



Tax Increment Finance Authority (TIFA)

97 N Broad St, Hillsdale, MI 49242

tifa@cityofhillsdale.org

MINUTES

TIFA Review Committee

February 3, 2026, 7:30 AM

Conference Room – Hillsdale City Hall

I. Call to Order at 7:32 AM

- a. Members Present: Andrew Gelzer, Cindy Bieszk, Chris Sumnar, Greg Stuchell, and Luke Robson
- b. Members Absent: None
- c. Others Present: Olivia Smith (Zoning Administrator)

II. Committee Roundtable

- a. The Committee reviewed documents provided by Gelzer and discussed them. All documents discussed are a part of these minutes.
 - i. Background and Orientation
 - ii. Michigan Tax Increment Financing Statutory Timeline and Evolution
 - iii. Hillsdale TIFA – Practices vs. RTIFA Authority & Requirements
- b. The Committee discussed goals for future meetings:
 - i. Review the TIFA Development Plan & Recommend Goals
 - 1. Overall goal: Initiatives that will stall the erosion of the District and make it an attractive place to house a business
 - a. Potential ways to implement that goal:
 - i. Downtown snow removal
 - ii. Funding projects that have a broader impact on the TIFA district than individual buildings
 - iii. Heated sidewalks
 - iv. Help fund ADA complaint sidewalks for businesses
 - v. Address parking need
 - 2. What is the identity of the City?
 - 3. Individual building studies
 - 4. Get customers back into stores
 - 5. Improve aesthetics of District
 - ii. Review the current TIFA Rules and Procedures
 - iii. Review the existing TIFA committees

III. Adjourned at 8:45 AM

- a. Next meeting will be held on Tuesday, February 24, 2026 at 7:30 AM
 - i. The Committee will review the TIFA Development Plan and Placemaking Study