

**FILED**

**MAY 22 2023**

**Belinda Munson  
MUNCIE CITY CLERK**

**ORDINANCE NO. 11 -23**

**AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET AREA  
FOR GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC.  
1413 W. 10th St.**

WHEREAS, the Indiana General Assembly has enacted a statute, LC. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property Improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that Is declared an economic development target area; and

WHEREAS, the Act provides that the Common Council of a city may find that a particular area within the corporate limits of that city is an economic development target area after a recommendation from an Economic Development Commission; and

WHEREAS, the Common Council has established standards and procedures for designation as an economic development target area by passage of Ordinance No. 46-97, as amended (codified as Section 161.05 of the Muncie City Code); and

WHEREAS, the Greater Muncie Indiana Habitat for Humanity, Inc. will undertake the construction of a new single-family owner-occupied residence and requests that the Muncie Common Council designate said area as an economic development target area:

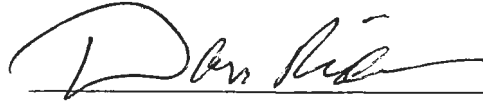
Common Address	<b>1413 W. 10<sup>th</sup> St.</b>
State Parcel	<b>18-11-16-357-006.000-003</b>
Legal Description	<b>Perkins Addition Lot 81</b>

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana:

I. The Common Council finds and determines that the new single-family owner- occupied residence to be constructed by the Greater Muncie Indiana Habitat for Humanity, Inc., in the City of Muncie, meets the qualifications for an economic development target area in accordance with the provisions of I.C. 6-1.1-12.1-7 and Ordinance No. 46-97, as amended.

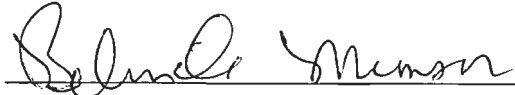
2. The City Clerk shall take such further actions as may be required by Ordinance No. 46-97, as amended, and other applicable ordinances and laws to carry out the purposes of this Ordinance to insure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said

The above Ordinance is approved/vetoed by me this 10 day of July, 2023.



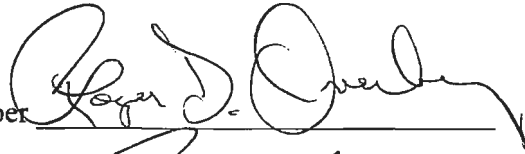
Dan Ridenour, Mayor of the City of Muncie

ATTEST:

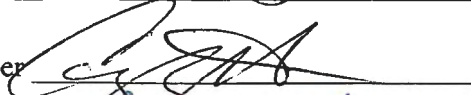


Belinda Munson, Muncie City Clerk of the Common Council

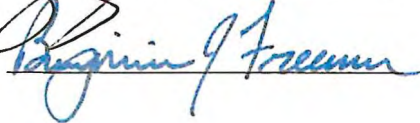
This Ordinance is proposed by Council Member



This Ordinance is approved in form by Controller

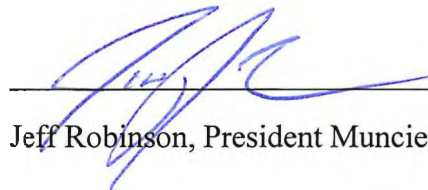


This Ordinance is approved in form by Legal Counsel



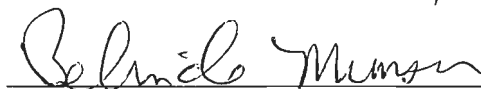
Passed by the Common Council of the City of Muncie, Indiana this 10th day of JULY, 2023.

	Yeas	Nays	Abstained	Absent
Jeffrey 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"/>
Brad Marshall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry 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"/>
Ro Selvey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Troy Ingram	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Jeff Robinson, President Muncie Common Council

Presented by me to the Mayor for his approval, this 10 day of July, 2023.



Belinda Munson, Muncie City Clerk

# MUNCIE

## APPLICATION FOR TAX ABATEMENT REAL PROPERTY

This completed application, including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council  
c/o Economic Development Commission  
300 N. High Street  
Muncie, IN 47305  
Phone: (765) 747-4853

Please type or print.

