

MEETING AGENDA
May 21, 2024 at 7:30 am
Tax Increment Finance Authority
City of Hillsdale
97 N Broad Street

I. Consent Agenda - Action

- A. Minutes from Meeting 4/16/2023
- B. Financial Reports

II. Public Comment

Agenda items only – 3 min.

III. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report
- D. Dawn Theater Governance Committee – Mary Wolfram, Chair
 - 1. General Report

IV. Old Business

- A. Dawn Theater Maintenance – update

V. New Business

- A. District Weed Control – discussion
- B. 2025 Development Plan – update

VI. Economic Development Update/Board Round Table

VII. Public Comment

TIFA item – 3 min.

VIII. Adjournment

Next Meeting: Meeting July 16, 2024 at 7:30 am.



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Regular Meeting April 16, 2024

Minutes

I. Call to Order at 5:30 pm

- A. Members Present: Chair Andrew Gelzer, Cindy Bieszk, Councilman Greg Stuchell, Felicia Finch, Margaret Braman, Tim Dixon, Kevin Conant, Mary Spiteri, Darin Spieth
- B. Others present: Alan Beeker, Jack McLain
- C. Members Absent: John Spiteri, David Hambleton, Mike Clark, Chris Bahash

- II. Consent Agenda** – Chair Gelzer moved to amend the consent agenda to add the minutes from the April 10 Targeted Development Committee meeting, Tim Dixon seconded. Motion passed. Cindy Bieszk moved to accept the amended agenda, Felicia Finch supported. Motion passed.

III. Public Comment

Jack McLain questioned the wage expense listed on the financial report.

IV. Committee Reports

- A. Program Committee – Cindy Bieszk, Chair
 - 1. General Report – No new applications.
- B. Targeted Development Committee – Chris Bahash, Chair.
 - 1. General Report – looking at renovating Ferris St. parking lot. Will be updating the TIFA Development plan
- C. Beautification Committee – Margaret Braman, Chair
 - 1. General Report – working on getting more lights up over N Howell. The committee will look at moving pots around the district in preparation for spring
- D. Dawn Theater Governance Board – Margaret Braman, Liaison
 - 1. General Report – Chair reference the report submitted by Mary Wolfram, Chair.

V. Old Business

No old business

VI. New Business

- A. Dawn Theater Maintenance.

- Alan Beeker described some of the maintenance issues that will need to be dealt with in the future, the fire suppression system needs some standard maintenance and the south stage door is developing some water issues.

B. 2025 TIFA Development Plan

- The development plan must be update every ten years. The last update was updated in 2015. Alan Beeker asked the Targeted Development Committee to be the group to work on the update prior to bringing it to the Board and Council for final adoption.

VII. Economic Development Roundtable

There are four new businesses scheduled to open in 2024; a baker, a microbrewery, a wood-fired pizza place, and a coffee roasting co.

VIII. Public Comment

Jack McLain stressed his displeasure with the lack of Beautification’s work in the TIFA district as a whole. The Committed seems to only focus on the Wedge and City Hall.

Adjournment – Cindy Bieszk moved to adjourn, Margaret Braman seconded. Meeting adjourned at 5:59 pm.

Next regular meeting on May 21, 2024 at 7:30 am.



CITY OF HILLSDALE

Tax Increment Finance Authority TIFA Information Meeting April 16, 2024

Minutes

I. Call to Order at 6:00 pm

- A. Members Present: Chair Andrew Gelzer, Cindy Bieszek, Felicia Finch, David Hambleton, Darin Spieth, Councilman Greg Stuchell, Margaret Braman, Kevin Conant, Tim Dixon
- B. Others present: Alan Beeker, Jack McLain
- C. Members Absent: Mary Spiteri, Chris Bahash, John Spiteri, Mike Clark

II. Consent agenda

Tim Dixon moved to accept the agenda as presented, Greg Stuchell supported, motion passed.

III. Public Comment

- Jack where the large pots from the Wedge would be relocated by the Beautification Committee.

IV. Committee Reports

- A. Program
- B. Targeted Development
- C. Beautification
- D. DTGB

The only public in attendance is familiar with all of the standing committees. The Chair asked for consensus to skip the overview of each committee. The Board agreed.

