

AGENDA
Muncie Redevelopment Commission
Regular Meeting: September 17, 2020 at 9:00 a.m.
Conducted at City Hall Auditorium

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA

IV. MINUTES

a. AUGUST 6 REGULAR MEETING

V. CLAIMS

VI. OLD BUSINESS

a. CITY OF MUNCIE UPDATE (RIDENOUR)

VII. NEW BUSINESS

A. ED CONATSER UPDATE (ED CONATSER)

B. APPLICATIONS (BISHOP)

C. RESOLUTION 2020-22 (BISHOP)

D. MRC MUNCIE LAND BANK WORKING GROUP UPDATE (DALE)

VIII. PUBLIC COMMENT

IX. ADJOURNMENT – NEXT MEETING October 15, 2020 at 9:00 AM



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, August 6, 2020 at 9:00AM in the Mayor's Conference Room, Third Floor, City Hall, 300 N. High Street, Muncie, Indiana 47305.

1. **Call to Order:** Murphy called the meeting to order at 9:00 AM
2. **Roll Call:** Commissioners Brandon Murphy (President), Shareen Wagley (Vice-President), Andrew Dale (Secretary), Dr. Cecil Bohanon, and Frank Scott were present.

The Honorable Dan Ridenour (Mayor), Jim Lowe (School Board), Trent Conway (Controller), Ben Freeman (Counsel), Caitlin Cheek (Baker Tilly) (Zoom), Loren Matthes (Baker Tilly) (Zoom), Ed Conatser (Realtor), Zane Bishop (Residential Program Administrator), Pete Schwiegeraht (Miller Valentine), Ted Baker (Innovation Connector), Dr. John West (Land Bank), Glenn Vann (Land Bank), Brad King, Nakia McCullum, Bill Lett, Corey Ohlenkamp Vicki Veach, and two others were also present.
3. **Agenda:** Murphy motioned to add item #8. pertaining to tax-abatement requests to the resolutions from Mr. Bishop to the agenda; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

Dale motioned to approve the agenda; Scott seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
4. **Minutes:** Bohanon motioned to accept the July regular-meeting minutes; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
5. **Claims:** Dale stated there were some significant amounts in the claims and asked if they were bond payments.

Conway replied they were bond payments that are paid semi-annually.

Dale motioned to approve the claims; Murphy seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
6. **Tax Increment Financing (TIF) 101:** Murphy announced an information session; an in-service on Tax Increment Financing via Zoom.

Cheek stated redevelopment commissions can exist without TIF districts, but TIFs encourage orderly growth. She stated the MRC's boundaries are coterminous with the city's limits. She added the MRC can have multiple allocation areas within an economic development area, and can also levy special-benefits taxes. If the increased assessed values from new developments would not occur but for the TIF and its incentives, then it could not be lost to the other taxing units. She added that schools have no revenue impact from TIFs, as operational funds and debt-service funds are levy-limited; if a referendum is passed, however, the TIF would be captured. Due to circuit-breakers, she reported, half of the potential tax-revenue was lost—\$17.6 million.

Matthes stated TIFs are flexible, and can be pay-as-you-go or covered with bonds. The question is who will bear the risks. She stated that with TIF revenues only, the bonds may

not be marketable, but guarantees can be made from projected tax revenues or letters from banks. She added bonds and leases can be paid from TIF alone, or also with other funds. The least risk to the city occurs when the developer buys the bonds, and if the district is short, the developer just doesn't get paid back the whole amount.

Lowe asked if infrastructure expenditures had to be within the district.

Matthes replied they have to be in, serving, or benefiting the area, and an attorney has to make a finding.

7. Old Business

A. City of Muncie Updates

- i. **White River Lofts:** Mayor Ridenour stated utility work will be done in a couple weeks, with completion in April 2020 for May leasing. They are looking for a retail tenant on the first floor that overlooks the river and commons area, and have signed a contract with Coldwell Banker to assist. He added the City owns the land and thinks leasing would help control the future uses.
- ii. **Storer:** Mayor Ridenour stated the Phase I environmental came back clear, and is proposing roughly 25 single-family homes similar to the area and open space on the lot. He will be calling a neighborhood meeting regarding the project. The Mayor added that he knows there are concerns about the grounds of property and that Andrew Dale had issued concerns as well.
- iii. **Bethel Pointe:** Mayor Ridenour reported they are expanding, adding 23 jobs and several rooms, don't want to borrow, but prefer to make it work with tax abatement.
- iv. **Munsee Meats:** Mayor Ridenour stated the new owners are wanting to expand and are asking for \$40,000 in addition to \$160,000 of their own funds. He stated EDIT or Industrial Revolving Loans funds could be used.
- v. **Chevrolet Plant:** Mayor Ridenour reported he is working on an RFQ for a solar project on the site, that two companies are very interested, and that he's presented to the neighborhood association.

