

CITY OF READING, MI
TAX INCREMENT FINANCE AUTHORITY

May 22, 2023

The regular meeting was called to order by Chad Penney at Reading City Hall at 7:15 p.m.

Present on roll call were Chad Penney, Melani Matthews, Chuck Hartshorn, and Warren Bartels. Absent/excused was Kendra Stump. Also present was Kym Blythe.

Hartshorn made a motion, seconded by Matthews, to approve the March minutes. Motion carried 4-0.

Treasurer's Report/Financial Statements—After review, Matthews made a motion, seconded by Hartshorn, to approve the Financial Statement. Motion carried 4-0.

Payment of Operating Bills—Matthews made a motion, seconded by Hartshorn, to approve paying the operating bills in the amount of \$9505.74. On a roll call vote the motion passed 4-0.

Public Comments—None.

Old Business/Ongoing A. Opera House, 116 Michigan-- Black Raven Design, Affinity Valuation Group LLC—Matthews made a motion, seconded by Hartshorn, to approve service for a Redevelopment Market Appraisal agreement. On a roll call vote the motion passed 4-0. Hartshorn was also curious whether we might need some longer-range timeline/goals, especially if progress is slow, or if money might have been spent and development is slow. There was also comment about the east end being used for storage, not an approved use in the Central Business District. The Planning Commission has already worked on eliminating that with a previous owner next door.

B. BCC Agriculture—Response to Attorney Letter, Progress, and Timeline—Nothing new to report or require further immediate attention.

New Business A. 137 S. Main Street Façade Grant Application—Penney made a motion, seconded by Hartshorn, to approve a match amount for \$4575. On a roll call vote the motion passed 4-0.

B. June's Place, Enterprise Drive—Matthews made a motion, seconded by Hartshorn, to approve an additional curb cut request. Motion carried 4-0.

C. Ray's, Main Street—Penney made a motion, seconded by Hartshorn, to approve the placement of a generator in the requested location out back on the west side, but use 2-3 posts for security instead of fencing as indicated. Motion carried 4-0. Bartels also noted exhaust will need to blow away from doorways or windows for approved installation.

D. Fund Transfer—Matthews made a motion, seconded by Hartshorn, to approve moving \$200,00 from TIFA to the Capital Improvement Fund/Michigan Street Renovations project. On a roll call vote the motion passed 4-0.

E. Our next meeting will be moved from June 26th to June 19th as one member will not be able to attend the 26th. Budget business needs to be taken care of. The change will be posted.

Future Business-Budget adjustments, 2023-2024 Budget, and Public Information Meeting—PA 57 of 2018.

Hartshorn made a motion, seconded by Bartels, to adjourn at 8:00. Motion carried 4-0.