

ORDINANCE NO. 25-22

FILED

JUN 24 2022

Belinda Munson
MUNCIE CITY CLERK

COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA
DESIGNATION OF ECONOMIC DEVELOPMENT TARGET AREA
(White River Plaza Area)

WHEREAS, the Common Council of the City of Muncie ("Council") is authorized under the provisions of Indiana Code 6-1.1-12.1-7 to designate up to 15% of the total geographic territory of the City as an Economic Development Target Area ("EDTA") for the purposes described herein; and

WHEREAS, an area of the City of Muncie which had been devoted to commercial uses has become distressed and is in need of inducements for renovation and new development as shown on the map attached as Exhibit A and including the real estate parcels identified in the attached Exhibit B, both of which are incorporated herein by reference (collectively, the "White River Plaza Area"); and

WHEREAS, designation as an EDTA will allow new improvements within the White River Plaza Area to receive tax abatement upon designation as an Economic Revitalization Area under Indiana Code 6-1.1-12.1-1 *et seq.*;

WHEREAS, the Muncie Economic Development Commission ("Commission") has favorably recommended that the White River Plaza Area be designated as an EDTA; and

WHEREAS, the Council has considered the recommendation of the Commission and has conducted a complete and proper investigation of the White River Plaza Area and determined that the area qualifies as an EDTA under Indiana statutes;

NOW, THEREFORE, IT IS FOUND, DETERMINED and ORDAINED by the Council:

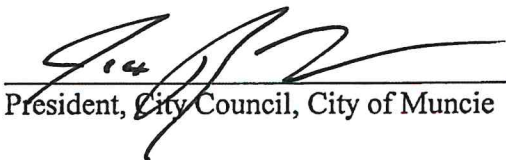
Section 1. That the White River Plaza Area has become undesirable or impossible for normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property.

Section 2. That the White River Plaza Area is hereby designated as an Economic Development Target Area under the provisions of Indiana Code 6-1.1-12.1-7.

Section 3. That this Ordinance shall be in full force and effect from and after its passage by the Council and such publications as may be required by law.

Passed by the Common Council of the City of Muncie, Indiana, this 1st day of August, 2022.

	Yeas	Nays	Abstained	Absent
Jeff Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Robinson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brandon Garrett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bradley Polk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry D. Dishman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roger Overbey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aaron Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Troy A. Ingram	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roza Selvey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



President, City Council, City of Muncie

Presented by me to the Mayor for his approval, this 1 day of August, 2022.



Belinda Munson, Muncie City Clerk

The above Ordinance is approved by me this 1st day of August, 2022.



Dan Ridenour, Mayor of the City of Muncie

ATTEST:



Belinda Munson, Muncie City Clerk

This ordinance is proposed by Council Member

A handwritten signature in blue ink, appearing to be "D. D.", written over a horizontal line.

This ordinance is approved in form by Controller

A handwritten signature in blue ink, appearing to be "J. A.", written over a horizontal line.

This ordinance is approved in form by Legal Counsel

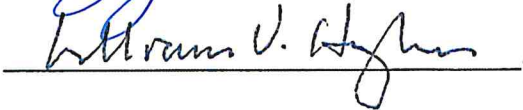
A handwritten signature in blue ink, appearing to be "William V. Hyman", written over a horizontal line.

