

**City of Hillsdale  
Tax Increment Finance Authority (TIFA) Program Review Committee  
City Hall, Second Floor Conference Room  
July 9, 2024 at 7:30 am**

**AGENDA:**

- I. Consent Agenda**  
Minutes from the 6/11/2024 Meeting
  
- II. Old Business**
  
- III. New Business**  
63 N Howell Façade Grants
  
- IV. Public Comment**
  
- V. Adjournment**



**TIFA PROGRAM REVIEW COMMITTEE MEETING MINUTES  
CITY HALL, 97 N. BROAD ST., 2<sup>nd</sup> Floor Conference Room  
June 11, 2024 at 7:30 am**

**I. Call to Order 7:30 am**

Members Present: Mike Clark, Cindy Bieszk, Darin Spieth

Member Absent:

Others Present: Alan Beeker, Megan Laser

**II. New Business**

- A. Façade Grant – “Abundant Rock” Yoga Studio located at 62 Waldron is requesting a grant to offset signage costs. The grant would be for \$566, 50% of the total projected cost of \$1132.

- Cindy asked if the owner.
- Megan Laser could supply a better example of what the signage would look like. Megan showed the Committee a photo on her phone.
- Cindy asked if the “Yoga” sign would be permanent.
- Megan affirmed that it would be permanent.

Mike moved to approve and recommend the \$566 façade grant to the TIFA Board for final approval, Darin supported, motion passed unanimously.

- B. Business Attraction Grant – “Abundant Rock” Yoga Studio located at 62 Waldron is requesting a business attraction grant. The proposed project is to do interior renovations, grinding and epoxying the existing concrete floor and installing custom wall mirrors. The grant would be for \$4429, 50% of the total projected cost of \$8858.

- Megan presented an overview of her new business and the grant request.

Darin moved to approve and recommend the \$4429 business attraction grant to the TIFA Board for final approval, Mike supported, motion passed unanimously.

**III. Old Business**

No old business

**IV. Public Comment**

No public comment

- V. Adjournment at 7:45 am** – Darin moved to adjourn, Mike seconded, motion passed.

# TIFA \$10,000 Façade Improvement Grant Application



**Applicant Information:**

|                     |  |
|---------------------|--|
| Name                | Kipp Williams                                  |
| Mailing Address     | 3321 Gregory Street, San Diego, CA 92104       |
| Phone Number        | 619-518-1802                                   |
| E-Mail Address      | Kwilliams@bkf.law.com                          |
| Business Name       | -  |
| Project Address     | 63 N. Howell Street, Hillsdale, Michigan 49242 |
| Property Owner Name | Kipp Williams                                  |

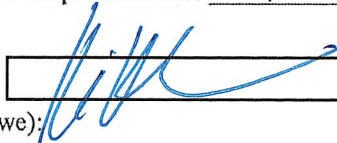
**Description of Proposed Improvements: (including design and/or architectural elements to be used)**

Replace two large windows (on each side of door), replace door, reframe windows with bronze trim.

(Attach additional pages as necessary).

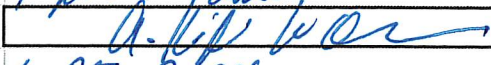
Estimated Total Cost of Proposed Improvements: \$ 12,000 (per b+b glass proposal)

**Agreement and Signature**



By submitting this application, I (we):

- Affirm that the information provided herein is true and accurate to the best of my (our) knowledge and
- Acknowledge that I (we) have read and understood the terms and conditions of the City of Hillsdale TIFA Façade Improvement Program.
- Understand that if my (our) application is approved that I (we) will be required to sign a Façade Improvement Grant Agreement prior to commencement of work on proposed project.
- Understand that all project work must be pre-approved by TIFA before funding.
- Allow any photos, renderings, or descriptions of the work to be performed on said project to be used by the City of Hillsdale TIFA for promotional purposes.
- Understand that this application and all supporting documentation are subject to the Freedom of Information Act (FOIA).

|                |  |
|----------------|--|
| Name (printed) | Kipp Williams  |
| Signature      |  |
| Date           | 6-25-2024  |
| Name (printed) |  |
| Signature      |  |
| Date           |  |

Please attach the following items:

- 1) Brief narrative explaining the scope of the project.
- 2) Color photos or renderings of the existing façade.
- 3) Color photos or renderings showing the location of the proposed façade improvements.
- 4) Samples of proposed paint colors.
- 5) Detailed cost estimate(s) from licensed contractor(s).
- 6) Proposed project timeline.
- 7) Letter of permission from property owner stating their approval of the application for assistance and proposed improvements (if applicable).





1. Scope of Project: Replace all glass windows and door on N. Howell Street.
2. Existing Façade: Picture attached.
3. Proposed Rendering: The new windows and doors will replace the existing windows and doors. Bronze trim. On the G&G proposal is a sketch of how the new windows will be laid out. There will be two large windows on either side of the door. The transom window will remain above the door and then smaller windows above the large windows. The overall size will not change at all.
4. Paint colors: Bronze trim will be used.
5. G&G fully signed proposal is attached.
6. G&G has told me they will be able to do the work in mid-August. One day to complete.
7. I am the property owner.

