



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, October 20, 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 Steve Prybylla, Lorraine Tomlin, and Shareen Wagley all present. School Board Jim Lowe was present. Commissioner Isaac Miller was absent.
- II. **Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the September 15, 2022, MRC meeting. Shareen Wagley moved to approve. Steve Prybylla provided second. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- III. **Claims:** Deputy Controller, Matt Wagley, provided the claims.
  1. Claim on 10/7/22 to Fredrick's Services for demo work next door, amount \$37,500.
  2. 9/30/22 for Commercial Recreation Group for playground equipment for Jack's Park renovation.Jeff Howe asked for clarification on the 10/7 charge for \$5,500 to Bell Services. Matt Wagley stated that is for mowing of the MRC lots. Lorraine Tomlin made a motion to approve the claims. Shareen Wagley provided second. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. **City of Muncie Update – Mayor Dan Ridenour.**
- V. **Budget – Mayor Ridenour gave an update on balances and proposed expenditures to the commission members. See attached.**
  - **Parks** –An update is to come in next month's meeting.
  - **Phase Two Riverfront**– Mayor Ridenour provided an update. Details to benefit all parties are being coordinated. All tenant parking will be onsite, the city will not have to provide parking for the rent paying tenants.
  - **Acreage North of Till Pond** – Mayor Ridenour stated the Till Pond Park has sparked interest in the 17 acres north of Till Pond. A developer from Atlanta, GA has 17 acres under contract, doing all their due diligence. They are looking to build a 200 plus apartment complex that would have one-, two-, three-, and four-bedroom apartments. Local surveyors and local engineering firms are being used in the process. Plans include an inground pool, clubhouse, pickleball courts, basketball courts, a park, and

a playground area for residents of the apartment. This is in a TIF District. Borrowing money will not be an option for this project, the city will not go into debt for this project. The council members and neighborhood are excited and in support of the project. Jeff Howe stated this will cause a considerable increase in tax revenue.

- **Land Acquisition** – A press release has been issued from Ball State stating they are going to deed 12 acres to the City of Muncie. We are looking to do something along the lines of Storer Estates with a minimum of half-acre sized lots. This could be very helpful in recruiting and retention of new city residents. It is not in a TIF District and will not be put in a TIF District.
- **Acquisition of YMCA Property** – Jeff Howe stated the purchase agreement will be signed today with a two-year term with the option to extend for six months if necessary. Attorneys have documented and the documents have been signed. Mayor Ridenour stated that the YMCA is very close to moving forward, they have raised funds.
- **Eastside Hotel** – Mayor Ridenour stated there are developers interested. Conversations with the neighbors, the AMA, and the Country Club have occurred regarding the possibilities. The developer is looking at additional land. The City is not an owner of the property, so the negotiations are happening between the property owner and the developer. The property is not sold nor is it under contract.
- **READI District Zoning Changes** – Mayor Ridenour stated this is on the November Planning Commission Meeting agenda and then will go to City Council. Three zoning changes will be made:
  1. Central Business District – Walnut and parts of Columbus. A district for buildings that are touching including retail and restaurants. A connector between the new YMCA location, Muncie Central, and the Cardinal Greenway.
  2. R5 Zoning – Parts of N Walnut, parts of Columbus and parts of Elm. This zoning allows for townhomes and zero lot line homes. It allows for some flexibility but not retail. Residential Single-Family/Overlay District. No adult business and with property restrictions. Build how you want, except you cannot do this with height requirements.
  3. Conservation Recreation – Area east of Elm and north of Columbus. It will always be green space potentially including simple park designs.
- **McKinley Live Learn Neighborhood DAC Acquisitions** – Mayor Ridenour stated we have purchased through DAC 710 N Walnut, 801 E Columbus, and 655 N Mulberry as part of the READI grant. A local investor, Servesting, owns 718 N Walnut. MRC owns 812 N Walnut. 812 N Walnut is next to a property that the local investor owns. Mayor Ridenour offered to trade 812 N Walnut for 718 N Walnut. Legal counsel offered the information that this is well within the MRC power statutorily

to complete a project to do land swaps. Lorraine Tomlin made a motion to approve the land swap of 718 N Walnut for 812 N Walnut. Steve Prybylla provided second. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed. Legal counsel made clear that the MRC has approved an exchange of property owned by the MRC at 812 N Walnut will be transferred to Servesting in exchange for and will receive ownership of 718 N Walnut will be transferred to the MRC.

