

CITY OF DEARBORN HEIGHTS  
TAX INCREMENT FINANCE AUTHORITY  
MAY 13, 2026

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:02 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Rachel Felice, Richard Fetzer,  
Eleanor Gnatek, Lisa Korte, Rose Tripepi,  
Tawnya Sterlini, Cheryl Wojciechowski.

ABSENT: M.Hussein Houjaij, David Hull,  
Don Killion, Don Willis.

ALSO PRESENT: Tom Rosco, TIFA Administrator  
Chris Hodgins, Recording Secretary  
Sgt. Kevin Campbell, Police Dept.

26-13 Motion made by Tripepi, supported by Korte, to approve the Minutes of the February 11, 2026, meeting as printed.

YES: Emery, Felice, Fetzer, Gnatek, Korte,  
Tripepi, Wojciechowski.

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

26-14 Motion made by Tripepi, supported by Wojciechowski, to accept the TIFA Audit report for year ended June 30, 2025, as submitted from Alan C. Young & Associates, P.C.; and to forward to City Council for their files.

YES: Emery, Felice, Fetzer, Gnatek, Korte,  
Tripepi, Wojciechowski.

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

26-15 Motion made by Wojciechowski, supported by Felice, to receive, note and file City Council Motion 26-129 approving TIFA Budget Amendment.

YES: Emery, Felice, Fetzer, Gnatek, Korte,  
Tripepi, Wojciechowski.

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

26-16 Motion made by Tripepi, supported by Gnatek, to transfer \$204,000 to the City of Dearborn Heights, per letter of May 4, 2026, from Tom Rosco.

YES: Emery, Felice, Fetzer, Gnatek, Korte,  
Tripepi, Wojciechowski.

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

Sterlini entered meeting at 6:10 PM.

26-17 Motion made by Tripepi, supported by Felice, to approve the amount of \$13,902.47 requested by Director of Parks & Recreation for wood mulch and swing repair at Daly Park per letter of May 4, 2026, from Tom Rosco.

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

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

Tripepi left meeting at 6:11 PM.

26-18 Motion made by Gnatek, supported by Wojciechowski, to approve an amount not-to-exceed \$18,010.00 for the purchase and installation of fencing at Fire Station #1 per letter of May 4, 2026, from Tom Rosco.

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

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

Sgt. Campbell gave explanation of the need for a platform at the Justice Center for the drone.

Tripepi returned to meeting at 6:25 PM.

26-19 Motion made by Wojciechowski, supported by Sterlini, to approve an amount not-to-exceed \$14,185.00 for the platform for the drone docking station at the Justice Center per letter of May 4, 2026, from Tom Rosco.

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

ABSENT: Houjaij, Hull, Killion, Willis.

Motion adopted.

26-20 Motion made by Felice, supported by Gnatek, to approve the grant request for Almaz Palace Banquet Hall in the amount of \$10,000 as outlined in letter of May 4, 2026, from Tom Rosco.

YES: Emery, Felice, Fetzer, Gnatek, Korte,  
Tripepi, Wojciechowski.

NO: Sterlini.

ABSENT: Houjaij, Hull, Killion, Willis.

Motion adopted.

26-21 Motion made by Wojciechowski, supported by Tripepi, to approve the proposed 2026-2027 TIFA Budget per letter of May 5, 2026, from Tom Rosco; and to forward it to City Council, for approval.

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

ABSENT: Houjaij, Hull, Killion, Willis.

Motion adopted.

26-22 Motion made by Tripepi, supported by Gnatek, to adjourn the meeting at 7 PM.


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

ABSENT: Houjaij, Hull, Killion, Willis.

Motion adopted.

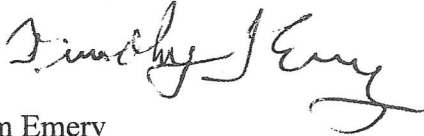
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Respectfully submitted,



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