

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
ANNUAL MEETING
JULY 8, 2026

The meeting of the Tax Increment Finance Authority was called to order by Chairman Emery at 6:13 PM. Roll call was taken by the Recording Secretary.

PRESENT: Tim Emery, Rachel Felice, Eleanor Gnatek,
M.Hussein Houjaij, David Hull, Lisa Korte,
Rose Tripepi, Cheryl Wojciechowski.

ABSENT: Richard Fetzer, Don Killion, Tawnya Sterlini,
Don Willis.

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

26-28 Motion made by Tripepi, supported by Gnatek, to approve
the Minutes of the June 10, 2026, meeting as presented.

YES: Emery, Felice, Gnatek, Houjaij, Hull,
Korte, Tripepi, Wojciechowski.

ABSENT: Fetzer, Killion, 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 2026-2027 in accordance with the State Act, and asked for nominations for the position of Chairman.

26-29 Motion made by Tripepi, supported by Houjaij, to
nominate for the 2026-2027 year the existing slate of
officers: Chairman Tim Emery; Vice-Chairman Lisa
Korte; Secretary Cheryl Wojciechowski; Treasurer
Eleanor Gnatek; and there being no other nominations,
that nominations be closed.

YES: Emery, Felice, Gnatek, Houjaij, Hull,
Korte, Tripepi, Wojciechowski.

ABSENT: Fetzer, Killion, Sterlini, Willis.
Motion adopted.

- 26-30 Motion made by Houjaij, supported by Felice, to accept the Offer to Purchase TIFA property at 25542 Van Born Rd. by Mr. Mohammad Fahs for the purchase price of \$120,000 with the following conditions: 1) a covenant shall be filed that the land shall never be used where its principal use under any zoning ordinance or regulation is as part of an automotive use or of a marijuana use, and that the land shall never be used for an accessory use where the principal use of the property served by the accessory use under any zoning ordinance or regulation is as part of an automotive use or of a marijuana use; 2) the property shall be sold to the person or entity that is listed on the deed as the owner of the purchaser's neighboring property; 3) the purchaser shall be required to apply to the City Assessor to merge the parcel purchased from TIFA with the neighboring property that they currently own no more than forty-five (45) days after the closing of this sale; and 4) the purchaser shall be required, no later than the time of this sale, to sign a development agreement with TIFA agreeing to complete the proposed development within 18 months (subject to possible extension) of the closing of this sale. Additionally to authorize the TIFA office to engage Attorney Gary Miotke and a title company to complete the transaction as stipulated; and furthermore, to accept the appraisal of the subject property prepared by Raftary Appraisal & Real Estate Company, and payment thereof.

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

- 26-31 Motion made by Tripepi, supported by Hull, to fund a Rotary mobile lift system at the DPW headquarters for an amount not-to-exceed \$101,104.19 per letter from Tom Rosco dated June 24, 2026.

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

26-32 Motion made by Korte, supported by Wojciechowski, to approve the request made by Sgt. Christopher Suggs to fund the purchase of new access floor panels and replacement of carpet in the police dispatch center at the Justice Center for an amount not-to-exceed \$8,500 per letter of June 25, 2026, from Tom Rosco.

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

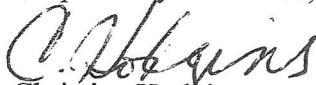
26-33 Motion made by Houjaij, supported by Gnatek, so approve a 25% increase in salary for TIFA Administrator Tom Rosco and TIFA Secretary Christine Hodgins.

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

26-34 Motion made by Tripepi, supported by Hull to adjourn the meeting at 7:07 PM.

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

Respectfully submitted,


Christine Hodgins

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