Date: April 20, 2023 Name of Company: Greater Muncie Indiana Habitat for Humanity

1. Address of Property: 1413 W 10th St, Muncie, IN 47302

2. Current Zoning: R4

3. Legal Description: Perkins Addition Lot 81

4. Property Owner (s):

Name: Greater Muncie Indiana Habitat for Humanity

Address: 1420 S Hoyt Ave

Muncie, IN 47302

5. Owner's Representative:

Name: Eileen Molter/Ryan Payonk

Address: same

6. Is Property / Facility Served by Utilities? Yes X No \_\_\_\_\_

7. Are Present Utilities Adequate for New Physical Improvements? Yes X No \_\_\_\_\_

8. If Not, Please Explain: \_\_\_\_\_

9. Briefly Describe: The New Physical Improvements. How the Property will be used. The projected costs.

Greater Muncie Indiana Habitat for Humanity will build a new 4 Bedroom 2 Bath House  
on this vacant lot. Projected cost: \$129,650

10. Taxes: Amount of last real property assessment: \$ \_\_\_\_\_

Amount of last real property taxes: \$ \_\_\_\_\_

(Please attach a copy of your latest paid tax receipts to this form)

11. Total number of employees currently working for the company: Full Time 12 Part Time 5

If applicable, how long before part-time employees become full-time employees? \_\_\_\_\_

APPLICATION FOR TAX ABATEMENT ON REAL PROPERTY - PAGE 2 of 2

12. Number of Minorities: 0 Number of Females: 9 Number of Handicapped: 0

13. What percentage of employees are City of Muncie residents? 33.3 %

14. Number of new employees to be added as a result of the abatement: 0 construction

15. Number of jobs retained as result of the project: 3 Actual (+-) jobs \_\_\_\_\_

16. Please answer the following additional questions regarding the total compensation package:

Fringe Benefits:

Health Insurance (Y or N) Y; %paid by employer: 80-100 % %paid by employee: 20or0 %

Pension (Y or N) Y; %paid by employer: 3match % %paid by employee: match %

Wage Package:

Starting Wage: \$ 20-30 per hour; High Wage: \$ 26-33 per hour; Average Wage: \$ 23.63-31.35

17. Does applicant intend to seek any further additional relief from property taxes on this property? (Y or N)

*Applicant agrees that in consideration of the mutual performance of the process associated with the grant of the tax abatement by the Applicant and the city of Muncie, Indiana, and the grant of the abatement sought, the applicant agrees and warrants that the Applicant is aware of, and will comply with any and all procedures and criteria as set forth under State Law or by ordinance of the city of Muncie. It is expressly understood and agreed that such procedures and criteria include, but are not limited to, compliance requirements, wage requirements, and addition and retention of employees.*

*I swear or affirm under penalties for perjury that the above information and representations on this application and Form SB-1 are true and complete.*

Lindsey Arthur, CEO  
Name LINDSEY ARTHUR Title

4-20-23  
Date

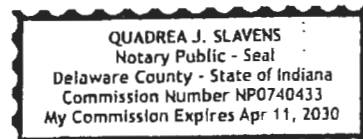
**Notary Public**

Subscribed and sworn to before me this 20<sup>th</sup> day of April, 2023

Quadrea J. Slavens  
Notary Public

Resident of Delaware County, Indiana.

My Commission Expires: 4/11/2030



Notice: Your signature above indicates that you are aware that you must annually file both Form CF-1 (Compliance with Statement of Benefits), and Form 322 ERA (Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas) by the dates indicated on the respective forms in order to actually receive your deduction.

# MUNCIE

**Muncie Economic Development Commission**  
**City of Muncie, State of Indiana**  
**May 16, 2023 Minutes**

1. Muncie Economic Development Commission, City of Muncie, State of Indiana, met in the Mayor's Conference room at City Hall, at 12:00 P.M.

2. **Roll Call Members Present:** Matt Kantz, Jessica Piper, Dustin Clark, and Josh Taulbee.

3. **Tabling of Minutes for the March 7, 2023 Meeting:**

**4. Greater Muncie Habitat for Humanity application for tax abatement – 1413 W. 10th**

Mayor Ridenour introduces the application for tax abatement for the property located at 1413 W. 10<sup>th</sup> Street. Ms. Piper makes a motion to favorably-recommend this project for tax abatement. Mr. Kantz provided the second. Motion passes by unanimous voice vote.

