



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting April 16, 2024

Minutes

I. Call to Order at 5:30 pm

- A. Members Present: Chair Andrew Gelzer, Cindy Bieszk, Councilman Greg Stuchell, Felicia Finch, Margaret Braman, Tim Dixon, Kevin Conant, Mary Spiteri, Darin Spieth
- B. Others present: Alan Beeker, Jack McLain
- C. Members Absent: John Spiteri, David Hambleton, Mike Clark, Chris Bahash

- II. Consent Agenda** – Chair Gelzer moved to amend the consent agenda to add the minutes from the April 10 Targeted Development Committee meeting, Tim Dixon seconded. Motion passed. Cindy Bieszk moved to accept the amended agenda, Felicia Finch supported. Motion passed.

III. Public Comment

Jack McLain questioned the wage expense listed on the financial report.

IV. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – No new applications.
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – looking at renovating Ferris St. parking lot. Will be updating the TIFA Development plan
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – working on getting more lights up over N Howell. The committee will look at moving pots around the district in preparation for spring
- D. Dawn Theater Governance Board – Margaret Braman, Liaison
 - 1. General Report – Chair reference the report submitted by Mary Wolfram, Chair.

V. Old Business

No old business

VI. New Business

- A. Dawn Theater Maintenance.

- Alan Beeker described some of the maintenance issues that will need to be dealt with in the future, the fire suppression system needs some standard maintenance and the south stage door is developing some water issues.

B. 2025 TIFA Development Plan

- The development plan must be update every ten years. The last update was updated in 2015. Alan Beeker asked the Targeted Development Committee to be the group to work on the update prior to bringing it to the Board and Council for final adoption.

VII. Economic Development Roundtable

There are four new businesses scheduled to open in 2024; a baker, a microbrewery, a wood-fired pizza place, and a coffee roasting co.

VIII. Public Comment

Jack McLain stressed his displeasure with the lack of Beautification’s work in the TIFA district as a whole. The Committed seems to only focus on the Wedge and City Hall.

Adjournment – Cindy Bieszk moved to adjourn, Margaret Braman seconded. Meeting adjourned at 5:59 pm.

Next regular meeting on May 21, 2024 at 7:30 am.