V. Economic Development Roundtable

- Drew explained that this was an opportunity to discuss happenings in the district
 - Margaret explained that not all of the Wedge pots would be relocated as some are not in good condition. Beautification is researching resources for replacing the existing flower pots.
 - Ethan's Donuts will open May 9, 2024
 - Willowbrook restaurants will open in August
 - Keefer Hotel project has completed the structural work on the building.
 - Hillsdale Renaissance has purchased Broad Street Market

VI. Public Comment

- Jack McLain – asked if property owners could purchase and put their own flower pots in the right-of-way in the TIFA district.

VII. Adjournment – David Hambleton moved to adjourn, Kevin Conant supported. Meeting adjourned at 6:20 pm.

Next Regular Meeting: May 21, 2023 at 7:30 am.

GL NUMBER	DESCRIPTION	BALANCE		2023-24 AMENDED BUDGET	END BALANCE 04/30/2024
		NORMAL	(ABNORMAL)		
Fund 247 - TAX INCREMENT FINANCE ATH.					
Assets					
Function: Unclassified					
247-000.000-001.000	CHECKING ACCOUNT - COMMON	12,217.71			68,089.44
247-000.000-001.002	CHECKING ACCOUNT - ACCTS PAYAB	1,247.67			0.01
247-000.000-017.700	INVESTMENTS - MICHIGAN CLASS	46,917.16			65,152.66
247-000.000-041.000	PROVISION FOR BAD DEBTS	(265,000.00)			(265,000.00)
247-000.000-082.001	DUE FROM OTHERS - BRIDGE LOANS	265,000.00			265,000.00
247-000.000-123.000	PREPAID EXPENSES	0.00			1,694.63
247-000.000-130.000	LAND	65,000.00			65,000.00
247-000.000-136.000	PLANT & EQUIPMENT	2,468,124.48			2,468,124.48
247-000.000-137.000	ACCUMULATED DEPRECIATION-EQUI	(401,243.12)			(450,605.12)
247-000.000-159.000	INFRASTRUCTURE	381,672.00			381,672.00
247-000.000-189.000	LEASE RECEIVABLE-LONG-TERM	102,250.00			98,943.00
Total - Function Unclassified		2,676,185.90			2,698,071.10
TOTAL ASSETS		2,676,185.90			2,698,071.10
Liabilities					
Function: Unclassified					
247-000.000-202.000	ACCOUNTS PAYABLE	0.00			21,260.00
247-000.000-214.582	DUE TO ELECTRIC	120,000.00			80,000.00
247-000.000-250.000	BONDS PAYABLE - CURRENT	40,000.00			40,000.00
247-000.000-251.000	ACCRUED INTEREST	3,843.33			2,950.33
247-000.000-300.000	BONDS PAYABLE - LONG TERM	260,000.00			220,000.00
247-000.000-360.100	DEFERRED INFLOW-LEASES	99,625.00			89,317.00
Total - Function Unclassified		523,468.33			453,527.33
TOTAL LIABILITIES		523,468.33			453,527.33
Fund Equity					
Function: Unclassified					
247-000.000-381.247	RESTRICTED FUND BALANCE-TIFA	1,494,058.00			1,494,058.00
247-000.000-390.000	FUND BALANCE	531,697.86			618,597.79
Total - Function Unclassified		2,025,755.86			2,112,655.79
TOTAL FUND EQUITY		2,025,755.86			2,112,655.79
Revenues					
Function: Unclassified					
247-000.000-402.000	CURRENT TAXES	95,787.92		108,000.00	121,785.39
247-000.000-573.000	LOCAL COMMUNITY STABILIZATION	34,284.51		16,000.00	14,916.97
247-000.000-665.000	INTEREST	1,457.27		0.00	3,791.07
247-000.000-667.002	RENTS - DAWN THEATER	4,166.70		5,000.00	4,583.33
247-000.000-692.005	OTHER REVENUE - DAWN THEATER	0.00		0.00	2,916.66
Total - Function Unclassified		135,696.40		129,000.00	147,993.42
TOTAL REVENUES		135,696.40		129,000.00	147,993.42
Expenditures					
Function: Unclassified					
247-175.000-702.000-215039	WAGES - FERRIS STREET PARKING	0.00		0.00	385.79
247-175.000-716.000-215039	RETIREMENT - FERRIS STREET PAR	0.00		0.00	14.15
247-175.000-720.000-215039	EMPLOYER'S FICA - FERRIS STREE	0.00		0.00	28.58
247-175.000-801.000	CONTRACTUAL SERVICES	0.00		0.00	154.61
247-175.000-818.000	INSURANCE	0.00		0.00	1,326.65
247-900.000-801.000	CONTRACTUAL SERVICES	918.00		6,000.00	467.10
247-900.000-801.005	CONTRACTUAL SERVICES - DAWN TH	0.00		80,000.00	0.00
247-900.000-801.247	CONTRACTUAL SERVICES - FACADE	0.00		6,000.00	6,000.00
247-900.000-806.000	LEGAL SERVICES	0.00		1,000.00	0.00
247-900.000-817.000	ECONOMIC DEVELOPMENT GRANT EX	0.00		1,000.00	0.00
247-900.000-818.000	INSURANCE	0.00		1,800.00	0.00
247-900.000-930.000	REPAIRS & MAINTENANCE	846.69		0.00	818.56
247-900.000-964.000	REFUNDS AND REBATES	0.00		0.00	1,300.00
247-900.000-993.000	INTEREST EXPENSE	6,970.00		5,610.00	5,610.00
Total - Function Unclassified		8,734.69		101,410.00	16,105.44

