

Reading Tax Increment Finance Authority
Proposed Rescheduled Regular Meeting Minutes
Monday, November 11, 2024

Immediately following the Planning Commission meeting; Reading Council Chambers

President Chad Penney called the meeting to order at 7:22 PM.

Those in attendance were: Chad Penney, Frank Oddou, Hannah Tunis, Melani Matthews, Warren Bartles, and Chuck Hartshorn. Absent: Adrien Miller. Melani Matthews moved to excuse Adrien Miller from the meeting. Chuck Hartshorn seconded the motion. Motion carried 6-0.

Chuck Hartshorn moved to approve the minutes from the Regular Meeting held on September 23, 2024. Warren Bartles seconded the motion. Motion carried 6-0.

Melani Matthews moved to approve the Treasurer's Report and Financial Statements as presented. Chuck Hartshorn seconded the motion. Motion carried 6-0.

Chuck Hartshorn moved to approve payment of the bills in the amount of \$18,980.62. Melani Matthews seconded the motion. Roll Call Vote: Ayes: Penney, Oddou, Tunis, Matthews, Bartles, and Hartshorn. Nays: none. Absent: Miller. Motion carried 6-0.

There was no public comment or communication items to discuss.

Old Business

- A. Property acquisition (Main Street vacant lot) - finally made contact with Glenn, who has a new attorney and Ben is hoping to get everything ready for our next meeting.
- B. Cherry Street vacant lot - looking for tree removal bids; we have one quote for fencing and excavation, would like at least one (preferably two) more
- C. Opera House - we spent \$6,000 to clean up the pigeon poop, for another \$7,000 we could get an even better clean and two units could be ready to rent relatively soon. Need to check on the roof - looks like there's a leak that needs to be addressed.

New Business

- A. Housing!
 - a. TIFA owns land north of Ann Street. There are 5 plotted lots on the east and west sides of the street. Ben suggests we look into what it would take to extend Ann Street north, and install water and sewer along that 400 feet of land. If possible, it would be great if we could contract with the people in charge of doing the MELS project and see if they could do this work while they're in the area already. Ben will look into this further.
 - b. Ben suggested the possibility of a housing development on the northeast corner of Silver Street and Main Street (TIFA owned land) and requested permission to investigate possibilities. Hannah Tunis moved to allow Ben Wheeler to engage with potential investors regarding housing development on the northeast corner of Main and Silver Streets. Melani Matthews seconded the motion. Motion carried 6-0.

There was no public comment, and no comments from members.

Chuck Hartshorn moved to adjourn. Hannah Tunis seconded the motion. Motion carried 6-0.

Meeting adjourned at 8:04 PM.

Proposed Minutes respectfully submitted by Melani Matthews, in Adrien Miller's absence.