



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, June 16, 2022, at 9:00AM in the City Hall Auditorium, First Floor, 300 N High St. Muncie, Indiana 47305.

Call to Order: President Jeff Howe called the meeting to order at 9:00AM.

- I. Roll Call:** President Jeff Howe, Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, and Shareen Wagley all present. School Board Jim Lowe was present.
- II. Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the May 19, 2022, MRC meeting. Isaac Miller moved to approve. Shareen Wagley provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- III. Claims:** Craig Wright, City Controller, noted a claim on page one for Donathan's Inspections this was asbestos inspections for three properties totaling \$1,050. Also, on the next page a claim for \$77,233.87, the payment for the Downtown Muncie grant. On the next page there is a claim for \$25,000, that is disbursement of funds from the 759 funds to the General Fund. Mr. Wright states a claim for \$40,000 to Muncie Downtown Development for the two-year contract with them. Mr. Wright asked for questions. Isaac Miller asked if the \$40,000 to Downtown Development was quarterly or twice a year. Craig Wright stated twice a year. President Howe entertained a motion to approve the claims. Lorraine Tomlin made a motion to approve the claims. Isaac Miller provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. City of Muncie Update – Mayor Dan Ridenour**
 - **Update on City Council discussion and action of proposed bond issue:** Mayor Dan Ridenour stated that City Council, at the June meeting, did not approve the bond. There was discussion and came back with a 9-0 vote to table the vote. The bond will be back on the table at the July City Council meeting. Mayor Ridenour stated he had a meeting with the State about the READI grant. If all regions that applied, East Central Indiana received \$15 million. The city put in several applications for the City of Muncie and one was approved this past Thursday for the McKinley Neighborhood, the area across from Muncie Central High School. It is for the Walnut and Columbus intersection in anticipation for the YMCA coming to that area. Mayor Ridenour stated he has reworked the MRC Budget and is asking for approval of funds to match the grant. He stated his disappointment with City Council not voting in favor of the bond for infrastructure

money paid for by MRC. President Howe stated he is inclined to not withdraw MRC approval and is also disappointed with the outcome of the City Council vote. The match was significant at about \$800,000 of money that we will not get. When we use our money for these projects, the other projects become at risk. The intention was for \$600,000 of the bond money be invested into the parks in the city. President Howe stated he would like to keep the authorization of the bond and not withdraw in hopes that City Council will reconsider their vote. He spoke on the possibility of not getting the bond and future projects that could be at risk without the bond. President Howe encouraged City Council to consider all pieces of the bond and projects. Mayor Ridenour stated President Howe did not state anything wrong and that it certainly limits MRC's opportunity. He stated President Howe mentioned previously that it is important to fill the pipeline. Mayor Ridenour stated he had discussions with those who are interested in the community and without the approval of the bond it limits the availability for infrastructure work in 2022 and 2023. President Howe stated the pipeline empties one way or the other. He stated they either fall out or go somewhere else. We must continue to look for opportunity and continue moving forward. Brandon Murphy confirmed that the mayor is asking for the approval of about four different items. He asked if that would cover all the matching funds. Mayor Ridenour stated no, it covers the READI project. He stated it would not cover the funds to take care of Till Pond, about \$350,000. Brandon Murphy asked if this is this a direct match. Mayor Ridenour stated with DNR and cannot be ARP Funds as matching funds, it must be our funds. Brandon Murphy asked, if we approve these four items and then City Council approves the bond, would the bond reimburse the funds? Mayor Ridenour stated he would like a motion to approve the projects that would resends upon acceptance by City Council. Brandon Murphy stated he is not supportive of the bond but is supportive of most of the projects. He stated he is not in favor of the \$600,000 to parks for Council members to use. Brandon Murphy moved to disapprove the \$600,000 for parks and specific city council districts. Mayor Ridenour stated his concern for that motion because it could cause additional legal and financial guidance expenses by changing the bond. Shareen Wagley asked Aubrey if we change the parameters of the bond can it still come before City Council in July? Aubrey stated what is tabled at City Council now is what will come up in the July meeting. Any changes would take an additional month. Mayor Ridenour stated this could cause interest rate risk. President Howe asked Brandon Murphy to restate his motion. Brandon Murphy stated his motion is to disapprove the \$600,000 in parks funding for certain City Council members. President Howe stated just that portion. Brandon Murphy stated just that portion. Isaac Miller provided second. Isaac Miller stated all the projects are wonderful and it is his opinion that the \$600,000 go to other infrastructure project and not to parks. He stated some of the council members would not know what to do with that amount of money and the \$600,000 is a part of the bond that feels necessary. President Howe entertained a vote to dis-appropriate the \$600,000. Commissioner Isaac Miller and Brandon Murphy voted aye. Commissioners Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted nay. Motion not passed with 3-2 vote.

