



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting May 18, 2021

Minutes

I. Call to Order at 7:30 am

- A. Members Present (in-person): Chair Andrew Gelzer, Cindy Bieszk, Councilman Greg Stuchell, Matthew McLain, Lance Lashaway, Mary Wolfram, Darin Spieth, Michael Clark, Margaret Braman, Mary Spiteri
- B. Others present (in-person): Rich Moore, Penny Swan, Jack McLain, Joe Hendee, David Mackie, Alan Beeker, Tim Sullivan
- C. Members Absent: Tim Dixon, John Spiteri, Chris Bahash

- II. Consent Agenda** – Alan Beeker distributed copies of the last meeting minutes with minor changes, Andrew Gelzer moved to accept the consent agenda as presented, Greg Stuchell seconded, motion passed.

III. Public Comment

Tim Sullivan wanted to commend the Board for their bravery in creating the current environment atmosphere in the district. He wanted to thank the Board for their work and diligence in the Keefer project and to continue working with the small business owners in the district to fight the constant threat of blight. He wants to encourage all of the board members to be patient as the projects at the Keefer and Dawn are completed.

Richard Moore wanted to thank the Board for their support and the grants that are available to the property owners in the district. He is excited to see how the Keefer project will change the downtown. This is possibly the largest investment in the downtown in the last 50 years. We are fortunate for the things we have, things that many downtowns our size do not.

Jack McLain asked about why some of the checks that were approved recently by the Finance Committee are not shown on the financial reports.

IV. Committee Appointment Review

Chair Gelzer informed the Board know of some Committee changes.

Greg Stuchell is resigning from the Dawn Theater Governance Board. Mary Wolfram asked Tim Sullivan if he was willing to serve on the DTGB committee. Mary Wolfram

moved to accept Mr. Stuchell's resignation and to appoint Tim Sullivan to the vacant DTGB seat.

V. Committee Reports

A. Program Committee – Cindy Bieszk, Chair

1. General Report – Two applications were submitted to the Committee for review, but at the scheduled meeting time, there was not a quorum. Ms. Bieszk decided to submit the applications to the Board for review. All funds for this fiscal year are allocated and there are no funds budgeted in the coming fiscal year. She would like to fund the grants but with no monies, it is not possible. The Chair requested that Mr. Beeker notify the property owners by letters of the Board decision. Mary Wolfram encouraged all of the board members to review the Façade Grant guidelines and be aware of SHPO requirements, the Board cannot fund the replacement of historic windows.

B. Targeted Development Committee – Mary Wolfram, Chair.

1. General Report – There was no quorum for the scheduled meeting. No business was conducted.
2. Dawn Theater Project – Alan Beeker updated the Board on the progress going on at the Dawn Theater.

C. Beautification Committee – Margaret Braman, Chair

1. General Report – Mary Spiteri spoke. Hanging pots were donated and will be placed on street lamps that are equipped with irrigation. Plants have been donated for public places and will be maintained by college students. The Committee is working on a social media contest that will showcase businesses that beautify their storefronts.

D. Dawn Theater Governance Committee – Mary Wolfram, Liaison

1. General Report – Mary gave a brief history to the board as to how the DTGB was created. A charity was created called “Friends of the Dawn” to help fund raise. WCSR will be doing a remote broadcast on 5/22 from 11-1pm in the Dawn Theater. The lobby will be roped off due to the construction but people will be able to see a lot of the interior. DTGB will be more active once the theater is open to the public. Chef's Way is funding the radio remote. Friends received a grant to document the rehab of the Dawn. They are also asking for stories about the Dawn.

VI. Old Business

No Old Business

VII. New Business

- A. Board Member Lance Lashaway Request. He was unhappy that the documents he wanted in the packet were not included. Lance Lashaway made a motion requesting a roll call vote to recommend the removal of Greg Stuchell from the Board. Matthew McLain seconded. Greg Stuchell requested the reasons. Lance refused speak. Mr. Beeker read the letter of accusation. Mr. Stuchell had no comment. Cindy Bieszk expressed her disappointment with both members. She stated that the Board meeting should not be used to air personal

grievances. This Board is a non-partisan board focused on the economic development and physical improvement of the district. The roll call vote followed:

- Lance Lashaway – yes
- Matthew McLain – yes
- Cindy Bieszk – no
- Mary Spiteri – yes
- Greg Stuchell – no
- Mike Clark – no
- Mary Wolfram – no
- Andrew Gelzer – no
- Darin Spieth – no
- Margaret Braman – no
- Motion failed.

VIII. Economic Development Roundtable

- A. Patty Bailey invited the owner of a winery in Marshall to come to Hillsdale. The owner came to the downtown and he is considering a tasting in the downtown. Ms. Bailey had asked Mary Wolfram to the meeting. Ms. Wolfram urged all of the downtown business owners to be ambassadors for Hillsdale.
- B. New Gift shop, Birdie's and Howell to open soon
- C. The Gifted Garden Gallery is now open.

IX. Adjournment – Andrew Gelzer moved to adjourn, Cindy Bieszk seconded. Meeting adjourned at 8:11 a.m.

Next Regular Meeting: July 20, 2021 at 7:30 am.