



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, November 17, 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, Isaac Miller, Steve Prybylla, Lorraine Tomlin (tardy), and Shareen Wagley all present. School Board Jim Lowe was present.
- II. Agenda:** President Howe stated for public knowledge that the public comment rules and policies will be adopted in a resolution today. He stated those wishing to speak during public comment must sign the sign-up sheet prior to the public comment time, located at the podium. President Howe stated the Resolution 2023-02 will be discussed in the meeting regarding the 12.36 acres being granted to MRC from Ball State University. He stated the official resolution to adopt that will be added under agenda item VI. Legal counsel suggested to move the election of officers to item III, before approval of minutes of the last meeting. President Howe entertained a motion to proceed with the agenda. Commissioner Shareen Wagley moved to approve the agenda. Isaac Miller provided second. Commissioners Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Isaac Miller abstained from the vote. Motion passed.
- III. Election of Officers:** President Howe entertained an election of officers for the 2023. Isaac Miller nominated Jeff Howe to be President. President Howe asked for any other president nominations. Isaac Miller made a motion to accept the nomination of Jeff Howe to be President. Shareen Wagley provided second. Commissioners Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Shareen Wagley nominated Isaac Miller for Vice President. No other nominations were made. Shareen Wagley moved to approve the nomination of Isaac Miller for Vice President. Jeff Howe provided second. Commissioners Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Shareen Wagley nominated Lorraine Tomlin for Secretary. No other nominations were made. Shareen Wagley moved to approve the nomination of Lorraine Tomlin for Secretary. Isaac Miller provided second. Commissioners Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

- IV. Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the December 16, 2022, MRC meeting. Shareen Wagley moved to approve. Steve Prybylla provided second. Commissioners Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Isaac Miller abstained from the vote. Motion passed.

- V. **Resolution 2023-01:** President Howe stated Resolution 2023-01 is for the adoption of public comments and adjournment rules and policies. President Howe entertained a motion to adopt the rules and policies. Steve Prybylla made a motion to approve Resolution 2023-01. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed. Reference attachments for detail.
- VI. **Resolution 2023-02:** President Howe stated Resolution 2023-02 is to approve the gift of 12.36 acres of land from Ball State University. The land is located south of Farmington and west of Everett Road. The hope is to develop this land into housing. President Howe entertained a motion to approve Resolution 2023-02. Isaac Miller made a motion to approve. Lorraine Tomlin provided second. Commissioners Isaac Miller, Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Motion passed. Reference attachments for detail.
- VII. **Claims:** Craig Wright, City Controller, stated that the claims have several bond payments that take place every January. Jeff Howe asked about the claims for the Muncie Land Bank. Mr. Wright stated that there is one for \$15,000 per resolution 2021-03 pilot program and the second for \$16,666.67. Shareen Wagley asked that the bond payments were for the five current bond payments. Mr. Wright stated that is correct. Shareen Wagley asked if that included the newest bond. Mr. Wright stated no. President Howe entertained a motion to approve the claims. Isaac Miller made a motion to approve. Lorraine Tomlin provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- VIII. **City of Muncie Update – Mayor Dan Ridenour.** Mayor Ridenour provided an update on the following items.
- **Financial Results:** Mayor Ridenour stated that in the packets have the financial status, this is not a budget. There are funds that are part of previous TIF Districts, money that must be spent in the mall area, in the Madjax area, and the Central TIF. The Central TIF is earmarked for maintenance downtown, \$40,000 per year. The consolidated cash balance as of January 13th is \$1,013,507.64, after the bond payments. The Storer lots are listed. The MRC committed to put in \$170,000 toward Storer Estates park, not paid yet because construction was delayed. There will be another \$230,000 that will come out of the consolidated TIF to help with the matching funds of the READI grant. The bond for infrastructure loan was subtracted from that to provide a net figure. 317 W Gilbert, there is money for a parking lot and infrastructure. AEP has provided an estimate for utility work. Potential projects are the White River Lofts Phase II. The Eastside Hotel is a hopeful project. The purchaser is hopeful to acquire the full 70 acres of land. The YMCA is a hopeful RFP for 2026. There has been interest on the space. Isaac Miller asked if there was a formal leasing agreement on the YMCA. Mayor Ridenour stated yes. There is a company interested in the east side for a factory building. A group that has acquired a building near downtown will be presenting soon. Discussions have been had with the Farmington Neighborhood Association; the main item is that they do not want Riggins to go all the way through to become

a heavily traffic road. There are local developers and builders interested in the twelve acres. An update is to be proved Thursday on Southern Terrace, another housing project. This is another tax credit project, with 30 plus applications. It will provide single family homes on seven lots in the Industry neighborhood, 2 lots in the Blaine Southeast neighborhood, 10 lots in Whitely, 1 in the Eastside neighborhood, and 25 on the Southside all owned by the MRC. This is very similar to City View. The tax credits are required to make it work and they take time. The lots would be back on the tax roll if this happens.