PERIOD ENDING 04/30/2024

GL NUMBER	DESCRIPTION	BALANCE		2023-24 AMENDED BUDGET	END BALANCE
		04/30/2023 NORMAL (ABNORMAL)			04/30/2024 NORMAL (ABNORMAL)
Fund 247 - TAX INCREMENT FINANCE ATH.					
Expenditures					
TOTAL EXPENDITURES		8,734.69		101,410.00	16,105.44
Total Fund 247 - TAX INCREMENT FINANCE ATH.					
TOTAL ASSETS		2,676,185.90			2,698,071.10
BEG. FUND BALANCE		2,025,755.86			2,112,655.79
+ NET OF REVENUES & EXPENDITURES		126,961.71		27,590.00	131,887.98
= ENDING FUND BALANCE		2,152,717.57			2,244,543.77
+ LIABILITIES		523,468.33			453,527.33
= TOTAL LIABILITIES AND FUND BALANCE		2,676,185.90			2,698,071.10

REPORT TO TIFA

DAWN THEATER GOVERNANCE BOARD

May 21, 2024

The Dawn Theater Governance Board approved a Community Event rate for the local non-profit Share the Warmth to hold a Purse Bingo fundraiser at the Dawn Theater.

On March 16, 2024, The Friends of the Dawn Theater successfully held two Community Events at the Dawn Theater, both with the Celtic music band, *The Founding*. In the afternoon, members of *The Founding* conducted a strings workshop for area young string players. In cooperation with the Hillsdale County School of the Arts, 24 young string players attended the workshop, were instructed in some Celtic music techniques, and learned one to three songs, depending on skill level. These young musicians were then invited back up on-stage to play with *The Founding* during the evening concert at the Dawn. In total, 24 students and 144 adults attended the evening concert.

The Friends of the Dawn Theater continue to program events in the Dawn Theater and are fundraising to re-install the 1925 Wurlitzer Organ which is currently being restored. Upcoming programs include a concert by *The River Raisin Ragtime Revue* on Saturday, July 20, 2024.

REVIEW of EVENTS at the DAWN THEATER:

March 20 & 21: Studio 55 Practice Dance Recitals

March 23: Full Moon concert

March 28-31: Life Changing Church Easter services

April 6: Hillsdale College Sorority Formal

April 7: Private Wedding Shower

April 14: Spring Fling *

April 19: Hillsdale College Fraternity Formal

April 20: Artworks Afternoon of the Arts*

April 22: Hillsdale EMS Commercial Filming

April 26: Life Changing Church Dinner

April 27: Camden Frontier Prom

April 28: Private Wedding

May 3: Life Right Now Concert

May 15: Hillsdale Classical School performance of *The Lion, the witch, and the Wardrobe*

Ongoing: Life Changing Church every Sunday, Pilates every Tuesday/Thursday

Upcoming public events:

June 15: Makers Market during Train Visit

June 21: Share the Warmth Purse Bingo *

July 20: River Rasin Ragtime Review **

* Community Event

** Friends of the Dawn Theater Event

HILLSDALE DAILY NEWS

AROUND-TOWN

Sobriety Court hosts 'Spring Fling' at The Dawn

Elyse Apel Special to The Hillsdale Daily News

Published 3:46 a.m. ET April 25, 2024 | Updated 3:46 a.m. ET April 25, 2024

HILLSDALE — A group of soon-to-be graduates from Sobriety Court of Hillsdale County recently put on a community event at the Dawn Theater to help the local sobriety community.

