

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