EXHIBIT A

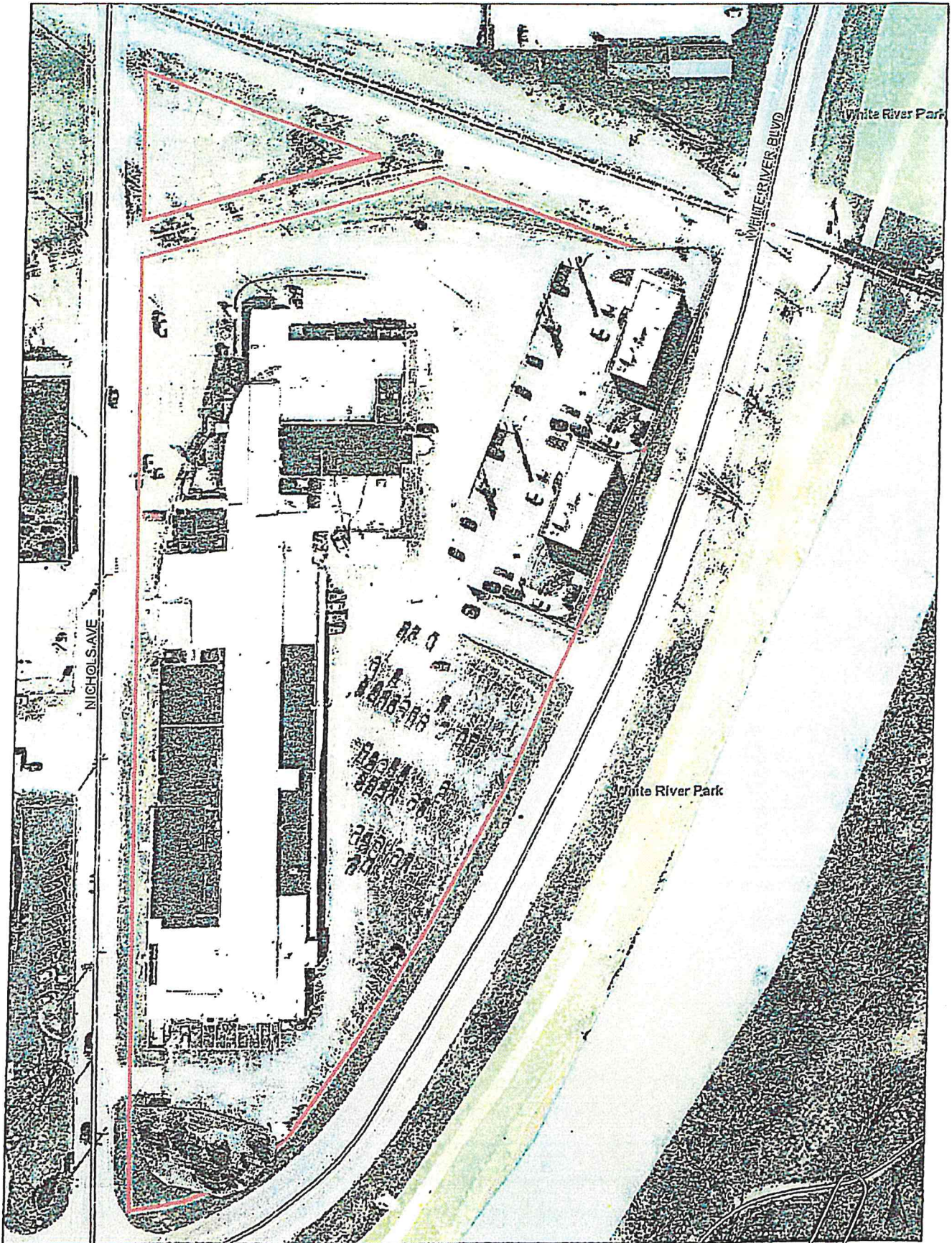


