

MINUTES
Targeted Development Committee
April 22, 2026, 5:30 PM
Hillsdale City Hall – 2nd Floor Conference Room

I. Call to Order at 5:34 PM

- a. Members Present: Chair Chris Bahash, Andrew Gelzer, Kevin Conant, and Luke Robson
- b. Others Present: Mary Wolfram (Friends of the Dawn Theater), James Brandon (DTGB, Chair), Tim Sullivan (DTGB), Ryan Hudson (Hudson Entertainment), Kory Osmun (Hudson Entertainment), Jonathan Sayles (Hudson Entertainment), and Olivia Smith (Zoning Administrator, TIFA Secretary/Treasurer)
- c. Members Absent: None

II. Consent Agenda

- a. Motion by Gelzer to amend the agenda to add an opportunity for public comment following approval of the minutes. Second by Robson. 4-0. Motion passed.
- b. Motion by Robson to approve the amended agenda. Second by Gelzer. 4-0. Motion passed.
- c. Motion by Robson to approve the minutes from the March 26, 2026 meeting. Second by Gelzer. 4-0. Motion passed.

III. Public Comment

- a. Tim Sullivan – Requested that the Committee address, during this meeting, how they will act on the management proposal submitted by the Friends of the Dawn.

IV. Introduction of Applicant

- a. Those representing Hudson Entertainment, LLC introduced themselves and briefly described their background and relevant experience.

V. Set Next Meeting Date & Time

- a. Chair Bahash consulted with the other Committee members and discussed the next available time for all members to meet.
- b. **Next Meeting: Wednesday, April 29, 2026 at 5:30 PM to consider the management proposal submitted by the Friends of the Dawn. A closed session scheduled to begin at 6:00 PM.**

VI. Closed Session

- a. Motion by Gelzer to call the meeting into a closed session for a negotiations connected with the management proposal. Second by Conant. Roll call vote:

Bahash – Yes
Gelzer – Yes
Conant – Yes
Robson – Yes

Closed Session began at 5:48 PM

- b. Motion by Robson to bring the meeting out of closed session and back into open session. Second by Conant. 4-0. Motion carried.

Open session began again at 6:49 PM. No public present.

VII. Adjourned at 6:57 PM

- a. Motion to adjourn the meeting. Second by Robson. 4-0. Motion carried.

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