

**City of Reading  
Tax Increment Finance Authority  
Re-Scheduled Regular Meeting/Public Hearing  
August 14, 2019- 7:00 p.m.  
READING CITY HALL**

The Re-scheduled Regular TIFA meeting was called to order at 7:00 p.m.

Roll Call found Matthews, Gollnick, Everett and Penney present

Kimberly Blythe, City Manager also present

Hartshorn arrived at 7:03 pm

Guests: Alex Ditton and Becky Woodworth

Emma Everett arrived at 7:40pm

**Approval of Minutes**

-Matthews moved, Everett seconded to approve the minutes from the re-scheduled regular meeting of August 14, 2019. Motion Carried (4-0)

Hartshorn arrived at 7:03pm

**Payment of Operating Bills- \$4,030**

**Payment of Bills**

-Gollnick moved, Hartshorn seconded to approve payment of the bills in the amount of \$4,030

Roll Call Vote: Yeas- Matthews, Gollnick, Hartshorn, Everett and Penney Nays-None

Motion Carried (5-0)

-Matthews moved, Gollnick seconded to accept the Financial Reports as presented. Motion Carried (5-0)

**Public Comments/Communications Items:** Alex Ditton and Becky Woodworth were in attendance to discuss the Purchase Agreement and their prospective grow/processing plant on Enterprise Drive.

**Old Business/Ongoing Business**

**Purchase Agreement and Public Body Resolution- Ditton**

Gollnick moved, Hartshorn seconded to adopt a Resolution to authorize the sale of real property that would consist of 2 acres of land in the Industrial Park and to authorize Chad Penney, President and Melani Matthews, Treasurer to execute purchase agreements, deeds and closing statements, disclosures and other related documents necessary to complete the sale of 2 acres to Green Tree Relief, LLC.

Roll Call Vote: Yeas- Matthews, Gollnick, Hartshorn, Everett and Penney Nays-None

Motion Carried (5-0)

**Updates:**

**Michigan Street Improvements-Near Railroad Crossing** No updates

### **120 Enterprise Drive- Pinnacle Propane Survey/Sale of Additional Property**

Heritage/Pinnacle Propane were sent an email that included an invoice for the purchase of additional land as well as the cost for the additional survey needed due to land encroachment on the North Property line. The email also included a copy of the warranty deed that has been approved by TIFA to be executed once the billed invoice amount is paid.

### **Discussion Property Acquisition at 116 Michigan Street**

There was a continued discussion of purchasing the property at 116 Michigan Street from Tom & Emma Everett. Tom and Emma had submitted an amended request to the TIFA Board in regards to what they would sell the property for. The request was for TIFA to purchase the property for \$65,000 TIFA to pay all closing fees as well as back property taxes and delinquent water/sewer fees. And that they would get 120 days to remove inventory from the two storefronts and a lease agreement for \$20/yr for 14 years for the small store front that currently holds the Radio Emporium.

-Gollnick moved, Hartshorn seconded to offer up to \$66,000, and no more, for the purchase of the building at 116 Michigan Street. Included in that price is \$1000 towards back sewer/water fees and property tax. Seller will have 30 days to vacate the building on the west side of property and 60 days for the center building and 365 days for the small store front that houses the Radio Emporium after that storefront is brought up to code and can be rented TIFA will give seller first right of refusal to rent store front at Fair Market Rent, payment of property will be paid with 80% due at closing and 20% held until all buildings are vacated or a year after closing or sooner.

Roll Call Vote: Yeas- Matthews, Gollnick, Hartshorn, and Penney Abstain: Everett Nays-None Motion Carried (4-0)

Also included in the Purchase Agreement:

TIFA will get all building trim/moldings etc., that are ornamental and original to the building.

Closing date to take place no later than October 31, 2019

Everett's to sign liability waiver

Everett's to ensure that there is a clear title to the property

### **New/Future Business**

Michigan Street Pavilion and Green Space Project

-Matthews moved, Hartshorn seconded to contribute \$10,000 with an option for an additional \$5000 later to the Michigan Street Pavilion/Greenspace Project.

Roll Call Vote: Yeas- Matthews, Gollnick, Hartshorn, Everett and Penney Nays-None

Motion Carried (5-0)

Next meeting will be Tuesday, September 3, 2019 at 7:00 pm per Meeting Schedule adopted February 2019.

Matthews moved, Hartshorn seconded to adjourn the meeting.

-Meeting was adjourned at 8:30 pm

Respectfully submitted,

TIFA Minutes August 14, 2019

Approved September 3, 2019

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