Lowe asked if Indiana Michigan Power was involved.

Mayor Ridenour replied the companies have different proposals, and are also looking at placing panels at fire stations.

- vi. **Arc of Indiana:** Mayor Ridenour reported that the hotel could not make their payment due to COVID, as they lost hundreds of thousands of dollars in bookings, being a convention hotel. The Mayor spoke with Congressman Pence and Indiana's two Senators, telling them the hospitality industry needs help. Mayor Ridenour stated that the bank wants to receive the payment and not grant another deferral, and encouraged everyone to go to the restaurant and use the hotel's meeting space. It was noted that although the current situation does not demand it, if there is a default in making payments that the MRC is back-up to make payments.
- vii. **Mall:** Mayor Ridenour stated the mall is the single-largest taxpayer in the City, and they are close to having some of the space filled. He added there is an event this Saturday with bands, food trucks, and city vehicles, and encouraged everyone to support the mall.

8. New Business

- A. **Ed Conatser Update:** Conatser stated he would defer to next month.
- B. **Miller-Valentine Amendment:** Bishop stated the amendment is to cleanup parcels and extend the purchase-agreement deadline due to a changed state-application deadline.

Dale stated they would create housing units contingent on receiving tax credits.

Dale asked if the properties that the MRC has been gathering and conveying to Miller Valentine over the past two years are the same properties that Miller Valentine are submitting tax credits for and the Mayor confirmed that they were. Dale then asked the Mayor if he supports Miller Valentine project and the mayor responded that he does.

Dale motioned to accept the amendment; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

Schwiegeraht stated this was their third attempt to receive the credits and that they want to make impacts in these neighborhoods.

C. **Applications:** Bishop opened applications for MRC-owned properties.

- 619 N. Mulberry vacant-lot application from Joseph Flemming for \$100.
- 623 W. Memorial vacant-lot application from Rita Ashburn for \$100.
- 610-612 N. Elm vacant-lot application from Joseph & Rachael Robertson for \$100.
- 2705 N. Pauline vacant-lot application from Matthew & Danielle Russell for \$200.
- 2718 E. Jackson vacant-lot application from Spike Capital Solo 401K Trust for \$100.
- 2408 N. Wolfe vacant-lot application from Claretta Jolly for \$100.
- 610-612 N. Elm vacant-lot application from Hickory & Elm for \$200.
- 628 N. Jefferson vacant-lot application from DogTown LLC for \$200.
- 619 N. Mulberry vacant-lot application from Hickory & Elm for \$200.
- 707 N. Mulberry vacant-lot application from Hickory & Elm for \$200.
- 734 N. Walnut vacant-lot application from Hickory & Elm for \$200.
- 714 N. Walnut vacant-lot application from Hickory & Elm for \$200.
- 812-814 N. Walnut vacant-lot application from Hickory & Elm for \$200.
- 210-212 E. North vacant-lot application from ENJ Properties LLC for \$250.
- 322 E. Washington vacant-lot application from Norm & Gail Gayda for \$500.

Bishop recommended taking the applications under advisement to be reviewed by the Neighborhood Investment Committee (NIC). Murphy motioned to take the applications under advisement for the NIC; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

D. **Resolutions:** Bishop stated Resolution 2020-17 was to transfer three vacant properties to Muncie Eastside Neighborhood Rentals for development as apart of the KPEP project. Bishop added these lots were in the site plan as being apart of a solar field, but he wasn't sure the status of the project.

Mayor Ridenour stated they are working on acquiring funds for the factory.

Murphy motioned to approve Resolution 2020-17; Scott seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

Bishop stated Resolution 2020-18 was to transfer five lots to their abutting-landowner applicants.

Dale motioned; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

Bishop stated Resolution 2020-19 was to sell 1904 E. Memorial on land contract to its applicant for renovation and occupation.

