



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting 3rd Floor City Hall September 17, 2019

Minutes

I. Call to Order at 7:30 am

- A. Members Present: Chris Sumnar, Cindy Bieszk, Michael Clark, Deb Kamen, Councilman Greg Stuchell, Andrew Gelzer, Dr. Robert Miller, Tim Dixon, Darin Spieth
- B. Others present: Alan Beeker, Mary Wolfram
- C. Members Absent: Mike Harner, Kathy Newell, John Spiteri

II. Consent Agenda

- A. Minutes from Special Meeting 07/23/2019
- B. Minutes from Targeted Development Committee 08/27/2019
- C. Minutes from Beautification Committee 08/06/2019
- D. Financial Reports
- E. Keefer Promotional Brochure available for review.

Mr. Sumnar asked that the Keefer Promotional Brochure be added to the Consent Agenda and that Committee Appointments be added to New Business as "B". Cindy Bieszk moved to approve with amendments, Drew Gelzer seconded, motion passed.

III. Member Business

- A. Darin Spieth & Tim Dixon – Mr. Sumnar took a moment to welcome the newest members. Mary Wolfram was appointed to the Board at the Sept. 16 Council meeting but had not be sworn-in. She was in attendance and welcomed as well.
- B. Robert Socha tendered his resignation to the Mayor, which Council accepted at the Sept. 16 meeting. Mary Mike Clark moved to accept the Mr. Socha's resignation, Deb Kamen seconded. Motion passed.

IV. Public Comment

No public comment.

V. Committee Reports

- A. Program Review Committee – Cindy Bieszk, Chair
 - 1. General Report – No report

B. Targeted Development Committee

1. General Report – Targeted Development approved and Mr. Sumnar signed the Keefer Purchase Agreement Addendum on Sept. 11, 2019.

C. Beautification/ Downtown Amenities- Kathy Newell, Chair

1. General Report – Deb Kamen reviewed the minutes from the last meeting, looking at the budget and some of the ways that cost savings can be achieved with regard to the flower purchase and maintenance. Looking at possibly purchasing equipment to do the watering and plant maintenance. Eliminating support of the installation and maint. of plants that are outside of district.

D. Dawn Theater Governance Board

1. General Report – No Report
2. Mr. Sumnar applauded the GB for the Rebirthday of the Dawn. The presentation and celebration that followed was very well planned and implemented.
3. Mr. Sumnar gave a brief overview of the final negotiation of the Dawn Management Agreement. Targeted Development wanted a firm number re: minimum costs of operation. Nathan Watson and the GB thought felt it was premature and would be something that could be determined once operations began in the completed Theater. Greg Stuchell moved to approve the Management Agreement and give the Chair authority to sign. Tim Dixon seconded. Motion passed.

VI. Old Business

- A. Dawn Theater Project Update – Mr. Beeker gave a brief update on the contract negotiations with Foulke Construction. The hope is to have a signed contract by the beginning of October.

VII. New Business

- A. Intergovernmental Agreement – Mr. Beeker gave a brief explanation as to why the agreement is required. Cindy Bieszk moved to approve the agreement and grant the Chair authority to sign, Tim Dixon seconded, motion passed.
- B. Committee Appointments – Cindy Bieszk moved to appoint Mary Wolfram to the Dawn Governance Board and Targeted Development, Tim Dixon to Targeted Development and Darin Spieth to the Program Review Committees. Drew Gelzer seconded, motion passed.

VIII. Economic Development Update/Board Round Table

Mr. Beeker gave a brief overview of some of the developments going on in the City.

- Dollar General moving to the existing Family Video store.
- Cottage Inn purchasing the Silos Park, building additional restaurant space and relocating.
- 23/25 N. Broad – developing an RFQ with the help of RRC resources to attract a developer to construct a new building in place of the demolished structure.
- 60 Logan Senior Apts. – submitting their funding application to MSHDA.
- New Taco Bell restaurant to be developed along W. Carleton.

The Board would like to have an informational presentation with Council to help them better understand the mechanics of the TIFA and to better work together in further

developing the district. There are still empty and under-utilized buildings in the District. The Board also asked Mr. Becker to place an article in the next City newsletter to help educate the public.

- IX. Adjournment** – Drew Gelzer moved to adjourn, Tim Dixon seconded. Meeting adjourned at 8:20 a.m.

Next Regular Meeting: November 19, 2019 at 7:30 am.

DRAFT