



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting 3rd Floor City Hall May 16, 2017

I. Call to Order at 7:30 am

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

II. Consent Agenda

- A. Minutes from Regular Meeting 3/21/2017 – draft
- B. Minutes: Targeted Development Committee 4/25/2017 – draft
- C. Minutes: Targeted Development Committee 5/9/2017 – draft
- D. Minutes: Façade Grant Committee 5/11/2017
- E. Financial Statements

Chris Sumnar requested the addition of the Happy Pants bridge loan to the Targeted Development portion of agenda. Cindy Bieszk moved to approve the agenda as amended. Rob Socha seconded, motion passed.

III. Public Comment

Amy Zoll spoke to the Business Attraction program that they submitted back in January. The application was rejected due to the fact that the work was completed before submitting the application to the program. They are claiming that the application guidelines were too vague and they are submitting a new application. Targeted Development reviewed it but it was not referred to the full board due to the fact that the application was not pre-approved prior to the commencement of the work.

IV. Old Business

- A. Keefer House
 - a. RFP – Mark Moore – Mike Parney gave a summary review of the proposal submitted. TDC felt the proposal was underfunded and was requiring an annual match by TIFA. The committee is recommending that all proposals be rejected at this time. Andrew Gelzer seconded, motion passed.

- b. Targeted Development recommendation – RFQ – the recommendation for a Request for Qualifications. Mary Wolfram explained that you put out the request asking for qualifications to confirm the development team is capable of doing the project. The question is whether an RFP is necessary after the RFQ process. Ms. Wolfram would also like to take the opportunity to expand the list.
- B. Branding logo – branding from Arnett/Muldrow. The process has not been completed. Ms. Wolfram would like to talk to Mr. Muldrow about developing a new logo for TIFA. If he will do it for free, the Board gave permission to move forward.
- C. Dawn Theater
 - 1. MEDC Letter of Interest – Ms. Wolfram reviewed the receipt of the LOI for the full rehab of the theater. The next step is to put out an RFQ for a designer for the project.
 - 2. League of Historic American Theaters (LHAT) membership – Ms. Wolfram went to the regional conference in Fort Wayne, IN. Prior to attending, Ms. Wolfram had TIFA join the organization. All of the TIFA members are now part of the LHAT.
 - 3. Grant application to Hillsdale Community Foundation – Ms. Wolfram submitted an application to the CF for the Dawn Theater’s \$20,000 grant match. MEDC suggested that the match come from a local source. The grant monies would be used to purchase equipment for the Dawn.

V. Committee Reports

- A. Façade Grant Committee – Saul Giminez, Chair
 - 1. General Report
 - 2. 30 S. Manning Façade Grant – Don Hernandez, owner of Rose Corner Bed & Breakfast, is seeking a Façade Improvement Grant to repaint the exterior of the building, located at 30 S. Manning St. The project will prepare and repaint the building. The project total is \$6,500.00. The Façade Committee moved to approve the grant amount of \$3250, Mike Parney supported, motion passed.
 - 3. 83 N. Broad Façade Grant - Chris Sumnar, on behalf of Vested Risk Strategy, formerly Sumnar-Scholl Insurance, is seeking a Façade Improvement Grant to update the exterior of the building, located at 83 N. Broad St. The project includes repainting the exterior, new signage and new window awnings. The project total is \$17,679.20. Mr. Sumnar submitted an invoice for addition design fees of \$92.50 to be added to the grant application as an amendment. That would increase the project total to \$17,771.70. The Façade Committee moved to approve the grant amount of \$8885.85, Mike Parney supported, motion passed.
- B. Beautification/ Downtown Amenities- Kathy Newell, Chair
 - 1. General Report
 - 2. Kathy Newell joined the Garden Club. The Garden Club has agreed to help the Committee with organization and work force. The TIFA student will work through November.
 - 3. Kory Osmun – concert support? He wants to have a concert in the City, specifically in the Midtown Parking Lot, possibly coordinated on the same date as the Chamber’s Summerfest. The plan would include food and alcohol vendors. Osmun would be doing all of the advertising and organization. Event planning is

to go through the Beautification Committee. Mr. Spiteri is fairly certain that there was scale of giving that Beautification could approve. Ms. Wolfram and Mr. Beeker will look for these items and then pass along to Beautification. The Committee should meet to determine guidelines and possibly put together an application. Cindy Bieszk doesn't feel that TIFA should fund special events.

C. Targeted Development Committee – Mike Parney, Chair

1. General Report

2. Happy Pants Bridge Loan – Mr. Parney reviewed recent developments with the HBC project. Loan amount would need to be between \$64,000 and \$86,000. Mr. Parney asked about the timeline. Felicia Finch stated that as soon as she would get back to work as soon as she has the monies, it should only take two to three months to complete. Saul Giminez asked, in a worst case scenario, who repays the bridge loan if the bank loan does not occur? The answer would be Happy Pants LLC unless otherwise designated in the loan agreement. TDC moved to finance the bridge loan which should be around \$65,000, Mr. Giminez supported, Rob Socha asked if the motion should be amended not to exceed \$86,000? TDC amended the motion, Mr. Giminez repeated his support to the amended motion. Motion passed.

Mr. Socha moved to give TDC power to negotiate the details of the loan agreement, specifically, Mike Parney as TDC Chair and Chris Sumnar as TIFA Chair to execute and sign, Andrew Gelzer seconded. Motion passed.

VI. Economic Development Update/Round Table

- Hillsdale Craft Supply Store to open soon.
- A lot of private development in the College area
- 42 Union has retail lease space available
- Mindy Meyer is still working on the Midtown Building
- Steve Vear wants to do a MEDC Façade grant but there must be two applicants. Looking for another applicant to partner with Vear.

VII. Adjournment – Cindy Bieszk moved to adjourn, Kathy Newell seconded, motion passed. Meeting adjourned at 8:43 am.

Next Meeting: July 18, 2017 at 7:30 am.