Dale motioned to approve Resolution 2020-19; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

Bishop stated Resolution 2020-20 was to sell 1125 W. Kilgore outright to ecoREHAB for renovation and sale to an income-qualified homeowner.

Wagley motioned to approve Resolution 2020-20; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- E. **Resolution Authorizing Amendments to Lease from the Arc Building Corporation and Related Matters:** Conway stated Resolution 2020-21 allowed the Arc to defer their August payment.

Dale motioned to approve Resolution 2020-21; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- F. **Ontario Park TIF Distribution:** Baker stated there is \$57,193.28 in the TIF account, and he is asking for that to be transferred to the Certified Technology Park. He added there is another \$100,000 annual increment from the State that is to be sent to the City to help with the operations-side of the Innovation Connector.

Murphy motioned to approve both requests; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- G. **Parking-Lot License Agreement:** Freeman stated this was from counsel at DeFur Voran regarding lots in the Village that the use was donated to the City for parking. Freeman stated the old agreement expired, but the proposed agreement automatically renews and rents for a dollar per year until the developer gives 60-days' notice. He added these are four lots the developer owns for future development, and that the MRC insures the lot and agrees to hold the owner harmless.

Dale asked if this was time-sensitive and stated he'd like to see the proposed agreement before a vote is taken on the renewal of the agreements as Freeman does not have the agreement with him to present. Dale also wanted to know what the highest and best use of the property is before voting on the agreement as well. Dale said that he cannot vote in the affirmative without reading the agreement.

Freeman stated the agreement is not currently active, and parking is the only use available to the MRC right now.

Murphy motioned to approve the agreement; Bohanon seconded. Murphy, Wagley, Bohanon, and Scott voted aye; Dale voted nay; motion passed.

Dale stated that he'd like to have the paperwork ahead of time the next time action needs taken on matters pertaining to agreements, etc. and that not having documentation to review hinders the MRC's ability to be educated on what's being voted on.

- H. **Agenda:** Murphy stated he'd like to move H and I up and move the land bank to last.

- I. **Contract for Goth & Sons Excavating:** Bishop stated a \$6,000 quote to cleanup Storer was sent to the Mayor.

Mayor Ridenour stated he was going to have the Street Department do the work, but that would be instead of their regular work, and the quote was low enough that he wanted to bring it before the MRC.

Dale recommended that the MRC approve the Goth and Sons Excavating quote which could be acted upon by the Mayor only if the City Street Department cannot act on addressing the clean-up by end of the present month. Dale said the neighbors deserve action as soon as possible.

Dale motioned to approve the quote; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- J. **Tax-Abatement Request:** Bishop stated these were residential tax-abatement requests from Habitat for new-construction housing to be sold to income-qualified buyers.

Dale motioned to approve; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- K. **Meeting Locations, Times:** Mayor Ridenour stated the Auditorium was reserved on the first Thursday for court, but the third Thursday was available.

Dale stated the public has an interest in knowing what's going on as the decisions are consequential and that MRC meetings should be live-streamed as other City meetings are live-streamed. Dale shared that he asked the Mayor directly and through email on occasion and during MRC meetings during the past several months and that he's received no response whether the MRC's meeting can be live-streamed for the benefit of the public.

Murphy motioned to make the regular meetings on the third Thursday of the month; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- L. **Muncie Land Bank (MLB) Presentation:** West stated there are 2,400 vacant lots, 1,300 vacant structures, and 750 blighted structures in Muncie, representing \$2.3 million in lost property-tax revenue. He added 85% of all parcels are within 500 feet of a vacant property. He stated the MLB is an independent instrumentality exercising essential government functions with a board appointed by the Mayor, City Council, the Treasurer, and the board itself. The MLB has acquired properties for demolition through the Blight Elimination Program (BEP) and through Habitat. West stated a memorandum of understanding was signed between the MRC and the MLB in 2019 granting \$15,000 from the PILOT fund.

Murphy stated he hadn't seen this before, and suggested that this be taken up at the next meeting.

Wagley asked what the MLB has done for the City.

West stated it has hired staff, purchased properties, and setup office space.

Murphy requested the submission of an invoice, and the MRC would discuss how much would be disbursed.