The free Spring Fling Sober Event welcomed the community for a semi-formal event with food, kids activities, and more!

“Many people from the community came and supported the event,” said Lauren Vandosen, one of the organizers of the event. “They enjoyed dancing, homemade cotton candy and refreshments as Beauty and the Beast entertained the children.”

Vandosen joined Jeff Rearick, Rebecca Hargrove, Kaylee Eagle, and Zada Ohlinger in planning the event.

They hoped it would be a fun night for the community.

“In order to graduate from the program, we had to do a sober event,” Vandosen said. “It turned out great and we had a lot of participation from everyone!”

She added that the community really came together to help hold the event.

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“We received an outpouring of support from the community. Flowers were donated by the Blossom Shop in Hillsdale,” Vandosen said “We received help from the Salvation Army and gift cards from Taco Bell, Pizza Hut, Market House, New Waves, Toasted Mud, Local Eatery, and more.”

Vandosen said it meant a lot to the organizers that so many people came out to support the event.

“It was a safe place for those of us maintaining our sobriety to go and have a good time. There really are not enough events where sobriety is celebrated,” Vandosen said. “The Spring Fling gave us an opportunity to attend an event where alcohol was not at the forefront and sobriety was what brought us together.”

— *Elyse Apel is a correspondent for The Hillsdale Daily News. She can be reached by email at ehawkins@hillsdale.edu.*



Mary Wolfram <marybwolfram@gmail.com>

Community Event for Share the Warmth

9 messages

Mary <marybwolfram@gmail.com>

Thu, Apr 4, 2024 at 8:29 PM

To: Andrew Gelzer <adgelzer@gmail.com>, James Brandon <jbrandon@hillsdale.edu>, Alan Beeker <abeeker@cityofhillsdale.org>, Margaret Braman <mbraman@hillsdale.edu>, Tim Sullivan <tpsullivan@yahoo.com>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

Dear Governance Board members,


As you know, we received the attached application for a Community Event from Share the Warmth. I have now contacted the applicant, Josh Gritzmaker. This event **IS** open to the public with purchase of a ticket. (He was a little confused by the question.)

However, he still wants to try to hold the event on a Saturday, even though I advised him that the Governance Board could only approve the rate for Off peak times, and he would have to work with Gianna Green to find a mutually acceptable date for this event.

I believe this event qualifies as a Community Event. Please "reply all" to request that the whole Board meet to vote on this, or if you grant the Chair of TIFA and the Governance Board to make this determination.

Thank you,
Mary

Mary B. Wolfram
Friend of the Dawn Theater
Dawn Theater Governance Board
City of Hillsdale, TIFA
(Tax Increment Finance Authority)
517-914-1248

 **dawn-application-share the warmth - june 22nd 2024.pdf**
223K

Tim Sullivan <tpsullivan@yahoo.com>

Fri, Apr 5, 2024 at 1:59 PM

To: Mary <marybwolfram@gmail.com>

Cc: Andrew Gelzer <adgelzer@gmail.com>, James Brandon <jbrandon@hillsdale.edu>, Alan Beeker <abeeker@cityofhillsdale.org>, Margaret Braman <mbraman@hillsdale.edu>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

I agree to delegate the decision to the chairs. Thank you

On Apr 4, 2024, at 8:29 PM, Mary <marybwolfram@gmail.com> wrote:

[Quoted text hidden]

<dawn-application-share the warmth - june 22nd 2024.pdf>

Margaret Braman <mbraman@hillsdale.edu>

Fri, Apr 5, 2024 at 2:01 PM

To: Tim Sullivan <tpsullivan@yahoo.com>, Mary <marybwolfram@gmail.com>

Cc: Andrew Gelzer <adgelzer@gmail.com>, James Brandon <jbrandon@hillsdale.edu>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

I defer to chairs as well.

