



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, May 18, 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 absent.
- II. Agenda:** President Howe stated the resolution listed should be 2023-06. President Howe entertained a motion to approve the agenda. Lorraine Tomlin moved to approve the agenda. Isaac Miller provided 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 April 20, 2023, MRC meeting. Isaac Miller moved to approve as amended. Shareen Wagley provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. Claims:** Craig Wright, City Controller, presented claims. President Howe asked about the elevator repair. Mr. Wright stated it was for the Village Promenade. Isaac Miller 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 we spent some on parks out of infrastructure bond, a total of \$13,802.75. Part of that went to the Skate Park for additional engineering and part of it went to Cowing Park for some striping. Consolidated TIF cash balance as of May 13th is \$907,905.00. It is important to keep those balances high because we make the July payment in June. The tax draw comes in June. General Fund total \$373,000.00. Of that \$230,000 to go toward the READI match. Storer Estates Park has been committed \$170,000 by the MRC, the equipment is in. In the mall area assessed values are up \$2.2 million in the assessed in 2023. This is good news for both the city and MRC. The K PEP on East Jackson is assessed, two lots for over \$7 million, previously assessed at \$193,000.00. There is a large increase to help with the K PEP bond. Riverbend Flats are leasing. That went from \$277,000 to \$3.47 million. The Gillman Home Center is over \$1.5 million, the Justice Center is assessed at \$570,000. There has been an increase at the old Ardagh headquarters, up to about \$388,000. Altogether

it is an increase of about \$14.5 million in just those projects. Another positive is next year all homes sold through City View will be on tax rolls. Jeff Howe stated for those listing in, the difference in assessed value is about 3% in taxes that will help run the city and other projects and the city is faced with inflationary costs.

- **White River Lofts – Phase II:** WS that did phase one is interested in phase two. There are others that are interested. So far nothing looks feasible. Hopeful to be part of READI 2.0. Must be a win win for the city and the business.
- **Riverbend Flats:** The grand opening is on May 23rd at 10:00 am. Go to riverbendflats.com to see the floor plans and amenities. The rent is income based.
- **City View 1 & 2:** Had its groundbreaking yesterday (May 17th). Six foundations and plumbing are in for some of the single-family homes. This is located at 1500 E 8th Street. There will be 10-unit town home, a 6 unit and 8 unit on Macedonia. The single-family houses are not in a TIF district. The townhomes are in a TIF district. A total of 58-59 housing units.
- **Storer Estates:** Received final Platt approval. These lots are 100% ready to sell. Waiting on the curb and asphalt to be complete. There are developers and an individual interest to begin building in June. There is interest from out-of-state builders. We want to try to benefit local builders first. The lots approved are the 22 out front with 10 more that previously were in a flood zone, dirt work is done and we are waiting for FEMA to respond. Jeff Howe stated there was discussion about the sale of those lots, most of the group felt having the lots available for local builders was the best. The mayor opened to questions. Jeff Howe stated the City View had no structures. The mayor stated that is correct all lots were vacant.

VI. Other Business

- **Financial Analysis – London Witte Group**
 - **Resolution 2023-06 – Determination of Need to Capture Tax Increment Revenues:** Bob Swince with London Witte Group stated they started working with the city and the MRC last year for the bond issue. He stated they have worked with Craig Wright on some reporting required by the state. The consideration of the Resolution is something that is done by June 15th every year. The MRC needs to decide on how much of the incremental assessed value they want to capture for the subsequent year. The resolution is to provide to the county auditor all the impacted taxing units and the county auditor provides that to DLGF so as they go through the certification, they know what is going on. President Howe entertained a motion to approve Resolution 2023-06. Isaac Miller moved to approve. Steve Prybylla provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Bob stated the legislature ended a couple weeks ago and there are some substantial things happening. The makeup of the commission and the appointments don't change. Next year the president will be appointed by

the mayor. The Vice President will be voted on by the fiscal body of the city. The Secretary is voted by the membership. By April 15th of every year the Controller submits a report to the DLGF that provides basic information of the prior year activities. It lists the commissioners, the total receipts of TIF, and fund balances. Beginning next year, it will be the commission's responsibility to attend a council meeting to present the report. They also added an eligible use for TIFs. There has been conversation about can we use TIF to buy police and fire vehicles. Effective with this legislation you can now use tax increment revenues for police and fire capital and operating expenditures. The biggest change is by December 1, the commission will be required to adopt a spending plan to be provided to the DLGF. They are not sure if it is just a budget or how detailed it will be. By the end of month or early June, there should be a template. On the fiscal analysis there is a report that lists out allocation areas, the prior historical information, and projections for the year.