West stated the MLB is acquiring properties and thinking about the long-term prospects of vacant land

King stated that the NIC was established because no other entity at the time could function as a land bank, adding that it was always understood that after a state-enabling statute was passed, the NIC would transition to that land bank.

Mayor Ridenour asked why this wasn't done in 2017.

West replied that the MLB has been building capacity since then, but is ready now. He added that the previous MRC kept the MLB at arms-length.

Scott stated the MLB would be more exhaustive than the NIC.

West stated that Cleveland leveraged billions of dollars in private investment by dealing with vacant properties.

Vann added that South Bend has significantly reduced the amount of blight.

West stated the MRC has other commercial and industrial work to do, and the MLB would handle the residential side.

Dale made the recommendation that a working group consisting of representatives of the MRC, Muncie Land Bank, local non-profits and Delaware County entities be formed to review the current processes of addressing blighted and vacant properties and how best to utilize the Muncie Land Bank to return blighted property to the tax rolls in a uniform and proactive way through the resource of the Muncie Land Bank. Dale also recommended that the working group meet over a ninety (90) day period to address its work and report back to the MRC.

Murphy asked if most of the residential properties are as a result of the BEP, and suggested those capacities be delegated to the MLB.

Mayor Ridenour asked what the lost-tax-revenue figure looked at.

West replied unpaid taxes and depressed values surrounding vacant properties.

Murphy motioned to add Dale to an MLB working group that would meet over the next several months; Scott seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

9. **Public Comment:** McCullum read a letter from her mother, Anita Brown, thanking everyone for helping her acquire the lot next to her to build her dream houses. Her family has lived at 1353 E. Kirby for over 70 years. She added that she hopes for a better system and protocols in the future.
10. **Adjournment:** At 11:45AM, Murphy stated the MRC is adjourned.

Minutes recorded by Zane Bishop.

Andrew Dale, Secretary



CONTROLLER

Redev. Comm. EFT - Date 07/31/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 950 - MRC SERIES 2019B CANAL/ACCUTECH										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
77620 - US BANK, N A CM-9705 (ACH)	17480010/JUL202	JULY 2020								
	0	DISBURSEMENT								
Paid by EFT #					07/31/2020	07/31/2020	07/31/2020		07/31/2020	174,800.10
3853										
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$174,800.10
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$174,800.10
Fund 950 - MRC SERIES 2019B CANAL/ACCUTECH Totals								Invoice Transactions 1		\$174,800.10
Grand Totals								Invoice Transactions 1		\$174,800.10



CONTROLLER

Redevelopment Comm. EFT - Dated 07/31/2020

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 902 - REDEVELOPMENT COMMISSION CHECKIN										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
77378 - FIRST MERCHANTS TRUST CO., N.A. (ACH)	8276/JULY 2020	JULY 2020 WITHDRAWALS / MISC	Paid by EFT # 3838		07/31/2020	07/31/2020	07/31/2020		07/31/2020	82.76
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$82.76
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$82.76
Fund 902 - REDEVELOPMENT COMMISSION CHECKIN Totals								Invoice Transactions 1		\$82.76
Fund 903 - INDUSTRIAL DEVELOP REVOLVINGLOAN										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
77378 - FIRST MERCHANTS TRUST CO., N.A. (ACH)	1548955/JUL 2020	JULY 2020 EXPENSES AND OTHER	Paid by EFT # 3840		07/31/2020	07/31/2020	07/31/2020		07/31/2020	15,489.55
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$15,489.55
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$15,489.55
Fund 903 - INDUSTRIAL DEVELOP REVOLVINGLOAN Totals								Invoice Transactions 1		\$15,489.55
Grand Totals								Invoice Transactions 2		\$15,572.31



CONTROLLER

Redev. Comm. EFT - Dated 08/10/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79420 - OLD NATIONAL BANK (ACH)	3056200/8-10-20	PURCHASE PROPERTY /	Paid by EFT #		08/10/2020	08/10/2020	08/10/2020		08/10/2020	5,562.00
		415 W WASHINGTON ST	3842							
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions	1	\$5,562.00
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions	1	\$5,562.00
		Fund 905 - MRC GENERAL FUND Totals						Invoice Transactions	1	\$5,562.00
Fund 965 - MRC AMERICAN ELECTRIC GRANT										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79420 - OLD NATIONAL BANK (ACH)	3056200/8-10-20	PURCHASE PROPERTY /	Paid by EFT #		08/10/2020	08/10/2020	08/10/2020		08/10/2020	25,000.00
		415 W WASHINGTON ST	3842							
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions	1	\$25,000.00
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions	1	\$25,000.00
		Fund 965 - MRC AMERICAN ELECTRIC GRANT Totals						Invoice Transactions	1	\$25,000.00
		Grand Totals						Invoice Transactions	2	\$30,562.00



