

**City of Reading  
Tax Increment Finance Authority  
Regular Meeting  
November 4, 2019- 7:00 p.m.  
READING CITY HALL**

Regular TIFA meeting was called to order at 7:00 p.m.  
Roll Call found Matthews, Miller, Penney, Gollnick and Everett  
Absent: Hartshorn(Excused)  
Cheryl King, Deputy Clerk/Treasurer  
Guests: Chris Clabaugh  
Kimberly Blythe, City Manager arrived at 7:10pm

**Approval of Minutes**

-Matthews moved, Everett seconded to approve the minutes from the regular meeting/workshop of October 1, 2019. Motion Carried (5-0)

**Payment of Operating Bills- \$2455**

**Treasurer's Report/Financial Statements**

**Total Cash \$350,250.89**

**Payment of Bills**

-Matthews moved, Everett seconded to approve payment of the bills in the amount of \$2455

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

**Treasurer's Report & Financial Statements October 2019**

-Matthews moved, Gollnick seconded to approve the Treasurer's Report and Financial Statements for October 2019. Motion Carried (5-0)

**Public Comments/Communications Items:** Chris Clabaugh shared with the Board that the Trinity Bird from the Sauk Theatre may be a useful resource for grants for funding for the "Opera House" improvements.

**Old Business/Ongoing Business**

**A. Updates:**

1. **Property Acquisition at 116 Michigan Street-** On Wednesday, October 30<sup>th</sup> I did receive a copy of the deed from the Everett's for the property at 116 Michigan. This has been forwarded to the attorney along with a copy of the September minutes with the details of the property purchase. He will write up a purchase agreement for this and once that is complete we can have Chad sign it as well as Tom & Emma. I will keep you up to date on this as I receive any additional information.
2. **Ditton: Purchase Agreement for 119 Enterprise Drive** 119The Ditton property purchase is waiting on the Title Search and then we will update the purchase agreement, as Ditton's have formed an LLC for the land purchase. Then we can hopefully move towards the closing. The Planning Commission will hold a public hearing for the Special Use for a Class A Grow at the PC

meeting on Monday, November 11<sup>th</sup> at 7pm. They will also be looking at the MMFLA Application for the Class A Grow as well.

3. **Michigan Street Pavilion Campaign-** Roof Bids were sent out and approved and Stoll Construction has completed a large portion of that and will be continuing with trim and closing in the front peak where the addition was removed.
4. **Michigan Street Improvements-** MTEngineering has completed the survey and soil borings on Michigan Street and will now work on engineering and put together cost estimates for Michigan Street Improvements. We will then decide how to proceed with construction and whether to bid in phases with reconstruction of road near the Railroad Crossing as phase one and the remaining work to be done in an additional phase.
5. **120 Enterprise Drive- Pinnacle Propane Survey/Sale of Additional Property**  
Have made contact again by email with Heritage, but still no check and no response. Would like to get this wrapped up before the end of the year, so they will at least pay taxes on the additional land.  
-Gollnick moved, Everett seconded to have the City Attorney send a letter to help resolve this issue. Motion Carried (5-0)
6. **BCC Agricultural- Medical Marihuana Grow-** We have not received an MMFLA application or Special Land Use Application for the grow. Tom Beste gave the following update  
Their file is in the final phase for the background / Financial review it was assigned 2 weeks ago to an accounting firm it should be coming out any time. Within the next they will start working on the package for the city regarding the special-use and information required and they are progressing with site plan and foundations and building design.

### **New/Future Business**

BCC Agricultural had presented a Development Agreement in regards to developing the remaining land for sale in the Industrial Park. The City Attorney informed BCC's Attorney that we need more detail about exactly what they plan to do to develop the park, including timelines, specs, marketing plans, etc. Consensus of Board is to wait and see if we get additional information in regards to this proposal.

TIFA Board will go through the Deed Restrictions and possible amendments to bring in line with past practice of developments in the Industrial Park.

Next meeting will be Monday December 2, 2019 at 7:00 pm per Meeting Schedule adopted February 2019.

Everett moved, Matthews seconded to adjourn the meeting.  
-Meeting was adjourned at 7:43 pm

Respectfully submitted,

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