



113 S. Main St., Reading, MI 49274 PH: 517-283-2604 FAX: 517-283-3601

Rescheduled Regular Meeting April 15th, 2024

Regular TIFA meeting was called to order at 7:17 pm

Roll Call found M. Matthews, A. Miller, W. Bartels and C. Penney present.

Absent : F. Oddou & C. Hartshorn

Guests: B. Wheeler & K. Blythe

Approval of Minutes: Motioned by M. Matthews and seconded by W. Bartels

Treasurer's Report: Motioned by M. Matthews and seconded by A. Miller

Pay Operating Bills In The Amount of: Motioned by A. Miller and seconded by M. Matthews to pay bills in the amount of \$57,681.57

Roll Call – 4-0 Votes to approve.

Public Comments and Communication Items: Premier Property Partners, LLC has sent Ben an email inquiring to purchase the building at 126 Main St. as well as the vacant lot to pave for parking.

Old Business:

- A. 116 Michigan st. Opera house- No update
- B. BCC Agriculture – Ben has gotten with the attorney, and the attorney is currently on Tifa purchasing back the property with it being more than 1 yr. of no use.
- C. 123/126 Michigan Street – Attorney is currently reworking the purchase agreement.
- D. Social District Update - State of Michigan paperwork has been submitted with applications in process notifying that the City of Reading has a Social District.
- E. Start Up Incentives – A budget is currently being built and worked on by Ben to present at a later date.

New Business:

- A. Special Liquor License – Tifa is applying for a MLCC for the following events and throughout the year. A resolution to approve the authorization of the application for the Special License was motioned by M. Matthews and seconded by A. Miller.

Roll call Vote: 4-0 Votes to approve.

- a. 517 Day (May 2024)
 - b. Festival Days (August 2024)
 - c. Halloween (October 2024)
 - d. Christmas (December 2024)
- B. Signs and Stickers for Social District – A map and quote was provided for signage with samples of signs.
 - a. Discussed was adding signage about also being in the Social District and adding business
 - b. Discussed was the possibility of stencils for sidewalks to help add to the signage.
 - c. A Budget of \$1500 to roll out Social District Signage was motioned by M. Matthews and seconded by C. Penney

Roll Call Vote: 4-0 Votes to approve.

- C. Picnic Tables – A quote for Picnic Tables for the pavilion was given, and a proposed budget of \$3000 was motioned by C. Penney and second by W. Bartels.

Roll Call Vote: 4-0 Votes to approve.

- D. Trash Cans – A quote for Trash Cans for the pavilion was given, and a proposed budget of \$2000 was motioned by M. Matthews and second by W. Bartels

Roll Call Vote: 4-0 Votes to approve.

- E. Redevelopment Ready Communities – Was discussed during Planning Commission meeting.
- F. Cherry St. Vacant Lot – B. Wheeler will be acquiring quotes for excavating, fencing, gravel installation and curb blocks for in front of the fencing to turn vacant lot into a parking area.
- G. Cannabis Business Consortium – Discussion was made by B. Wheeler to create a consortium with the local cannabis companies in Reading. Will revisit at next meeting.
- H. Food Trucks – A temporary approval for the remaining 2024 calendar year was made to allow Business Food Truck use on Tifa owned property.
 - a. A resolution was motioned by C. Penney and second by M. Matthews.

Roll Call Vote: 4-0 Votes to approve.

- I. Michigan St. Vacant lot ideas – Ideas were discussed about adding ADA complaint walkways, Art Alley concept was liked with adding sculptures and statues. Murals on both walls with possible grant avenues discussed.

J. Next Meeting May 20th, 2024

Adjournment – Moved to adjourn @8:55 pm was motioned by M. Matthews and second by A. Miller