



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, February 16, 2023, 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, and Shareen Wagley all present. School Board Jim Lowe was present.
- II. Agenda:** President Howe entertained a motion to approve the agenda. Isaac Miller moved to approve the agenda. Lorraine Tomlin proved second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- III. Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the January 19, 2022, MRC meeting. Commissioner Prybylla suggested to correct the date of the minutes from Thursday, November 17, 2022, to January 19, 2023. Shareen Wagley moved to approve as amended. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. Claims:** Craig Wright, City Controller, stated that there was a claim on an EFT to US Bank for a bond payment for \$ 28,425. The next claim was out of the TIFF funds for Markets on Madison, paid Fredrick Services for parking lot removal in the amount of \$12,000. Lorraine Tomlin made a motion to approve. Steve Prybylla provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- V. City of Muncie Update – Mayor Dan Ridenour.** Mayor Ridenour provided an update on the following items.
 - **Financials:** Mayor Ridenour stated that there is not much difference in the Mall, Tiff, Madjax, or Central zone. The money in the Central zone is reserved for three years of maintenance, sometime in 2023 and 2024. Markets on Madison had additional demolition work as stated by the City Controller. Village parking garage had some minor expenses. White River Lofts had utility relocation fees. McKinley READI project had a slight reduction to acquire three vacant lots of \$6,500 plus recording and titling fees. No expenses on Till Pond. Parks spent \$94,813 on infrastructure. Including pickle ball courts, the skate park engineering, and Jacks Park. The consolidated TIFF balance \$948,996.98 as of February 10th. There are other cash accounts and funds available to us that are not in the checking account. Jeff Howe stated that the Skate Park had a group interested in

some fundraising. Mayor Ridenour stated, they have been working on fundraising. The design will be presented to the Park Board potentially in March. Commissioner Miller asked about the Halteman design and layout. Commissioner Miller stated that we are in the negative for Heekin (\$15,000) and Halteman (\$2,000). Mr. Miller asked what the plan was to pull that out of the negative. Mayor Ridenour stated he has pointed that out to the Parks Department and suggested the Parks Department adjust accordingly. Commissioner Miller asked if it is earmarked for a certain park can we move funds to another. Mayor Ridenour stated yes. Commissioner Wagley asked if we approve the amount for these parks or was it the flat \$600,000. Mayor Ridenour stated that they have a flat \$600,000. President Howe stated our approval was not contingent upon specific amounts per park. Commissioner Miller stated that he does not think the negative amount should show on our accounting sheet. Mayor Ridenour stated the \$600,000 is the responsibility of this organization. President Howe stated we are not negative; it is just the allocation. There is \$359,739 remaining for parks.

- **Storer Estates:** The Storer Woods Neighborhood Association has their first meeting tonight. The contractor gave word that as soon as the asphalt plant opens, they are ready to begin the streets. Once the streets are in park construction can start with pickleball courts, a shade structure, playground equipment, and lots of great walking paths. This organization committed \$170,000 which has not been spent yet.
- **Michaels Place:** Located at the corner of Tillotson and Memorial. The due diligence is still in progress. The property has been purchased, well over \$500,000. It will be on the March City Council agenda for tax abatement. Mayor Ridenour stated he saw some of the developers work in Memphis.
- **White River Lofts:** Phase II is still being worked on. WS Properties has proposals varying in size from 42 to 72 units to help see what fits with the financials. The public space will move forward.
- **Riverbend Flats:** Space will be available for rent as of April 1. Located at Memorial and Burlington with sixty units available.
- **City View I & II:** To begin construction the end of February, about 60 properties. The closing is about two weeks from now.
- **Southern Terrace:** This is a collaboration with the Muncie Land Bank where 25 townhomes will be built at the corner of 26th and Walnut. Closing would be close to October.

VI. Other Business

- **Riverfront Appointee:** Mayor Ridenour stated that the appointee would reviews plans of the developer to fit the neighborhood of the Riverfront District. The terms run through 2024 and meet as needed. Lorraine Tomlin volunteered to be the appointee for Riverfront District.

