

Muncie Redevelopment Commission Meeting Minutes

May 16, 2024

Video and audio of the meeting is available for review on the City of Muncie, Indiana Facebook page.

9:00 Isaac Miller calls the meeting to order.

- Attendance is taken. Steve Prybylla and James Lowe were absent.
- Motion to approve the agenda by Bishop with second by Dale. Approved 4-0.
- Motion to amend minutes by Dale and second by Bishop. Vote taken 2-2 with Miller and Wagley voting no. Motion fails due to lack of majority. Motion to approve minutes as submitted by Wagley and second by Miller. Motion passes 3-1 with Dale voting no.
- Claims presented by Controller, Craig Wright.
 - Dale had some questions about the claims presented by USI.
 - Motion to approve claims as presented by Bishop and second by Wagley; Approved 4-0
- Report from the Jeff Howe
 - Financial Position Update: Mr. Howe provided a brief update on the financial status of the various TIF Districts and the money which must be spent in those districts. Noted the focused funds balance of just over \$2.7 million and consolidated TIF funds of just over \$2.0 million.
 - Storer Estates: All utilities have been installed. Construction on the park shelter has begun. Park equipment should be installed by the end of the month of May. Storer sale to the developer has yet to close. However, the property remains under contract and is moving toward closing on the sale. Mr. Howe notes that this property has not produced property taxes (due to being a school) for many years.
 - SportsPlex Property: Sportsplex is under contract for sale. Closing is tentatively scheduled for the last quarter of 2024. Mr. Howe noted that the property has not been producing property taxes for about the last 25 years. The projections for property taxes at completion are approximately \$600,000 annually. Discussions were had on the potential increase in infrastructure costs for the development. Discussions were had on the potential impact on existing housing and/or potentially vacant housing.
 - Markets on Madison: Mr. Howe notes that the owners have not moved forward with their investment to date. Mr. Howe states that the MRC will not put money into its investment in the parking lot until the owner has put their money in first.
 - Columbus Street Intersection: The project is set to move forward with infrastructure improvements in the third quarter. Dale and Bishop requested information on the improvements.
 - 620 & 640 N. Walnut Street: Mr. Howe stated that he was unable to come to an agreement with the owner to option the property. He notes that he has had conversations with potential private investors for the purchase and future development of the property.
 - Gilbert Street Project & YMCA Project: Due diligence continues to move forward and negotiations are ongoing. It is anticipated that both projects will be finalized and move toward closing in the coming months.

- Bison TIF: There is no ongoing development and the TIF is otherwise inactive.
- Other Business
 - Offer to Purchase 836 N. Jefferson St.: Offer to purchase by Donald Conway who is an adjoining owner. Offer is \$1,000.00 to use as a garden and potentially build a garage. Motion to approve sale by Dale subject to applicant's past due real estate taxes being paid. Motion receive a second by Bishop. Motion approved 4-0.
 - Downtown Development: Provided an update on Downtown Development. Angie Hibner noted the ongoing improvements downtown to ADA compliant sidewalk ramps. Ms. Hibner thanked the MRC for its support for the project. Provided the commissioners with a handout detailing potential projects and challenges in the downtown area. She also notes a change in demographics in the downtown area as the average age has dropped from around 50 to around 33. Based on the changing demographics, Downtown Development is pursuing potential development of a "micro market" in the downtown area. The micro market would be focused on the development of retail businesses that want to be located in the downtown area but can't yet afford the cost.
 - Muncie Land Bank: Nate Howard gave an update on the MLB. A lot was sold to a local resident. Notes they are moving forward on obtaining title to the property tax certificates that were assigned to the MLB by Delaware County. Noted that they have several interns working with their organization. Mr. Howard noted that the current funding agreement between the MRC and MLB has expired. Mr. Howard would like to renew the agreement or create a new agreement for the benefit of the MLB. Miller suggested that Mr. Howard meet with Jeff Howe to discuss a potential proposal/agreement and then bring it to the MRC.
- Public Comment:
 - Sue Errington: Noted she lives next to Storer Estates. She expressed her hope that the building of homes would begin soon. She notes people would like to know more about how to buy homes once they are built. Notes there are sections of the property which are overgrown and need mowing.
 - Charlize Jaimeson: Noted that some projects are announced and there isn't enough information after the announcement. Requested more follow up on projects.
- Commissioner Comments:
 - Miller: Thanked Bishop for stepping up to run the meeting last month.
 - Dale: Asked Mr. Howe about his employment with the City and asked him about how he was paid and his hours.
 - Bishop: Noted his prior requests for meeting materials to be available to commissioners and the public prior to the meeting.
- Meeting adjourned without objection at 10:33.
- Next Meeting June 20, 2024.