

**City of Reading
Tax Increment Finance Authority
Regular Meeting
October 12, 2022- 7:00 p.m.
Reading City Hall Council Chambers**

Regular TIFA meeting was called to order at 7:18 p.m.
Roll Call found Matthews, Penney, Hartshorn & Stump
Kimberly Blythe, City Manager also present
Absent: Everett & Gollnick
Guests: Teresa Rutan, Rose Signor and Chris Clabaugh

Approval of Minutes

-Matthews moved, Hartshorn seconded to approve the minutes from the regular meeting and Informational Meeting(s) of June 15, 2022. Motion Carried (4-0)

Pay Operating Bills- \$22,482.88

Treasurer's Report/Financial Statements

Total Cash \$623,131.09

Treasurer's Report & Financial Statements August 2022

-Matthews moved, Hartshorn seconded to approve the Treasurer's Report and Financial Statements for August 2022. Motion Carried (4-0)

Payment of Bills

-Hartshorn moved, Matthews seconded to approve payment of the bills in the amount of \$22,482.88

Roll Call Vote: Yeas- Matthews, Hartshorn, Stump and Penney
Nays- None Absent Everett & Gollnick- Motion Carried (4-0)

Public Comments/Communications Items:

Teresa Rutan and Rose Signor were present to state that there is no longer signage for the tenants in the west parking lot, that the one that had been there was removed and would like the City and TIFA to consider some type of tenant parking signs to go up.

Chris Clabaugh was in attendance to present a letter of intent to the Opera House and the hopes of opening a wine tasting room and entertainment venue and eventually they would like to also add a small batch brewery. They would appreciate the opportunity to explore utilizing the opera house for this business endeavor and would be looking for assistance with downtown development grants and other funding options for this.

Old Business/Ongoing Business

A. 116 Michigan Street-Opera House

1. Redevelopment Proposal-Schematic Design- This agreement has been signed and down-payment was sent. Brenda and her crew are waiting on City/TIFA to make sure that the places where the flooring may be unsafe are covered, so that they will be safe to work in the building to get measurements and pictures to continue with the schematic design.

B. West Downtown Parking Lot-The Parking lot has been renovated and the total cost for the project was \$134,215, and a motion is needed to transfer the funds into the Capital Improvement Fund to pay Excel for their work.

-Matthews moved, Hartshorn seconded to approve the transfer of \$134,215 to the City's CIP Fund Checking to cover the cost for the renovations to the West Downtown Parking Lot.

Roll Call Vote: Yeas- Matthews, Hartshorn, Stump and Penney

Nays- None Absent Everett & Gollnick- Motion Carried (4-0)

New Business

None

Next meeting will be Wednesday, November 16, 2022 and will include the Public Informational Meeting that will begin at 6:45pm followed by the regular meeting which will begin at 7pm.

Matthews moved; Hartshorn seconded to adjourn the meeting.

-Meeting was adjourned at 7:56pm

Respectfully submitted,

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