Mayor Ridenour stated he understands the thinking and appreciates the votes. He is pleased that is passed so there are not additional legal and financial expenses. Isaac Miller stated for public knowledge that the Mayor has been incredibly good at discussing the bond with anyone who has questions. He stated the frustrating part of sitting in the council meetings where council members act as if there was no communication from the mayor. That is not factually accurate. Mayor Ridenour stated we shared it in a joint meeting with Council members and MRC, where three of the council members attended. He stated in that meeting the bond contents were shared in detail so that there would be feedback from everyone on this type of borrowing.

- Budget:

- **Authorize \$58,000 expenditure for street, sidewalk, Canan Commons, and Holiday maintenance in Central District TIF:** Mayor Dan Ridenour asked the Board to review the budget sheets provided. We have funds that are specific for certain regions and if you look in the Central District the first expenditure is for the street, sidewalk, Canan Commons, and Holiday maintenance. To cover the cost of maintenance is about \$29,000 per year, therefore he would like to take one third of what is available and next year he will come back for more. Mayor Ridenour stated the second portion of this is for upgrading Christmas lights. Funds will come from restricted funds. Shareen Wagley stated the phased in Christmas where \$12,000 would be spent on lights. She stated if we are going to spend 58,000 on maintenance and holiday expense that we go ahead and approve for all of it. Shareen Wagley stated it would be for \$70,000. Mayor Ridenour spoke about the trees around Canan Commons with Downtown Development. Shareen Wagley stated she would prefer to do it all at once. President Howe entertained a motion to approve the \$70,000 for maintenance and holiday expenditures. Shareen Wagley moved to approve. Brandon Murphy provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- **Authorize \$87,279.45 to pay for parking renovations at Markets on Madison – Southside TIF District TIF Funds:** Mayor Ridenour stated we went ahead and ordered the parking lot reconstruction to being. We have money that must go to Southside and asked the Board to approve \$87,279.45 that goes to the parking lot demolition. President Howe asked if that item and will the next item be impacted if the bond is approved. Mayor Ridenour stated the second one. He stated he intended for the Southside money be used rather than sit in the bank. Lorraine Tomlin moved to approve. Isaac Miller provided second. Commissioners Isaac Miller, Brandon Miller, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- **Authorize \$400,000 for renovations at Markets on Madison – Consolidated TIF:** Mayor stated this would come directly from our cash and with legal guidance where this does not come from cash if the bond is approved in July. He stated this is the rest that we need to green up the parking lot. Mayor Ridenour stated the plans for the parking lot and discussed all the work that has already been done. President Howe stated if there is a

motion it should include a provision that the expenditure not come from our funds if the bond is approved. Shareen Wagley made a motion to approve the renovations to Markets on Madison authorizing this is contingent on the approval from City Council. Brandon Murphy asked if we have the ability to get matching funds on Till Pond, which should be a higher priority project. Mayor Ridenour stated that is an interesting point. He stated Brick Red Systems is looking to hire this fall and Till Pond construction would do not start until 2023. Murphy asked if we have ability to raise funds from some other source. Mayor Ridenour stated he is working on that. Murphy clarified that we are not surrendering on the Till Pond. Mayor Ridenour stated no. Brandon Murphy provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