CONTROLLER

Redev. Comm. Claims - Check Date 08/14/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80648 - BRYCE A. ADAMS	2020-17	REDEVELOPMENT	Open		08/06/2020	08/14/2020	08/14/2020			1,120.00
1380 - DELAWARE COUNTY TREASURER	85400-7/20/2020	182000175	Open		07/20/2020	08/14/2020	08/14/2020			854.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$1,974.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$1,974.00
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 2		\$1,974.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
15654 - DELAWARE COUNTY AUDITOR	2000-08/07/20	1904 E. MEMORIAL DR.	Open		08/07/2020	08/14/2020	08/14/2020			20.00
15900 - DELAWARE COUNTY RECORDER	2500-08/07/20	1904 E. MEMORIAL DR.	Open		08/07/2020	08/14/2020	08/14/2020			25.00
82500 - INDIANA MICHIGAN POWER	4367987213-07/20	425 N. HIGH ST. RM 1 - 04367987213	Open		07/29/2020	08/14/2020	08/14/2020			28.52
82500 - INDIANA MICHIGAN POWER	4379852033-07/20	425 N. HIGH ST. STE 3 - 04379852033	Open		07/29/2020	08/14/2020	08/14/2020			24.56
82500 - INDIANA MICHIGAN POWER	4749852044-07/20	425 N. HIGH ST. STE 5 - 04749852044	Open		07/29/2020	08/14/2020	08/14/2020			42.64
82500 - INDIANA MICHIGAN POWER	4069852046-07/20	425 N. HIGH ST. RM 8 - 04069852046	Open		07/29/2020	08/14/2020	08/14/2020			25.83
82500 - INDIANA MICHIGAN POWER	4129852044-07/20	425 N. HIGH ST. RM 9 - 04129852044	Open		07/29/2020	08/14/2020	08/14/2020			27.54
82500 - INDIANA MICHIGAN POWER	4418029411-07/20	201 W. SEYMOUR ST. - 04418029411	Open		07/29/2020	08/14/2020	08/14/2020			1,133.94
82500 - INDIANA MICHIGAN POWER	4075852014-07/20	309 N. HIGH ST. - 04075852014	Open		07/29/2020	08/14/2020	08/14/2020			1,204.45
79836 - MARLIN BUSINESS BANK	18271122	1511195	Open		08/03/2020	08/14/2020	08/14/2020			466.62
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 10		\$2,999.10
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 10		\$2,999.10
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 10		\$2,999.10
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4055740060	13431195	Open		07/14/2020	08/14/2020	08/14/2020			36.05
73810 - CINTAS CORP #716	4055884867	13431534	Open		07/15/2020	08/14/2020	08/14/2020			207.29
86200 - COMCAST	1070910822-08/20	410 N. MARTIN AVE. / 8529201070910822	Open		08/02/2020	08/14/2020	08/14/2020			244.61
81053 - TECH ELECTRONICS OF INDIANA, LLC	N000031723	C50000029240	Open		07/15/2020	08/14/2020	08/14/2020			440.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 4		\$927.95



Redev. Comm. Claims - Check Date 08/14/20

Department 19 - BOARD OF WORKS Total	Invoice Transactions: 4	<u>\$927.95</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Total	Invoice Transactions: 4	<u>\$927.95</u>
Grand Total:	Invoice Transactions: 16	<u>\$5,901.05</u>



CONTROLLER

Redev. Comm. Special Run - Ck. Date 08/19/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 766 - RDC T.L.F. TECH PARK ONTARIO										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
75839 - INNOVATION CONNECTOR	5719328-07/11/20	REDEVELOPMENT COMMISSION	Open		07/10/2020	08/19/2020	08/19/2020			57,193.28
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$57,193.28</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$57,193.28</u>
Fund 766 - RDC T.L.F. TECH PARK ONTARIO Totals								Invoice Transactions 1		<u>\$57,193.28</u>
Grand Total:								Invoice Transactions 1		<u>\$57,193.28</u>



