

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
JUNE 10, 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,
David Hull, Don Killion, Lisa Korte,
Rose Tripepi.

ABSENT: Eleanor Gnatek, M.Hussein Houjaij, Tawnya
Sterlini, DonWillis, Cheryl Wojciechowski.

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

26-23 Motion made by Tripepi, supported by Korte, to approve the
Minutes of the May 13, 2026, meeting as printed.

YES: Emery, Felice, Fetzer, Hull,
Killion, Korte, Tripepi.

ABSENT: Gnatek, Houjaij, Sterlini,
Willis, Wojciechowski.

Motion adopted.

26-24 Motion made by Korte, supported by Tripepi, to reappoint
Alan C. Young & Associates, P.C., as auditors for TIFA
for year ending June 30, 2026.

YES: Emery, Felice, Fetzer, Hull,
Killion, Korte, Tripepi.

ABSENT: Gnatek, Houjaij, Sterlini,
Willis, Wojciechowski.

Motion adopted.

Cheryl Wojciechowski entered meeting at 6:05 PM.

- 26-25 Motion made by Tripepi, supported by Felice, to approve the purchase and delivery of new mattresses, box springs, and mattress protectors for an amount not-to-exceed \$5,160 for Fire Station #1 per letter of June 1, 2026, from Tom Rosco; and further that any promotional rebate cards received from the vendor be used at Fire Station #1 for needed supplies.

YES: Emery, Felice, Fetzer, Hull, Killion,
Korte, Tripepi, Wojciechowski.

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

- 26-26 Motion made by Tripepi, supported by Felice, to approve a weed maintenance program on Beech Daly between Annapolis and Van Born Roads, by American Turf Co. for an amount not-to-exceed \$2,600 for an application in June, and an amount not-to-exceed \$2,600 for an application at the end of summer per letter of June 1, 2026, from Tom Rosco.

YES: Emery, Felice, Fetzer, Hull, Killion,
Korte Tripepi, Wojciechowski.

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

Korte asked about street repairs on Beech Daly. Rosco will talk to the DPW director.

- 26-27 Motion made by Tripepi, supported by Korte, to approve the proposal by Metro Carpet & Floors to replace carpeting in the Justice Center per letter of June 2, 2026, from Tom Rosco for an amount not-to-exceed \$307,899.20.

YES: Emery, Felice, Fetzer, Hull, Killion,
Korte, Tripepi, Wojciechowski.

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

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The Chairman adjourned the meeting at 6:40 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "C. Hodgins".

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.

A handwritten signature in cursive script, appearing to read "Tim Emery".

Tim Emery
Chairman