



MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

January 16, 2020, 9:00AM, Mayor's Conference Room, 300 N. High, Muncie, In.

The City of Muncie Redevelopment Commission (MRC) met on Thursday, January 16, 2020 at 9:00AM in the Mayor's Conference Room, Third Floor, City Hall, 300 N. High, Muncie, Indiana 47305.

Commissioners Brandon Murphy (President), Shareen Wagley (Vice-President), Andrew Dale (Secretary), and Frank Scott were present. David Smith (Executive Director), Trent Conway (Controller), Mayor Dan Ridenour, Vicki Veach (Downtown Development), Zane Bishop (Program Administrator), Mark Irvin (Counsel), Brad King (Community Development), Ed Conatser (Realtor), Andrew Pop (Citizen), Traci Lutton (Economic Development Alliance), and Jim Lowe (School Board) were also present. Commissioner Cecil Bohanon was absent.

1. **Call to Order:** David Smith welcomed everyone and thanked them for volunteering for the committee. He called the meeting to order at 9:06AM.
2. **Election of Officers:** Wagley nominated Murphy for president; Dale seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed. Murphy nominated Wagley for vice-president; Dale seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed. Scott nominated Dale for secretary; Wagley seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.
3. **Hire of Executive Director:** Scott motioned for Smith to serve as executive director of the MRC; Wagley seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.
4. **Receipt of Meeting Minutes:** Dale moved to receive the December 5, 2019 regular meeting minutes; Scott seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.
5. **Business Development Updates:** Smith stated he is still figuring out the projects, will briefly go over this morning, and will go more in depth at the next meeting.
Dale asked what the bond coverage ratios are, and when payments are due.
Conway stated that many of the bond payments were due yesterday and were paid, and stated those payments are semi-annual.
Dale asked what the next two weeks would look like for Smith, and what projects are most urgent.
Smith stated he was still getting caught up, but has some meetings for the White River Canal District coming up.
Mayor Ridenour stated the previous director was not forthcoming about projects and needs. He has reached out to Lutton and other experts, and met yesterday with experts the MRC was working with on bonds.

6. **Operations Updates:** Smith stated there was nothing to discuss at this point.
7. **City of Muncie Updates:** Mayor Ridenour stated that there is a lot of good work to do, and that they're moving forward with providing services for our city.

Dale asked if the Mayor had a basic structure for which he is going to execute economic development.

Ridenour stated that he and Smith met with Brad Bookout and Traci Lutton, and that everyone will be invited into projects in the future, including the County Commissioners and Yorktown. The Mayor added that he will make it easier for companies that are looking at the community. He stated that economic development is more about parks, streets, infrastructure, and quality of life, and he hopes to find some large facilities that can bring in a lot of jobs. He added that the City is no longer a silo and he will be leaning into expertise.

8. **Street Department:** Murphy stated that no one was here from the Street Department.
9. **Muncie Downtown Development Partnership:** Veach stated she had no specific report today, but would be happy to report on the status of 2019's successes when everyone gets settled.

10. **Neighborhood Investment Committee (NIC) Updates / Muncie Land Bank (MLB):**

Bishop stated applications needed opened for the MRC's Residential Program. Irvin received the applications, opened them, and read them aloud. An application for 220 E. Memorial was received from Scott and Sheila Cooper, who plan to build a two-car garage. Mary Lou Banks submitted an application for 914 S. Wolfe for \$100. Mark Ramey submitted a \$400 purchase offer for 711 S. Luick with a plan to plant trees and build a fence. An application was received from H2 Home Solutions and Lindsey Helms for 1313 E. 11th for \$104 to improve the quality-of-life for tenants at the apartments next-door, add parking, green space, a storage barn, picnic table, and a space for gardening. William and Bobbi Bowman submitted an application for 2908 ½ E. 9th for \$500 for extra yard space. Debra Simmons submitted a \$110 purchase offer for 1610 S. Jefferson for yard and garden space. Don and Selma Leflore submitted an application for \$400 for 1701 N. Turner to expand their property and add landscaping. An application was received from Christopher Deilkes for 1209 W. 16th with an offer of \$800 to have green space. Eric and Christian Gokus of Gharkey Park submitted applications for 2101 and 2105 S. Gharkey for \$4,650 each to have a gateway for the park and add a crossroad or cul-de-sac.