CONTROLLER

Redev. Comm. Claims - Check Date 08/21/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80121 - CLEAN CUT LAWN & LANDSCAPE, INC.	270865	CITY OF MUNCIE ZANE BISHOP	Open		07/01/2020	08/21/2020	08/21/2020			3,862.00
16472 - FEDEX	7-091-43888	1507-2245-4 CITY OF	Open		08/12/2020	08/21/2020	08/21/2020			25.78
								Account 439071 - OTHER SERVICES & CHARGES Totals		Invoice Transactions 2
										\$3,887.78
								Department 19 - BOARD OF WORKS Totals		Invoice Transactions 2
										\$3,887.78
								Fund 905 - MRC GENERAL FUND Totals		Invoice Transactions 2
										\$3,887.78
								Grand Totals		Invoice Transactions 2
										\$3,887.78





CONTROLLER

REDEVELOPMENT COMM. EFT - DATE 08/31/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 955 - MRC SERIES 2019C MADJAX/CARDINAL										
Department 14 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
77620 - US BANK, N A CM-9705 (ACH)	33263734/AUG20	AUGUST 2020	Paid by EFT #		08/31/2020	08/31/2020	08/31/2020		08/31/2020	332,637.34
	20	DISBURSEMENTS	3901							
77620 - US BANK, N A CM-9705 (ACH)	1765000/AUG20	AUGUST 2020	Paid by EFT #		08/31/2020	08/31/2020	08/31/2020		08/31/2020	17,650.00
	0	DISBURSEMENTS	3902							
Account 439071 - OTHER SERVICES & CHARGES Total:								Invoice Transactions: 2		\$350,287.34
Department 14 - BOARD OF WORKS Total:								Invoice Transactions: 2		\$350,287.34
Fund 955 - MRC SERIES 2019C MADJAX/CARDINAL Total:								Invoice Transactions: 2		\$350,287.34
Grand Total:								Invoice Transactions: 2		\$350,287.34



CONTROLLER

Redev. Comm. EFT - DATE 08/31/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 902 - REDEVELOPMENT COMMISSION CHECKIN										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
77378 - FIRST MERCHANTS TRUST CO., N.A. (ACH)	9483/AUG 2020	AUGUST 2020 BANK CHARGES	Paid by EFT # 3877		08/31/2020	08/31/2020	08/31/2020		08/31/2020	94.83
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	1	\$94.83
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	1	\$94.83
Fund 902 - REDEVELOPMENT COMMISSION CHECKIN Totals								Invoice Transactions	1	\$94.83
Grand Totals								Invoice Transactions	1	\$94.83

Controller

City of Muncie

= MRC EFT

From Payment Date: 8/31/2020 - To Payment Date: 8/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
EFT									
3903	08/31/2020	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$394,761.65		
Type EFT Totals:							\$394,761.65		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$394,761.65	\$0.00
	Total	1	\$394,761.65	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$394,761.65	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$394,761.65	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$394,761.65	\$0.00
	Total	1	\$394,761.65	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$394,761.65	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$394,761.65	\$0.00



