

Dawn Theater Governance Board  
Tax Increment Finance Authority (TIFA)

May 26, 2020

5:00 PM Zoom Meeting

Hillsdale, MI

MINUTES

Members Present: Ron Scholl, chair, Peggy Youngs, Mary Wolfram, James Brandon  
Absent: Mary Bertakis, excused. Also present: Kathryn Wales, Friends of the Dawn Theater  
Public: Jack McClean

5:08 pm Meeting called to order

- I. Finalize audio visual consulting service contract  
Dr. Brandon sent an e-mail to Spencer Symington of AVI after the DTGB's last meeting (May 11, 2020) with questions regarding the Pro-Development work proposal. Everyone received AVI response which seemed to answer all the questions appropriately. (Attached) Given the three companies, AVI, Avtec, and CS Erickson all received the same initial e-mail, with the same request for services, the proposal from AVI is the best response to our needs and the "low bid." In speaking with representatives from all three companies, Dr. Brandon felt like AVI had the best understanding of the Dawn Theater project and the best capability to support the theater right now. He made a motion that we sign a contract for Pro-Development services with AVI. Motion seconded by Peggy Youngs. All in favor.
- II. Review Wurlitzer organ donor contract with Dr. Horton  
Dr. Horton has seen the first version of the organ donation Agreement but wants the 7 year period allowed for raising the funds for restoration reduced to 2 years. Peggy will revise the Agreement to renew after 2 years with an option to renew continually after that until adequate funds are raised. Language must be clear that if the Agreement is not renewed and Dr. Horton wants to re-possess the organ, the burden of moving the organ falls on him rather than on the Friends to "return" the organ. Ron Scholl also suggested that the time for re-possession be specified so we do not end up in limbo with no Agreement and the organ still being stored in Stock's Mill. The language should say that if the organ is not re-possessed in a timely manner, say 6 months, that the organ becomes the possession of the Friends.
- III. General discussion/updates. Kathryn Wales wanted to know how the organ would be used. Discussion followed. Ron Scholl wants organ to be the hallmark of every event at the Dawn.
- IV. Public comment: Jack McClean suggested that the Friends just purchase the organ outright with no repossess option.