Bishop asked the Commission to take the applications under advisement, to be reviewed by the NIC.

King stated that the NIC came out of the Mayor's Land Banking Task Force, and its members had been Gail Stautamoyer, King, Heather Williams, and John West. King stated the MLB could prepare a report for the MRC to be presented at next month's meeting.

Wagley motioned to take the applications under advisement and send them to the Committee; Scott seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

Bishop stated there were approximately 1300 vacant structures and 2300 vacant lots in Muncie. He added that properties within 350 feet of a blighted property have their properties depressed by 15%.

Conatser stated the Gilbert district was less than 5% owner-occupied, about 15% vacant, and about 30% tax-delinquent when Mayor McShirley came in.

King stated that, if you want West to come in, he and a grad student prepared a report about tax revenue and found that about \$2 million is lost annually in tax revenue due to vacant properties.

Dale motioned to have the MLB prepare a report for the next meeting; Scott seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

King stated that 209 properties are being returned to us because of Bishop's work.

11. **Payment of Claims:** For the Consolidated Muncie TIF Area, Smith stated there were six bond payments totaling \$824,146.50. Wagley motioned to pay the claims for the consolidated TIF area; Dale seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

For the Cardinal Parking Garage Fund Account, Smith stated there was a payment to Comcast for \$258.01. Dale motioned to pay the claim; Wagley seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

For the MRC Checking Account, Smith stated the amount was \$103,286.76. Smith stated this was for a copier payment, utility bills, and a reimbursement to EDIT for police and fire vehicles. Dale motioned to approve the MRC checking account claims; Scott seconded. Wagley asked what these properties were. Smith stated they were for the Co:Lab. Bishop stated these were for the Canal District and Downtown Parking Garage. Mayor Ridenour stated that, from what he could tell, the MRC bought 23 or so Ford Explorers and a fire truck all on one lease. The City had to pay for the financing, but the MRC had planned on paying it back. The Mayor added that police and fire vehicles should be their department's responsibility, and should be paid off here in the next 15 months or so. He stated that the trucks can typically stay around for 10 to 15 years, and police vehicles last a number of years. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

Conway stated that he would like claims approved prior to payment. Mayor Ridenour stated the MRC could approve a policy to allow payment under a certain amount to be paid by the Executive Director. Dale stated he would be happy to meet more than once per month. Murphy stated that this can be discussed more at the next meeting.

12. **Privilege of the Floor:** Conatser asked if the deed for Storer was supposed to come back to the MRC.

Dale motioned to place the Storer project on the agenda for the next meeting; Wagley seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

Dale stated that maybe the MRC should have a retreat, as strategic planning is very important, and a bonding plan needs made for the next four years.

Wagley asked where people were housed out of. Smith stated his office is within the Mayor's office. Bishop stated his office is in Community Development. King stated he is a planner for Community Development and the City's Historic Preservation Officer.

Conatser stated that his vocation is commercial real estate, and economic development is very important to him. He noted that the County Commissioners have the right to dispense tax-delinquent properties. Mayor Ridenour stated that he has talked with them about that.

Conatser stated that about \$100,000 would be coming back to EDIT through DAC and Christ Temple.

Popp stated he works for the County and has been involved with law enforcement since 2015.

Lutton stated she works for a private economic development organization that is the sister organization to the Chamber. She added that the Chamber and DAC oversees them, and they will probably have business to bring before the board.

Irvin stated that he was here today, but the representative will most likely be Sara Shade Hamilton.

Dale motioned to maintain the relationship with the City attorney being the MRC attorney; Scott seconded. Dale, Murphy, Scott, and Wagley voted aye; motion passed.

Scott asked if Todd Donati's term officially ended. Murphy stated that Donati was notified and Smith was hired today and by Mayor Ridenour at the beginning of his term.

Wagley asked if Donati's office was here. Bishop stated his office was in the Co:Lab at the Roberts, which is now managed by Madjax, but the contract allowed for MRC to have an office still.

Dale asked if Smith would be serving as executive director long-term. Mayor Ridenour replied yes.

13. **Adjournment:** Scott motioned to adjourn; Wagley seconded.

Minutes recorded by Zane Bishop.

Andrew Dale, Secretary