

**CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
JANUARY 14, 2026**

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:10 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Richard Fetzer, Eleanor Gnatek, Hussein Houjaij, David Hull, Lisa Korte, Tawnya Sterlini, Cheryl Wojciechowski.

ABENT: Rachel Felice, Donald Killion, Rose Triepi, Don Willis.

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

26-01 Motion made by Gnatek, supported by Fetzer, to approve the Minutes of September 10, 2025, as submitted.

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

ABSENT: Felice, Killion, Triepi, Willis.
Motion adopted.

26-02 Motion by Korte, supported by Houjaij, to approve the fund request for the storage container at the John F. Kennedy, Jr., library for an amount not-to-exceed \$3,600.00.

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

ABSENT: Felice, Killion, Triepi, Willis.
Motion adopted.

26-03 Motion made by Houjaij, supported by Sterlini, to table the fund request for the main garage trench drain at the DPW Headquarters in order to obtain additional information.

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

ABSENT: Felice, Killion, Triepi, Willis.
Motion adopted.

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26-04 Motion made by Houjaij, supported by Sterlini, to adjourn at 6:49 PM.

YES: Emery, Fetzer, Gnattek, Houjaij, Hull,
Korte, Sterllini, Wojciechowski.

ABSENT: Felice, Killion, Tripepi, 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 January 14, 2026, meeting.



Tim Emery
Chairman