

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
MAY 11, 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, Eleanor Gnatek, David Hull, Donald Killion,
Lisa Korte, Cheryl Wojciechowski.

ABSENT: William Davis, Richard Fetzer, Hussein Houjaj,
Don Willis.

ALSO PRESENT: Tom Rosco, TIFA Administrator
Christine Hodgins, Recording Secretary
David Stull, Westwood School District

22-8 Motion made by Gnatek, supported by Wojciechowski,
that the Minutes of the Regular Meeting of
February 23, 2022, be approved as submitted.

YES: Emery, Gnatek, Hull, Killion,
Korte, Wojciechowski.

ABSENT: Davis, Fetzer, Houjaj, Willis.
Motion adopted.

Richard Fetzer entered by the meeting at 6:05 PM.

22-9 Motion made by Gnatek, supported by Killion, to approve
the transfer of \$126,000 to the City of Dearborn Heights
per the 2021-2022 TIFA Budget.

YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.

ABSENT: Davis, Houjaj, Willis.
Motion adopted.

22-10 Motion made by Korte, supported by Wojciechowski, to
approve \$25,585.22 for the Fire Station #1 floor resurfacing
project as requested by Fire Chief David Brogan in his
letter of April 12, 2022, utilizing \$20,000 from Fire Station
Improvements and \$5,585.22 from Contingency in the
2021-2022 TIFA Budget.

- 22-10 (Cont.) YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis Houjaij, Willis.
Motion adopted.
- 22-11 Motion made by Gnatek, supported by Korte, to approve the amount of \$7,381.00 for the purchase of a copier/printer for JFK Library as requested by Library Director Michael Mccaffery in his letter of April 25, 2022.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.
- 22-12 Motion made by Wojciechowski, supported by Gnatek, to appoint Alan C. Young & Associates, P.C. as auditors for TIFA for the year ended June 30, 2022, for a fee not-to-exceed \$2, 950 per letter of May 2, 2022, from Anil Sakhuja, Chief Operating Officer.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.
- 22-13 Motion made by Hull, supported by Gnatek, to approve an amount of not-to-exceed \$20,000 from the 2021-2022 TIFA Budget to replace and upgrade the entrance security gate at the DPW headquarters as requested by Department of Public Works Director Robert Conrad in his letter of April 27, 2022.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.

- 22-14 Motion made by Korte, supported by Killion, to approve the Proposed 2022-2023 TIFA Budget per letter of April 29, 2022, from Tom Rosco, and to forward it to City Council for their concurrence.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.
- 22-15 Motion made by Gnatek, supported by Korte, to approve the requested amount of \$6,986.02 for the installation of an additional emergency exit door at JFK Library as requested by Library Director Michael Mcaffery in his letter of April 25, 2022, to take place during the 2022-2023 TIFA budget year.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.
- 22-16 Motion made by Gnatek, supported by Wojciechowski, that the TIFA Board approve the sale of the TIFA-owned lot at 5602 Daniels Street (33 039 02 0065 000) to Mohammed Mhoder for the sale price of \$50,000.00 with the restrictions that we have instituted in the past that the land shall never be used where its principal use under any zoning ordinance or regulation is as part of an automotive use or of a marijuana use, and that the land shall never be used for an accessory use where the principal use of the property served by the accessory use under any zoning ordinance or regulation is as part of an automotive use or of a marijuana use. And further, to authorize the TIFA office to engage Attorney Gary Miotke to complete the transaction.
- YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.

22-17 Motion made by Korte, supported by Gnatek, to approve the total requested amount of \$25,191.80 for the projects as outlined in the May 10, 2022, request letter from Westwood Schools Director of Operations David Stull.

YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.

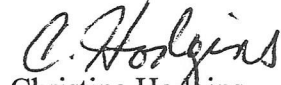
22-18 Motion made by Gnatek, supported by Korte, to approve a 30% fuel surcharge for the year 2022 per letter of May 11, 2022, from JQ Tag, Inc.

YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.

22-19 Motion made by Wojciechowski, supported by Korte, to adjourn at 7 PM.

YES: Emery, Fetzer, Gnatek, Hull,
Killion, Korte, Wojciechowski.
ABSENT: Davis, Houjaij, Willis.
Motion adopted.

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 May 11, 2022.

Tim Emery
Chairman 