

CITY OF DEARBORN HEIGHTS
TAX INCREMENT FINANCE AUTHORITY
AUGUST 12, 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, Rachel Felice, M.Hussein Houjaij,
Lisa Korte, Rose Tripepi, Tawnya Sterlini,
Cheryl Wojciechowski.

ABSENT: Richard Fetzner, Eleanor Gnatek, David Hull,
Don Killion, Don Willis.

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

26-35 Motion made by Tripepi, supported by Wojciechowski, to
approve the Minutes of the July 8, 2026, meeting as printed.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-36 Motion made by Houjaij, supported by Korte, to add to agenda
request from John Danci regarding irrigation system at Station #1
as Item #7; and letter from Tom Rosco regarding additional
carpet replacement at the Justice Center as Item #8.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-37 Motion made by Tripepi, supported by Felice, to approve funding
for Battery Operated Extrication Tools for an amount not-to-exceed
\$36,385.00 per letter of July 27, 2026, from Fire Chief Philip Hall;
and further that this equipment is to be housed at Fire Station #1.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-38 Motion made by Tripepi, supported by Korte, to approve funding for two Fulton Hydronic Boilers in the Justice Center for an amount not-to-exceed \$262,455.08 per letter of August 3, 2026, from John Danci, Director of Public Works, from Monarch Welding & Engineering Inc.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-39 Motion made by Tripepi, supported by Felice, to receive, note, and file City Council Motion 26-287.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-40 Motion made by Wojciechowski, supported by Tripepi, to receive, note, and file City Council Motion 26-288.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

26-41 Motion made by Korte, supported by Houjaij, to approve funding to repair the irrigation system at Fire Station #1 for an amount not-to-exceed \$10,850.00 to be performed by Mist-o-Matic per letter of August 11, 2026, from John Danci, Director of Public Works.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

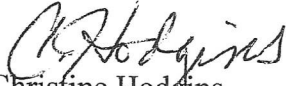
26-42 Motion made by Wojciechowski, supported by Tripepi, to accept the request from Tom Rosco per letter of August 12, 2026, and approve the additional amount of \$4,464.00 for additional carpeting at the Justice Center from Metro Carpet.

YES: Emery, Felice, Houjaij, Korte, Tripepi,
Sterlini, Wojciechowski.

ABSENT: Fetzner, Gnatek, Hull, Killion, Willis.
Motion adopted.

The meeting was adjourned at 6:43 PM by Chairman Emery.

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