[Quoted text hidden]

James Brandon <jbrandon@hillsdale.edu> Fri, Apr 5, 2024 at 3:41 PM
To: Margaret Braman <mbraman@hillsdale.edu>, Tim Sullivan <tpsullivan@yahoo.com>, Mary <marybwolfram@gmail.com>
Cc: Andrew Gelzer <adgelzer@gmail.com>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

Same with me. JMB

[Quoted text hidden]

Mary <marybwolfram@gmail.com> Tue, Apr 9, 2024 at 2:55 PM
To: James Brandon <jbrandon@hillsdale.edu>
Cc: Margaret Braman <mbraman@hillsdale.edu>, Tim Sullivan <tpsullivan@yahoo.com>, Andrew Gelzer <adgelzer@gmail.com>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

Andrew,
When is a good time to get together to discuss this one.
Again, we are faced with a request for a Saturday night date.
Mary

Mary B. Wolfram
Friend of the Dawn Theater
Dawn Theater Governance Board
City of Hillsdale, TIFA
(Tax Increment Finance Authority)
517-914-1248

[Quoted text hidden]

Andrew Gelzer <adgelzer@gmail.com> Tue, Apr 9, 2024 at 3:48 PM
To: Mary <marybwolfram@gmail.com>
Cc: James Brandon <jbrandon@hillsdale.edu>, Margaret Braman <mbraman@hillsdale.edu>, Tim Sullivan <tpsullivan@yahoo.com>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

If the Board is deferring to us as Chairs, I would approve it as a community event.

However, it is not in our authority to guarantee the community event rate on a peak date. After consultation with Gianna, the Dawn might (at its discretion, with communication) be able to provide the theatre at the community event rate for the Friday before the requested date, but that Saturday falls on an ideal day for a wedding reception. If the date must be that Saturday, then the rate would by necessity be the full private rate.

Andrew Gelzer
HJ Gelzer & Son Inc.
115 East Carleton Road
Hillsdale, MI, 49242
517-437-7439

[Quoted text hidden]

Margaret Braman <mbraman@hillsdale.edu> Tue, Apr 9, 2024 at 3:49 PM
To: Andrew Gelzer <adgelzer@gmail.com>, Mary <marybwolfram@gmail.com>
Cc: James Brandon <jbrandon@hillsdale.edu>, Tim Sullivan <tpsullivan@yahoo.com>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

I agree

[Quoted text hidden]

Mary <marybwolfram@gmail.com>

Tue, Apr 9, 2024 at 9:22 PM

To: Margaret Braman <mbraman@hillsdale.edu>

Cc: Andrew Gelzer <adgelzer@gmail.com>, James Brandon <jbrandon@hillsdale.edu>, Tim Sullivan <tpjsullivan@yahoo.com>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

I concur.

With the approval of Andrew Gelzer, Chair of TIFA and myself, Chair of the Dawn Theater Governance Board, this event is approved for the Community Event rate on off-peak times. With the agreement of Gianna, Green, Management, the Share the Warmth Purse Bingo is also approved for the Community Event Rate for Friday, June 21, but not for the peak time of Saturday, June 22, 2024.

I will correspond with Mr. Gritzmaker to this effect.

Thanks to all,

Mary

Mary B. Wolfram

Friend of the Dawn Theater

Dawn Theater Governance Board

City of Hillsdale, TIFA

(Tax Increment Finance Authority)

517-914-1248

[Quoted text hidden]

Tim Sullivan <tpjsullivan@yahoo.com>

Tue, Apr 9, 2024 at 10:33 PM

To: Andrew Gelzer <adgelzer@gmail.com>

Cc: Mary <marybwolfram@gmail.com>, James Brandon <jbrandon@hillsdale.edu>, Margaret Braman <mbraman@hillsdale.edu>, Alan Beeker <abeeker@cityofhillsdale.org>, Tim Sullivan <Tim.Sullivan@cnbb.bank>, Gianna Green <gianna.green@cl-red.com>

I agree with Andrew's comments.