Mayor Ridenour stated he would like to request an additional trade of three lots. 719 N Mulberry and 804 N Jefferson were received from the county for zero dollars and 741 N Mulberry was purchased for \$4,600. Those three would be traded for 701 and 703 N Mulberry and 716 N Walnut. All six are empty lots. The trade of the properties would include compensation for the difference in what the two parties paid, which is \$6,500. Ocean Life is the owner of the properties. Jeff Howe asked legal counsel if this can be done in one transaction. Legal counsel suggested that this is not dissimilar to the previous transaction, it just includes monetary compensation, it is an equal value land swap. Legal counsel stated that because of the low price being paid, there is no required appraisals. This is well under the threshold, no need for any additional administrative research. Lorraine Tomlin asked the amount being paid. Mayor Ridenour stated that it is a trade for three lots with the monetary compensation of \$6,500. Legal counsel stated the proposal would be: Ocean Life transfers to the MRC properties located at 701 N Mulberry, 703 N Mulberry, and 716 N Walnut in exchange the MRC will transfer to Ocean Life 719 N Mulberry, 741 N Mulberry, and 804 N Jefferson and will also pay \$6,500 in cash. Shareen Wagley made the motion to accept legal counsels wording. Lorraine Tomlin provided second. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Mayor Ridenour stated the McKinley Live Learn Neighborhood has meet as a group for over three years with an MRC member, the school system, the neighborhood, Minnetrista, and the Community Foundation. There are developers interested in this area. This will not be put in a TIF District. The tax revenues will go to help the general fund to help our employees, our school system, our libraries, the Sanitary District, MITS, Center Township, and all other entities that share in the tax revenues.

- **Request for Property Purchase** – Mayor Ridenour stated a local builder Tru Builders is interested in purchasing 3 lots In McKinley Live Learn Neighborhood. The MRC owns 808 N Mulberry, 836 N Jefferson, and 726 N Jefferson. The local builder does net zero carbon construction. The offer

MRC – Regular Meeting Minutes – October 2022

is \$1,000 per property with the intent of putting single-family homes in those areas. The mayor's intent is to get all those lots back on the tax rolls and provide new housing for residents. Jeff Howe asked if these lots have been offered for sale previously. Mayor Ridenour stated yes. Legal counsel stated the deed will be a quit claim deed. Legal counsel suggested to make a motion to approve the sale of 808 N Mulberry, 836 N Jefferson, and 726 N Jefferson to Johnathan Chambless for not less than \$1,000 by virtue of a quit claim deed. Lorraine Tomlin moved to approve. Shareen Wagley provided second. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed. Legal counsel stated for clarity that because these properties were previously offered at public sale and did not receive bids and greater than 30 days have elapsed the MRC is empowered to enter private negotiations and no longer bound by any prior appraisals that would have locked in that price for a certain amount of time.

- **Storer Estate Update** – Mayor Ridenour stated paving is hoped to be started in the next two weeks which will make that near completion. The underground work is completed and in the next two or three weeks the streets should be put in. Legal counsel asked with the anticipation of the roads being completed that will be the last key stone to be able to close on those lots. Mayor Ridenour stated yes.
- **Riverbend Flats** – Mayor Ridenour stated this is close to completion and will then become a benefit to tax revenues at the MRC. There will be some tax abatements. This has sparked some new developments in that area, one being a restaurant.
- **Community Development Properties** – Jeff Howe asked if the mayor will be bringing offers formerly presented by Zane Bishop. Mayor Ridenour stated he will bring offers Community Development does not handle that anymore.
- **Muncie Land Bank** – Nate Howard provided an update to the commission. See attached on last page.

**VI. Commission Member Comments** – Lorraine Tomlin asked if there has been any progress on Miller Valentine getting started on their project. Mayor Ridenour stated there were some title issues with that. He stated the construction companies are experiencing delays due to staffing issues and material supply issues.

