



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting 3rd Floor City Hall November 19, 2019

Minutes

I. Call to Order at 7:30 am

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

II. Consent Agenda

- A. Minutes from Special Meeting 09/17/2019
- B. Minutes from Targeted Development Committee 09/24/2019 & 10/22/2019
- C. Minutes from Program Review Committee 11/05/2019
- D. Financial Reports

Mike Clark moved to amend the minutes and agenda as requested Tim Dixon seconded. , motion passed.

III. Public Comment

No public comment.

IV. Committee Reports

- A. Program Review Committee – Cindy Bieszk, Chair
 - 1. General Report – report
 - 2. Façade Grant – 18 N. Howell St. The owner of Jilly Beans has purchased 18 N. Howell and upon completion of renovation will be relocating. She has requested a façade grant of \$10,000 to help with the expense. The Committee is recommending approval of the grant. Mike Clark seconded. Motion passed.
 - 3. Mary Wolfram would like to propose that additional applications be accepted and that the budget be amended if the Board deems them worthwhile. Ms. Wolfram suggested that any budget amendments be reserved for the attraction of a new business and that the current focus to rehab buildings should remain the priority. Ms. Wolfram moved to send the forgivable loan programs to committee to review to convert to matching grants. Cindy Bieszk supported. Motion passed.

- B. Targeted Development Committee – Andrew Gelzer, Chair
 - 1. General Report – reviewed the minutes from the last two meetings and highlighted the Wurlitzer and the idea of the Heritage Foundation (HF) partnering with the Governance Board for the project.
- C. Beautification/ Downtown Amenities- Kathy Newell, Chair
 - 1. General Report – The Committee is talking to DPS to find out how much TIFA pays the City for Beautification projects. Would like to consider buying own equipment to do the work. Deb Kamen is looking for lease vs. purchase costs of the equipment. TIFA will also ask the Garden Club to pay for any flowers outside the district. Greg Stuchell mentioned that the Heritage Foundation is planning a new mural on the Moore building in the Wedge.
- D. Dawn Theater Governance Board (GB) – Mary Wolfram, Liaison
 - 1. General Report – Mary Wolfram highlighted the trip to Chicago to tour a company that restores Wurlitzer organs. The GB with HF help would like to raise monies for the organ. Currently the GB is focusing on the items not covered by the Dawn Theater grant, i.e.; stage curtain, audio/visual and stage lights.
 - 2. GB is talking to Art Works re: how to function as a programmer for the Dawn. CL is the private side and GB will be the public side but currently it is under TIFA. Should the GB remain under TIFA or should it join with Art Works? GB would like to have more control, than originally envisioned, over Dawn programming.

V. Old Business

- A. Dawn Theater Project Update – Mr. Beeker informed the Board that there is now a signed contract with the General Contractor. He also gave a brief update on the pre-construction meeting with Foulke Construction, representatives from MEDC, the project Architect, City Department Heads and others.
- B. Line of credit – Mr. Gelzer met with the Mayor to discuss proposing a line of credit inter-departmental loan between the City and TIFA. Mr. Stuchell asked about having a public hearing to garner public support for the project. Ms. Wolfram does not feel that there is a need for a formal public hearing. She also gave a brief history of the project from its beginning as a \$200,000 grant through Project Rising Tide to the \$1.3 million grant with MEDC.

VI. New Business

- A. Joint Meeting – January 25, 2019 – meeting with Council, EDC, TIFA and Planning Commission. During discussion, it was decided to wait to propose the line of credit at Council until after the meeting.
- B. Letter from EDC for support of a wayfinding sign project. Drew Gelzer and Alan Beeker gave a project overview to the Board. Ms. Bieszk moved to support, Darin Spieth supported. Motion passed.

VII. Economic Development Update/Board Round Table

No Report

VIII. Adjournment – Drew Gelzer moved to adjourn, Cindy Bieszk seconded. Meeting adjourned at 8:25 a.m.

Next Regular Meeting: January 21, 2020 at 7:30 am.

DRAFT