

**City of Hillsdale
Dawn Theater Governance Board
Tax Increment Finance Authority (TIFA)**

**Dawn Theater
December 13, 2023, 5:15 pm**

- I. Consent Agenda**
 - approval of Agenda

- II. New Business**
 - A. Community Event Application**
 1. Review of Policy
 2. Review of Management Agreement section on Community Events

 - B. Grants & Events**
 - 1 MACC Mini-grant for Historic Poster Restoration
 - 2 Arts Midwest grant *The Founding*
 - a. String workshop for Youth - afternoon
 - b. Evening concert, Saturday, March 16, 2024

 - C. Dawn Theater Building Ownership**
 1. Responsibilities: TIFA/Keefer House Hotel, LLC
 2. Tile sealing
 3. Water in Basement
 4. Stone sign on front – DAWN
 5. Other

 - D. Reports to TIFA**

 - E. Management Agreement Review – Renewal March 2, 2024**

- III. Theater Update – informational**
 - A. Upcoming Events –**
 - B. Organ Capital Campaign**
 - C. Other updates**

- IV. Public Comment**

- V. Committee Members’ Comments**

- VI. Adjournment**

Application Form for Community Events at the Dawn Theater*

Name of the Sponsoring Organization or Individual:

Primary Contact: Danielle Rhine

Contact Information: Acts of Youth Theater Co. Inc.

Is the Sponsor a non-profit Organization? Yes No

Preferred Date of the Community Event: 2nd and 4th Wednesdays from 2-4 p.m. each month

Please describe the Event: (Use additional pages if necessary)

Please include who will be managing the event and who will be on-site during the event.

A gathering of leaders, students, and instructors. Leaders and instructors will advise students in topics related to the theatrical arts and drama skills. Danielle will be managing the event and on-site. Other parents and volunteers will be on site as well.

Is the Event open to the public? Yes No

Is the event expected to generate proceeds? Yes No

If proceeds are generated, how will they be used?

N/A

How will this Event benefit the Hillsdale community?

Please see page 2.

Will there be food served at this event? Yes No
If yes, who will be catering this event?

Will children be present at this Event? Yes No
If yes, who will be supervising children?

Myself, parents, and other leaders.

Upon completion of application, send to:

Alan Beeker, Zoning Administrator
City of Hillsdale
97 N. Broad Street
Hillsdale, MI 49242
abeeker@cityofhillsdale.org

*Community Events in the Dawn Theater must be approved by the Dawn Theater Governance Board
Contact the Dawn Theater Governance Board: 810-844-1396
For fee information, contact the Dawn Theater: 517-312-2300

The event serves as an opportunity for young people aged eight and up to come together and develop skills that will benefit them personally as well as build community in the process. Event will also serve as a chance for adults to volunteer and serve their community with opportunity for mentoring roles and instructor positions.

As a new organization we are still developing and establishing our culture. It's important for us to establish an environment that values teamwork and community. We are practicing this in small steps such as holding our students to a signed code of conduct as well as seeking out volunteering opportunities within our communities such as our students volunteering at a local food pantry once a month. Three small steps we hope to build a team of young people that are connected to the arts as well as people in and around our community.



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Dawn Theater Governance Board March 29, 2023

Minutes

I. Call to Order at 5:15 pm

- A. Members Present: Chair Mary Wolfram, Andrew Gelzer, Margaret Braman, Tim Sullivan, James Brandon
- B. Others present: Alan Beeker, Jack McLain, Gianna Green

Mary asked to amend the agenda to add a Community Event Review as item C. under New business.

James moved to accept the consent agenda as amended, Tim seconded, motion passed.

II. Old Business

A. Review Management Agreement

- Calendar – the calendar was provided to the committee in order to be aware of scheduling blocks. Gianna will update the calendar during the first of the month.
 - i. Mary asked if there would be a calendar on the theater website.
 - ii. Gianna is updating the social media page, not the website.
- Performance Standards – currently not a formal review process. Mary submitted a review of events last year. Tim moved to accept the review submitted for the record with suggested edits. Margaret seconded. James asked if this was the document to be used for the review process. Motion passed.

III. New Business

A. Community Event Rate

- All day event, including set up and tear down: \$350
- Events under 4 hours: typically \$35.00/ hour, additional labor & expenses may be extra.
- Bar service: \$75 for up to 75 guests; \$150 for over 75 guests
- Tim moved to approve the community event rate as submitted, James seconded. Motion approved.

B. Community Event Process

- Keefer House Hotel, LLC maintains calendar
- Manager provides Community Event rate & date availability to applicant
- Governance Board reviews Community Event application for eligibility
- Mary noted that the above information was for committee information.
- Community Event application and parameters will be available on the City website.

