

MINUTES
Tax Increment Finance Authority
Special Meeting
August 13, 2025 at 7:30 a.m.
City of Hillsdale
97 N Broad Street

I. Call to Order at 7:30 a.m.

Members Present: Andrew Gelzer, Cindy Bieszk, David Hambleton, John Spiteri, Luke Robson, Mary Spiteri, Greg Stuchell, Chris Bahash, Darin Spieth, Kevin Conant, Margaret Braman, Mike Clark

Members Absent: Felicia Finch

Others Present: Elizabeth Schlueter, Matthew Bentley, Jack McLain, Sam Fry

II. Consent Agenda - Action

A. Minutes from Regular Meeting July 15, 2025

Motion to approve minutes from Luke Robson, seconded by Greg Stuchell. Motion carried unanimously by voice vote.

III. Public Comment

Agenda items only – 3 min.

Elizabeth Schlueter spoke in favor of the proposed M-99 traffic calming plan, citing pedestrian safety, business viability, and long-term downtown health. She urged the board to judge the project on its merits. No further public comment.

IV. Committee Reports

None

V. Old Business

None

VI. New Business

A. M-99 Traffic Calming Plan

Staff (Fry) summarized the City's request for TIFA participation in the local match for the TAP grant supporting the M-99 traffic calming plan. The total project value is approximately \$836,000, with local share under \$400,000. Council asked if TIFA would contribute since major project components, including the parking lot renovation work, are located within the TIFA district.

Drew Gelzer provided a history of the traffic calming/road diet efforts and TIFA's involvement to push it forward going back to the mid-2010s.

Gelzer outlined three potential courses of action for the TIFA board to discuss and consider:

1. Do nothing and the project likely fails due to lack of funds for the local share;
2. Contribute 55% based on TIFA's current share of downtown tax revenues, approximately \$219,000;
3. Contribute every bit of funding TIFA will have over the next few fiscal years without curtailing funding for existing programs, approximately \$285,000.

TIFA board discussed the project and the request:

Luke Robson advocated for the third option, arguing that the project under consideration is what TIFA exists to support.

David Hambleton expressed his view that bike lanes are social engineering.

Robson replied that the road diet is already in place both north and south of downtown as those ingress/egress routes to Hillsdale do not have four lanes.

Kevin Conant said he was not for it in the beginning but he walks a lot and it's not fun trying to avoid getting hit by cars when crossing. Conant shared his view that vibrant, business-friendly downtowns are walkable.

John Spiteri said the parking improvements contained in the project are key.

Gelzer proposed taking a vote to see if the board supported the project and had a desire to contribute. No commitment to an exact dollar amount, just a show of support and then the contribution amount could be discussed afterwards.

Robson, supported by Stuchell, moved to have TIFA support the project with a contribution, the amount to be determined in a following action.

Roll call vote: 12 YES – unanimous.

Chris Bahash left at 8:59 a.m., David Hambleton left at 9:01 a.m.

Further discussion on contribution amount ensued.

John Spiteri, supported by Cindy Bieszk, moved to have TIFA contribute 55% of the local share, equating to \$219,000.

Luke Robson, supported by Greg Stuchell, moved to amend the motion to increase TIFA's contribution from \$219,000 to \$250,000.

Roll call vote on amending motion on the table:

7 YES – Cindy, Luke, Greg, Darin, Kevin, Margaret, Mike. 2 NO – John, Mary. 1 ABSTAIN – Andrew.

Motion to amend motion on the table passed.

Roll call vote on TIFA contributing \$250,000 to the local share of the M-99 traffic calming plan for work items within the TIFA district:

7 YES – Andrew, Luke, Greg, Darin, Kevin, Margaret, Mike. 3 NO – Cindy, John, Mary.

Motion to have TIFA contribute \$250,000 passed.

VII. Economic Development Update/Board Round Table

None

VIII. Public Comment

TIFA item – 3 min.

Jack McClain asked if the promissory note with CLRED would be forgiven as part of part of releasing CLRED from Dawn Theater lease.

IX. Adjournment

Stuchell, supported by Conant, moved to adjourn the meeting. Motion carried unanimously via voice vote. Meeting was adjourned at 9:24 a.m.

Next Meeting: Information Meeting August 19, 2025 at 6:00 p.m.