



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting September 15, 2020

Minutes

I. Call to Order at 7:32 am

- A. Members Present: Chair Andrew Gelzer, Cindy Bieszk, Mary Wolfram, Councilman Greg Stuchell, Margaret Braman, Matthew McLain, Tim Dixon, Darin Spieth
- B. Others present: Alan Beeker, Jack McLain, Matt Taylor
- C. Members Absent: Kathy Newell, Michael Clark, John Spiteri

II. Consent Agenda

- A. Minutes from Meeting 7/21/2020
- B. Minutes from Targeted Development 7/28/2020
- C. Minutes from Dawn Theater Governance Board (DTGB) 9/8/2020
- D. Financial Reports
- E. Dawn Theater Structural Report 02, Change Order summaries for masonry and truss repair, Grant Activity Report

Greg Stuchell moved to accept the minutes and agenda with changes, Tim Dixon seconded, motion passed.

III. Communications

- A. Minutes from Economic Development Corporation meeting – 6/18/2020

IV. Public Comment

Jack McLain wished to clarify a statement he made at the recent DTGB, he had suggested that they have their meetings in the TIFA district since they were now a TIFA sub-committee.

V. Membership Update

- A. Committee Appointments. DTGB had some resignations and in order to keep the committee at 5 members, there need to be some new appts. Mary Wolfram suggested appointing Greg Stuchell. Tim Dixon moved, Cindy Bieszk seconded, motion approved.

VI. Old Business

- A. Dawn Theater Project Update – Mr. Beeker began his update with an overview of the Grant Activity Report.
- i. Mr. Beeker then brought up the change in scope of the brick masonry and asked the Board to approve the \$13,985. Due to long term water damage, the face brick had become loosened approx. 6-8 courses below what had already been removed. That brick would need to be removed and re-laid prior to adding the brick for the new parapet.
 - ii. Mr. Beeker reviewed the recent findings of the condition of the existing roof trusses. At the time of initial fact finding, due to the original scope of the project, the trusses could not be fully exposed. As the project developed, the scope changed and during demolition, the trusses were fully exposed. A structural report was submitted that outlined three options to deal with the deteriorated truss structure.
 - iii. Matt Taylor outlined the additional costs of the three options.
 1. Repair and stabilize the trusses in place - \$165,536
 2. Leave existing trusses in place and add modern conventional trusses at 24” o/c. in between - \$185,161
 3. Remove and replace the existing roof structure with modern conventional trusses at 24” o/c. - \$205,161.
 - iv. Mr. Beeker presented the structural report to Robb McKay (SHIPO) and was told that SHIPO would prefer option #2 provided the existing trusses would be stable if all load was removed.
 - v. There was a lengthy discussion as to how the additional funds could be raised to pay for the new scope of work. Several options were discussed.
 - vi. Cindy Bieszk moved to table a decision on the truss repair for one week while additional funding options were researched. Greg Stuchell seconded, motion passed.
 - vii. Andrew Gelzer asked Mr. Beeker to schedule a special meeting in one week on Tuesday, September 22, 2020 at 7:30 am.
 - viii. Greg Stuchell moved to approve the additional cost of the masonry, Tim Dixon supported, motion passed.

VII. Committee Reports

- A. Program Review Committee – Cindy Bieszk, Chair
1. General Report – Nothing new to report
- B. Targeted Development Committee – Andrew Gelzer, Chair
1. General Report – The Committee is currently working on a purchase agreement to sell the liquor license to Keefer House LLC for \$20,000
- C. Beautification/ Downtown Amenities- Kathy Newell, Chair
1. General Report – Nothing new to report.
- D. Dawn Theater Governance Board (DTGB) – Mary Wolfram, Liaison
1. General Report – Nothing new to report.

VIII. New Business

- A. Informational Meeting Requirements. Mr. Beeker was tasked with contacting the library to plan and schedule a meeting in October.

IX. Economic Development Update/Board Round Table

No report

- X. Adjournment** – Darin Spieth moved to adjourn, Cindy Bieszk seconded. Meeting adjourned at 9:00 a.m.

Next Regular Meeting: October 20, 2020 at 7:30 am.

DRAFT