



Tax Increment Finance Authority (TIFA)

97 N Broad St, Hillsdale, MI 49242

tifa@cityofhillsdale.org

MINUTES

Tax Increment Finance Authority Board

January 20, 2026, 7:30 AM

Council Chambers, Hillsdale City Hall

I. Call to Order at 7:45 AM

- a. Members Present: Chair Andrew Gelzer, Chris Sumnar, Cindy Bieszk, Luke Robson, Margaret Braman, Mike Clark, and R. Gregory Stuchell
- b. Members Absent: Chris Bahash (excused), Darin Spieth (excused), Kevin Conant (no notice), and Mary Margaret Spiteri (no notice)
- c. Others Present: Olivia Smith (Zoning Administrator)

II. Consent Agenda

- a. Motion by Clark, second by Robson to approve the consent agenda. 7-0. Motion carried.

III. Committee Reports

- a. Beautification Committee
 - i. Asking for designs for new banners to be displayed downtown.
 - ii. Need people to serve on the committee
 - iii. Discussion regarding the responsibility of watering the flower pots downtown
 - 1. Board asked Staff to get quote from the Department of Public Services
- b. Dawn Theater Governance Board
 - i. James Brandon and Bahash not present. Gelzer updated Board.
 - ii. Folk Festival approved for March
- c. Program Committee
 - i. Outstanding grant applicant projects now completed
 - ii. After the budget amendment, there are a small amount of funds outstanding for the remaining portion of the fiscal year.
- d. Targeted Development
 - i. Received 3 letters of interest for Dawn Theater Manager
 - ii. Meeting on 01/22/2026 to go over responses to the RFP language

IV. Old Business

- a. Keefer Promissory Note
 - i. Gelzer announced that he would be abstaining for a conflict of interest due to his wife's employment relation to CL.
 - ii. Motion by Sumnar to extend the deadline to match the OPRA extension granted by City Council – 07/01/2026. Second by Bieszk. 6-0, 1 abstain. Motion carried.
- b. Financial Reports – Report from Zoning Administrator
 - i. Board agreed to request financial reporting memo format suggested by Zoning Administrator

V. New Business

- a. Budget Amendments – FY2025-2026
 - i. Motion by Robson to make the listed budget amendments. Second by Clark. 7-0. Motion carried.
- b. Budget Year Review – FY2026-2027
 - i. Motion by Sumnar to update the CIP to correct TIFA's TAP Grant match to \$250,000 and move the parking lot projects to FY2029-2030. Second by Bieszk. 7-0. Motion carried.

Margaret Braman left meeting

- ii. Motion by Sumnar to keep FY2026-2027 similar to 2025-2026 so that TAP Grant contributions can be made. Second by Robson. 6-0. Motion carried.

VI. Economic Development Update/Board Round Table

- a. Discussion started by Clark regarding the history of the Ferris St parking lot.
 - i. Bieszk concerned with the integrity of the railing for the staircase.

VII. Public Comment

- a. No public present

VIII. Adjournment

- a. Motion by Clark to adjourn. Second Robson. 6-0. Meeting adjourned at 8:35 AM
- b. Next meeting to be held on March 17, 2026 at 7:30 AM