

**City of Reading
Tax Increment Finance Authority
Regular Meeting
January 23, 2023
Reading City Hall Council Chambers**

Regular TIFA meeting was called to order at 6:25 p.m.
Roll Call found Bartels, Gollnick, Hartshorn, Stump, Penney and Matthews.
Kimberly Blythe, City Manager also present.
Absent: Blount (excused)
Guests: Tom Beste, BCC Agriculture; Chris Clabaugh and Frank O'Dou

Approval of Minutes

-Gollnick moved, Hartshorn seconded to approve the minutes from the regular meeting/public information meeting of November 18, 2022. Motion Carried (6-0)

-Matthews moved, Hartshorn seconded to approve the minutes from the Special Meeting of December 21, 2022. Motion carried (6-0)

Pay Operating Bills- \$3,786.93

Treasurer's Report/Financial Statements

Total Cash \$582,832.90

Treasurer's Report & Financial Statements October & November 2022

-Gollnick moved, Hartshorn seconded to approve the Treasurer's Report and Financial Statements for October & November 2022.

Roll Call Vote: Yeas- Matthews, Hartshorn, Gollnick, Stump and Penney
Nays- None Absent Blount- Motion Carried (6-0)

Payment of Bills

-Gollnick moved, Hartshorn seconded to approve payment of the bills in the amount of \$3,786.93

Roll Call Vote: Yeas- Matthews, Hartshorn, Gollnick, Stump and Penney
Nays- None Absent Blount- Motion Carried (6-0)

Public Comments/Communications Items:

None

Old Business/Ongoing Business

A. 116 Michigan Street-Opera House

1. Redevelopment Proposal-Schematic Design- Brenda and her crew have been into the building and will need to come back for additional information and measurements for the Schematic Design.

B. Industrial Park-Gillispie Trucking LLC-Purchase Agreement has been signed, and Attorney has ordered a title commitment, just waiting on that for buyer/seller approval and then can set up a closing, which will be handled through the City Attorney's Office.

C. BCC Agriculture-The TIFA Board did receive a response from BCC Agriculture regarding the letter sent to them by the City Attorney in reference to Parcel B of the Real Property owned by Highland Park, LLC and the Deed Restrictions and their intent for the property, that was purchased in 2020 and has not been developed.

-Gollnick moved, Hartshorn seconded to give BCC Agriculture aka Highland Park LLC one month to come back with a plan to be approved by and at the satisfaction of the TIFA Board with a specific timeline that the Board will need to approve of board will start process to purchase back the property. Motion Carried (6-0)

-Matthews moved, Hartshorn seconded to approve to give BCC Agriculture until the end of March to move the dirt off of the property to the West that Gillispie Trucking LLC has a purchase agreement for and the end of April to move said dirt off of the right of way or TIFA will have the dirt removed and charge BCC Agriculture, aka Highland Park LLC. Motion Carried (6-0)

New Business

Election of Officers 2023-TIFA Board

Gollnick moved, Hartshorn seconded to appoint the following as the TIFA Executive Board: President-Chad Penney, Vice President- Charles Hartshorn, Treasurer-Melani Matthews, Secretary-Warren Bartels. Motion Carried (6-0)

Consensus of the Board was to set meeting for the fourth Monday of the month, so the next meeting will be Monday, February 27th, 2023

Matthews moved; Hartshorn seconded to adjourn the meeting.

-Meeting was adjourned at 7:30 pm

Respectfully submitted,

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