

CITY OF READING  
TAX INCREMENT FINANCING AUTHORITY  
REGULAR MEETING MINUTES

March 5, 2018

READING CITY HALL

Bob Galloway called the Regular TIFA meeting to order at 7:15 p.m.

Roll Call: Present: B. Galloway, C. Newton, R. Galloway, T. Everett, and D. Gollnick;

Absent: R. Sanders and D. Cleveland; others present: Dena Berger, TIFA Plan Administrator Guests: Dave Burke, Kym Blythe and Melanie Matthews

Approval of Minutes

-R. Galloway moved, C. Newton seconded to approve the minutes from the regular meeting of February 5, 2018. Carried (5-0)

R. Sanders entered meeting at 7:17 pm

Treasurer's Report/Financial Statements

C. Newton gave a financial report and indicated that there is a cash balance of \$249,095.78.

-R. Galloway moved, B. Galloway seconded to approve the Treasurer's Report and Financial Statement. Carried (6-0)

Payment of Bills:

-B. Galloway moved, R. Galloway seconded to approve the payment of bills in the amount of \$1921.10.

Roll Call: T. Everett-Yes, D. Gollnick-Yes, C. Newton-Yes, R. Galloway-Yes, B. Galloway-Yes, R. Sanders-Yes. Carried (6-0)

Public Comments and Communication Items (Not on Agenda)

C. Newton indicated that he is not named to access the lock box at Century Bank and Trust.

Old Business/Ongoing Business

150 S. Main Street:

Dave Burke spoke about the building and offered his opinion on options for the building. He indicated that the Board needed to determine the use of the building. Dave shared that there are good and bad sides to putting apartments in the building, and that an elevator is not required, but that ramps are encouraged. There was discussion regarding fire codes if apartments were on the 2nd or 3rd floor. Dave

encouraged the Board to consider how much money would be spent on the building and how much the Board would be getting back out of the building. Dave suggested that Todd Daly, Architectural Engineer give an opinion on the building, and indicated that he would contact Mr. Daly. Dave addressed the exterior of the building and suggested the Board look at options such as leaving the brick on all sides or having brick on the front only and using another material on the remaining walls. Dave indicated that the bottom floor could be re-done and used without completing the 2nd and 3rd floor. Dave suggested the Board have a joint meeting with the Planning Commission to determine acceptable uses for the building and indicated that he would be willing to attend that meeting.

#### Industrial Park Properties:

R. Sanders read a letter from City Attorney, Tom Thompson regarding compliance to restrictions as to Enterprise Drive properties. R. Sanders shared that there is a 300-foot setback from schools on property used for medical marijuana purposes. D. Berger shared that there were two inquiries on property on Enterprise Drive. The Board directed Dena Berger to have anyone interested in TIFA property to submit a business plan as well as a site plan to the TIFA Board for review.

#### 106 Cherry Street:

C, Newton shared that a counter-offer of full asking price was made by the owner of the property. The Board decided to hold off on the property until a determination is made on what is going to be done with the building at 150 S. Main Street.

#### New Business/Future Business:

North Reading Baptist Church request to use S. Main Street property for community event:

- C. Newton moved, B. Galloway seconded to allow North Reading Baptist Church to use S. Main Street lot across from the Pizza Barn to hold a community event in August after Reading Festival Days provided they meet the City of Reading's specification for usage. Carried (6-0)
- D. Gollnick moved. R. Galloway seconded to add Charles Newton's name as a signature to the TIFA lock box at Century Bank & Trust. Carried (6-0)

B. Galloway moved to adjourn the meeting. -Meeting was adjourned at 8:55 pm

Respectfully submitted,

TIFA Plan Administrator