EXHIBIT B

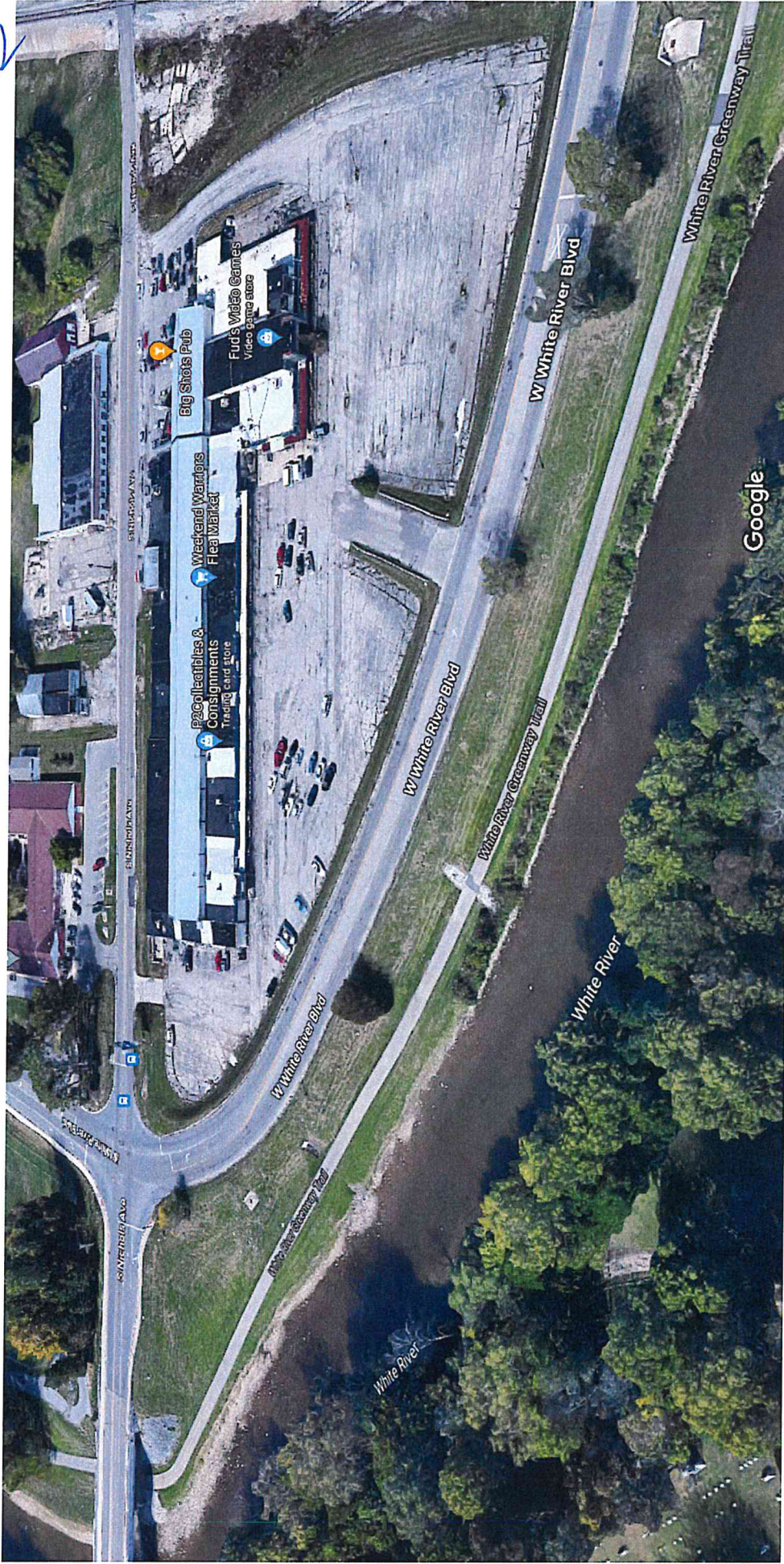
Tract 1:

