

**City of Reading  
Tax Increment Finance Authority  
Workshop/Regular Meeting  
October 1, 2019- 6:00 p.m.  
READING CITY HALL**

TIFA Workshop began at 6:00 pm on Tuesday, October 1, 2019- The TIFA Board Members met at the Reading Industrial Park with Tom Beste and Eric Blaz of BCC Agricultural to discuss future development of the remaining land in the Industrial Park. After walking the property and going over proposed plans the Board adjourned the workshop at the Industrial Park and moved to Reading City Hall for the Regular TIFA Meeting.

Regular TIFA meeting was called to order at 7:00 p.m.  
Roll Call found Matthews, Everett, Hartshorn and Penney present  
Absent: Gollnick (Excused)  
Kimberly Blythe, City Manager also present  
Guests: Tom Beste and Eric Blaz

**Approval of Minutes**

-Matthews moved, Hartshorn seconded to approve the minutes from the regular meeting of September 3, 2019. Motion Carried (4-0)

**Payment of Operating Bills- \$9,225.00**  
**Treasurer's Report/Financial Statements**  
**Total Cash \$295,252.62**  
**Payment of Bills**

-Hartshorn moved, Everett seconded to approve payment of the bills in the amount of \$9,225.00  
Roll Call Vote: Yeas- Hartshorn, Everett, Matthews and Penney Nays-None Absent- Gollnick  
Motion Carried (4-0)

**Treasurer's Report & Financial Statements September 2019**

-Matthews moved, Hartshorn seconded to approve the Treasurer's Report and Financial Statements for September 2019. Motion Carried (4-0)

**Public Comments/Communications Items:**

**Old Business/Ongoing Business**

**A. Updates:**

1. **Property Acquisition at 116 Michigan Street**-Waiting on information from Everett's in regards to the Deed.
2. **Ditton: Purchase Agreement for 119 Enterprise Drive**- Purchase agreement has been signed by both Alex Ditton and TIFA. There was an issue with a title insurance, so the Attorney will be requesting Mid-State Title to perform a title search to establish that TIFA has marketable title to the property, along with identifying any easements, liens, etc.

3. **Michigan Street Pavilion Campaign-** The Campaign was successful and we reached our goal and actually raised over \$55,000 through the Campaign and therefore will receive the \$50,000 match from MEDC for their Public Places Community Spaces Program.
4. **Michigan Street Improvements-** MTEngineering has completed the survey work and soil borings on Michigan Street and will continue with the plans for Michigan Street Improvements.
5. **120 Enterprise Drive- Pinnacle Propane Survey/Sale of Additional Property**  
Received an email from Steve Millholland of Pinnacle Propane asking if we had received a check from Pinnacle for the additional land. We have not received anything from them at this time.

### **New/Future Business**

BCC Agricultural presented a Development Agreement in regards to developing the remaining land for sale in the Industrial Park. After a lengthy discussion and more information needed for the proposed agreement, the Board would like the agreement sent to the Attorney for review and recommendations to BCC Agricultural' s Attorney.

It was the consensus of the TIFA Board to advertise and accept sealed bids for the window lentils that were removed from 150 S. Main Street.

Next meeting will be Monday, November 4, 2019 at 7:00 pm per Meeting Schedule adopted February 2019.

Hartshorn moved, Matthews seconded to adjourn the meeting.  
-Meeting was adjourned at 8:40 pm

Respectfully submitted,

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