

**MINUTES**  
**TIFA Targeted Development Committee**  
**March 26, 2026, 5:30 PM**  
**Conference Room (2<sup>nd</sup> Floor), Hillsdale City Hall**

- I. Call to Order at 5:30 PM**
  - a. Members Present: Chair Chris Bahash, Andrew Gelzer, Luke Robson
  - b. Members Absent: Kevin Conant (no notice)
  - c. Others Present: Mary Wolfram (Friends of the Dawn), Jack McLain, and Olivia Smith (Zoning Administrator)
  
- II. Public Comment**
  - a. None
  
- III. Old Business**
  - a. Dawn Theater Management Search Update
    - i. Two (2) interested parties. Trying to solidify actionable proposals
    - ii. Gelzer – time to have a conversation, in an official capacity, with the candidates so that the Committee can move to a different paradigm and explore other management options (if need be).
    - iii. Discussion regarding liquor license transfer, the options, and the pros and cons of each transfer option
      1. Smith will ensure choice deadline question is passed along to legal team.
    - iv. Robson – giving candidates a deadline will encourage negotiation efforts.
    - v. Committee scheduled a meeting for Wednesday, April 22, 2026 to allow each candidate to submit a final proposal and have an opportunity to present their proposals to the Committee for discussion.
  
- IV. New Business**
  - a. Targeted Development Committee oversight of the Dawn Theater
    - i. Chair Bahash opened the discussion. Proposed a short-term flow of decisions through the Targeted Development Committee (TDC) to improve efficiency. Noted the Finch's resignation and her connected roles in the two committees.
    - ii. Discussion took place regarding the purpose of the DTGB historically.
    - iii. Gelzer suggested a retooling instead of absorbing DTGB responsibilities as the TDC. Further suggested providing DTGB with direct guidelines from the full board to guide their efforts.
    - iv. Smith suggested holding off on restructuring committees until management progress has been made.
    - v. Robson – Bahash's concerns can be addressed by the Review Committee this year.
    - vi. DTGB will have to meet to vote to delegate a committee member to be charged with vetting event requests and bringing them to the full committee for approval.

**V. Public Comment**

- a. Jack McLain – discussion on his understanding of the purpose of the DTGB. Requested that TIFA clarify the duties of its committees and make those duties clear in public record. Requested that TIFA hold evening meetings to accommodate for other TIFA district business owners who have to open/be present at their establishments during the current meeting time.
- b. Mary Wolfram – Discussed and presented the rent share check from the Friends of the Dawn for Hillsdale Renaissance’s Folk Festival and the use of the facility by Copernican Media totaling \$559.38. Inquired why DTGB appointments were not made at the March full TIFA Board meeting. Received MACC grant. Needs a TIFA point person for programming. Inquired about paying utility bills for Dawn Theater instead of 1/3 net profit split to have more documented expenses to report to the State. Friends of the Dawn Theater are interested in filling the management void. Currently have a working business plan. Suggested temporary or permanent filling of that position.

**VI. Adjournment**

- a. Chair Bahash adjourned the meeting at 6:32 PM
- b. Next meeting: April 22, 2026 at 5:30 PM