

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
MAY 14, 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, RichardFetzer,
Eleanor Gnatek, M. Hussein Houjaij, David
Hull, Lisa Korte, Cheryl Wojciechowski.

ABSENT: Donald Killion, Tawnya Sterlini, Don Willis.

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

25-6 Motion made by Houjaij, supported by Wojciechowski,
to approve the Minutes of th March 12, 2025, meeting
as submitted.

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

ABSENT: Killion, Sterlini, Willis.
Motion adopted.

25-7 Motion made by Gnatek, supported by Houjaij, to add on
CSO project funding per letter of May 14, 2025, from
Tom Rosco.

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

ABSENT: Killion, Sterlini, Willis.
Motion adopted.

25-8 Motion made by Korte, supported by Fetzer, to fund
replacement of the garage doors at the DPW per letter of
May 6, 2025, from John Danci, Director DPW, for an
amount not-to-exceed \$38,200, from the 2024-2025
TIFA budget.

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

ABSENT: Killion, Sterlini, Willis.
Motion adopted.

- 25-9 Motion made by Houjaij, supported by Wojciechowski, to fund from the 2024-2025 TIFA Budget a color printer in the amount of \$1,285 and retrofitting shelving not-to-exceed \$5,715 at the JFK Library per letter of May 6, 2025, from Library Director Michael McCaffery.
- YES: Emery, Felice, Fetzer, Gnatek,
 Houjaij, Hull, Korte, Wojciechowski.
 ABSENT: Killion, Sterlini, Willis.
 Motion adopted.
- 25-10 Motion by Korte, supported by Felice to fund the air conditioning improvement project in the area of the Dispatch Center that houses the servers and other sensitive computer equipment for an amount not-to-exceed \$11,000.
- YES: Emery, Felice, Fetzer, Gnatek,
 Houjaij, Hull, Korte, Wojciechowski.
 ABSENT: Killion, Sterlini, Willis.
 Motion adopted.
- 25-11 Motion made by Korte, supported by Wojciechowski, to approve the salary increases for the TIFA Administrator and TIFA Secretary per letter of May 6, 2025.
- YES: Emery, Felice, Fetzer, Gnatek,
 Houjaij, Hull, Korte, Wojciechowski.
 ABSENT: Killion, Sterlini, Willis.
 Motion adopted.
- 25-12 Motion made by Houjaij, supported by Gnatek, to accept the Audit Report for year ended June 30, 2024, from Alan C. Young & Associates, P.C., and to forward it to City Council for their files.
- YES: Emery, Felice Fetzer, Gnatek,
 Houjaij, Hull, Korte, Wojciechowski
 ABSENT: Killion, Sterlini, Willis.
 Motion adopted.

25-13 Motion made by Korte, supported by Fetzer, to approve the transfer of a total amount of \$1,500,000.00 from the 2024-2025 TIFA Budget to the City of Dearborn Heights upon proof of wompleted work on the L-41 CSO project in the TIFA District.

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

Chairman Emery adjourned the meeting at 6:52 PM.

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 May 14, 2025, meeting.



Tim Emery
Chairman