- Discussion continued regarding the approval process of eligible events.
- Gianna asked that this process be reviewed annually along with the event rate.

C. **Community Event Request**

- Artworks community event “Afternoon of the Arts” on April 30, 2023 application was reviewed by the committee.
- Tim moved to approve, Andrew seconded, motion passed.

IV. Theater Update

- Historical Society Walk-through rescheduled for April 1, 2023 at 2:00 pm

V. Public Comment

No public comment

VI. Committee Members’ Comments

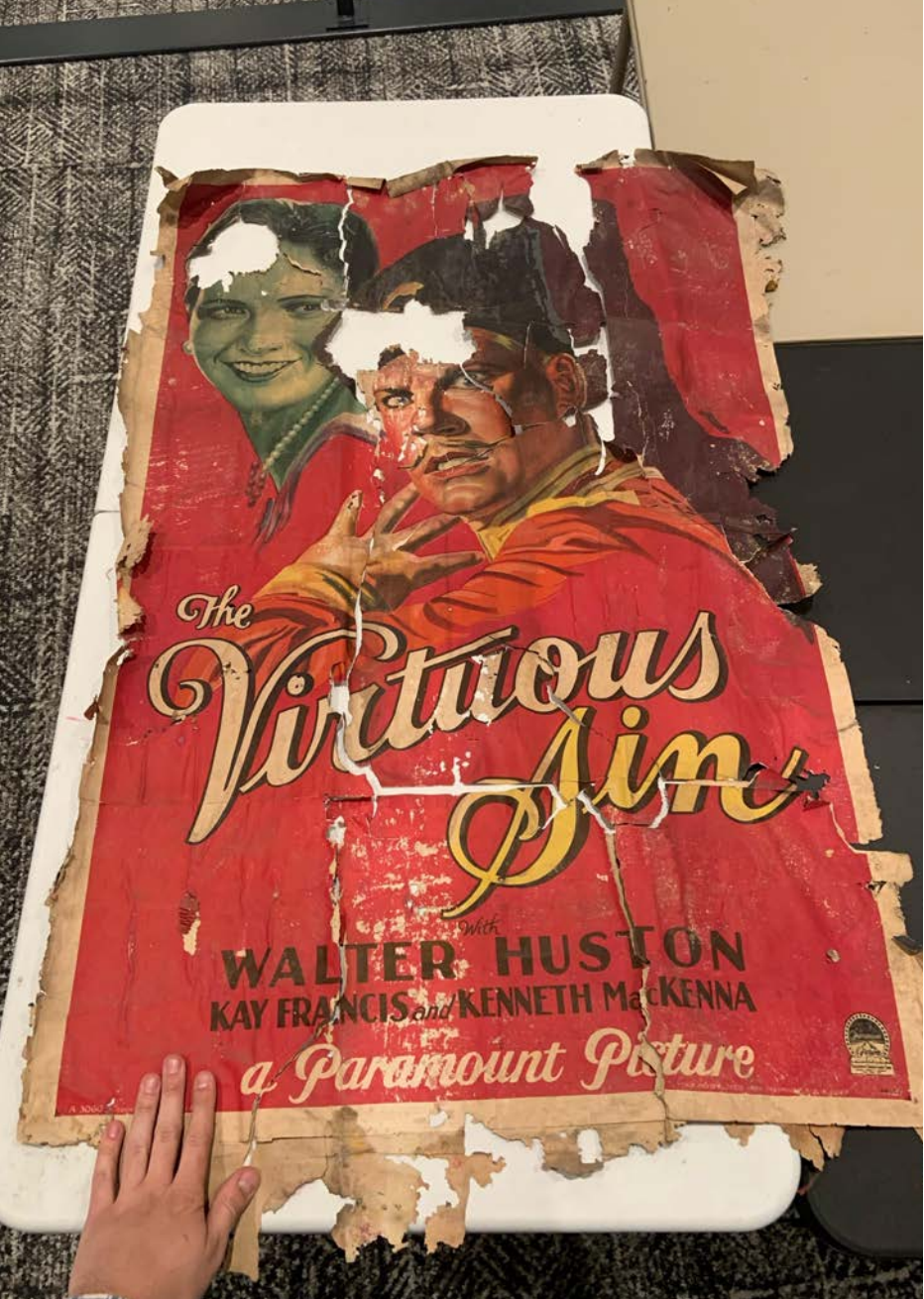
No committee member comment

VII. Adjournment – Andrew moved to adjourn, Mary seconded. Meeting adjourned at 6:00 pm.

Attachment 1: Friends of the Dawn Theater: Old Movie Poster Restoration



Attachment 1: Friends of the Dawn Theater: Old Movie Poster Restoration



REPORT TO TIFA

DAWN THEATER GOVERNANCE BOARD

11/21/2023

On October 12, 2023, members of the Dawn Theater Governance Board and the Friends of the Dawn Theater participated in the downtown Scarecrow Fest. Members provided straw bales and a “pumpkin bowling” activity for youngsters.

