



**Tax Increment Finance Authority (TIFA)**

97 N Broad St, Hillsdale, MI 49242

(517) 437-6449

[tifa@cityofhillsdale.org](mailto:tifa@cityofhillsdale.org)

## **AGENDA**

### **Tax Increment Finance Authority Board**

**January 20, 2026, 7:30 AM**

**Hillsdale City Hall – Council Chambers**

**1. Call to Order**

- a. Roll Call

**2. Consent Agenda**

- a. Approval of Agenda
- b. Minutes from November 18, 2025 full TIFA Board meeting
- c. Minutes from December 30, 2025 Dawn Theater Governance Board meeting
- d. Minutes from January 8, 2026 full TIFA Board special meeting
- e. Minutes from January 8, 2026 Targeted Development Committee meeting

**3. Committee Reports**

- a. Beautification Committee – Margaret Braman, Chair
- b. Dawn Theater Governance Board – James Brandon, Chair
- c. Program Committee – Cindy Bieszk, Chair
- d. Targeted Development Committee – Chris Bahash, Chair

**4. Old Business**

- a. Keefer Promissory Note
- b. Financial Reports – Report from Zoning Administrator

**5. New Business**

- a. Budget Amendments – FY2025-2026
  - i. 247-175.000-801.000 – Contractual Services - \$401.97
  - ii. 247-175.000-818.000 – Insurance - \$31.49
  - iii. 247-900.000-801.000 – Contractual Services - \$1,481.07
  - iv. 247-900.000-801.005 – Contractual Services – Dawn Theater - \$143.46
  - v. 247-900.000-806.000 – Legal Services - \$4,544.80
- b. Budget Review - FY2026-2027
  - i. Capital Improvement Plan (CIP) – Annual Update
  - ii. Set Budget

**6. Economic Development Update/Board Round Table**

**7. Public Comment (TIFA Items)**

- a. 3-minute limit

**8. Adjournment**

- a. Next Meeting: March 17, 2026, 7:30 AM