Sachs & Co. LLC)

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (HEART)	504	1885081673	01153561437-1673

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$26,007.90	26,007.900
10/30/2026	10/30/2026	Income Reinvest	84.450		$1.00	$84.45	26,092.350
		Ending Balance			$1.00	$26,092.35	26,092.350

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$84.45	$0.00
Year to Date	$0.00	$50,000.00	$987.71	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (JG PARK)	504	1885081674	01172135640-1674

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$296,507.97	296,507.970
10/30/2026	10/30/2026	Income Reinvest	963.150		$1.00	$963.15	297,471.120
		Ending Balance			$1.00	$297,471.12	297,471.120

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$963.15	$0.00
Year to Date	$0.00	$175,000.00	$10,113.54	$0.00

INVESCO Stit Govt & Agency Inst

Account Registration	Fund Number	Account Number	Client ID
CITY OF HART (TIFA)	504	1885081675	01153509172-1675

Confirm Date	Trade Date	Transaction Description	Shares This Transaction	x	Share Price =	Dollar Amount	Share Balance
		Balance Forward			$1.00	$245,555.68	245,555.680
10/30/2026	10/30/2026	Income Reinvest	797.620		$1.00	$797.62	246,353.300
		Ending Balance			$1.00	$246,353.30	246,353.300

Year-to-Date Summary	Purchases/ Transfers In	Redemptions/ Transfers Out	Reinvested Dividends/ ST Capital Gains	Reinvested LT Capital Gains
For The Period	$0.00	$0.00	$797.62	$0.00
Year to Date	$0.00	$0.00	$7,321.64	$0.00

EXHIBIT B

Project Milestones

Area and Intended Use	Required Work or Operating Standard	Status at Signing	Completion Deadline
The Sanctuary Church Building	Event and performing arts venue for up to 150 guests, subject to lawful occupancy and required approvals.	Awaiting building occupancy, January 2027 to begin renovations with Match on Main Street funding.	Projected July- October, 2027 with retrofit stage and seating.
The Studio Nursery Building	Year-round yoga, wellness, arts, or complementary community programming.	Complete and in continual progress. Celebrating one year in business, November, 2026.	Sustainable moving forward.
The House Parsonage Building	Lodging, retreat space, artist-in-residency accommodations, complementary project uses.	Renovations underway. Needs new flooring (est. $28,000) and new plumbing (est. $10,000) throughout the house before occupancy and project progress.	Currently, Match on Main Street grant funds are being used to investigate and update plumbing, which has proven more complicated than it originally seemed, having been cut off to the upstairs bathroom and only shower. Projected completion June on plumbing. Flooring is funding dependent and will be a longer-term goal.
Sitewide Requirements	Exterior, parking, access, utilities, life safety, accessibility, and other work required for lawful Project operations.	In progress, as needed	Current on all requirements.