



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

Rescheduled Regular Meeting December 1, 2025

President Chad Penney called the meeting to order at 6:53 PM.

Those in attendance were: H Tunis, W Bartles, M Matthews, C Penney

Absent: A Miller - excused

Guests: Kimberly Blythe, Ben Wheeler, Grace VanCamp, & Steve Nemeth

Penney closed the regular meeting and opened the Informational Public Hearing at 6:54 PM, and gave an account of what has been accomplished over the 2024/2025 budget year. Summary attached.

Bartles moved, Matthews seconded to close the informational meeting and reopen the regular meeting at 6:59 PM. Motion carried (4-0).

Tunis moved, Bartles seconded to approve the minutes from the October 27, 2025 meeting as amended, clarifying the monetary approval for the Art on Main project was for infrastructure, not just concrete, and noting the need to get the windows at the Opera House repaired. Motion carried (4-0).

Matthews moved, Bartles seconded to approve the Treasurer's Report and Financial Statements as presented. Motion carried (4-0).

Matthews moved, Bartles seconded to approve payment of the operating bills for October 1, 2025 through November 30, 2025 in the amount of \$4,393.92. Roll Call Vote: Ayes, Tunis, Bartles, Matthews and Penney. Nays, none. Absent, Miller. Motion carried (4-0).

Public Comments and Communication Items: Steve Nemeth commented on the difficulty in getting bids for work to be done and offered suggestions going forward.

Old Business:

A. Maintenance and Facilities Coordination; Ben Wheeler and Jason Mueller have gone through the various areas of the TIFA district and made a comprehensive list of things that need to be addressed. This will be a helpful guide as we work toward making improvements.

New Business:

A. 2022 TIFA Plan Implementation Checklist; The checklist was included for further big picture review. All members are encouraged to review it and offer suggestions on any changes.

B. Reading Chamber of Commerce/TIFA partnership Agreement; Bartles moved, Matthews seconded to approve Resolution 2025-01, a Resolution approving a coordination of partnership agreement between the City of Reading Tax Increment Finance Authority and the Reading Chamber of Commerce, as well as the Coordination of Partnership Agreement (Exhibit A). Roll



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Call Vote: Ayes, Tunis, Bartles, Matthews and Penney. Nays, none. Absent, Miller. Motion carried (4-0).

C. City of Reading/TIFA Support Services Agreement – included for review and potential approval at the next meeting.

D. Economic Development Director Work Agreement – included for review and potential approval at the next meeting.

Public Comments: None

Next Meeting: Matthews moved, Tunis seconded to set the date of the next meeting for Monday, January 26, 2026 at 6:30 PM in the Reading Council Chambers. Motion carried (4-0).

Comments from Members: Matthews asked the members whose terms are ending this year (Tunis, Bartles and Matthews) if they are interested in continuing to serve on the Planning Commission and TIFA Boards, for reappointment by the City Council at the next meeting. All are interested in continuing to serve. Matthews will convey the information to the Council.

Penney moved, Matthews seconded to adjourn the meeting. Motion carried (4-0).

Meeting adjourned at 7:28 PM.

Proposed minutes respectfully submitted by Melani Matthews.