CONTROLLER

Redev. Comm. Claims - Check Date 09/04/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80648 - BRYCE A. ADAMS	2020-18	MRC-	Open		08/21/2020	09/04/2020	09/04/2020			1,120.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	1	\$1,120.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	1	\$1,120.00
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions	1	\$1,120.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
78730 - BARNES & THORNBURG, LLP	2375346	LEGAL FEES - ARC	Open		08/11/2020	09/04/2020	09/04/2020			13,969.50
80537 - CINDY'S CLEANING	1295	CO-LAB/420 S. HIGH ST.	Open		01/09/2020	09/04/2020	09/04/2020			610.00
86200 - COMCAST	1070798912-08/20	420 S. HIGH ST. / DOWNTOWN -	Open		08/18/2020	09/04/2020	09/04/2020			418.13
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-08/20	309 N. HIGH ST. -	Open		08/24/2020	09/04/2020	09/04/2020			23.45
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-08/20	1010220028123293 315 N. HIGH ST. -	Open		08/24/2020	09/04/2020	09/04/2020			20.40
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-08/20	1010220023161962 330 N. FRANKLIN ST. A -	Open		08/24/2020	09/04/2020	09/04/2020			23.45
83700 - INDIANA AMERICAN WATER CO., INC.	0011359896-08/20	1010220023600702 300 W. VICTOR ST. /	Open		08/25/2020	09/04/2020	09/04/2020			39.99
82500 - INDIANA MICHIGAN POWER	4367987213-08/20	PKG. GAR. - 425 N. HIGH ST. RM 1 -	Open		08/27/2020	09/04/2020	09/04/2020			27.83
82500 - INDIANA MICHIGAN POWER	4379852033-08/20	04367987213 425 N. HIGH ST. STE 3 -	Open		08/27/2020	09/04/2020	09/04/2020			24.26
82500 - INDIANA MICHIGAN POWER	4749852044-08/20	04379852033 425 N. HIGH ST. STE 5 -	Open		08/27/2020	09/04/2020	09/04/2020			41.22
82500 - INDIANA MICHIGAN POWER	4069852046-08/20	04749852044 425 N. HIGH ST. RM 8 -	Open		08/27/2020	09/04/2020	09/04/2020			21.14
82500 - INDIANA MICHIGAN POWER	4129852044-08/20	04069852046 425 N. HIGH ST. RM 9 -	Open		08/27/2020	09/04/2020	09/04/2020			22.99
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-08/20	04129852044 309 N. HIGH ST. -	Open		08/19/2020	09/04/2020	09/04/2020			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-08/20	20180604 315 N. HIGH ST. -	Open		08/19/2020	09/04/2020	09/04/2020			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-08/20	20182703 330 N. FRANKLIN ST. #A	Open		08/19/2020	09/04/2020	09/04/2020			23.28
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	15	\$15,312.20
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	15	\$15,312.20
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions	15	\$15,312.20
Grand Total								Invoice Transactions	16	\$16,432.20



CONTROLLER

Redev. Comm. Claims - Check Date 09/11/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80648 - BRYCE A. ADAMS	2020-19	MRC- PROPERTY MAINTENANCE	Open		09/03/2020	09/11/2020	09/11/2020			1,120.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$1,120.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$1,120.00
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 1		\$1,120.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
81423 - ALL SEASONS LANDSCAPING	129	MRC PROPERTIES	Open		08/05/2020	09/11/2020	09/11/2020			901.20
81423 - ALL SEASONS LANDSCAPING	160	MRC PROPERTIES	Open		08/18/2020	09/11/2020	09/11/2020			927.39
76891 - AT&T MOBILITY	X08222020	420 S. HIGH ST. / CONTINENTAL	Open		08/14/2020	09/11/2020	09/11/2020			109.56
3580 - THE STAR PRESS	0004315197	MNI-060315	Open		08/06/2020	09/11/2020	09/11/2020			13.88
3580 - THE STAR PRESS	0004348842	MNI-060315	Open		08/28/2020	09/11/2020	09/11/2020			15.14
88700 - VECTREN ENERGY DELIVERY	5645318703- 08/20	309 N. HIGH ST. - 026006045645318703	Open		08/28/2020	09/11/2020	09/11/2020			18.19
88700 - VECTREN ENERGY DELIVERY	5645152266- 08/20	425 N. HIGH ST. 3 - 026006045645152266	Open		08/28/2020	09/11/2020	09/11/2020			17.00
88700 - VECTREN ENERGY DELIVERY	5645207727- 08/20	425 N. HIGH ST. 5 - 026006045645207727	Open		08/28/2020	09/11/2020	09/11/2020			18.19
88700 - VECTREN ENERGY DELIVERY	5645263178- 08/20	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		08/28/2020	09/11/2020	09/11/2020			18.19
88700 - VECTREN ENERGY DELIVERY	5645765383- 08/20	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		08/28/2020	09/11/2020	09/11/2020			18.19
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 10		\$2,056.93
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 10		\$2,056.93
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 10		\$2,056.93
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	M2295	MRC - COURTYARD BY	Open		01/03/2020	09/11/2020	09/11/2020			356.00
79398 - EVENS TIME, INC.	3289	MRC PARKING GARAGE	Open		08/25/2020	09/11/2020	09/11/2020			566.37
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$922.37
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$922.37
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		\$922.37
Grand Totals								Invoice Transactions 13		\$4,099.30



