Muncie Redevelopment Commission Meeting Memoranda

November 21, 2024

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

9:01 Isaac Miller calls the meeting to order.

* Attendance is taken. Zane Bishop was absent. All others present.
* Motion to approve the agenda. Motion by Dale and Second by Prybylla. Approved 4-0.
* Motion to approve October Memoranda by Wagley with second by Prybylla. Approved 3-1 with Dale voting no.
* Motion to approve the November 7, 2024 Special Meeting minutes by Dale second by Wagley with amendment to note that Isaac Miller voted no on motion to accept offer presented by Hillcroft. Approved 4-0.
* Claims presented by Controller, Craig Wright.
  + Mr. Dale questioned the purpose for the fees for Indiana Title with respect to 215 & 220 W. Washington.
  + Mr. Dale questioned ongoing expenses related to utility expenses with the former YMCA building. Mr. Craig will follow up.
  + Questions concerning paving expenses to E & B Paving. Paving done on Burlington.
  + Motion to approve claims as presented by Dale and second by Wagley; Approved 4-0
* 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 $2.4 million. 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.
  + Mr. Howe provided some background on the Agreement to Terminate Economic Development Agreement submitted to the MRC for approval. The underlying terms of the Agreement were approved in the November 7th Special Meeting. The terms have been reduced to writing for approval and permission for Isaac Miller to execute. Motion to approve Agreement by Dale and second by Prybylla. Approved 4-0.
  + Potential Opportunities:
    - Mr. Howe noted the potential for several READI 2.0 grant projects which are potentially moving forward with an investment value of approximately $32 million. While not yet formally approved, the MRC is seeking commitments from the developers in an effort to finalize the projects. Two of the three necessary commitments have been received by the MRC with one outstanding.
    - Mr. Howe did not have any news on other potential opportunities but noted that construction on “the point” across from City Hall is set to begin in the near future, weather permitting.
* Other Business
  + 2025 Spending Plan:
    - Bob Swintz of LWG CPAs & Advisors presented the plan to the Commission. Mr. Swintz informed the Commission that there has been no real guidance on what should be provided nor a form generated by the Dept. of Local Government and Finance. Motion to approve by Prybylla and second by Wagley. Approved 4-0.
    - Pipeline Easement request by Centerpoint Energy for MRC property located at 3005 W. 8th Street in Muncie. Motion to approve by Dale and second by Prybylla. Approved 4-0
  + Muncie Land Bank: Nate Howard provided an update. The Land Bank attended the County tax sale on Tuesday. Two properties were acquired on behalf of local nonprofits. The Land Bank has received orders for tax deeds on 8 properties. Attended “First Friday” in November and will attend again in December and present information about Land Bank projects in the Old West End neighborhood of Muncie. Also received a $10,000 grant from the Ball Brothers Foundation. Made a presentation at the Regional Urban Design Conference in Indianapolis.
* Public Comment:
  + None
* Commissioner Comments:
  + Wagley: Mentioned Light Up Downtown December 5th from 5 to 8 pm and noted that the MRC paid for the lights.
  + Dale: Requested updates or information on Southway Plaza. Mr. Howe noted that the MRC has allocated money but none has been spent. The MRC won’t invest money until the developer does first. Ms. Wagley noted that the actual sale of the Plaza was from a private seller to private buyer. The MRC’s involvement was limited to gateway and parking improvements.
* Meeting adjourned without objection at 9:46.
* Next Meeting December 19, 2024.