- **703 W Adams St.:** Mayor Ridenour requested permission to put out an RFP to sell the vacant and abandoned property that MRC owns. President Howe entertained a motion. Lorraine Tomlin made a motion. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- **Muncie Land Bank** – Nate Howard provided an update to the commission. See attached document on last page.
- **Downtown Development:** Vickie Veech stated that the Muncie Downtown Development Partnership is a 501C3 not for profit organization and is charged to provide sustainable, economic, and cultural environment in the downtown area. In 2022, we saw over \$4 million in private and public investment in downtown properties and infrastructure, attracted 15 new businesses, and approximately \$2.5 million in property tax. There is a minimum of 98% occupancy in the residential properties, usually at 100%. The average age is about 33 and there are over 2,500 full-time jobs. Downtown provides a central gathering space. Ms. Veech thanked the MRC for their participation to help aid in the work done. The results of Fire Up Downtown were approximately over 10,000 people at the event. This will be reoccurring on August 3, 2023. There will be additional elements for the upcoming event. The Downtown Development staff and board are looking into future commitments for the work plan. The focus will be on housing, infill, and connectivity to surrounding neighborhoods. There is currently a 2022-2023 two-year contract with the MRC for partnership. Vickie Veech asked the commissioners to consider approving an extension of the partnership for the 2024 partnership to help budget for pending commitments. The commissioners agreed to table this until next month for review of the documentation sent shortly prior to this meeting.

VII. Public Comment (2 minute each):

- Zane Bishop, 1301 N Jefferson, stated that especially in relation to your continued support of downtown development and what Vickie shared, he would encourage the MRC looking into obtaining studies to see the impact of other projects the MRC supports and the relation to downtown. Downtown is vital and pressures are continuing to move away from downtown even with all the investment in the past 10 years. Especially with the addition to Farmington and the project out by the Tillotson Overpass they could be good still but could be worth looking into. The River Front project was a huge success in densifying certain blocks and adding huge tax space to that area. Mr. Bishop is worried that the lower density projects out on the fringed will not have the same success and will not be able to pay for the maintenance of new infrastructure long term.
- Brian Shaw, 600 E Washington, thanked the commissioners for the presentation regarding the former Justice Center (as presented by Jeff Howe during Dream with Dan). He is hoping that we can get some progress reports for ongoing projects that exemplify future value. We must put things in an understandable format, technical writers write to someone with an eighth-grade education. There

are lots of complaints online from people not understanding how these projects work, so it is up to those who do understand to help educate others. A lot of the minutes are up from current meetings. The parking lot on south Madison, that is a good example of an improvement that will have a payoff. The past work with MRC and the city with new facade for downtown development. If you go downtown it is a great place to go now. Whatever can be done to help educate people would be appreciated. He asked that if there is an opportunity like the property that may have the developer pull out, is there a penalty.

VIII. Commission Member Comments:

- Jeff Howe stated that in those agreements that there are benchmarks and cures if there are failures to do that. He stated that we are looking into how those are getting resolved, with the help of counsel. Lorraine Tomlin stated that there were delays in closing due to environmental factors.

IX. Adjournment: Jeff Howe motioned to adjourn at 9:57AM.

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

Respectively prepared by,

Respectfully submitted by,

Maggie Bales

Commissioner Lorraine Tomlin



February 16, 2022

Muncie Land Bank Report to the Muncie Redevelopment Commission

Period: January 20 – February 15, 2023

Property Update

- Acquisition: no new property acquired. This is something we need to figure out.
- Disposition:
 - o Advantix: 718 E 9th, 412 N Bauer
 - o Congratulations to the City on that
- Summary for 2022:
 - o The MLB acquired 14 new properties:
 - The MLB acquired its first 8 properties with structures.
 - The MLB acquired 6 vacant lots.
 - o The MLB sold 15 vacant lots:
 - 6 of these lots were sold to adjacent property owners.
 - All of these lots were sold to local NGOs or Muncie community members.

Other

- BBF Fellowship 2023
- First Friday – Tom Collins (January); Evan Tester (February)
- Prosperity Indiana Conference; Legislation HB 1147, unsuccessful but
- Local Developers Meeting
- Valentine's Fundraising Campaign
- Properties w/ structures
 - o Two being demolished
 - o Four are currently being offered to the public
 - o Two have been assigned to local non-profits via PTAs
- Reducing through in-kind contributions
 - o Collaboration with BSU architecture class – to create plans
 - o Collaboration with Mid-Eastern Indiana Association of Realtors – to do BPOS