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

**VIII. Adjournment:** Jeff Howe motioned to adjourn at 10:00AM.

The Muncie Redevelopment Commission will meet again on November 17, 2022, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

<u>Funding sources to area</u>	<u>Investment</u>	<u>10/17/2022</u>
Mail TIF	\$ 389,746.57	
Madjax TIF	\$ 7,909.52	
Central TIF	\$ 82,885.15	
Southside TIF	\$ -	
Markets on Madison	\$ 452,279.45	
Village Parking Garage	\$ 141,493.25	
WRLofts Phase 2 Public Space/Streets	\$ 1,200,000.00	
McKinley/READI	\$ 500,000.00	
TillPond	\$ 300,000.00	
Parks	\$ 548,974.23	
<b>Total Focused funds</b>	<b>\$ 3,623,288.17</b>	
<b>Consolidated TIF Cash Balance 10/17/22</b>	<b>\$ 1,584,888.30</b>	
Other Cash Accounts as of 10/17/22	\$ 239,528.41	
Demolition Phase #2	\$ (75,000.00)	22-Oct
	\$ -	
Parking Lot	\$ (150,000.00)	22-Nov
Purchase and DEMO 317 W Gilbert	\$ (165,215.00)	22-Nov
McKinley Neighborhood	\$ -	Bond
Markets on Madison (fka Southway)	\$ -	Bond
Parks	\$ -	Bond
Tillpond Park	\$ -	Bond
YMCA current building purchase in 2024	\$ -	
WRL Phase 2	\$ (500,000.00)	22-Dec
	\$ -	
<b>\$1,994,775.15</b>	<b>\$ 934,201.71</b>	
Tax Revenue for December 2022	\$ 1,959,693.86	
Debt Payments January 2023	\$ (1,427,878.00)	
Revenue from EDIT- Madjax	\$ 50,000.00	
Revenue from EDIT- Canal District	\$ 112,500.00	
Hotel Project Land / Other Projects	\$ (250,000.00)	estimated
<b>Estimated Consol. TIF Funds 12/31/22</b>	<b>\$ 1,378,517.57</b>	

### Morningside

**Anthony**

**Halteman**

**jacks**

### Covins

## Heekin

Bah

## Skate

**Tuhey Repairs**

18000.00

55000.00

75000.00

80000.00

20000.00

75000.00

22000.00

220000.00

35000.00

6000000.00

**-5765.27**

0.00

0.00

**-2389.00**

00:00

**-31300.80**

00:00

-6751.25

**-4819.45**

**-51025.77**

12234.73

55000.00

75000.00

77611.00

**20000.00**

43699.20

**22000.00**

213248.75

30180.55

548974.23

9/14/2022

**Muncie Land Bank Update**  
**MRC Meeting: 10.20.22**



- Four properties bids were approved by our AD Committee this month (2412 E Indiana Avenue, 2412 Adj E Indiana Avenue, 2200 E Purdue and 1913 N Garnet). Upon approval tomorrow at our monthly board meeting, we will close on these properties and get them into local folks' hands.
- We facilitated two workshops with neighborhood associations on the Southside of Muncie related to our Strategic Inventory Buildup project. The aim of these meeting is to get input from local residents about asking which abandoned properties in their neighborhoods are the most important, which are the biggest problems, and which properties could be used for future redevelopment.
- We acquired one tax certificate at this fall's Tax Sale. We acquired for a gentlemen who had attempted multiple times to get the legal process done and was unable to...
- An update on our properties with structures - We have done Level 1 Assessments for all of them, started the renovation spec process for three of them that we feel are most promising. All the properties will be placed up on our website next week...we'll start taking interested folks out for sites visits...bidding will start in December.
- It has been a process of actually figuring out the best way to do this. We have consulted with a number of land bank here in the Midwest. A lot of folks do deed in escrow for these kinds of properties. Due to a number of reasons, title companies here locally don't do that, but we have come up with creating purchase agreements/deeds with restrictions as a tool to give us some recourse to make sure folks do what they have stated they will do.
- First Friday...had about 25 folks show up...which was encouraging. A number of you were there, want to thank the Mayor and Mr. Howe for making it. It was a first step to trying to get folks in the same room to have strategic conversations related property abandonment and housing development. We realize there are a lot of great things the city is doing related to these topics, but we hope to add to the effort and we think this kind of space can be really helpful .
- Questions or comments?