On Apr 9, 2024, at 3:48 PM, Andrew Gelzer <adgelzer@gmail.com> wrote:

[Quoted text hidden]

Application Form for Community Events at the Dawn Theater*

Name of the Sponsoring Organization or Individual: Share the Warmth Non-Profit

Primary Contact: Josh Gritzmaker

Contact Information: 517-458-6181 or josh.gritzmaker@intralox.com

Is the Sponsor a non-profit Organization? Yes No

Preferred Date of the Community Event: June 22nd 2024

Please describe the Event: (Use additional pages if necessary) Fundraiser Event (Purse Bingo)

Please include who will be managing the event and who will be on-site during the event.

Beka Kalnbach / Josh Gritzmaker / Disha Patel

Is the Event open to the public? Yes No

Is the event expected to generate proceeds? Yes No

amended by permission of applicant 4.3.24

If proceeds are generated, how will they be used?
For Expenses for the nonprofit organization needs

How will this Event benefit the Hillsdale community?
This will help funding of the Share the Warmth warming center for 2024/2025

Will there be food served at this event? Yes No
If yes, who will be catering this event?

Will children be present at this Event? Yes No
If yes, who will be supervising children?

Upon completion of application, send to:

Conditional approval for a non-peak date.

Alan Becker, Zoning Administrator
City of Hillsdale
97 N. Broad Street
Hillsdale, MI 49242
abeeker@cityofhillsdale.org

Approved by Committee _____

Date _____

Approved by TIFA & Committee Chairs

Date 4/9/24

*Community Events in the Dawn Theater must be approved by the Dawn Theater Governance Board
Contact the Dawn Theater Governance Board: 810-844-1396
For fee information, contact the Dawn Theater: 517-312-2300



1853 E Reading Rd Hillsdale Michigan 49242, Phone-517-357-4211, Fax-517-357-4281

Jason,

This is what I am thinking about the weed control for the down town areas walks.

North Broad both sides from Carleton to Bacon
South Howell both sides from North st to Waldron
Bacon st both sides from North Broad to Manning
McCullum both sides from Ferris to North Manning
North Street both sides from Ferris to North Manning

We would use Roundup with pre-emergent in our tanks and we would use back pack sprayers. We could service this area once a month starting May 1st and our last application would be Sept 1st. For a total of 5 applications

We can control the weeds in the sidewalks all season with this schedule. If you would like us to spray more areas please let me know. We will perform the duties early in the mornings before the town opens up.

Price per application is \$500 per, with a total of \$2500 for the season. We can still do an application this season too.

Thanks and slay your day,

Al

Alan Pitts

Hoop Lawn & Snow LLC
1853 E. Reading Road
Hillsdale, MI 49242
(517) 357-4211
Fax (517) 357-4281
hoop3@frontiernet.net

**SEVENTH AMENDMENT TO CITY OF HILLSDALE
TAX INCREMENT FINANCE AND
DEVELOPMENT PLAN**

INTRODUCTION:

This document amends the tax increment financing and development plan which was prepared pursuant to the provisions of Public Act 450 of 1980, as amended. That plan was prepared on May 5, 1986 and was subsequently amended on November 29, 1989, December 23, 1991, March 13, 1997, December 17, 2001, October 20, 2008 and December 21, 2015 for the purpose of establishing a Tax Increment Finance Authority whose Board may perform any of its powers generally under Section 7 of said Act, and capture tax dollars for the purpose of financing improvements in the central business district. The original plan and amendments shall remain in effect with the following changes:

1. Boundaries of the Development Area [Sec. 16 (2)(a) and (b)]:
No change.
2. Location of Streets and Public Facilities [Sec. 16 (2)(c)]:
No change.
3. Description of Improvements [Sec. 16 (2)(d)]:

The following is a list of public improvements which have been completed in the development area and the dates by which such improvements were completed:

Improvement	Completion Date
Develop parking lot in Block 285	12/31/86
Place overhead utilities underground in main alley Block 285	12/31/87
Repair and replace sidewalk, curbs and gutter Block 285	12/31/89
Install period street lighting, street furniture, trash receptacles Block 285	12/31/88
Plant additional street trees Block 285	12/31/89
Repair and replacement of storm sewers in Block 282	12/31/90
Place overhead utilities underground in Block 282	12/31/90
Develop parking lot in Block 282	12/31/91