A part of Out Lots Numbered Twenty-five (25), Twenty-seven (27), Thirty-three (33), Forty-four (44), Forty-five (45), Forty-six (46) and Forty-seven (47) in the West Side Addition also vacated streets and alley within said addition to the City of Muncie, as shown by the records of Delaware County, Indiana, described as follows: Beginning at a 5/8 inch iron pin at the point of intersection of the east right-of-way line of Nichols Street with the southerly right-of-way line of a side track of the Norfolk and Southern Railroad; thence north 74 degrees 52 minutes 26 seconds east 192.37 feet (assumed bearing) along the railroad right-of-line to a 5/8 inch rebar at the point of beginning of a curve, said point being north 15 degrees 07 minutes 34 seconds west 479.13 feet from the radius point of said curve; thence 64.75 feet easterly along said curve to a 5/8 inch rebar at the point of intersection of said right-of-way line with the southerly line of the main track of said railroad, said 5/8 inch rebar being north 07 degrees 22 minutes 55 seconds west 479.13 feet from said radius point; thence south 70 degrees 58 minutes 38 seconds east 216.39 feet along said right-of-way line to a 5/8 inch rebar at the curved westerly right-of-way line of the White River Boulevard, said rebar being south 77 degrees 05 minutes 57 seconds east 1899.59 feet from the radius point of said curve; thence southwesterly 760.35 feet along said curve to a 5/8 inch rebar at the point of compound curve which is south 54 degrees 09 minutes 59 seconds east 1899.60 feet and south 46 degrees 46 minutes 17 seconds east 245.39 feet from the respective radius points; thence southwesterly 93.75 feet along said curve to a 5/8 inch rebar at the point of compound curve, said rebar being south 24 degrees 52 minutes 57 seconds east 245.39 feet and south 20 degrees 52 minutes 52 seconds east 63.86 feet from the respective radius points; thence westerly 52.95 feet along said curve to a 5/8 inch rebar on the east right-of-way line of Nicholas Street, said rebar being south 33 degrees 33 minutes 13 seconds west 63.86 feet from the radius point of said curve; thence north 00 degrees 37 minutes 33 seconds west 743.14 feet to the point of beginning, containing 5.60 acres, more or less, and subject to a power line easement and to all easements of record. This property is commonly known as 700 South Nichols Avenue, Muncie, Indiana 47303. Parcel Numbers: 18-11-17-262-002.000-003.

Tract 2:

A part of Out Lot 33 in West Side Addition to the City of Muncie, Indiana, and lying north of the Norfolk and Western Railroad Siding, and more particularly described as follows, to-wit:

Beginning at the point of intersection of the east line of Nichols Avenue with the northerly right-of-way line of said Norfolk and Western Railroad Siding, and running thence north on the east line of said Nicholas Avenue, 113.79 feet to the southerly right-of-way line of the Norfolk and Western Railroad (Main Line); thence running southeasterly on said right-of-way line 204.65 feet to the northerly right-of-way line of said Norfolk and Western Railroad Siding; thence running westerly on said right-of-way line 200 feet, more or less, to the point of beginning. Commonly known as 612 South Nichols Avenue, Muncie, IN 47303. Parcel Number 18-11-17-256-001.000-003



Imagery ©2022 Google, Imagery ©2022 IndianaMap Framework Data, Maxar Technologies, Map data ©2022 50 ft

← 700 S Nichols Ave

All Street View & 360°

COPY

White River Plaza Rehab Project

Plan for Current Tenants

There are currently 19 tenants in the plaza. The most prominent being Big Shots Sports Bar, Fuds Video Games, Weekend Warriors Flea Market, Captain Rob's, Indy Craft Brew, Wizard's Keep, P2 Collectibles, Bob's Comic Castle and All Star Sport's Cards. All current tenants have been told they will be allowed to stay as long as they stay current on their rent.

Plan for Future Tenants

We hope to attract at least one food establishment to the location. We are also considering dedicating a large portion of the back of the building to temperature controlled self storage. The remainder of the building will be built out to attract small businesses such as salons, specialty shops, online sellers and office space.

Planned Improvements

- Make roof repairs for current tenants
- Repair/Seal/Stripe Parking Lot
- Replace roof on the Nichols Street side
- Replace facade
- New signage and green space at the South entrance
- Sell/develop lots in the Northeast corner

Scott Mick

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