



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, June 15, 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, and Shareen Wagley all present. School Board Jim Lowe was present. Commission member Lorraine Tomlin was absent.
- II. Agenda:** Howe entertained a motion to approve the agenda. Isaac Miller moved to approve the agenda. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, 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 May 18, 2023, MRC meeting. Shareen Wagley moved to approve as presented. Steve Prybylla provided second. Commissioners Isaac Miller, Steve Prybylla, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. Claims:** Craig Wright, City Controller, stated this was a short list of claims. Mr. Wright stated a claim to Muncie Downtown Development as part of the two-year agreement for \$40,000. He stated there is a bond payment. Isaac Miller made a motion to approve. Shareen Wagley provided second. Commissioners Isaac Miller, Steve Prybylla, 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.
- VI. Financials:**
  - Mayor Ridenour reported on the financials, including allocated funds for various projects and unspent funds. Routine maintenance was conducted at the Village Parking garage. Additional engineering work was done for the Skate Park, costing \$9,513. Bidding for construction will begin soon. Tuhey Pool repairs were completed using allocated infrastructure funds. Remaining funds of \$340,000 are available for various parks. The tax draw is expected next week. Asphalt removal is the only physical work done so far. Fundraising progress of the skate group was discussed.
  - White River Lofts – Phase II: Phase I of White River Lofts is fully leased and assessed. 70% of occupants were previously employed in Muncie but lived elsewhere.
  - Riverbend Flats – TWG, an Indianapolis developer, expressed satisfaction with the progress. The building is open, and 50% of the spots have been leased.
  - City View 1 & 2 – Pivotal, formerly Miller Valentine, is developing 61 affordable housing units across Muncie. Two buildings have reached the two-story level. Foundations have been laid for nine homes.

- **Project Updates (outside TIF Districts):**

- The Village Improvements: A proposal was made to develop the university area, potentially including a hotel and performing arts center. Ball State University is working on collaborative projects with the city and seeking funding from the Eli Lilly foundation.
- Kilgore Avenue Apartments: TWG is planning to develop 120 rent-based units, pending approval by June 30.
- Morrison and Jackson Apartments: Browning, a developer with experience in Carmel, plans to build 200 apartments on farmland at Morrison and Jackson. Infrastructure work will require city investment.
- Storer Estates: The city is building a 34-lot subdivision, including amenities such as a park, pickleball courts, and playgrounds. Local builders have expressed interest.

- **Project Updates (Within TIF District):**

- Anderson Partnership Developments: AP Development LLC presented some of their previously completed redevelopment projects and outlined their plans for market rate apartments in downtown Muncie. Market demand for quality housing was emphasized. Further assessment and legal review of the Economic Development Agreement will be conducted.
- WS Properties: WS Properties is interested in developing one block in downtown Muncie. Details were provided to the commission.

**VII. Resolution 2023-07:** The resolution concerning the Madison Street property was approved by the commission.

**VIII. Other Business:**

**IX. Property Acquisitions: None.**

**X. Muncie Land Bank:** Updates on property acquisitions, transfers, and upcoming events were provided by Nate Howard.

**XI. Public Comment:** Zane Bishop raised concerns about the availability of documents online and requested consultation with the Minnetrista Central Neighborhood regarding the McKinley Developments and the Highland project. Other concerns and the need for resources for those in need were mentioned.

**XII. Commission Member Comments: None.**

**XIII. Adjournment:** Jeff Howe motioned to adjourn at 10:42AM.

The Muncie Redevelopment Commission will meet again on July 20, 2023, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

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Commissioner Lorraine Tomlin