

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

MEETING MINUTES for Tuesday, April 7th, 2026, 5:30 p.m. @ City Hall

The meeting was called to order at 5:33 p.m. All DTGB **Members** were present (J. Brandon, T. Sullivan, C. Bahash). Also present was M. Wolfram representing Friends of the Dawn, and members of the public. Olivia Smith is normally present at these meetings and records minutes, but since she was not able to be present, Chairman Brandon took minutes.

The meeting began with approval of the agenda. Minutes from the last meeting were not available, and so were not voted on. Chair will follow up with Olivia Smith about past minutes.

Under **New Business**, the Board addressed the resignation of Felicia Ray-Finch, which left a gap in interim planning for the Dawn. The Board voted to allow Brandon of the DTGB and Chair Wolfram from the Friends of the Dawn (or their designated representatives from said organizations) to schedule and arrange management for public events during the interim between managers.

Under Old Business

- A) There are two entities interested in managing the Dawn, and they are meeting with TIFA Targeted Development in April
- B) On the organ.
 - a. Final installation is waiting on electrical work, followed by completion by Weiler.
 - b. **RECOMMENDATION:** It was determined by the board that the current location for the organ console is both permanent and acceptable. The Board notes that sinking the console into a pit is not advisable, as it is expensive and will create an even larger physical footprint in the space.
 - c. Wolfram gave an update on a Donor Recognition Plaque. Design is in process and it will include the names of 34 local donors.
 - d. TIFA Chair Gelzer has indicated that he will not be replacing DTGB members Ray-Finch and Scholl. Membership of the board stands at 3, with a quorum reached at 2.
 - e. The Friends received a grant for MACC, \$20,000.00 which is to be applied to operations and \$17,000.00 applied toward the installation of a screen/projector for movies. Ideal size is a screen that covers roughly 80% of the open stage. Details will be presented to TIFA. Funds need to be used before 12/31/26
- C) The Folk Festival netted \$1,000 for the Friends, and \$300 of that was paid to TIFA Upcoming Event is the Afternoon of the Arts on April 19th. The Friends are hosting.
- D) There have been inquires about private receptions at the Dawn this summer. Board agrees that these events can and should be pursued if the Friends are willing to host/manage.

The meeting was adjourned at 5:49 p.m.

Respectfully Submitted by James M. Brandon, Chair