



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting 3rd Floor City Hall November 21, 2017

I. Call to Order at 7:30 am

- A. Members Present: Chris Sumnar, Cindy Bieszk, Mike Parney, Robert Socha, Deb Kamen, John Spiteri, Saul Giminez, Chris Bahash, Andrew Gelzer, Mike Harner
- B. Others present: Mary Wolfram (Economic Development), Alan Beeker (Zoning Administrator)
- C. Members Absent: Kathy Newell (excused)

II. Consent Agenda

- A. Minutes from Regular Meeting 9/25/2017 – draft
- B. Minutes: Façade Grant Committee 10/10/2017 – draft
- C. Minutes: Targeted Development Committee 9/25/2017 & 10/24/2017 – drafts
- D. Minutes: Beautification Committee 10/19/2017 – draft
- E. Minutes: Dawn Theater Governance Board 10/5/2017, 10/26/2017 & 11/13/2017 – draft
- F. Financial Statements

Mike Parney moved to approve the agenda as presented. Cindy Bieszk seconded, motion passed.

III. Public Comment

No Public Comment.

IV. New Business

- A. 2018 Meeting Dates – Mike Harner moved to approve amended list of meeting dates, Cindy Bieszk seconded, motion passed
- B. Re-appoint members – Robert Socha, Kathy Newell, John Spiteri, mike h moved, deb k seconded, motion passed
- C. Committee assignments – January meeting – If anyone was interested in changing committee assignments to contact Chris Sumnar with the request.
- D. HPG Consulting Retainer for Dawn & Keefer projects – Chris Sumnar reviewed the proposal submitted. The proposal indicates that Ms. Wolfram would be contracted not to exceed 40 hours per month and \$10,000 by the end of the fiscal year. The priority would be to complete the A/E contract for the Dawn Theater project and the agreement with C&L for the Keefer House project. Discussion ensued about HPG helping with moving forward. Andrew Gelzer moved to accept the proposal as submitted, Mike Parney seconded. Motion passed.

- E. Legal Services budget amendment – The budget for legal services has already been expended. Due to the need for continued legal services going forward with the Dawn Theater and Keefer House projects, Mr. Beeker asked that the Board amend the budget. Mike Harner proposed increasing the legal services budget to \$7500. Deb Kamen seconded. Motion passed.
- F. Snow Removal Contract – Dawn & Keefer – Rob Socha moved to approve the proposed contracts with SW Services, Andrew Gelzer seconded. Chris Sumnar asked if Tom King was licensed and insured. Mr. Beeker said that he would find out. Motion passed.
- G. Utility Easement – Mike Harner moved to accept the submitted utility easement, Cindy Bieszk seconded. The easement was suggested since the utilities for the property located at 106 N. Broad run through the basement of the Dawn Theater. Motion passed.

V. Committee Reports

- A. Façade Grant Committee – Saul Giminez, Chair
 - 1. General Report
 - 2. 4 N. Howell St. Façade Grant – Façade recommended to approve, Mike Parney supported. Motion passed
 - 3. Definition for “Building” – Mr. Giminez informed the Board that the committee will discuss further. Discussion that there is sometimes questions as to what is the definition of a building since there is only one façade grant allowed per building, Does that mean; storefront, deeded property, construction of structure or address. Needs more clarification.
- B. Dawn Theater Governance Board – Robert Socha, Chair
 - 1. Architecture/Engineer update – DLR Group asked for additional funds above the proposal. Ms. Wolfram and Mr. Beeker chose to break off negotiations and have contacted Hardlines Design Co. Hardlines is the next architect from the list of submitted proposals. They are willing to take on the project and are submitting a contract for review.
 - 2. Wurlitzer Organ – Dr. Horton is willing to donate the organ to TIFA if they are willing restore and reinstall in the Dawn Theater. Jeff Weiler, an restoration expert visited to look at the organ and give the Gov. Board advice. The Gov. Board would like to pursue the restoration by raising private funds. The Gov. Board moved to include the restoration and reinstall of the organ into the Dawn Theater as the project moves forward. Deb Kamen seconded. Cindy asked if a second opinion could be found. Chris Sumnar is concerned that this may be premature as there is no full commitment to the grant by MEDC for the Dawn Theater rehabilitation. The Gov. Board withdrew the original motion. The TIFA Board moved that the Governance board would pursue further estimates for restoration of the organ and any and all information as to how the organ was located in the Theater and ask the project architect to allow for it in the design. Cindy Bieszk supported, motion passed.
 - 3. Peer Assessment Review – As a LHAT member, there is a service for the cost of \$250 for a peer review along with travel expenses. The Gov. Board would like to utilize this service. Mr. Socha would like the TIFA Board to allow for the expense. Saul Giminez seconded. Mike Harner feels that waiting until after the project architect is onboard to meet with the LHAT consultant would cost more

monies. Mr. Beeker feels that bringing the LHAT architect in will muddy the waters for the future. Mr. Almond is an expert on historic theaters and initially agreed to come up on Dec. 8 and walk through the Dawn on Dec. 9. Mr. Socha withdrew the original motion. Mr. Harner moved to create a \$1500 budget for the Gov. Board to use toward getting information for the Theater project. Cindy Bieszk seconded. Motion passed.

C. Beautification/ Downtown Amenities- Kathy Newell, Chair

1. General Report
2. Placemaking Study – adoption recommendation – Deb gave an overview of the final Placemaking Study. The committee moved to accept the study as a guide to develop the district, Mike Harner seconded. Motion passed.

D. Targeted Development Committee – Mike Parney, Chair

1. General Report – will now meet on the 4th Tuesday of each month.
2. Keefer House update – received 2 qualification statements. The one the committee chose is C&L Enterprises out of Illinois. The Committee is working on agreement terms to discuss with the developer when they come to meet in person in December.
3. Targeted Development is requesting Board authority to negotiate the agreement with C&L Enterprises. The items negotiated will be the price of the building and the timeline for the project and to execute the decision. Deb Kamen seconded, motion passed.

VI. Economic Development Update/Round Table

- Hillsdale Brewing Company – they have completed the OPRA requirements and are hoping to open no later than January 2018.
- Broad Street Market – the hold up on the opening of the new business is the transfer of the liquor licenses which are stuck in escrow due to the bankruptcy. Deb Kamen has sold the beer/wine portion of her package and on premise seating liquor license to the new owners.

VII. Adjournment – Rob Socha moved to adjourn, Mike Harner seconded, motion passed. Meeting adjourned at 8:45 am.

Next Regular Meeting: January 16, 2018 at 7:30 am.