



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting July 18, 2023

Minutes

I. Call to Order at 7:30 am

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

- #### **II. Consent Agenda** – Andrew requested an amendment to the agenda to add the 29 N Broad Façade Grant application under New Business, Chris seconded. Motion passed. Cindy moved to approve the agenda as amended, Kevin seconded, motion passed.

III. Correspondence

Keefer Hotel project update-reviewed

IV. Public Comment

Steve said that GG Glass needs 8 weeks to order windows.

V. Officer Elections

- A. Table elections until the September

VI. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – New budget year. The owner of 29 N Broad submitted a façade grant application too close to the Board meeting to run through the Committee first. That is why it was placed on the amended agenda.
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – No report
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – Beautification is working with DPS and BPU to finalize the Christmas lights downtown project. The lights will be installed at roof top level and crisscross over N Howell between McCollum and North streets. Margaret met with building owners of those downtown buildings along with DPS and BPU. Soft white lights have been suggested so as not to disturb apartment dwellers.

- D. Dawn Theater Governance Board – Margaret Braman, Liaison
 - 1. General Report – Alan read the DTGB report. He also updated the Board on the organ restoration project.

VII. Old Business

- A. Hillsdale College Call Center – discussed the future exemption of the building at the January meeting and sent a letter to the College asking for a meeting to discuss the impact of the exemption on the TIF. Later discussions never were scheduled. The exemption removed \$7000 from the ad valorem property taxes in the TIFA district. Drew would like Council to be aware. Drew asked for a motion to take the situation to Council. Greg moved to send a message to Council apprising them of the situation and asking for guidance. Darin seconded. Motion passed.
- B. Keefer Hotel Promissory Agreement – Finance is asking the Board to officially forgive the \$265,000 remaining from the sale of the building to CL or amend the promissory note to extend at least another year. Chris would like to direct city staff to find out the procedures to collect on the promissory note. Darin seconded. Motion passed. Greg suggested that CL be notified that the Board is starting the process.

VIII. New Business

- A. Façade grant - 29 N Broad – packet was given to the full Board for review. Project includes Window replacement, removing the awnings. Clean and repaint the façade. Reroof the addition in the rear. Maximum available funds is \$6000. Discussion. Cindy on behalf of committee, recommended giving the \$6000 grant, Kevin seconded. Motion passed.

IX. Economic Development Roundtable

A lot of activity downtown. Hillsdale Renaissance LLC now owns 14 buildings. Mary Margaret asked about generating funds for TIFA from the train excursion events.

X. Public Comment

No public comment.

- XI. Adjournment** – Chris moved to adjourn, Margaret seconded. Meeting adjourned at 8:42 am.

Next regular meeting on August 15, 2023 at 6:00 pm at the Dawn Theater.