

**City of Reading
Tax Increment Finance Authority
Regular Meeting
August 11, 2021- 7:00 p.m.
Reading City Hall Council Chambers &
REMOTE ELECTRONIC ATTENDANCE
ZOOM Meeting ID: 892 875 6160**

Regular TIFA meeting was called to order at 7:01 p.m.
Roll Call found Gollnick, Everett and Penney ZOOM- Hartshorn
Absent: George & Matthews
Kimberly Blythe, City Manager also present
Guests: Brenda Rigdon, Black Raven Architecture & Development
Matthews arrived at 7:02pm

Approval of Minutes

-Matthews moved, Gollnick seconded to approve the minutes from the regular meeting of June 9, 2021. Motion Carried (5-0)

Payment of Operating Bills- \$28,415.41

Treasurer's Report/Financial Statements

Total Cash \$557,743.13

Treasurer's Report & Financial Statements May 2021

-Gollnick moved, Matthews seconded to approve the Treasurer's Report and Financial Statements for May 2021. Motion Carried (6-0)

Payment of Bills

-Gollnick moved, Hartshorn seconded to approve payment of the bills in the amount of \$28,415.41

Roll Call Vote: Yeas- Everett, Gollnick, Matthews, Penny & Hartshorn

Nays- None Absent- George

Motion Carried (5-0)

Public Comments/Communications Items:

None

Old Business/Ongoing Business

116 Michigan Street- Brenda Rigdon, Black Raven Architect/Development- was present via Zoom to answer questions and share her thoughts in regards to the need for a feasibility study. Brenda shared the different needs of the building as we move to towards future plans to develop. There was discussion in regards to the need for an elevator as well as egress stairs as we look towards the future renovations/development of the 2nd floor. Brenda would like to develop a feasibility study to utilize for prospective development of the property. It was also stated that there would be a need for an appraisal to provide a fee simple market value for redevelopment purposes.

-Matthews moved, Gollnick seconded to approve the agreement with Black Raven Architect/Development for a feasibility study to be completed for the "opera house" at 116 Michigan Street. The cost for the Feasibility Study will be \$5,000.

BRI-TIFA Plan Update-Michelle Bennett

Reading TIFA Meeting Minutes
Wednesday, August 11, 2021
Approved-November 10, 2021

1. TIFA Survey- Survey was mailed out and as well as followed up with 2 separate emails encouraging businesses located in the TIFA Development Area to respond to questions in regards to the TIFA Plan Update.
2. Citizen's Council Update-Notice was posted at City Hall, Facebook and the City Website as well as advertised in the Hillsdale Daily News that individuals living in the TIFA District willing to serve on the Citizen's Council needed to respond to City Hall by July 1st if interested in being a part of the Citizen's Council for the updates to the TIFA Plan. We received no volunteers to be a part of this Council. There will be no Citizen's Council as we move forward with the TIFA Plan Update.

Propose Development Industrial Park-Lost 40 Cannabis-Have continued working with Hillsdale County EDP and also MEDC in regards to funding for the addition of Enterprise Drive and also additional infrastructure such as water, sewer, etc.

Reading Pizza Barn Façade Grant Reimbursement-The project in regards to the Façade Improvements was completed and final payment was made to Reading Pizza Barn, Derek & Kayla Bassage

New Business

- A. **September Meeting**-It was the consensus of the TIFA Board to cancel the September Meeting.

Next Regular Meeting of the TIFA Board will be held on Wednesday, October 13, 2021 at 7pm
Hartshorn moved, Everett seconded to adjourn the meeting.

-Meeting was adjourned at 7:52 pm

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