Repair and replace sidewalk, curbs, and gutters Block 282	12/31/91
Install period street lighting in Block 282	12/31/91
Improvement to alley adjacent to parking lot in Block 282	12/31/92
Plant additional street trees Block 282	12/31/92
Install street furniture, trash receptacles in Block 282	12/31/92
Improvements to street in Block 428, 285, 429 and 301	12/31/93
Repair and replace sidewalk, curb, and gutter Block 428, 285,429 and 301	12/31/93
Install period street lighting in Block 428, 285, 429 and 301	12/31/93
Improvement to storm drainage in Block 428, 285, 429 and 301	12/31/93
Improvement to storm drainage in alley adjacent to parking lot in Block 428	12/31/94
Redevelopment of parking lot in Block 428	12/31/94
Install curb and gutter in alley Block 428	12/31/94
Install street furniture, trash receptacles in Block 428	12/31/94
Relocation of utilities as needed within Block 428	12/31/94
Planting of additional street trees and shrubs in a newly developed greenbelt area in alley R.O.W. and parking lot Block 428	12/31/94
Redevelopment of parking lot in Block 302	12/31/95
Repair and replacement of sidewalk, curb and gutter in Block 302	12/31/95
Placement of overhead utilities underground in Block 429, 301 and 302	12/31/95

Planting of additional street trees and shrubs in parking lot and development of greenbelt area in alley R. O. W. Block 302	12/31/95
Install period street lighting Block 302	12/31/95
Repair or replacement storm sewers in Block 302	12/31/95
Parking lot, plants, curbs, gutters, sidewalks in Block 278	08/31/96
Acquisition of land for parking lot in Block 160	03/31/97
Installation of greenbelt area in Block 160	09/30/97
Install Period street lighting in Block 160	09/30/97
Maintenance of parking lot in Block 281	12/31/06
Demolition of buildings, site work, environmental work, curbs and gutters, relocation of intersection in Block 156	12/31/07
Purchase and demolition of 25 N Broad St.	05/23/19
Purchase of Keefer Hotel and sale to CL Real Estate for development	10/25/15
Purchase and renovation of the Dawn Theater	02/01/22
New Wayfinding signage	2022-2023

Plans for the development area under this amendment shall include maintenance of the projects planned in this amendment as well as the projects listed above.

Improvement	Projected Completion Date
Acquisition/sale/lease of real estate, especially as it pertains to eliminating blight, and occupying vacant and abandoned buildings in the TIFA district.	December 31, 2035

Replacement of curbs, gutters and sidewalks in Blocks as needed.	December 31, 2035
Redesign and Reconstruction of the Ferris Street parking lot including improved access from Ferris St. lot to Broad St.	December 31, 2035
Redesign and Reconstruction of the S. Manning Street/Wilson Hall parking lot	December 31, 2035
Projects to develop a comprehensive plan for the overall design, beautification and infrastructure in the TIFA district.	December 31, 2035
Projects to support efforts for beautification, pedestrian and bicycle accessibility and efficient functioning of the TIFA district	December 31, 2035
Support projects to enable private investment in rehabilitation and redevelopment	December 31, 2035
Support projects that encourage and enable neighborhood revitalization and historic preservation	December 31, 2035
Support incentive programs that encourage business attraction and retention, economic development, and activity	December 31, 2035
Encourage projects that market downtown Hillsdale as a destination for locals and visitors.	December 31, 2035
Support projects to improve appearance and infrastructure along the corridors leading to Hillsdale College and along the railroad and St. Joseph Riverfront.	December 31, 2035

4. Location and Cost of Improvements [(Sec. 16 (2)(e)]:

The proposed improvements will be made in various Blocks throughout the TIFA District and include acquisition/sale/lease of real estate, demolition of buildings, site repair, installation of curbs, gutters, drainage, sidewalks, greenbelts, lighting, landscaping and environmental

work, as well as installation, repair or replacement of alleys, repair or replacement and maintenance of parking lots. The estimated cost for such improvements is \$700,000 and these improvements will be completed on or before December 31, 2035.

5. Construction Planned [Sec. 16 (2)(f)]:
See Item 3 above.

6. Planned Open Space [Sec. 16(2)(g)]:
Not applicable

7. Land to be Sold [Sec. 16 (2)(h)]:
Not applicable

8. Zoning change and changes in streets and utilities [Sec. 16(2)(i)]:
No zoning changes are planned for the development area. A Traffic Calming planned in conjunction with MDOT (Michigan Department of Transportation) will include the vacation of Cook Street. The right to make any changes is hereby retained.

