

MINUTES
Tax Increment Finance Authority (TIFA)
June 2, 2026, 7:30 AM
Council Chambers, Hillsdale City Hall

I. Call to Order

- a. Members Present: Andrew Gelzer (Chair), Chris Sumnar, Cindy Bieszk, Darin Spieth, James Brandon (Non-voting, not sworn in), Luke Robson, Margaret Braman, and Rachel Doty
- b. Others Present: Jack McLain, Mary Wolfram (Friends of the Dawn), and Olivia Smith (Zoning Administrator and TIFA Secretary/Treasurer)
- c. Members Absent: Chris Bahash, Kevin Conant (no notice), Mary Margaret Spiteri (no notice), Mike Clark (no notice), and R. Gregory Stuchell (no notice)

II. Consent Agenda

- a. Motion by Robson to approve the consent agenda with the correction to the March 17, 2026 full Board meeting minutes. Second Bieszk. Motion passed.

III. Public Comment – Agenda Items Only

- a. None

IV. Communications

- a. Smith briefed the Board on the communications

V. Committee Reports

- a. Beautification – Braman
 - i. Hillsdale College donated new banners to be placed downtown
 - ii. Considering purchasing replacement trashcans for the downtown
- b. Dawn Theater Governance Board – Brandon
 - i. Chair Brandon approved request from Hillsdale Academy to hold a play at the Dawn Theater in November
 - ii. Gelzer welcomed him as a new member to the full TIFA Board.
- c. Program Committee – Bieszk
 - i. No new grant applications at this time
- d. Review Committee – Gelzer
 - i. Tentative meeting scheduled tomorrow, June 3, 2026 regarding the Rules and Procedure document.
- e. Targeted Development Committee – Gelzer (in Bahash’s absence)
 - i. Two applicants for Dawn Theater Operator – Friends of the Dawn Theater and Hudson Entertainment. The ball is in TD court regarding a selection.
 - ii. Gelzer requested the following actions be taken by the full Board:
 1. Dissolve the Dawn Theater Governance Board

- a. The applicants for the operator position have stated that there are “too many cooks in the kitchen” regarding Dawn Theater oversight. Discussion took place.
 - b. Motion by Bieszk to dissolve the Dawn Theater Governance Board and place the responsibilities on Brandon as the TIFA liaison to the Dawn Theater. Second Sumnar. Motion passed.
2. Delegate the responsibility of appointing the Operator to the Targeted Development Committee due to that committee meeting regularly or schedule a special meeting of the full TIFA Board once Targeted Development has made a decision.
 - a. The members supported to schedule a special meeting following a decision of the Targeted Development Committee.
 - b. The next Targeted Development Committee meeting will be held on Tuesday, June 16, 2026 at 5:30 PM in the 2nd Floor Conference Room of Hillsdale City Hall.
3. Delegate the Targeted Development Committee as Dawn Theater Liaison with Brandon

VI. Old Business

- a. Dawn Theater Waterproofing
 - i. \$3,000 for tuck-pointing and waterproofing. Previously authorized by the Board.
 - ii. Motion by Sumnar to accept the quote. Second by Braman. Motion passed.
- b. Liquor License Update
 - i. Motion by Robson to transfer the liquor license and place it into escrow. Second Doty. Motion passed.
 - ii. Gelzer – it is a 90-day process to bring it out of escrow
 - iii. Brandon – Motion favors the Friends of the Dawn concerning the operator search. Hinders private company that does not have access to limited liquor licenses like non-profits.
 1. Gelzer – Private operator will be required by TIFA to work with the Friends of the Dawn if awarded the position.

VII. New Business

- a. Hoop Lawn & Snow Quote
 - i. Has not increased over several years
 - ii. Motion by Sumnar to approve the quote. Second Spieth. Motion passed.
- b. Wheelchair Lift Inspection Contract
 - i. TIFA only responsible for the increase in the City contract with Schindler
 - ii. Motion by Sumnar to approve the quote. Second Bieszk. Motion passed.
- c. Budget Amendments
 - i. Will not pay the bills from LRS. Board did not sign a contract with the company and the trash receptacles are not being used by the Friends of the Dawn or others that rent the space. Contract was only with prior tenant. Gelzer confirmed with them that they did terminate their service contract with LRS.
 - ii. Motion by Gelzer to approve the presented amendments with the \$20,000 liquor license transfer and \$3,000 waterproofing expenses added. Second Robson. Motion passed.

VIII. Economic Development Update/Board Round Table

- a. Ethan's Donut Factor, just the business, is for sale. That was the business plan.
- b. Culver's and Fast Guys Automotive in progress

IX. Public Comment – TIFA Items

- a. McLain – Noah Smith was not a Friends of the Dawn Theater board member per the last state records filed by the non-profit. Did not understand why he was not removed with the other members of the general public during the May 5, 2026 Targeted Development closed session.
 - i. Gelzer let new TIFA Board members that typically, the Board does not to address the public during the general public comment time. Due to little public present, he addressed Mr. McLain to clarify that Targeted Development invited any Friends of the Dawn Theater to stay, no specifically Board members.

X. Adjournment

- a. Next Meeting: July 21, 2026 at 7:30 AM