



# CITY OF HILLSDALE

## Tax Increment Finance Authority TIFA Special Meeting 3<sup>rd</sup> Floor City Hall March 20, 2018

### **I. Call to Order at 7:30 am**

- A. Members Present: Chris Sumnar, Cindy Bieszk, John Spiteri, Andrew Gelzer, Kathy Newell, Councilman Greg Stuchell, Kelly Robinson, Mike Parney, Robert Socha, Chris Bahash
- B. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram (HPG), Ted Jansen, David Mackie (City Manager), Kelly LoPresto (Economic Development)
- C. Members Absent: Saul Giminez (excused), Deb Kamen (excused), Mike Harner

### **II. Consent Agenda**

- A. Minutes from Regular Meeting 02/20/2018 – draft
- B. Minutes: Targeted Development Committee 02/27/2018 – draft
- C. Financial Statements

Add Mural information by Ted Jansen and Kelly LoPresto for downtown event. Rob Socha moved to approve the agenda as presented. Mike Parney seconded, motion passed.

### **III. Public Comment**

No Public Comment.

### **IV. New Business**

- A. Dawn Theater Update – Mr. Beeker presented preliminary plans from the architect, Hardlines Design Co. A complete set of documents, including an estimate of costs, will be submitted to TIFA for MEDC review no later than April 2, 2018.
- B. Rules of Procedure Amendments – Chris Sumnar asked that this be brought back to the Board to correct an oversight. Language in Section 3. Rob Socha moved to strike the language in Section 3 that changed the language re: number of Board members and who would appoint. Greg Stuchell supported, amendments approved.

### **V. New Business**

- A. 2017-18 FY Budget Amendment– Due to the heavier than expected snowfall this year the property maintenance budget has already been depleted. Mr. Beeker requested an increase to the original budget by \$500. Mr. Gelzer moved to increase the property maintenance budget by \$500, Rob Socha seconded, motion passed.

- B. Keefer Hotel Tax Credits – CL Enterprises is wanting to start the first phase of the historic tax credit application but since they do not currently own the building, they are asking permission to access the building and start the process on behalf of TIFA as property owner. Cindy Bieszk moved to allow CL Enterprises to begin the historic tax credit application process, Rob Socha seconded. Motion passed.
- C. Ted Jansen gave a presentation re: Walldog murals. Mr. Jansen spoke to the statistics that murals can increase tourism in a municipality. He reviewed the specifics of the costs and the process. If a mural were painted on the Silos, the project could be the largest in the world. Kathy Newell asked that Mr. Jansen contact her with more information. Mr. Stuchell informed the Board that the Heritage Association is working with Mr. Jansen on several possible projects for the future. Mr. Sumnar mentioned that TIFA has helped on the murals in the past but has never headed the projects. John Spiteri moved to refer this matter to Beautification for follow up. Andrew Gelzer seconded. Motion passed.
- D. Kelly LoPresto talked about a future New Year’s Eve event with a ball drop. Several Michigan communities have had such an event for multiple years. The concept would start at 9pm with multiple attractions i.e.; Ball Drop, Small fireworks, DJ, Ice Sculptures, Beer/Wine Tent. The big question right now is who would make and how much would be the cost of the ball. Ms. LoPresto is going to be discussing this with the HBA and the Chamber of Commerce as well. There is still a great deal of planning to be done. The costs could range anywhere from \$3000 to \$20,000 depending on how large the event becomes. Mr. Spiteri asked about location. The current concept would be to close McCollum btw. N. Broad and N. Howell and N. Howell btw. N. Broad and E. Bacon. Mr. Bahash asked about how much TIFA would support. Mr. Sumnar stated that TIFA currently has no policy for special events but Beautification currently reviews them. Ms. Wolfram asked if Kelly Robinson had been placed on a committee and suggested that it could be Beautification. Ms. LoPresto is asking TIFA to support by helping advertise. She is confident that the funds could be raised from the private sector. Mr. Gelzer moved to send the event for review and establish a policy to Beautification, Mr. Spiteri supported. Motion passed.
- E. Kathy Newell moved to place Kelly Robinson on the Façade Committee and Greg Stuchell on the Beautification Committee, Rob Socha seconded, motion passed.

## **VI. Committee Reports**

- F. Façade Grant Committee – Saul Giminez, Chair
  - 1. General Report – no current applications
- G. Dawn Theater Governance Board – Robert Socha, Chair
  - 1. General Report – reassess the role of the GB moving forward. The GB would be involved in assessing the items that will be needed in the Theater that will not be covered by the MEDC grant. Ms. Wolfram suggested that the GB could be involved in the programming of community and cultural events held in the Dawn. Mr. Socha will create committee goals and present to the Board moving forward.
- H. Beautification/ Downtown Amenities- Kathy Newell, Chair
  - 1. General Report – getting ready for spring.
- I. Targeted Development Committee – Mike Parney, Chair
  - 1. General Report –

2. Keefer House update – Mr. Parney gave a brief review of the committee’s negotiations the developer for the purchase of the building. Mr. Watson will be in Hillsdale on March 22 & 23 to meet with a hospitality consultant to tour the Keefer and the Dawn. Mr. Sumnar went over the high points of the Purchase Agreement, the developer would acquire the building for \$275,000 with a non-refundable \$10,000 deposit and at the end of the project purchase the building for an additional \$1, and if the City receives the MEDC grant, the 4% developer fee. They would receive no TIFA grants but TIFA would assist in acquiring any available MEDC grants. The developer would be given 180 days to acquire funding and due diligence and they would be allowed 3 ½ years to complete the project. The Committee is going to meet with Mr. Watson from CLE on Friday, March 23, to make any of the final changes. Mr. Sumnar is asking the Board to allow the committee to do the final negotiations and execute the Purchase Agreement. Any major changes from the current agreement would be brought back to the full Board. Rob Socha moved to allow Targeted Development to finish the sale negotiations, Cindy Bieszk supported, motion passed.

**VII. Economic Development Update**

- Hillsdale Brewing Co. is now open.
- Broad Street Market is now open as a party store.

**VIII. Adjournment** – Mike Parney moved to adjourn, John Spiteri seconded, motion passed. Meeting adjourned at 8:35 am.

**Next Regular Meeting: May 15, 2018 at 7:30 am.**