



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting January 19, 2021

Minutes

I. Call to Order at 7:30 am

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

- #### **II. Consent Agenda** – Cindy Bieszk made a motion to approve the consent agenda as amended. Chris Bahash seconded, motion passed.

III. Public Comment

Jack McLain asked for clarification of the revenue received in 2020.

IV. Membership Update

- A. Committee Appointments
 - 1. Lance Lashaway requested to be appointed to the Dawn Theater Governance Board.
 - 2. Mary Spiteri requested to be appointed to the Beautification Committee.
- Chris Bahash moved to accept the appointment requests. Greg Stuchell supported, motion passed.

V. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – The Committee has accepted three Façade Grant applications for the maximum \$10,000 amounts. The budgeted amount has been allocated but any future applications may be reviewed.
- B. Targeted Development Committee – Mary Wolfram, Chair.
 - 1. General Report – during the January meeting, the Committee reviewed the Agreement and requested minor corrections be made. The corrected agreement was posted to the website on Monday, January 18.
 - 2. Installment Purchase Agreement – the Committee moved to authorize the Chair to sign the agreement. During discussion, Mr. Lashaway requested clarification to the difference between the Purchase Agreement and the BPU Inter-departmental

loan and the reasons behind the need for both to complete the Dawn Theater project.

Greg Stuchell seconded the Committee's motion, motion passed with one objection.

C. Beautification Committee – No Chair

1. General Report – No report but the Committee members voted Margaret Braman as Committee Chair.

D. Dawn Theater Governance Board – Mary Wolfram, Liaison

1. General Report – No report.

VI. Old Business

- A. Dawn Theater Project – Alan Beeker updated the Board on the progress going on at the Dawn Theater now that the new roof and structure were completed.
- B. BPU Inter-Departmental Loan – The loan was approved by Council in the Spring of 2020 with the expectation that the monies would be needed immediately upon start of construction. With Covid-19 delays, the construction did not begin until June 2020 and the loan funds were not transferred to TIFA until September 2020. As the agreement gave TIFA one year to begin making payments after the fund transfer, Mr. Beeker was instructed that if TIFA requested an amendment to the repayment schedule, the payments would not begin until September 2021 during the FY 2020-2021. Greg Stuchell moved to request the amendment to the repayment schedule. Darin Spieth supported, motion passed.

VII. New Business

No New Business

VIII. Economic Development Update/Board Round Table

- IX. Adjournment** – Greg Stuchell moved to adjourn, Margaret Braman seconded. Meeting adjourned at 8:04 a.m.

Next Regular Meeting: March 16, 2021 at 7:30 am.