

**CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
SEPTEMBER 10, 2025**

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:07 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Richard Fetzer, Eleanor Gnatek, David Hull, Donald Killion, Lisa Korte, Cheryl Wojciechowski.

ABSENT: Rachel Felice, M. Hussein Houjaij, Tawnya Sterlini, Don Willis.

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

25-14 Motion made by Korte, supported by Gnatek, to approve the Minutes of May 14, 2025, as submitted.

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

ABSENT: Felice, Houjaij, Sterlini, Willis.
Motion adopted.

The meeting was then turned over to TIFA Administrator Rosco who declared the offices of the Tax Increment Finance Authority vacated for the purpose of holding election of officers for the Authority for the year 2025-2026 in accordance with the State Act and asked for nominations for the position of Chairman.

25-15 Motion made by Gnatek, supported by Hull, to nominate the same officers as elected for 2024-2025: Chairman Tim Emery; Vice-Chairman Lisa Korte; Secretary Cheryl Wojciechowski; Treasurer Eleanor Gnatek; and there being no further nominations, that nominations be closed.

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

ABSENT: Felice, Houjaij, Sterlini, Willis.
Motion adopted.

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The meeting was then turned back over to Chairman Emery,

Sterlini entered meeting at 6:15 PM.

25-16 Motion made by Korte, supported by Gnatek, to accept the letter of August 26, 2025, from Martin Zbosnik, and to approve funds for the following projects at Daly Park:
1. Rubber Mulch - Mulch Direct \$28,975;
2. Tree Trimming/Removal - Gray's Outdoor Services \$16,450;
3. Playscape Repairs - We Build Fun \$6,604.18.

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

ABSENT: Felice, Houjaij, Willis.

Motion adopted.

25-17 Motion made by Wojciechowski, supported by Sterlini, to accept the letter of August 25, 2025, from Alan C. Young, and to reappoint Alan C. Young & Associates, P.C., as TIFA auditors for year ended June 30, 2025, for a fee not-to-exceed \$3,250.

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

ABSENT: Felice, Houjaij, Willis.

Motion adopted.

25-18 Motion made by Korte, supported by Gnatek, to extend the snow removal contract to American Turf Co. for TIFA-owned properties for the 2025-2026 winter season maintaining the existing services pricing, and invoicing.

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

ABSENT: Felice, Houjaij, Willis.

Motion adopted.

Chairman Emery adjourned the meeting at 6:27 PM.

Respectfully submitted,

Christine Hodgins, Recording Secretary

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I hereby certify that the above is a true and correct copy of the motions adopted by the
Tax Increment Finance Authority at the September 10, 2025, meeting.

Tim Emery
Chairman

A handwritten signature in black ink, appearing to read "Tim Emery".