

**City of Hillsdale  
Dawn Theater Governance Board  
Tax Increment Finance Authority (TIFA)**

**Dawn Theater  
January 25, 2024  
5:00 pm**

- I. Consent Agenda**
  - approval of Agenda
  
- II. New Business**
  - A. Community Event Application**
    - 1. ArtWorks of Hillsdale County
    - 2. 4/20/2024
  
  - B. Dawn Theater Lease Improvements, Keefer House Hotel, LLC**
    - 1. Stage railing
    - 2. Exterior Stage Access Stairs
    - 3. Additional Safety Steel
  
  - C. Dawn Theater Lease Improvements, Organ Installation**
    - 1. Wind tunnel & electrical connections under stage
    - 2. Organ chambers: shutters, pipes & instrumentation
    - 3. Organ console and pit
  
  - D. Management Agreement Review – Renewal March 2, 2024**
  
- III. Theater Update – informational**
  - A. Upcoming Events – The Founding, March 16, 2024**
  - B. Organ Capital Campaign**
  - C. Other updates**
  
- IV. Public Comment**
  
- V. Committee Members’ Comments**
  
- VI. Adjournment**