

CITY OF READING, MI
TAX INCREMENT FINANCE AUTHORITY
REGULAR MEETING OCTOBER 23, 2023

The meeting was called to order at 6:30 p.m. at Reading City Hall by chair Chad Penny. Present were Chad Penny, Melani Matthews, Warren Bartels, Adrien Miller, and Frank Oddou. Absent/excused was Chuck Hartshorn. Also present was Ben Wheeler.

Approval of Minutes—Melani moved, Adrien seconded, to approve the August 23, 2023 minutes. There was no September meeting. Motion carried 5-0.

Treasurer's Report—Melani moved, Warren seconded, to approve the September and October 2023 reports. Motion carried 5-0.

Payment of Bills—Warren moved, Melani seconded, to approve the payment of \$10,816.13 of September and \$43,113.93 of October for a total of \$53,930.06. On a roll call vote the motion carried 5-0.

Public Comments—None.

Old Business A. 116 Michigan Street, The Opera House—Brenda Rigon of Black Raven Architects sent a written analysis of their estimated costs and expenses for developing this property as per the initial design presented and discussed in the March meeting. The design was briefly reviewed. This was an informational item.

B. BBC Agriculture update on progress and time table along with response to attorney letter—Brief discussion. Chad shared that Phase 2 has not started yet. Litigation is stalled. Therefore nothing is new from previous reports.

C. 123/126 Michigan Street purchase proposal update—Ben shared that he has talked with Dale, the owner, and presented TIFA'S offer. Dale would still like \$100,000 for the properties, although their appraisal is only \$50,000. Dale is still looking for other offers/buyers. Ben also mentioned the storage problem to Dale. Ben will work further with Alan Beeker of the Planning Commission on that.

D. Property Acquisition of the Vacant lot between buildings on the south side of Main Street downtown--\$5500 is wanted. It was noted that some cleaning up will be needed. The walls that are exposed used to be inside walls and will need repointing and stabilization. Melani made a motion, seconded by Frank, to make a purchase offer for \$5500 for the lot which includes some parking on the east end at 119 S. Main Street. On a roll call vote the motion carried 5-0.

New Business A. Economic Development Director Report—Ben shared an 8-point report on what he sees as goals and objectives going forward for a year. Some highlights included the

desired use of an ESRI software program which would help facilitate data access, etc. which would be useful in developing information dealing with presentations and business contacts. The cost of the program is \$1100 per year. Melani thought it could be a useful program in helping to promote Reading for less than a \$100 per month. Ben was not sure access was available through the Hillsdale Economic Development partnership. Melani made a motion, seconded by Warren, to approve purchase of the ESRI software program for \$1100 per year if it is not available through the Hillsdale Economic Development program. On a roll call vote the motion carried 5-0.

B. Ben also shared that Ray's approved participation in the Social District established by City Council, but that the American Legion cannot. There was some discussion about its potential to bring in business and awareness of Reading. Ben is still working on some state paperwork.

Our next meeting is scheduled for November 27, 2023. With no other business, Adrien made a motion, seconded by Melani, to adjourn at 7:57. Motion carried 5-0.