9. Cost of the Development [Sec. 16(2)(j)]:
The improvements planned for the development are anticipated to cost approximately \$700,000 plus an unknown amount for maintenance of previous projects. All of the anticipated cost will be raised through tax increment financing or other methods allowed by the Act.

10. Person to Whom Development will be Sold [Sec. 16(2)(k)]:
It is possible portions of this project may be sold/leased/conveyed to the City or County of Hillsdale as well as private individuals (natural or corporate).

11. Bidding Procedures for Sale or Lease upon Completion [Sec. 16(2)(l)]:
Bidding procedure will be a RFP (Request for Proposal) process as required by the rules and procedures of the Hillsdale TIFA.

12. Persons to be displaced [Sec. 16 (2)(m)]:
None

13. Relocation Plan [Sec. 16 (2)(n)]:
Not applicable

14. Relocation cost [Sec. 16 (2)(o)]:
Not applicable

15. Compliance Plan [Sec. 16 (2)(p)]:
Not applicable

16. Benefits of the Plan [Sec. 13 (1) (a)]:
The investment of public monies and activity of TIFA is reasonably expected to stimulate economic activity leading to revitalization of the TIFA District including the historic

downtown and National Historic District. Encouraging new businesses and business investment is essential to bring about renewed interest in the downtown as the visible key to economic development within the city as a whole.

17. Captured Assessed Value [Sec. 13(1) (b)]:

For the ten years which the development plan is expected to remain in effect, the following assessed values are expected to be captured above the initial assessed value of \$5,160,201 (3.86% change per year based on 10 year average):

<u>Year</u>	<u>Captured Assessed Value</u>
2025	\$5,942,551
2026	\$6,171,766
2027	\$6,409,822
2028	\$6,657,061
2029	\$6,913,836
2030	\$7,180,515
2031	\$7,457,481
2032	\$7,745,129
2033	\$8,043,873
2034	\$8,354,140

18. Estimated Tax Increment Revenues [Sec. 13(1)(c)]:

<u>Year</u>	<u>TIFA Revenues</u>
2025	\$155,231
2026	\$161,218
2027	\$167,437
2028	\$173,895
2029	\$180,602
2030	\$187,568
2031	\$194,804
2032	\$202,318
2033	\$210,121
2034	\$218,226

19. Tax Increment Procedure [Sec. 13 (1)(d)]:

The tax increment financing procedure is a method by which a local unit of government can capture tax dollars to apply toward a specific public improvement project. The first step in the procedure is to determine the base year for the purpose of establishing the initial assessed value. Once established, any increases in assessments above this assessed value are "captured". The taxes levied on the increases by all taxing jurisdictions have the authority to levy property taxes within the development area are used to finance designated projects. Once the purpose of the plan has been accomplished, the taxing jurisdictions will then tax on the total assessed value. This procedure is already in place inasmuch as this is an amendment to the original plan.

20. Bonded Indebtedness [Sec. 13 (1)(e)]:

It is anticipated at this time that there will be no bond indebtedness incurred. However, the right to use that funding mechanism as needed is hereby retained.

21. Operating and Planning Expenditures [Sec. 13 (1)(f)]:

It is expected that no funds will be spent by the tax increment finance authority on operating and planning. No advances are anticipated.

22. Cost to Be Paid Through Tax Increment Financing [Sec. 13 (1)(g)]:

It is anticipated that tax increment financing will be used to fully fund all projects provided for in this development plan.

23. Duration of the Plan [Sec. 13 (1)(h)]:

It is anticipated that to finance the development noted in 22 above, the plan will remain in effect for ten (10) years from the date of this amendment.

24. Impact on the Taxing Jurisdictions [Sec. 13 (1) (i)]:

The financial impact on the various taxing jurisdictions per year based on projections for 2025 (first year following amendment) is as follows:

Jurisdiction	Projected Total Taxable Value	Amount	As % of Total Taxes	(Total Taxes)
City of Hillsdale	\$179,690,260	\$107,850	3.31	\$3,261,157
Hillsdale County	\$1,954,854,379	\$47,382	.30	\$15,586,367