

CITY OF DEARBORN HEIGHTS  
TAX INCREMENT FINANCE AUTHORITY  
FEBRUARY 23, 2022

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Richard Fetzer, Eleanor Gnatek,  
Houssein Houjaij, David Hull, Lisa Korte,  
Don Willis, Cheryl Wojciechowski.

ABSENT: William Davis, Donald Killion.

ALSO PRESENT: Tom Rosco, TIFA Administrator  
Christine Hodgins, Recording Secretary

22-1 Motion made by Houjaij, supported by Korte, to approve the Minutes of the Virtual Meeting of August 11, 2021.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.  
Motion adopted.

22-2 Motion made by Houjaij, supported by Willis, to accept the Audit Report of June 30, 2021, as presented by Plante & Moran for the Tax Increment Finance Authority, and to forward it to City Council.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.  
Motion adopted.

22-3 Motion made by Houjaij, supported by Fetzer, to deny the request of Teresa Juarez to purchase the TIFA lot at 4451 S. Beech Daly.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.  
Motion adopted.

22-4 Motion made by Korte, supported by Houjaij, to receive, note and file City Council Motion 22-042.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.

Motion adopted.

22-5 Motion made by Houjaij, supported by Korte, to approve the addition of 6 street lights around Daly Park in the amount of \$6,442.00 per letters of January 22, 2022, from Ali Dib and DTE.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.

Motion adopted.

22-6 Motion made by Gnatek, supported by Hull, to approve the funding of a full time Ordinance Officer dedicated to the TIFA District beginning July 1, 2022, for an annual salary not-to-exceed \$35,000.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.

Motion Adopted.

Rosco advised that he had talked to Martin Olejnik at Plante & Moran regarding who will be our auditor for year ending June 30, 2022. Said will know in a month or two who it will be.

22-7 Motion made by Korte, supported by Hull, to adjourn the meeting at 6:25 PM.

YES: Emery, Fetzer, Gnatek, Houjaij, Hull, Korte,  
Willis, Wojciechowski.

ABSENT: Davis, Killion.

Motion adopted.

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Respectfully submitted,



Christine Hodgins  
Recording Secretary

I hereby certify that the above is a true and correct copy of the motions adopted by the  
Tax Increment Finance Authority at the meeting of February 23, 2022.

Tim Emery  
Chairman