The Dawn Theater Governance Board approved a Community Event at the Dawn Theater for an abridged performance of the “*Nutcracker*” and on Sunday, November 12, 2023, the Dawn Theater opened its Christmas season with “Scenes from the Nutcracker” performed by Ballet Chelsea. A full house of 112 adults and 135 Children enjoyed this free performance made possible by a generous grant from the Hillsdale County Community Foundation, with additional funding by The Pediatric Place, Hillsdale Gymnastics, Dance and Cheer, The Hillsdale Handyman, Bailey, Hodshire & Company, P.C, and CL RED.

After the performance, children from the audience were invited to have their picture taken with the Ballet Chelsea dancers and the afternoon ended with a raffle providing three winners with a Christmas gift bag that included a children’s orchestral storybook of the *Nutcracker* as a keepsake.

Partial Review of Events 2023

September 30	The Heritage Association Great Gatsby Speakeasy and Raffle *
October 7	wedding
October 8	Art Express, Art Works of Hillsdale County, during historic train visit
October 13	Downtown Scarecrow Festival
October 19	Private event
October 21	“On the Rocks” concert
October 27	“Life Right Now” concert
October 28	Hocus Pocus Halloween Ball & concert
November 4	“On the Rocks”/Fool’s Fait concert
November 5	Life Changing Church**
November 8	Battle of the Big Bands
November 10/11	Hillsdale Academy performance of <i>Romeo and Juliet</i>

November 12 *“Scenes from the Nutcracker”*, Ballet Chelsea*
November 17 Praise and Worship band concert
November 18 Theater of the Night

Future Events 2023/2024

November 22 “Full Moon” concert
December 6 Hillsdale Classical Christmas
December 9 Candlelight Christmas Concert
December 11 Hillsdale Woman’s Club Christmas Luncheon
December 16 Rocks for Tots
December 30 New Year’s Eve Country Concert
December 31 private event
January 7 Dawn Artisan Market
January 13 Second Annual Sauk Theatre Auction

*Community Event: approved by the Dawn Theater Governance Board

On-going events **

- Tuesday/Thursday: 12:15 Pilates
- Sundays, Life Changing Church rental



The excitement continues as the Friends of the Dawn fill the theater, once again, with the grandeur of our original, 1925 Wurlitzer theater pipe organ!

The Wurlitzer organ of the 1920's was the "voice" of the silent screen. They were a distinctly American musical creation which became the monarch of the movie palace. Only about a dozen of these instruments remain, unaltered, and in factory original condition. The Dawn Theater's Wurlitzer organ (opus 1176, shipped by rail from the Wurlitzer factory on October 15, 1925), holds the distinction of being unaltered and still in its original location.



We know that our Wurlitzer was used in the Dawn Theater to accompany vaudeville performances and silent movies from 1925 until "talkies" became commonplace. The organ was taken out of the theater in 1943 and donated to Hillsdale College where it was used for church services, organ lessons, and theater productions. In the 1970s, Jerry Jordan of Jonesville saved it from the dumpster, did some restoration and moved it to his garage. Later, Dr. Jeffrey Horton, realizing the organ's historical value, gave it safe storage and then, with wife Marcy, donated the organ to the Friends, along with a significant contribution for the express purpose of having it restored and reinstalled back into the Dawn Theater!

To raise financial support, the Friends of the Dawn applied to the Wyncote Foundation and were awarded a \$50,000 matching grant towards the organ project. Both the Hortons and the Wyncote Foundation recognize the historic importance of restoring this Wurlitzer, not only for our community, but for the preservation of a piece of Americana. The organ has now been moved to the studio of JL Weiler Co., of Chicago, IL, internationally recognized as one of the finest historic organ restoration studios in the country, specializing in vintage Wurlitzer Theater organs.



The restoration work is well on its way, with reinstallation of the organ planned for summer of 2024.

Once re-installed, the Dawn Theater will regain its “voice”, a cultural icon of national importance. Reinstalling the pipe organ presents programming opportunities that would otherwise be unavailable such as silent film programs, classic film series, lectures and civic events, weddings and receptions, pre-show music, and performances involving choirs and instrumental ensembles. Once restored, our 1925 Wurlitzer pipe organ will become the modern-day centerpiece—the Crown Jewel—of the Dawn Theater rehabilitation.

But there are still funds to raise for this unique and exciting project!

Become an
ORGAN DONOR

Please send (monetary) donations to P.O. Box 67,
Hillsdale, MI 49242

or

Use the QR code to donate online.

