

Muncie Redevelopment Commission Meeting Memoranda

October 17, 2024

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

9:02 Isaac Miller calls the meeting to order.

- Attendance is taken. All members were present.
- Motion to approve the agenda. Motion by Dale and Second by Prybylla. Approved 5-0.
- Motion to approve September Memoranda by Wagley second by Prybylla. Approved 4-1. Dale voted no.
- Claims presented by Controller, Craig Wright.
 - Mr. Dale questioned the continuation of utility expenses on the old YMCA; Wright explained that those are paid in arrears and won't continue further since the building has sold.
 - Questions concerning paving expenses; Wright to follow up.
 - Motion to approve claims as presented by Dale and second by Bishop; Approved 5-0
- Report from 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. Total focused funds were approximately \$2.6 million. Misc. (unfocused funds) are approximately \$348,000. Update on projected income from various sources and projects as well as expenditures. Total estimated funds as of 12/31/24 to be \$2.17 million dollars.
 - Storer Estates Park: The Park is now complete and opened.
 - Skate Park: Construction has begun at the Westside Skate Park.
 - The Point: Bids were opened by the Board of Works and the bid was awarded to Flat Land Construction.
 - Potential Opportunities:
 - Still working on potential developments of another hotel.
 - Several potential projections remain contingent on READI 2.0 funding which has not been finalized.
 - Mr. Howe has been in discussions with potential relocation of a tech business with about 40-50 employees.
 - Mr. Howe has been in discussions with a small manufacturing company about potential relocation with about 70 employees.
- Other Business
 - Properties to be transferred:
 - Storer Estates Park: Jeff Howe would like to see the park transferred to the Muncie Parks Department.
 - Animal Control Building 901 W Riggin Road: Jeff Howe would like to see the building transferred to the City of Muncie for their continued care and maintenance.

- Mr. Howe would also like to transfer the 2000 Block of North Granville to the City of Muncie for use by the Muncie Police Department (currently being used by them).
 - Motion to transfer the 3 proceeding properties to the City of Muncie by Dale and Second by Miller. Approved 5-0.
 - Property Purchase Application submitted for property at 2800 S. Franklin Street by Harold Dale and Deborah Bailey for \$1,000. The matter was tabled for future discussion.
 - Legislative Update: Mr. Freeman provided the MRC with an update on recent legislative changes applicable to the MRC.
 - Muncie Land Bank: Nate Howard provided an update. The Land Bank is in the process of acquiring Certificate Sale Deeds for 38 properties. The Land Bank is also been investigating properties that are set for tax sale at the November tax sale. Land Bank received their full requested grant from the Ball Brothers Foundation.
- Public Comment:
 - Ed Conatser: Mentioned the Muncie Inn for use of as a boutique hotel. Mentioned potential development of a restaurant near KPEP. Asked to be kept updated on potential properties for development that are not listed publically.
- Commissioner Comments:
 - Bishop: Asked Mr. Howe for update on the status of the ADA compliant curbs/crosswalks funded by the MRC. Jeff stated that they are moving forward generally but several have been impacted by the state's work on Jackson/Main.
- Meeting adjourned without objection at 9:56.
- Next Meeting November 21, 2024.