

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
FEBRUARY 11, 2026

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:16 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Richard Fetzer, Eleanor Gnatek,
David Hull, Lisa Korte, Tawnya Sterlini,
Rose Tripepi.

ABSENT: Rachel Felice, M.Hussein Houjaij, Don Killion,
Don Willis, Cheryl Wojciechowski.

ALSO PRESENT: Tom Rosco, TIFA Administrator
Christine Hodgins, Recording Secretary
Sgt. Kevin Campbell
Capt. Jake Hatten
John Danci, DPW Director

26-05 Motion made by Tripepi, supported by Sterlini, to accept
the Minutes of the January 14, 2026, meeting as printed.

YES: Emery, Fetzer, Gnatek, Hull, Korte,
Sterlini, Tripepi.

ABSENT: Felice, Houjaij, Killion, Willis,
Wojciechowski.

Motion adopted.

26-06 Motion made by Tripepi, supported by Sterlini, to bring
tabled fund request for trench drain at DPW Headquarters
back on the agenda.

YES: Emery, Fetzer, Gnatek, Hull, Korte,
Sterllini, Tripepi.

ABSENT: Felice, Houjaij, Killion, Willis,
Wojciechowski.

Motion adopted.

Danci gave an overview of the problem with the garage drain at the DPW and the reasons for the choices made for replacement.

26-07 Motion made by Korte, supported by Tripepi, to approve an amount not-to-exceed \$128,090.00 for the replacement of the 184-foot long trench drain of the main garage at the DPW Headquarters as requested by John Danci, DPW Director.

YES: Emery, Fetzer, Gnatek, Hull, Korte,
Tripepi, Sterlini.

ABSENT: Felice, Houjaij, Killion, Willis,
Wojciechowski.

Motion adopted.

26-08 Motion made by Gnatek, supported by Korte, to approve an amount not-to-exceed \$92,500 to be used to fund docking stations for two new drones per request of Sgt. Kevin Campbell.

YES: Emery, Fetzer, Gnatek, Hull, Korte,
Tripepi, Sterlini.

ABSENT: Felice, Houjaij, Killion, Willis,
Wojciechowski.

Motion adopted.

26-09 Motion made by Tripepi, supported by Gnatek, to amend the 2025-2026 TIFA Budget by transferring \$650,000 from the Fire Station Improvements line item to the Justice Center Improvements line item per letter of February 1, 2026, from Tom Rosco; and to forward to City Council for approval.

YES: Emery, Fetzer, Gnatek, Hull, Korte,
Tripepi, Sterlini.

ABSENT: Felice, Houjaij, Killion, Willis,
Wojciechowski.

Motion adopted.

26-10 Motion made by Tripepi, supported by Gnatek, that the TIFA board approve an amount of \$24,222.15 to reimburse the Westwood School District per invoices submitted for repairs and improvements to the Special Services Offices at Robichaud High School.

- (26-10) YES: Emery, Fetzer, Gnatek, Hull, Korte,
Tripepi, Sterlini.
ABSENT: Felicc, Houjaij, Killion, Willis,
Wojciechowski.
Motion adopted.

Danci brought up the subject of the employee break room at the DPW which had been previously brought before the TIFA board. Discussed ways he thought it could be completed in a more simple way.


- 26-11 Motion made by Tripepi, supported by Gnatek, to approve an amount not-to-exceed \$20,000 for materials restricted for a break room at the DPW Headquarters.

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


- 26-12 Motion made by Tripepi, supported by Gnatek, to adjourn the meeting at 6:50 PM.

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


Tim Emery
Chairman