



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Dawn Theater Governance Board December 13, 2023 Dawn Theater

Minutes

I. Call to Order at 5:17 pm

- A. Members Present: Chair Mary Wolfram, Margaret Braman, Tim Sullivan, James Brandon
- B. Others present: Alan Beeker, Jack McLain
- C. Members absent: Andrew Gelzer

Tim approved agenda as presented, James supported, motion passed

II. New Business

- A. Community Event Application – Acts of Youth Theater
 - Reviewed the application referring to the defined parameters
 - James informed the board that the group was renting the theater previously at a negotiated rate until their lease ran out. The theater management does not want to renew the lease, too hard on the theater.
 - The application is not for an event but for a place to meet twice a month. James does not think the community rate should be given to a group to use the theater for a meeting place.
 - Tim thinks the event (a performance) could be allowed at the community rate.
 - Mary reviewed the parameters. The application does not meet all of the parameters.
 - Mary asked for a vote. James seconded. Event rate denied unanimously.
- B. Grants & Events
 - MACC Mini-grant for Historic Poster Restoration – Friends received a grant for the restoration of the posters. The board discussed resources for the restoration of the posters.
 - Arts Midwest grant to host *The Founding, an Irish folk band*.
 - String workshop for Youth in the afternoon
 - Evening concert, Saturday, March 16, 2024
- C. Dawn Theater Building Ownership – discussed who is responsible for what.
 - Responsibilities: TIFA/Keefer House Hotel, LLC
 - Tile sealing
 - Water in Basement
 - Stone sign carving restoration on front – DAWN
- D. Reports to TIFA – technically from the DTGB. Mary drafts and submits the report.

- E. Management Agreement Review – Renewal March 2, 2024
- Be aware of the upcoming Community event rate negotiation.

III. Theater Update

- Upcoming Events – report in packet.
- Organ Capital Campaign – ongoing

IV. Public Comment

Jack McLain asked if the stone could be pushed out a few inches and re-carved. He submitted a FOIA for information on a community event. Looking forward to movies in the theater.

V. Committee Members' Comments

Commissioners discussed how surprising it is that the theater is being used for live stage events.

- VI. Adjournment** – Tim moved to adjourn, Margaret seconded. Meeting adjourned at 6:30 pm.