- **Property Acquisitions:** The mayor stated there are no new acquisitions, we are still completing the ones that were approved at previous meetings. The property at 225 S Madison the fire department is interested in. The fire department is agreeable to the sign company using the billboard. The sign company gentleman is fine with that. The fire department can have the building now, the sale will not go through. The fire department will do some repairs and some signage out front. Jeff Howe asked what the original deadline was. The agreement has expired. The mayor thinks it should not be held in the MRC name if the fire department gets it. Legal counsel stated there should be a property exchange. No dollar price. The fire department is not expecting to pay for it. The fire department would like to use it for storage and vehicles. Jeff Howe stated we have money invested in that property, it could be income producing where the MRC could gain the income and still allow the fire department to use it. A meeting with the fire department would be necessary.
- **Muncie Land Bank** – Nate Howard provided an update to the commission. See attached document on last page.
- **Ethics in City Government:** Mikah Wilson, Personnel Director, has put together an ethic training course for city employees and board appointees with fiduciary responsibilities in the city of Muncie. The sources of this training have been from the Inspector General for the State of Indiana, the Indiana Ethics Commission, Indiana Code, and State Board of Accounts. The reason we are requiring this training is multi-faceted; keeps those in compliance with the legal obligations of public service, to help those know when to ask questions, yearly reporting, and training standard for the City of Muncie, establish and define high standards for ethical behavior, restore and maintain public trust, and know where to report wrongdoing. The training does not constitute legal advice. Mikah Wilson provided a packet of slides to the commission for their review. She stated that

ethics is a journey not a destination. In conclusion, though not part of the Code of Ethics, please be aware of the following statutes that apply to all public employees in the state of Indiana including those of the City of Muncie. Offenses against public administration cover official misconduct, bribery, ghost employment, conflict of interest, and profiteering from public service. Shareen Wagley asked if this is something new. Mikah Wilson stated this is a new training. The board's sign disclosure forms.

VII. Public Comment (2 minute each):

- Rick Yencer stated he is glad to hear that you (MRC) are going to use some local builders on these housing projects. He stated he is surprised CPM came in on this City View project. He has received reports of undocumented workers that they may have done foundation brick work. He stated he is glad to see the city is doing something about ethics and conflict of interest. He stated Jeff (Howe) has interest with MadJax. He stated the government is still on the hook for borrowing to bail them out. He stated that he knows that you are on the hook for millions in past development projects. He stated hopefully the assessed value of property will increase. He stated that some think it is a good idea, others like Farm Bureau and Chamber of Commerce are getting tired of assessors just approving increases in farms, business, and homes when there is no value or increase.

VIII. Commission Member Comments:

- Jeff Howe stated that he is doing some financial work with Sustainable Muncie, trying help them become more sustainable (operationally breakeven or better). He stated that he does not have anything to do with the contract in place with the city and the bonds that were issued years ago. He stated that his objective is to put Sustainable Muncie in a place to relieve the city of some of its debt service burden. He stated he will not and does not intend to vote on anything as it relates to Sustainable Muncie. He stated that his work was discussed with and he requested the mayor's opinion on it, and it was determined a service to the community.

IX. Adjournment: Jeff Howe motioned to adjourn at 10:05AM.

The Muncie Redevelopment Commission will meet again on June 15, 2023, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

Commissioner Lorraine Tomlin



May 18, 2022

Muncie Land Bank Report to the Muncie Redevelopment Commission

Period: April 20 – May 17, 2023

Property Update

- Acquisition:
 - o I mentioned last month that we had made an ask to the County for a number of properties...still no status update on that as the ask is still being processed
- Disposition:
 - o 900 Blk N Central Avenue (side lot)
 - o 2105 S Elm (vacant lot auction)
 - o 2007 S Biltmore (side lot)* - acquired from the county, demolition, surveyed and split, transferred to the two contiguous neighbors

*three programs: side lot program, vacant lot auction, property with structures

Other

- First Friday:
 - o Will Snyder BSU graduate student shared his research about renters experience in two Muncie neighborhoods (Old West End and Riverside-Normal City)...very informative and lively discussion as a result.
 - o This month's meeting we are moving to Madjax building. The speaker this month is still to be determined.
- The last week of April, I participated in a delegation from Muncie sponsored by the 8twelve Coalition to visit and learn from a Community Development Corporation working in South Atlanta called Focused Community Strategies.
- As follow up to the First Friday meeting we had in March with Intend Indiana, a group of us from Muncie went to visit their offices in Indianapolis to continue the conversation. As a result, we are really excited to look at partnering with them on a small pilot development project here in Muncie.
- Strategic planning with Prosperity Indiana...