

**CITY OF DEARBORN HEIGHTS  
TAX INCREMENT FINANCE AUTHORITY  
MARCH 12, 2025**

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:04 PM. Roll call was taken by the Recording Secretary.

**PRESENT:** Tim Emery, Rachel Felice, Richard Fetzer,  
Eleanor Gnatek, Tawnya Sterlini,  
Cheryl Wojciechowski.

**ABSENT:** M.Hussein Houjaij, David Hull, Donald  
Killion, Lisa Korte, Don Willis.

**ALSO PRESENT:** Tom Rosco, TIFA Administrator  
Christine Hodgins, Recording Secretary  
Dr. Stiles Simmons, Supt. Westwood School District

25-1 Motion made by Gnatek, supported by Felice, to approve  
the Minutes of the November 13, 2024, meeting as  
submitted.

**YES:** Emery, Felice, Fetzer, Gnatek,  
Sterlini, Wojciechowski.

**ABSENT:** Houjaij, Hull, Killion, Korte, Willis.  
Motion adopted.

25-2 Motion made by Wojciechowski, supported by  
Gnatek, to approve the change of name of buyer  
on Offer to Purchase vacant lots on S. Beech  
Daly to the business name Your Choice Auto per  
letter of February 3, 2025, from Tom Rosco.

**YES:** Emery, Felice, Fetzer, Gnatek,  
Sterlini, Wojciechowski.

**ABSENT:** Houjaij, Hull, Killion, Korte, Willis.  
Motion adopted.

25-3 Motion made by Wojciechowski, supported by Sterlini, to approve funding request for remediation and replacement of the front office flooring at the DPW headquarters per letter of March 3, 2025, from John Danci, DPW Director, not-to-exceed \$10,080.00.

YES: Emery, Felice, Fetzer, Gnatek,  
Sterlini, Wojciechowski.

ABSENT: Houjaij, Hull, Killion, Korte, Willis.  
Motion adopted.

25-4 Motion made by Gnatek, supported by Wojciechowski, to receive, note and file Mayor Bazzi letter of February 18, 2025, to City Council.

YES: Emery, Felice, Fetzer, Gnatek,  
Sterlini, Wojciechowski.

ABSENT: Houjaij, Hull, Killion, Korte, Willis.  
Motion adopted.

25-5 Motion made by Wojciechowski, supported by Gnatek, to approve the proposed 2025-2026 TIFA Budget per letter of March 4, 2025, from Tom Rosco; and to forward it to City Council for approval.

YES: Emery, Felice, Fetzer, Gnatek,  
Sterlini, Wojciechowski.

ABSENT: Houjaij, Hull, Killion, Korte, Willis.  
Motion adopted.

The meeting was adjourned by Chairman Emery at 7:07 PM.

Respectfully submitted,

  
Christine Hodgins  
Recording Secretary

Tax Increment Finance Authority  
March 12, 2025  
Page Three

I hereby certify that the above is a true and correct copy of the motions adopted by the Tax Increment Finance Authority at the March 12, 2025, meeting.

  
Tim Emery  
Chairman