- **Authorize \$500,000 for McKinley/Whitely READI project at Walnut and Columbus – Consolidated TIF cash:** Mayor Ridenour stated this is for the McKinley/Whitely READI project, it is the Live Learn neighborhood, for construction at the Walnut and Columbus intersection. Mayor Ridenour stated there is a lot that is involved in the READI grant, include demolition and 50,000 in matching funds to help homeowners improve their properties. He stated the traffic study results came back and there is no measurable impact by having the YMCA there. Mayor Ridenour stated we ordered the engineering to make sure the drawings are appropriate. We want to make sure the drawing fit in the intended area \$500,000 is our match to the READI grant. President Howe stated we have had discussion on land bartering. He asked if the movement on that development hinged upon this happening. Mayor Ridenour stated the developer asked if the project was dead and replied it is not dead There are a couple of developers looking at this project. President Howe entertained a motion to approve the READI project. Isaac Miller moved to approve contingent if the bond does not pass. Lorraine Tomlin provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- **Hotel Feasibility Study Update:** Mayor Ridenour stated the feasibility study is nearing completion. He has plans to meet with them next week and plans to meet with the developer later in the month. We hope to continue to move forward, in a couple of years. He stated as soon as the study comes in, he will make it known.
- **Appraisal on Storer Properties:** Mayor Ridenour stated he has received one of the appraisals and reached out later last week and this morning for the second update. He stated we will reach out as soon as he has the second update.
- **225 S Madison Street Update:** Mayor Ridenour stated we ordered the updated Phase 1, and the work has been started. He stated there was a slight delay due to a signature missing. The request has been signed and the Phase 1 started. President Howe asked if everything still is good with the prospective purchaser. Mayor Ridenour stated yes.
- V. **Deed for 1424 W 9th from MRC to Djuane McPhaul:** Mayor Ridenour stated we have a property at 1424 W 9th St that was sold on an agreement that they would make repairs. It was sent to Ben on the legal team and everything was completed. Mayor Ridenour stated the President needs to sign off on the deed for the property. We

received two offers on properties, 1001 and 1005 N Blaine. Ms. Barnes, 1013 N Blaine St., has an interest in these two properties to put a manufactured home on these lots. President Howe asks if this would be the primary residence. Ms. Barnes stated yes. Mayor Ridenour stated these are two properties are not part of other projects, so Ms. Barnes has done the applications and made an offer of \$100 apiece. He stated this will be sent to the Land Bank upon approval. Brandon Murphy stated the process usually works by publishing a notice in the newspaper. Mayor Ridenour stated they were previously; we can accept any reasonable offer the commission decides. Brandon Murphy made a motion to refer the offers to the Land Bank. Isaac Miller provided second. Commissioners Isaac Miller, Brandon Murphy, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Mayor Ridenour asked the commissioners for any additional questions. Isaac Miller asked if work was already being done on Storer. Mayor Ridenour stated work has been started and spoke on the plans of the project.

VI. Other Business

- **Community Development:** No comments.
- **Muncie Land Bank – Nate Howard:** Nate Howard is following up on the two bids that the Land Bank evaluated on May 9, properties 1511 E Streeter and 703/705 W Adams. He stated both applications have been vetted and the approval is to recommend that they are received. President Howe clarified that the second property is just for vetting to make sure there is enough liquidity to be able to make the proposed improvements. Nate Howard stated yes, both bidders were contacted and followed up on.

- VII. Commission Member Comments:** Isaac Miller spoke on his attendance at the June and May City Council meeting. He stated it is valuable for commission members to attend the meetings. Isaac Miller stated it was incredibly frustrating that our efforts as a commission and the mayor's efforts to continue economic and redevelopment be shot down because of lack of research. He stated when the bond was introduced, he was not a fan of it, however, the southside of Muncie needs many of the projects and they need them finished to further create development long term. Isaac Miller stated along with this the ability to earn almost double in matching grant funds many of which we were encouraged to apply for these by state agencies. He stated his biggest frustration is we continue to hear from council members on whether this is the best option. Isaac Miller stated the council persons can vote on items they have done little research on. He stated he has sat on the commission for almost two years as an appointed member by that council, not one council member has reached out for research on anything the MRC does. He stated except for council member Brad Polk and council member Aaron Clark. Isaac Miller stated for the members to sit on the council and say they are being fiscally responsible but do no research themselves. He stated this a failure to do their jobs. Isaac Miller stated the MRC cannot do their job unless City Council does theirs. Isaac Miller stated the city then lacks economical and redevelopment that it desperately needs. He stated economic development officials

from Indiana, from other states, from large corporations and companies, are watching and notice when things do not get passed. Isaac Miller hopes that City Council will do some research this month and reach out to one the appointed members.

VIII. Public Comment (3 minute each): No public comments.

IX. Adjournment: Jeff Howe motioned to adjourn at 9:50AM.

The Muncie Redevelopment Commission will meet again on July 21, 2022, at 9:00AM