

MINUTES

Tax Increment Finance Authority (TIFA) – Special Meeting **March 17, 2026, 7:30 AM** **Council Chambers, Hillsdale City Hall**

I. Call to Order at 7:35 AM

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

II. Consent Agenda

- a. Secretary/Treasurer Smith asked that a communication item from Hillsdale County Commissioner Doug Ingles be added.
- b. Motion by Clark to approve the amended consent agenda. Second by Robson. 7-0. Motion carried.

III. Member Welcome

- a. Chris Sumnar welcomed new member Rachel Doty

IV. Public Comment

- a. Jack McLain – comments on the Beautification Committee planter project

V. Communications

- a. Commissioner Ingles – Request use of the Dawn Theater
 - i. March 10th meeting hit capacity. They will be meeting March 24th in the City Council Chambers. In the event that they hit capacity again, the Commission would like a backup location to schedule a special meeting.
 - ii. Motion by Robson to permit access to the Hillsdale County Commissioners. Second by Clark. 7-0. Motion carried.
- b. A message from Sam Fry, Assistant City Manager regarding Lead Service Line Replacements in the TIFA district was read by Secretary/Treasurer Smith
- c. The email from Jason Blake, Director of Public Services regarding a quote for DPS staff to assist with Beautification Committee projects was reviewed
 - i. Discussion took place regarding how that relationship looked in the past

VI. Committee Reports

a. Beautification

- i. Water access for hanging baskets
 1. Clarify with DPS where it begins and ends
- ii. Banner project for downtown

1. Requesting better digital file of the City seal
 2. Asked for Board input on her idea: Navy blue banners, white font trimmed in gold, and a train at the bottom
 - a. Robson liked the addition of the train. Sumnar liked that it would mirror the “Welcome to Hillsdale” sign.
 - iii. Will be planting flowers after Mother’s Day
 - iv. Plantings will occur in summer and fall. Hoping that mums do not die within a week as they did last time. Hoping for more business owner involvement.
 - v. Recently visited Dixon, TN and boasted their vibrant and bustling downtown. Wondered what Hillsdale could do to achieve that lively downtown.
- b. Dawn Theater Governance Board**
- i. In Chair James Brandon’s absence, Secretary/Treasurer Smith provided an update
 1. Ron Scholl and Felicia Ray-Finch have resigned from the Board.
 2. Bring recommendations to full Board for appointments for those vacancies.
- c. Program Review Committee**
- i. Chair Bieszk praised the recent completion of the façade at 70 N Howell St & 72. Stated it was the last approved project.
- d. Review Committee**
- i. Robson briefly went over the goals of the committee and where they are at in drafting the re-write of the TIFA Development Plan
 - ii. Clark – would like how the taxes are kept locally highlighted
- e. Targeted Development Committee**
- i. In Chair Bahash’s absence, Secretary/Treasurer Smith provided an update
 1. Conversations are still taking place with candidates
 2. Meeting scheduled for March 26, 2026 at 5:30 PM

VII. Old Business

- a. None

VIII. New Business

- a. None

IX. Economic Development Update/Board Round Table

- a. Market House suspending operation after 85 years in the community
- b. Discussed other businesses potentially coming to town

X. Public Comment

- a. Jack McLain – TIFA should contribute to road reconstruction projects located within the TIFA district like Barry St. Would like the Board to pay attention to businesses on the fringes of the district. Requested additional information from Economic Development on a \$24,000 grant

XI. Adjournment

- a. Motion by Clark to adjourn. Second by Robson. Meeting adjourned at 8:07 AM
- b. Next meeting: Tuesday, April 21, 2026 at 6:00 PM (Information Meeting)