

Tax Increment Finance Authority Proposed Minutes  
Regular Meeting  
April 28, 2025

Chad Penney called the meeting to order at 6:54 PM.

Those in attendance were: Chad Penney, Chuck Hartshorn, Frank Oddou, Warren Bartles, and Melani Matthews. Also in attendance was: Ben Wheeler. Absent with notice/excused were: Adrien Miller and Hannah Tunis.

Warren Bartles moved to approve the proposed minutes from the March 24, 2025 Regular meeting as presented. Chuck Hartshorn seconded the motion. Motion carried 5-0.

Chuck Hartshorn moved to approve the March Financial Statements as presented. Warren Bartles seconded the motion. Motion carried 5-0.

Chuck Hartshorn moved to approve payment of the bills in the amount of \$9,307.81. Melani Matthews seconded the motion. Roll Call Vote: Ayes, 5 (Hartshorn, Oddou, Bartles, Matthews, Penney); Nays, 0; Absent, 2. Motion carried 5-0.

#### Old Business

- Art Alley - 129 S Main St
  - Ben has submitted a \$50,000 grant to T-Mobile. We should hear back sometime in May
  - Ben will be submitting a \$30,000 grant to the Hillsdale County Community Foundation in the next couple of days
  - Chad suggested looking into possible grant opportunities through Consumer's Energy
  - We are selling engraved bricks for the walkway, those can be purchased via the Art Alliance page on the [ReadingMichigan.org](http://ReadingMichigan.org) website or by submitting a paper order form
  - We should look into bricking over the metal area of the wall
- Opera House - 116 E Michigan St
  - The brick work has been cleaned, waiting on the inlays
  - We need to get the sanitation scheduled

#### New Business

- Business Incentives
  - Reading Pizza Barn Facade Grant Application
    - Reading Pizza Barn is looking to update their signage and add a fenced-in area for customers to eat outside. The proposed signage looks great. There is no site-plan or layout included for the fenced area. Upon further discussion, it was brought up that the fence idea had been checked on before. The site-plan and layout from the previous date was copied and presented. After reviewing the new information, Melani Matthews moved to approve \$5,047.51 towards the project, which is 75% of the total

estimated cost of \$6,730.02. Warren Bartles seconded the motion. Roll Call Vote: Ayes, 5 (Hartshorn, Oddou, Bartles, Matthews, Penney); Nays, 0; Absent, 2. Motion carried 5-0.

- Special Liquor License Resolution: Approval to acquire a liquor license for the purpose of having a beer/mixed drinks tent for downtown events, including: 517 Day, July 23rd (Ladies night at the Michigan Street Market), Friday and Saturday of Festival Days, Halloween in Reading, and Bonnie Thompson's Old Fashioned Christmas. Melani Matthews moved to approve the resolution. Chuck Hartshorn seconded the motion. Roll Call Vote: Ayes, 5 (Hartshorn, Oddou, Bartles, Matthews, Penney); Nays, 0; Absent, 2. Motion carried 5-0.
- Street Light Pole Banners
  - Ben would like permission to purchase banners for the street light poles. Eventually he would like to have banners specific to the various events we have as an additional way to advertise. For now, he would like to spruce up the view as people drive through. Chad Penney moved to approve up to \$4,000 for street light pole banners to get things started. Melani Matthews seconded the motion. Roll Call Vote: Ayes, 5 (Hartshorn, Oddou, Bartles, Matthews, Penney); Nays, 0; Absent, 2. Motion carried 5-0.
- 517 Day is coming up on Saturday, May 17th
- The potential for a pay raise for Ben was mentioned. We will explore this idea more fully at a future meeting.

There was no public comment or comments from members.

Chuck Hartshorn moved to adjourn the meeting. Melani Matthews seconded the motion. Motion carried 5-0. Meeting adjourned at 7:45 PM.

Proposed Minutes respectfully submitted by Melani Matthews.