- **Infrastructure Bond Funding Update:** The infrastructure bond is listed in the packet; some have not been touched. White River Lofts, the public space, and Till Pond have not been touched. The Till Pond grant is still to be determined. Till Pond could be \$1 million; \$500,000 from foundations and mayor EDIT funds, the MRC is putting in \$300,000.
- **Markets on Madison:** Additional reconstruction of the parking lot, which is an entryway to our city. There are plans for a retention pond, sidewalks, etc. There has been recent activity on the space, the landlord is not interested in seeking additional tenants until Spring when the parking lot is done.
- **Village Parking Garage:** There is money allocated for this, which Deputy Mayor, Richard Ivy is working on.
- **McKinley READI District:** Funds have been put in and had some property work done. One of the buildings is being demolished and two more are scheduled to be demolished.
- **Parks:** Out of the \$600,000 budgeted for park infrastructure, we spent \$13,408.11 as a total in December. The amount is down to \$454,552.64 for the 10 parks that are earmarked to help pay for infrastructure. The pickleball court is ordered for Halteman. The City of Muncie appreciates the MRC's help with the infrastructure work.
- **Michaels Place Apartments:** The corner of Memorial and Tillotson, developer Atlanta group. This is in the early stages of due diligence. This requires state tax credits to make that work.
- **225 S Madison:** If the City would like to keep the property the purchaser would potentially be willing to not move forward. There is interest from the Fire Department. The sale may not happen if that is determined the best route. Lorraine Tomlin asked if we knew for sure the billboard could not go back up. Mayor Ridenour stated that he is unsure of that. Legal counsel stated it can be rebuilt but only to the existing state. It cannot be enhanced.
- **River Bend Flats:** The apartments at Memorial and Burlington, beginning to lease in March or April. This is in a TIF District.
- **City View I and II:** Scheduled to start construction in mid-February.

IX. Other Business

- **Muncie Land Bank** – Nate Howard provided an update to the commission. See attached document on last page.

X. Public Comment (2 minute each):

- Rick Yencer, not address given, stated that it came to his attention that this board was trying to restrict the measures for public comment. He stated it was passed today, but they did not tell the public what the measures are going to be. Mr. Yencer reminded any board or government, schools, or others that speech is guaranteed in the U.S. Constitution by law. He stated that any effort to restrict free speech in public meetings violates the Constitution. Mr. Yencer stated that we have reached a peak in building housing with marginal population growth. He asked who is going to live in them. He stated the future of this group should be more in industry and business. Mr. Yencer stated even though the developers that come in from out of town, get tax credits and breaks, they still do not use local labor and suppliers. He stated that does not promote the economy. Mr. Yencer suggested that with the millions of dollars you have, there are needs that should be addressed. He stated there is a great food desert on the east side and with the talk of a factory coming to the east side, something needs to be done. Mr. Yencer stated that there are a few garden projects floating around neighborhoods and with the Department of Agriculture. He stated they need help, they were not in line for Federal stimulus money, one funded but no action. Mr. Yencer stated the food desert needs some direct action from government for urban gardens, markets, and other markets to feed the people. He stated that one in five here are not only poor, but they are hungry. President Howe thanked Mr. Yencer for his comments.
- Zane Bishop, 1301 N Jefferson, stated he encourages the board with the project in Farmington and out by the Tillotson Overpass to analyze the upfront costs and the long-term maintenance obligations prior to construction, run the numbers. He stated particularly against how much is going to come in. The River Front project turned out well, there is great assessment on it, but is a much higher density and uses largely existing infrastructure. Muncie is already pretty spread out and has several unmet maintenance obligations. Mr. Bishop encourages the numbers to be run prior to doing anything, particularly new infrastructure projects. He thinks the mayor talked about south side terrace and it is great to use existing infrastructure. Those are probably preferred rather than continuing to spread out. We can continue to build our existing neighborhoods and bring up the assessed value on those individual lots while also having a greater trickledown effect on adjacent properties. Mr. Bishop stated that 225 S. Madison regarding the billboard, there was a BZ case that the mayor and he attended in 2021 where the billboard was approved to be rebuilt. He stated not as existing but to modern standards. Mr. Bishop also asked that the commission nonprofits to be prudent in land they own and that the city do the same. A contract buyer was willing to invest in the property and pay taxes on it and he thinks that the same should be extended to the city as well. President Howe thanked Mr. Bishop for his comments.
- Christopher Bilbrey stated that he wanted to reiterate what Mr. Yencer said. He stated that he is worried about the attempt to limit people from speaking. Mr. Bilbrey stated you have a first amendment right to speak without giving your name or address at any meeting. He stated he generally gives his name, if asked