**5. JRF Management application for tax abatement – 2000 N. Elm**

Mayor Ridenour introduces the application for tax abatement for the property located at 2000 N. Elm St. Mayor Ridenour explains that the purpose for this abatement is to build a 9,000 square foot building. Mayor Ridenour clarifies that there will be three jobs retained and that this abatement is only for the new build and will not apply to their other properties. Mr. Taulbee asks for clarification on the amount that is being requested for abatement. Mr. Kantz asks if there is currently a structure on this property. Mayor Ridenour clarifies it does not currently have a structure and that JRF management will be seeking a 5-year abatement at 100% the first year, 80% the second year, 60% the third year, 40% the fourth year, and 20% the fifth year. Mayor Ridenour clarifies that approving the 5-year abatement will give the City Council the option to approve a three-year abatement if they so choose. Mr. Kantz makes a motion to favorably-recommend for tax abatement. Dustin Clark provided the second. Motion passed by unanimous voice vote.

7. **Adjournment:** There being no further business, Mr. Kantz makes a motion to adjourn. Mr. Clark provided the second. Meeting adjourned at 12:15 P.M.

## Summary

**Parcel ID** 1116357006000  
**Alternate ID** 18-11-16-357-006.000-003  
**Property Address** 1413 W 10TH ST  
 MUNCIE, IN 47302  
**Brief Tax Description** PERKINS ADD LOT 81  
 (Note: Not to be used on legal documents)  
**Class** 500: Vacant - Platted Lot

## Owner

GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC  
 P O BOX 1119  
 MUNCIE, IN 47308

## Taxing District

**County:** Delaware  
**Township:** CENTER TOWNSHIP  
**State District:** 003 MUNCIE  
**Local District:** 003  
**School Corp:** MUNCIE COMMUNITY  
**Neighborhood:** 131230-003 PERKINS

## Site Description

**Topography:** Flat  
**Public Utilities:** Electricity, Gas, Sewer, Water  
**Street or Road:** Paved  
**Area Quality:** Static  
**Parcel Acreage:**

## Land

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		50	125	50x125	\$90.00	\$92.00	\$4,600.00	\$0.00	\$4,600.00

## Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
12/17/2019	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC		2019R/17153	\$0.00
2/22/2017	CITY OF MUNCIE REDEVELOPMENT COMMISSION		2017R/02439	\$0.00
5/9/2012	DAMPIER RHONDA	18795	2012R/05519	\$8,000.00
3/1/2009	WRIGHT TERRY D			\$0.00

## Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
12/6/2019	\$0	1	N
1/18/2017	\$0	1	N
2/27/2012	\$8,000	1	N

## Valuation

Assessment Year	2023	2022	2021	2020	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/17/2023	4/13/2022	4/12/2021	3/25/2020	3/21/2019
Land	\$4,600	\$4,600	\$4,400	\$6,200	\$8,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$4,600	\$4,600	\$4,400	\$6,200	\$8,300
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$4,600	\$4,600	\$4,400	\$6,200	\$8,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$4,600	\$4,600	\$4,400	\$6,200	\$8,300

## Deductions

Year	Deduction Type	Amount
2017 PAYABLE 2018	Standard Deduction \ Homestead	0
2017 PAYABLE 2018	Supplemental	0





#### Overview



#### Legend

- Major Roads**
  - INTERSTATE
  - MAJOR ROAD
  - STATE ROAD
  - US HIGHWAY
  - Geocoded Streets
- RR Lines**
  - RR Lines
  - Airport Runways
- Cadastral Line**
  - Geographic Township Line
  - Lot Line
  - Misc Line
  - Parcel Line
  - Political Township Line
  - Railroad Centerline
  - Railroad ROW
  - Road Centerline
  - Road ROW
  - Section Line
  - Subdivision Line
  - Unknown
  - Water Line
  - <all other values>
- Parcels**
  - Muncie Parks
  - Major Waterbodies
  - Lakes and Ponds

Parcel ID	1116357006000	Alternate ID	18-11-16-357-006.000-003	Owner Address	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC
Sec/Twp/Rng	n/a	ID	003		P O BOX 1119
Property Address	1413 W 10TH ST	Class	Vacant - Platted Lot		MUNCIE, IN 47308
District	MUNCIE	Acreage	n/a		
Brief Tax Description	PERKINS ADD LOT 81 (Note: Not to be used on legal documents)				

**Land Records:** The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are for GRAPHIC REPRESENTATION AND INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes no warranties for the accuracy or completeness of this information.