



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting January 17, 2023

Minutes

I. Call to Order at 7:33 am

- A. Members Present: Chair Andrew Gelzer, Cindy Bieszk, Chris Bahash, Councilman Greg Stuchell, David Hambleton, Kevin Conant, Felicia Finch, Mike Clark
- B. Others present: Jack McLain, Alan Beeker, Mary Wolfram
- C. Members Absent: John Spiteri, Tim Dixon, Mary Spiteri, Margaret Braman, Darin Spieth

- II. Consent Agenda** – Chris Bahash moved to approve the consent agenda as presented. David Hambleton seconded. Motion passed.

- III. Public Comment**
No public comment.

IV. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – No report
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – No report
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – No report
- D. Dawn Theater Governance Committee – Margaret Braman, Liaison
 - 1. General Report – Brief report on happenings at the Dawn. Keefer House LLC/HIS submitted a report on events held since November. ‘Friends of the Dawn’ still raising monies for AV. College may donate old sounds system. Several upcoming events in the works. Peggy Youngs resigned from DTGB and is on the Friends board DTGB members. The contract with Keefer House LLC is coming up in March. Now that the building has been open for a year, rates can finally be assessed. Andrew asked when the next fund raiser is scheduled. Mary is not certain when or what it will be. Mary submitted a mini MAC grant for the restoration of some of the posters found in the Dawn.

Chair Gelzer is asking for authority to appoint a member, David Hambleton moved, Kevin Conant seconded. Motion passed.

V. Old Business

- A. Keefer House Update – the basement excavation and the demolition is finished. General construction is finally underway. Looking at a soft opening in the summer.
- B. City Wayfinding Phase II – the second phase is for signage in the downtown. Chair wanted to discuss taking it on as a project.

VI. New Business

- A. 2023 FY Budget – keep the budget same as last year. Cindy Bieszk moved to keep the same numbers for the 2023 FY budget as were approved in the 2022 FY budget, Mike Clark seconded. Motion passed.

VII. Economic Development Roundtable

Natural Grocer moved to new location. Hillsdale Renaissance has purchased more buildings. Emporium pursuing a grant for printers. College Call Center requesting tax exemption. Chair would like to send a letter requesting the College open a satellite bookstore in the downtown. Chris Bahash seconded. Motion passed. Parking was discussed.

VIII. Public Comment

Jack McLain - Hoping to have a Dawn Theater community fee in the near future.

Mary Wolfram – could designate the \$1300 that McLain donated as a DT program amount for 2023 FY budget. Mary suggested alerting TIFA members of upcoming events at the Dawn

- IX. Adjournment** – Greg Stuchell moved to adjourn, Mike Clark seconded. Meeting adjourned at 8:25 am.

Next regular meeting on March 21, 2023 at 7:30 am.