

**City of Hillsdale  
Tax Increment Finance Authority (TIFA)  
Targeted Development Committee**

**City Hall, Second Floor Conference Room  
February 8, 2022  
5:30 pm**

**I. Consent Agenda**

**II. Approval of Minutes from 1.11.2022**

**III. Old Business**

A. Final Review: New Agreements with Keefer House Hotel, LLC

1. Review of Triple Net Lease
2. Review of Management Agreement
3. Recommendation/ Approval

B. Dawn Theater: future

1. Overall Ownership by TIFA:
  - a. relationship with Keefer House Hotel, LLC
  - b. legal issues, insurance, liability, if any
2. Oversight by Dawn Theater Governance Board
3. Grand Opening fundraiser: February 19, 2022
4. Public Open House/Ribbon Cutting: March 4, 2022

**IV. New Business:** Targeted Development Committee goals and future projects

**V. Committee Members' Comments**

**VI. Public Comment**

**VII. Adjournment: Next Meeting will be March 8, 2022 at 5:30 pm.**