



# CITY OF HILLSDALE

## Tax Increment Finance Authority TIFA Regular Meeting 3<sup>rd</sup> Floor City Hall March 17, 2020

### Minutes

#### **I. Call to Order at 7:34 am**

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

#### **II. Consent Agenda**

- A. Minutes from Meeting 1/28/2019
- B. Minutes from Targeted Development Committee 2/25/2020
- C. Financial Reports
- D. Add application of Matthew McLain

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

#### **III. Public Comment**

Ron Scholl wanted to introduce himself officially to the Board as a member of the Dawn Theater Governance Board and he thanked the TIFA Board in helping guide the GB as they pursued more concrete guidelines of the committee. He also noted that there are still many things that will require fund raising and planning in order to complete the Dawn Theater rehabilitation as a Community Center and Theater.

Jack McLain requested past minutes from the Governance Board. He noted that the "Friends of the Dawn Theater" already exists under Art Works. He offered to file a FOIA request for the past minutes. Mr. Sumnar stated that since the GB was not subject to the OMA until the last meeting, the minutes were not kept.

#### **IV. Committee Reports**

- A. Program Review Committee – Cindy Bieszk, Chair
  - 1. General Report – The Committee met to discuss changing all of the TIFA programs matching grants.

2. Program Guideline Amendments – The guidelines changed all of the forgivable loan programs to matching grants. The \$10,000 and \$30,000 Business Attraction Programs were combined to one \$20,000 grant and the Restaurant Attraction Program was changed to a grant and reduced from \$40,000 to \$25,000. There was also some cleanup of legal terms.  
Discussion was opened. Some of the members questioned whether the Business Attraction Grant should be increased to \$20,000 or remain at \$10,000. Chris Sumnar would like to reduce the Business Attraction Grant to \$10,000 and the Restaurant Attraction Grant \$25,000. Mary Wolfram wanted to consider the keeping the \$30,000 Business Attraction Grant and make it eligible to property owners that wished to do a full building rehab in order to attract a new tenant. Greg Stuchell would like to make it specific to infrastructure and bringing the building up to current construction codes. Nothing was resolved and the Board asked the Committee to continue work on the new guidelines.
- B. Targeted Development Committee – Andrew Gelzer, Chair
  1. General Report – the minutes summarize the report. The Keefer Hotel project was begun in December with the remediation.
- C. Beautification/ Downtown Amenities- Kathy Newell, Chair
  1. General Report – No report.
- D. Dawn Theater Governance Board (GB) – Mary Wolfram, Liaison
  1. General Report – Mary Wolfram spoke to the packet submittals. She addressed the history of the GB. The Vision came from the business plan that was submitted with the MEDC grant application. Chris Sumnar asked if the GB members have to be TIFA Board members as a TIFA Board Committee. Mr. Beeker said he would refer to the Rules and Procedures. Ms. Wolfram told the Board that Art Works was created to be an incubator for art groups. That is why they help art based organizations become established. “Friends of the Dawn Theater” is not yet officially formed but Art Works is helping it through the process. Tim Dixon suggested there be more discussion of the structure before appointment. Ms. Wolfram requested that the appointments be made so that decisions can be made regarding the Dawn Theater project now.
  2. Dawn Theater Governance Board Appointments – Mr. Dixon moved to appoint all of the current members; Ron Scholl, Peggy Youngs, Mary Bertakis, Dr. James Brandon and Mary Wolfram of the Dawn Theater Governance Board as a TIFA Board Committee at the Board’s discretion. Greg Stuchell seconded, motion passed.

## **V. Old Business**

- A. Dawn Theater Project Update – Mr. Beeker told the Board he is in constant contact with Foulke Construction and they intend to begin working full time on the Theater in early April.

## **VI. New Business**

- A. Budget 2020-2021 FY proposed budget submitted. The proposed budget was stripped down to just Beautification and the Dawn Theater projects and minimum services. Cindy

Bieszk asked to include \$30,000 for program grants in the same manner as last year. Tim Dixon moved to accept the amended budget. Greg Stuchell seconded, motion passed.

**VII. Economic Development Update/Board Round Table**

No Report.

**VIII. Adjournment** – Cindy Bieszk moved to adjourn, Greg Stuchell seconded. Meeting adjourned at 9:05 a.m.

**Next Regular Meeting: May 19, 2020 at 7:30 am.**

DRAFT