

Muncie Redevelopment Commission Minutes

October 19, 2023

- 9:01 Jeff Howe called the meeting to order
- Attendance is taken with all members present: Jeff Howe, Isaac Miller, Lorraine Tomlin, Steve Prybylla and Shareen Wagley.
- Minutes were reviewed
 - Motion to approve minutes as presented by Wagley and second by Miller; Approved 5-0
- Claims presented by Controller
 - Motion to approve claims as presented by Miller and second by Tomlin; Approved 5-0
- Property Transfers & Acquisitions – Gretchen Cheesman from Community Development would like to acquire 1401 S. Madison Street due to delinquent taxes. Would like to have the MRC accept a tax certificate from the County Commissioners. If the taxes are not paid, then the MRC would obtain a deed. The ECI Regional Planning District will provide funding for cleanup through its brownfield cleanup fund. Motion to approve by Miller. Second by Prybylla. Approved 5-0.
- Report from the Mayor
 - Financial Position Update
 - Mayor provided a brief update on the financial status of the various TIF Districts and the money which must be spent in those districts. Mayor provided an estimate of year-end financial position for MRC including fall tax draw. Mayor provided an update on status of funds for various parks projects funded via MRC bond.
 - Riverbend Flats: Mayor stated that Riverbend Flats is now 100% occupied. TWG of Indianapolis (owner) told the Mayor that leasing of 100% took place much faster than expected. The Mayor believes this is an indication that additional affordable housing is necessary in the City.
 - City View I & II: The two projects include 61 single family homes across multiple neighborhoods in Muncie and 9 apartment buildings. The buildings are all moving forward quickly. Mayor stated that multiple citizens each week have reached out to his office about how to apply for a home. Pivotal-communities.com is the website to apply for the housing as it becomes available. These homes are income based with multiple tiers of maximum income necessary to apply. The income tiers are set by HUD and are based on the number of members in the household. These homes are not Section 8 housing or managed by the City of Muncie.
 - Storer Estates: Mayor stated that the sale of all 34 lots are going through due diligence with D.R. Horton. Closing is forthcoming.
 - Southern Terrace: 25 town homes will be built near Crestview Golf Club by Walnut and 26th. The lots were owned by the MRC and will close shortly. Additional lots will be sold once these close and development begins.
- Other Business
 - Property Sales: None to report at this time. All prior lots authorized to be sold have closed.
 - Canal District Development RFP: Had not received any RFPs at the time the agenda was put together. 1 RFP was received from Viking Realty. Jeff Howe made a motion to table

the consideration in order to allow the members to review the packet prior to taking action and allow a representative for the developer to appear at the meeting. The motion was seconded by Miller. Approved 5-0.

- Muncie Lank Bank Update: Nate Howard provided an update. He noted that he was unable to attend the meeting last month because he was presenting at a conference. In the past 2 months MLB has acquired 3 properties. MLB was not able to obtain any property from the County Commissioners through tax certificates or otherwise. Mr. Howard noted that they continue to work with the Commissioners toward future property acquisitions.
- Downtown Development Update: Angie Hibner is the new director of Downtown Development. Ms. Hibner introduced herself and her background.
- Public Comment:
 - Zane Bishop: Voiced his concerns about projects undertaken by the MRC.
 - Rick Yencer: States that he is glad to see work being done on the Old West End of Muncie. Stated that he would like the MRC to consider local labor and suppliers in future and current projects.
- Commissioner Comments:
 - Jeff Howe: Noted that the MRC does do an analysis on ROI for projects done by the MRC. Noted that he believes the City does have a shortage of quality housing and the City must continue to work toward improving it. The MRC has worked toward providing housing for all income levels. Stated that he believes the D.R. Horton project is a positive for the City and that they will be making a \$60 million investment which is a show of support for the City. Stated that the growth in housing development will spur additional investments in jobs and services such as hotels and grocery stores. Mentioned the amount of new tax revenue MRC projects have and will continue to provide in the future to the City of Muncie and surrounding school districts.
 - Shareen Wagley: Noted that as of 12/31/2019 that the MRC was in debt \$58 million but is currently \$51 million in debt. She noted that the MRC and the City has worked to reduce the MRC debt over the past 4 years.
- Meeting Adjourned without objection at 9:51.
- Next Meeting November 16, 2023.