

**City of Reading
Tax Increment Finance Authority
Regular Meeting
April 13, 2022- 7:00 p.m.
Reading City Hall Council Chambers**

Regular TIFA meeting was called to order at 7:09 p.m.
Roll Call found Everett, Matthews, Penney, Gollnick and Hartshorn
Kimberly Blythe, City Manager also present
Guests: None

Approval of Minutes

-Hartshorn moved, Everett seconded to approve the minutes from the regular meeting of February 9, 2022. Motion Carried (5-0)

Pay Operating Bills- \$25,918.59

Treasurer's Report/Financial Statements

Total Cash \$604,771.64 (February)

Treasurer's Report & Financial Statements February 2022

-Matthews moved, Hartshorn seconded to approve the Treasurer's Report and Financial Statements for February 2022. Motion Carried (5-0)

Payment of Bills

-Gollnick moved, Chuck seconded to approve payment of the bills in the amount of \$25,918.59.

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

Nays- None Motion Carried (5-0)

Public Comments/Communications Items:

None

Old Business/Ongoing Business

A. BRI-TIFA Plan Update

1. **Final TIFA Plan Draft-** TIFA Board received the final draft, and no changes were recommended at this point. The next step is for TIFA to adopt a resolution recommending approval by Reading City Council of the amended plan after holding a formal hearing.

-Gollnick moved, Everett seconded to adopt Resolution 2022-01 approving the amended and restated Development Plan and Tax Increment Finance Plan.

Resolution 2022-01 is approving the amended and restated Development Plan and Tax Increment Financing Plan and submitting such to the Reading City Council for approval following a public hearing.

B. 116 Michigan Street-Opera House

1. Development Report-Black Raven Design- was presented
2. Redevelopment Proposal-Schematic Design-The TIFA Board has received a copy of this and if they have any questions prior to the May meeting will need to let TIFA Administrator know to forward on to Black Raven Design. This will be presented and discussed more at the May meeting.
3. Affinity Evaluation Group- Completed their market appraisal and final report will be submitted to TIFA.
4. Asti Environmental-Approval for Pre-Renovation ACM Inspection-

-Matthews moved, Hartshorn seconded to approve an additional \$6600 to ASTI Environmental to include the Pre-Renovation ACM Inspection and Lead Based Paint Testing, to the already approved amount of \$3000 for the Phase I Site Assessment and Report.

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

Nays- None Motion Carried (5-0)

New Business

West Downtown Parking Lot-

Bids specs will be drafted and advertised requesting proposals for the addition of asphalt to the dirt portion of the West Downtown Parking Lot as well as mill and resurface current asphalt lot.

Industrial Park Sign Panels-

Administrator received a request, from a retail establishment located near the Industrial Park Sign, to add a panel for their business. There was discussion by the board and the consensus was that only tenants of the Industrial Park will be included on the sign panels.

-Hartshorn moved, Matthews seconded that the Industrial Park Sign Panels are only to advertise businesses that are tenants of the Industrial Park and approved by the TIFA Board. Motion Carried (5-0)

There was discussion regarding a public hearing for the adoption of the amended and restated Development Plan and Tax Increment Finance Plan and Administrator will clarify with the Michelle from BRI, as to whether the Public Hearing is set after the City Council receives the Resolution recommending approval.

Next meeting will be Wednesday, May 11, 2022 at 7pm in City Hall Council Chambers.

Hartshorn moved, Everett seconded to adjourn the meeting.

-Meeting was adjourned at 7:47pm

Respectfully submitted,

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

Reading TIFA Meeting Minutes
Wednesday, February 9, 2022
Approved April 13, 2022