Controller

MUNCIE REDEV COMM - CK DATE 09/18/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79482 - SME	110001	REDEV. COMM. -	Open		08/11/2020	09/18/2020	09/18/2020			2,200.00
78889 - VANDEWALLE & ASSOCIATES, INC.	202008027	muncie.redev imp 16 - REDEV	Open		08/19/2020	09/18/2020	09/18/2020			3,726.25
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	2	\$5,926.25
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	2	\$5,926.25
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions	2	\$5,926.25
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80870 - BELL SERVICES	20-107	REDEVELOPMENT	Open		08/18/2020	09/18/2020	09/18/2020			1,600.00
80870 - BELL SERVICES	20-118	REDEVELOPMENT	Open		08/26/2020	09/18/2020	09/18/2020			1,620.00
82500 - INDIANA MICHIGAN POWER	4418029411-08/20	201 W. SEYMOUR ST. - 04418029411	Open		08/27/2020	09/18/2020	09/18/2020			1,055.24
82500 - INDIANA MICHIGAN POWER	4075852014-08/20	309 N. HIGH ST. - 04075852014	Open		08/27/2020	09/18/2020	09/18/2020			1,098.82
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	4	\$5,374.06
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	4	\$5,374.06
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions	4	\$5,374.06
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	9085347654	13431534-	Open		04/09/2020	09/18/2020	09/18/2020			207.29
86200 - COMCAST	1070910822-09/20	410 N. MARTIN AVE. / 8529201070910822	Open		09/02/2020	09/18/2020	09/18/2020			244.61
81041 - SEI CLEAN	2020-1776	REDEVELOPMENT	Open		08/18/2020	09/18/2020	09/18/2020			7,929.60
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions	3	\$8,381.50
Department 19 - BOARD OF WORKS Totals								Invoice Transactions	3	\$8,381.50
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions	3	\$8,381.50
Grand Totals								Invoice Transactions	9	\$19,681.81

RESOLUTION 2020-22

A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF REAL PROPERTY

WHEREAS, the City of Muncie Redevelopment Commission (“Commission”) is authorized by IC 36-7-14-12.2 to acquire Real Property;

WHEREAS, the Commission is authorized by IC 36-7-14-22.6 to sell properties to abutting landowners;

WHEREAS, as defined by IC 36-7-14-22.6(a), an abutting landowner is an owner of property that touches, borders on, or is contiguous to the property that is the subject of sale, but does not constitute a public easement or public right-of-way;

WHEREAS, the Commission is authorized by IC 36-7-14-22 to offer properties for public sale;

WHEREAS, the properties listed in Exhibit A shall be considered by the Commission;

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

It will be in the best interest, for safety and economics that the Commission transfer the properties listed in Exhibit A.

This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date September 17, 2020.

Brandon Murphy, President

Dr. Cecil Bohanon, Member

Shareen Wagley, Vice-President

Frank Scott, Member

Andrew Dale, Secretary

Exhibit A

Parcel	Address	Type	Applicant	Applicant Taxing Address	Proposal	Price (\$)
18-11-03-433.006-000	2110 N. Brady	Lot	Monte Murphy	2412 N. Turner Muncie, In. 47303	Build House	100.00
18-11-10-308.013-000	610-612 N. Elm	Lot	Joseph & Rachael Robertson	608 N. Elm Muncie, In. 47305	Yard	100.00
18-11-21-205.004-000	623 W. Memorial	Lot	Rita Ashburn	1259 Beaver Lake Road Lawrenceburg, Ky. 40342	Yard	100.00
18-11-04-259.007-000	2705 N. Pauline	Lot	Matthew & Danielle Russell	805 W. Harvard Muncie, In. 47303	Build House	200.00
18-11-10-357.014-000	322 E. Washington	Lot	Scott & Cynthia Mick	224 S. 1250W Parker City 47368	Driveway & Yard	500.00
18-11-03-428.004-000	2408 N. Wolfe	Lot	Claretta Jolly	2000 E. Carver Muncie, In. 47303	Build House	100.00

N.B.: 322 E. Washington side-lot application conditionally approved by the Neighborhood Investment Committee, as if there was no higher use for the lot in conjunction with the parking lots the Muncie Redevelopment Commission is acquiring at 300, 306, and 312 E. Washington.