



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting January 17, 2023

Minutes

I. Call to Order at 7:30 am

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

- II. Consent Agenda** – Greg Stuchell 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 – The Committee met on February 28, 2023 to review the Façade Grant application submitted by the Elk’s Club at 60 N Manning St. The Committee recommends that the Board approve the grant in the amount of \$6000. Kevin Conant supported. Motion passed.
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – The Committee is looking at planning to make the Ferris St. parking lot ADA accessible to the Broad St. businesses.
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – Continuing to work on the Howell overstreet lighting. They are researching and welcoming ideas for this year’s Christmas decorations. The flowering plants will be donated by Raker’s Acres again this year.
- D. Dawn Theater Governance Board – Margaret Braman, Liaison
 - 1. General Report – The annual review of the lease with Keefer House Hotel LLC is in process. The Committee is working with the lessee to determine the annual community event rate. The Committee is also working to establish the process and criteria for future lease reviews. There may be a donor for the projection screen in the Theater.

V. Old Business

- A. Keefer House Update – the basement excavation and is finished. The current water problem still exists and they have brought in an engineer to determine how to trap and dispense water. Underfloor plumbing is complete but the basement is still too wet to pour concrete.

VI. New Business

- A. No new business.

VII. Economic Development Roundtable

New bakery and brewery is in process. New clothing boutique is opening next to the Chinese restaurant.

VIII. Public Comment

Jack McLain - would like to see more decorations at the fringes of the district. Thanked the DTGB for the work they are doing to establish and publish the community rate.

- IX. Adjournment** – David Hambleton moved to adjourn, Greg Stuchell seconded. Meeting adjourned at 8:07 am.

Next regular meeting on April, 2023 at 6:00 pm.