from now on he will not do that. Mr. Bilbrey stated that the reason he is here today is to find out if you guys can recall when you voted to enter into the agreement with either DAC or the developers next door to allow the mayor to enter into the agreement that was signed on October 19th 2021. He asked if the board ever voted on that? President Howe stated this is your comment time, ours is coming up after public comment. Mr. Bilbrey stated that the City Council has not voted on it, the Board of Works has not voted on it. He stated that we found that the money come out of the MRC fund. Mr. Bilbrey stated the minutes are no longer on the city website and would like to know if we can start working on that. He stated to make sure that the meeting minutes be put back on the website so the public can be aware of the minutes. Mr. Bilbrey stated that by watching the videos he has been unable to locate a vote. President Howe thanked Mr. Bilbrey for his comments.

XI. Commission Member Comments:

- Shareen Wagley made a comment that the minutes of the MRC along with the agendas are on the city's website under the MRC.
- Lorraine Tomlin made a comment to apologize for being tardy to the meeting.
- Isaac Miller commented to reiterate Shareen Wagley's comment that the meeting minutes are on the website. Mr. Miller stated that he has them pulled up and can see them right now from October of 2021.
- Jeff Howe stated his comments. He stated that it is his understanding and have consulted with legal counsel, for those who are watching, that the adopted rules for public comment to control the time of the meeting and give people the opportunity to speak. Mr. Howe stated that it is not an obligation and that we have tried to accommodate public speaking that is relevant to the topics that we are here to discuss and relevant to the topics that the commission is charged to do. He stated that it is to also keep some sense of order. He stated as it relates to the pursuit of opportunity related to housing, he had a conversation with General Myers chairman of the Joint Chiefs. Mr. Howe asked his perspective on things that were happening. The response was that we have people watching the battlefield through the straw because that is their area of responsibility. They look at things they are responsible for, the area that they have concerns about. He explained that General Myers' job was to step away from the straw and look at the whole field. The MRC is charged to see the whole field, looking at housing opportunities to respond to a housing need. He explained that at the Economic luncheon the other day, they talked about there being more housing, however it was not housing desirable to the people coming into the market that want to live and work here. Mr. Howe stated if they do not want to live here, they will not come. He stated that we do not know if we will be 100% accurate every time, but we try to listen to our friends in the real estate business and the people that we talk to that are considering our market. Mr. Howe explained that he looks what has happened over the last year and the investments that we made, it looks like we are on the runway for a few projects to produce about a million to a million and a

quarter of property taxes. He stated some of that on property that never generated property taxes. As we work to do those kinds of things, those are dollars that come into the community. He stated that he wants folks to understand that we have stepped away from the straw, we are trying to play the whole field, and help meet the needs to help Muncie prosper. Mr. Howe stated that we will continue to invite folks to make public comment, but will hold them to be relevant to the conversations, topics, and charges of the MRC. He stated that there will be time constraints so we can have time to address the other work we need to do.

XII. Adjournment: Jeff Howe motioned to adjourn at 9:55AM.

The Muncie Redevelopment Commission will meet again on February 16, 2023, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

Commissioner Lorraine Tomlin

RESOLUTION NO. 2023-01

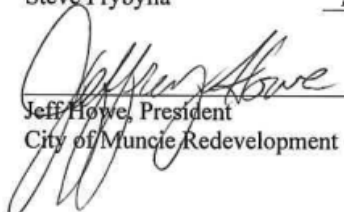
**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
ESTABLISHING THE RULES OF PROCEDURE OF THE CITY OF MUNCIE
REDEVELOPMENT COMMISSION**

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized by IC 36-7-14-8(g) to adopt rules it considers necessary for the proper conduct of its proceedings, the carrying out of its duties, and the safeguarding of the money and property placed in its custody;

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

The Rules of Procedure of the City of Muncie Redevelopment Commission are hereby established as set forth in the attachment hereto. The foregoing resolution is hereby adopted by the affirmative vote of the Commission the 19th day of January, 2023. The rules are established and effective immediately and shall remain in effect until their amendment or repeal.

