

**CITY OF READING
TAX INCREMENT FINANCING AUTHORITY
REGULAR MEETING MINUTES
February 5, 2019
READING CITY HALL**

Cleveland called the Regular TIFA meeting to order at 7:15 p.m.
Roll Call found Matthews, Gollnick, Everett, Hartshorn, Penney and Cleveland present.
Kimberly Blythe, City Manager also present
Guests: Brian Ditton, Alex Ditton and

Approval of Minutes

-Everett moved, Hartshorn seconded to approve the minutes from the regular meeting of December 3, 2018. Motion Carried (6-0)

Payment of Operating Bills- \$49,268.88

Treasurer's Report/Financial Statements

Total Cash \$295,356.41

Treasurer's Report & Financial Statements January 2019

-Hartshorn moved, Everett seconded to approve the Treasurer's Report and Financial Statements for January 2019. Motion Carried (6-0)

Payment of Bills

-Matthews moved, Gollnick seconded to approve payment of the bills in the amount of \$49,268.88.

Roll Call Vote: Yeas- Matthews, Gollnick, Everett, Hartshorn, Penney and Cleveland Nays-None
Motion Carried (6-0)

Public Comments/Communications Items: None

Guests: Alex Ditton-Proposal to purchase land in Industrial Park. Alex Ditton shared a copy of a Preliminary Site Plan with the Board in regards to purchasing 2 acres of land in the Reading Industrial Park. It was the consensus of the Board for a preliminary approval of the sale of 2 acres of land in the Industrial Park to Alex Ditton, Green Tree Relief. Mr. Ditton may move forward with a survey as well as a proposed purchase agreement for the land and then to bring back to the Board for Approval.

Old Business/Ongoing Business

150 S. Main Demo- Demo has begun on the building at 150 S. Main. As stated in the AP listing a check for \$45,000 to Rutz Trucking and Excavating, this was his first draw on the demo project and was needed so that he could pay the abatement contractor for the asbestos removal/abatement. I also did remind Rutz of the removal of the window lentils, plaques, etc. from the building and included this in a copy of the proposal that he had us sign for the project. Last week there was not a lot of progress if any because of the weather, but they were right back on it today.

Signage-Downtown Commercial Lots

Scott Coe was contacted about the signs and will be working on them, once he has them completed and we are able to install them, we will install one on the lot(s) on corner of Main/Silver as well as Main/Cherry, once that building is removed.

Update-Purchase agreement w/Frankfort Green LLC

Robert Terry, Frankfort Green, LLC, hired Mike Lodzinski to complete a property survey of the land. While completing the survey it was discovered that Enterprise drive where it turns and goes to the south was not where it was originally surveyed/platted to be and also once that portion of Enterprise Drive was built it was never officially designated as a street. So this made a gap of land between Pinnacle Propane and Enterprise Drive, after some thought and inquiries with the Mapping Department at the County and per their recommendation as well as Mr. Lodzinski's recommendation, Mr. Lodzinski drew up a legal description to sell and deed over the .32 acres to Pinnacle Propane, so that there will be no gap of land as well as ownership, etc., for that strip of land.

The proposed survey map shows this as well as a new legal description for Pinnacle (Heritage), a legal description for Mr. Terry's purchase agreement and also a legal description for the portion of Enterprise Drive that needs to be designated as a street in the form of a resolution by the City Council.

TIFA Board Member Resignation(s) and appointments

Update on membership- Chuck Newton resigned from TIFA and Council accepted his resignation at their December meeting. The Council did appoint Chad Penney and Chuck Hartshorn to two of the three vacancies that were on the board.

2019 Meeting Schedule

-Matthews moved, Hartshorn seconded to approve the meeting schedule for 2019 to be the First Monday of the month at 7pm, with the exception of September & October and they will be the first Tuesday of the month. (Motion Carried 6-0)

New Business

120 Enterprise Drive- Pinnacle Propane Survey-There was discussion in regards to the most recent survey in the Industrial Park and the gap of land between the East Edge of Enterprise Drive and Pinnacle Propane. Lodzinski Associates drew up a legal description to be able to sell/deed the .32 acres of land to Pinnacle Propane.

-Gollnick moved, Penney seconded to offer to sell the .32 Acres to Pinnacle Propane for \$5,000, but to take no less than \$1,200 for the additional acreage of land near the East edge of Enterprise Drive and West Edge of Pinnacle's Property. (Motion Carried 6-0)

Michigan Street Improvements-Near Railroad Crossing –We had a meeting with Matt Taylor of MT Engineering in regards to Michigan Street near and around the Railroad Tracks, Mr. Taylor will be putting together a proposal for this and as soon as I have that I will send it on to the Board.

Next meeting will be Monday, March 4, 2019 at 7:00 pm in City Hall Council Chambers
Cleveland moved, Hartshorn seconded to adjourn the meeting.

-Meeting was adjourned at 8:41 pm

Respectfully submitted,

Kimberly Blythe, City Manager/Clerk/Treasurer
City of Reading

Proposed TIFA Minutes February 5, 2019