



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting May 21, 2024

Minutes

I. Call to Order at 7:30 a m

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

- #### **II. Consent Agenda** – Chair Gelzer moved to amend the consent agenda to move the Beautification report to be first of the committee reports, Kevin Conant seconded. Motion passed. Margaret Braman moved to accept the amended agenda, David Hambleton supported. Motion passed.

III. Public Comment

No public comment.

IV. Committee Reports

- A. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – See attached report.
- B. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – No new applications.
- C. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – looking at renovating Ferris St. parking lot. Will be updating the TIFA Development plan
- D. Dawn Theater Governance Board – Margaret Braman, Liaison
 - 1. General Report – Chair referenced the report submitted for the packet by Mary Wolfram, Chair.

V. Old Business

- A. Dawn Theater Maintenance.
 - There are some maintenance issues that have developed. Alan Beeker is working through the items. The primary issue is moisture in the building. A foundation

contractor is scheduled to do an inspection in June. Mr. Beeker will let the Board know the results.

- Another issues is the extension of the front downspout to the storm drain. Mr. Beeker received a quote from “The Gutterman”. Margaret Braman volunteered to contact Braman Roofing to see if they had any downspout warehoused.

VI. New Business

A. District Weed Control

- Hoop Lawn and Snow submitted a quote to apply weed control to the TIFA Business District. The quote included 5 applications for \$2500. Cindy Bieszk asked if Alan Beeker would ask Hoop to amend the quote to remove the courthouse block and reduce it to 4 applications since it is late in the season. Cindy moved to approve the amended quote if it was \$1800 or less. David Hambleton supported, motion passed.

B. 2025 TIFA Development Plan

- The development plan must be updated every ten years. The last update was in 2015. Alan Beeker asked the Targeted Development Committee to be the group to work on the update prior to bringing it to the Board and Council for final adoption. The plan was submitted to the Board so that they could include their input to the Targeted Development Committee during the process.
- David Hambleton would like to add Ground Water Management to the list.
- Andrew Gelzer requested a map showing city parking lots in the district for the next meeting.

VII. Economic Development Roundtable

- Ethan’s Donut Factory has opened.
- 55 N Broad Street Party Store has been sold to Hillsdale Renaissance
- New Yoga Studio opening in old Hillsdale Insurance Agency building.

VIII. Public Comment

No public comment.

Adjournment – David Hambleton moved to adjourn, Darin Spieth seconded. Meeting adjourned at 8:30 am.

Next regular meeting on July 16, 2024 at 7:30 am.

BEAUTIFICATION REPORT

May 21, 2024

PROGRESS ON DOWNTOWN LIGHTING:

- **Waiting to hear on the cost of completing the project and what is our balance for this project.**

Downtown Decorating

- **Jason hung our Train Banners and had to make some changes**
- **Will supply Jason with new map as to where they should be hung.**
- **Heather Tritchka, Felicia and myself completed planting flowers in our existing pots, at existing location. Big Thank you to Raker's Areas for donating the flowers. Will send them a Thank You card.**
- **City wanted \$526.00 to move pots throughout downtown so we decided to wait to next year and purchase new pots since our are pretty bad shape.**
- **We hope to be able to place the news ourselves downtown.**

No new projects for the future other than completing the lights and new pots.

Respectively,

Margaret Braman