COMMISSIONER	YEA	NAY	ABSTAIN	ABSENT
Jeff Howe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shareen Wagley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Issac Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorraine Tomlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steve Prybylla	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Jeff Howe, President
City of Muncie Redevelopment Commission

RESOLUTION NO. 2023-02

**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
ACCEPTING A GIFT OF REAL PROPERTY**

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized by IC 36-7-14-12.2 to accept gifts of Real Property for the redevelopment of areas needing redevelopment that are located within the corporate boundaries of the unit;

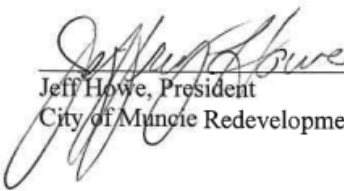
WHEREAS, the Commission was presented with an opportunity to receive a gift of 12.36 acres of real estate from Ball State University, identified as Parcel No. 18-07-31-200-003.000-002 in Muncie, Indiana (as legally described in Exhibit A hereto); and

WHEREAS, the transaction is prepared to close upon the approval and acceptance of the real estate by the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest of the City of Muncie, for the safety and future economic development purposes, that the Commission to accept the gift of 12.36 acres of real property identified as Parcel No. 18-07-31-200-003.000-002, Muncie, Indiana, and as legally described in Exhibit A. Commission President, Jeff Howe is hereby empowered on behalf of the Commission to execute all documents necessary to close the gift transaction. This resolution will be in full force and effect upon the adoption by the City of Muncie Redevelopment Commission on this date, January 19, 2023.

COMMISSIONER	YEA	NAY	ABSTAIN	ABSENT
Jeff Howe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shareen Wagley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Issac Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorraine Tomlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steve Prybylla	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Jeff Howe, President
City of Muncie Redevelopment Commission

EXHIBIT A

Part of the Northeast Quarter of the Northeast Quarter of Section 31, Township 21 North, Range 10 East, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 31, Township 21 North, Range 10 East, running thence South on and along the West line of said Quarter Quarter Section a distance of 53.33 rods; thence East parallel with the North line of said Quarter Quarter Section a distance of 612.5 feet; thence North parallel with the West line of the said Quarter Quarter Section a distance of 53.33 rods to the North line of the said Quarter Quarter Section; thence West on and along said North line of said Quarter Quarter Section a distance of 612.5 feet to the place of beginning, estimated to contain 12.36 acres, more or less.

January 19, 2023

Muncie Land Bank Report to the Muncie Redevelopment Commission

Period: December 16, 2022 – January 18, 2023



Because of the holiday season, things were a bit slower than usual.

Property Update

- Acquisition: two properties with structures in the process of acquisition
 - o 577 W Wilson
 - o 1508 S Pershing
- Disposition: none
 - o We've gotten down to our less desirable vacant lot inventory and are planning a fire sale for the tax season to try and get these properties in abutting owners' hands.

Other

- We have hired two local folks to help us with social media, so you may have noticed an uptick in information being disseminated about the Land Bank. With our communications team we are going to be launching a small fundraising campaign around Valentine's Day, which is the first campaign of this sort that the land bank has done.
- We had a very interesting and provocative First Friday meeting this month. Neil Kring who many of you know talked about the issue of abandoned housing and homelessness. I found it very challenging for me as the land bank guy and learned a lot.
- Thank you to those of you who made that meeting. Your presence is well noted and adds considerable legitimacy to the space.
- MLB staff continues to get out into the community, getting input from local folks about how we can serve them, and sharing about the mission work of the MLB. I been getting out a connecting with different neighborhood associations.
- We've started hosting a new meeting with local developers...more than anything right now its just a space for us to get to know each other and to inform the land bank. As I have shared before, we are hoping to make a bigger ask for properties from the County Commissioners some time this spring. And we are trying to be much more strategic about which properties we acquire. We hope that in the future we might be able to come of with some creative and targeted development projects with a consortium of mom-and-pop local developers that compliments some of the large projects that the city has been promoting.
- As always, thank you for your time and support. If anyone has any additional comments or questions, I am happy to hear those now.