

**City of Reading  
Tax Increment Finance Authority  
Regular Meeting  
September 3, 2019- 7:00 p.m.  
READING CITY HALL**

Regular TIFA meeting was called to order at 7:00 p.m.

Roll Call found Matthews, Gollnick, Everett, Hartshorn and Penney present

Kimberly Blythe, City Manager also present

Guests: Charles Esterline, Randy Richardville, Tom Beste, Eric Blaz and Tom Brant

**Approval of Minutes**

-Matthews moved, Hartshorn seconded to approve the minutes from the re-scheduled regular meeting of August 14, 2019. Motion Carried (5-0)

**Payment of Operating Bills- \$12,455**

**Payment of Bills**

-Hartshorn moved, Matthews seconded to approve payment of the bills in the amount of \$12,455.00

Roll Call Vote: Yeas- Gollnick, Hartshorn, Everett, Matthews and Penney Nays-None

Motion Carried (5-0)

**Public Comments/Communications Items:** Charles Esterline was present to inquire about purchasing property in the Industrial Park in regards to a Grow Facility.

**Guests: BCC Agricultural**

BCC Agricultural would like to purchase approximately 11 acres in the Industrial Park for a Medical Marijuana Grow Facility. They would put up 6 buildings on 8-9 acres and they would initially hire 5 Full Time and 5 Part Time Employees and eventually hire up to 60 people. The minimum pay would be \$15/hr and it would be a clean lab-like environment. They would also like to purchase approximately 3 acres for solar panels.

-Gollnick moved, Everett seconded to sell 11.5 acres to BCC Agricultural once they have received prequalification with the State of Michigan for their Medical Marijuana License for a Class C Grow Facility.

Roll Call Vote: Yeas- Gollnick, Hartshorn, Everett, Matthews and Penney Nays-None

Motion Carried (5-0)

**Old Business/Ongoing Business**

**A. Property Acquisition at 116 Michigan Street:**

Tom Everett excused himself from Discussion in regards to 116 Michigan Street at 7:42pm

-Hartshorn moved, Matthews seconded to purchase 116 Michigan Street for \$66,000, TIFA will pay water/sewer bill & closing fees, Seller(s) to pay all past due and current property taxes and to provide a clear title to property as well as vacating the property within 90 days from the closing date.

Roll Call Vote: Yeas- Gollnick, Hartshorn, Matthews and Penney Nays-None Abstain: Everett

Proposed TIFA Minutes September 3, 2019

Motion Carried (4-0 with 1 Abstention)

Also included in the Purchase Agreement:

TIFA will get all building trim/moldings etc., that are ornamental and original to the building.

Closing date to take place no later than October 31, 2019

Everett's to sign liability waiver

Everett's to ensure that there is a clear title to the property

Tom Everett rejoined Meeting/Discussion at 7:50 pm

## **B. Updates:**

**Ditton: Purchase Agreement for 119 Enterprise Drive-** Purchase agreement has been signed by both Alex Ditton and TIFA and now we will get escrow agreement signed, work on Title Commitment and work towards closing on property in October.

**Michigan Street Pavilion Campaign-** Currently the campaign has received \$30,000 in donations and pledges and still have 10 days left.

-Gollnick moved, Hartshorn seconded to contribute an additional \$5000 towards the Michigan Street Pavilion Project.

Roll Call Vote: Yeas- Gollnick, Hartshorn, Everett, Matthews and Penney Nays-None  
Motion Carried (5-0)

**Michigan Street Improvements-** We are still waiting on an update from the MTEngineering for improvements to Michigan Street near the Railroad Tracks.

### **120 Enterprise Drive- Pinnacle Propane Survey/Sale of Additional Property**

Heritage/Pinnacle Propane were sent an email that included an invoice for the purchase of additional land as well as the cost for the additional survey needed due to land encroachment on the North Property line. The email also included a copy of the warranty deed that has been approved by TIFA to be executed once the billed invoice amount is paid.

Next meeting will be Tuesday, October 1, 2019 at 7:00 pm per Meeting Schedule adopted February 2019.

Hartshorn moved, Matthews seconded to adjourn the meeting.

-Meeting was adjourned at 8:01 pm

Respectfully submitted,

Kimberly Blythe, City Manager/Clerk/Treasurer  
City of Reading