

MINUTES

TIFA Review Committee **February 24, 2026, 7:30 AM** **Conference Room – Hillsdale City Hall**

I. Call to Order at 7:35 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. Development Plan History Memorandum
 - ii. TIFA Development Plan Background Memorandum
 - iii. Review Committee – Discussion Framework
- b. The need to develop a clear mission statement or statement of purpose to head the development plan.
- c. Create goals that have a precedent
- d. Clean up the document by moving the historical data of accomplishments by TIFA to a separate document to live on the City website.
- e. Get a clear answer if there are any divestment options for the Dawn Theater with the State.
- f. Look at semi-local, comparable municipalities for document guidance
 - i. Holland
 - ii. Marshall
 - iii. Tecumseh
- g. Discussion took place regarding the implications a hypothetical change in the property tax structure would have on the Authority.
 - i. Further research would be needed on how and if TIFA would collect tax dollars from a local income tax.
- h. Discussion regarding how TIFA could set up language to stop the erosion of the tax base
 - i. Example: Sale of 44 N Howell to Hillsdale College and the removal of approximately \$7,000/year from TIFA monies.
- i. Consolidate set of current goals and priorities
 - i. Members to come to next meeting with 4-5 goals

III. Adjourned at 8:43 AM

- a. Next meeting is scheduled for Tuesday, March 3, 2026 at 7:30 AM. The meeting will be held in the Dawn Theater due to potential room conflicts at City Hall.
- b. Discussion of the Development Plan will continue.