

Muncie Redevelopment Commission Meeting Memoranda

April 17, 2025

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

9:03 Isaac Miller calls the meeting to order.

- Mr. Prybylla and Mr. Lowe were absent. All other members are present.
- Motion to approve agenda as amended to remove Property Purchase Application by Miller and second by Dale. Agenda was approved 4-0.
- Motion to amend the March Meeting Memoranda by Dale with several additions. Second by Bishop. Approved with amendments 4-0.
- Claims presented by Controller, Craig Wright.
 - Wright noted a claim for \$170,000 for Storer Park Playground.
 - Motion to approve claims by Wagley and second by Dale. 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 funds that must be spent in those districts. Total focused funds were approximately \$2 million. The Consolidated TIF balance was just under \$700,000. Update on projected income from various sources and projects as well as expenditures. Estimated Consolidated TIF funds for 2025 is \$3.76 Million.
 - The “Point” next to the City Hall is under construction. The associated retail/apartment building to be built on the block is in the process of negotiating an economic development.
 - Howe is working on a proposal to the county to receive certain tax deed properties for future development. The properties could be used for future development and as matching contributions for new developments.
 - Bishop asked a question about current properties and the need to reduce the current inventory of the MRC. Howe noted that some developers of scattered site homes would prefer the sites to be closer together for more efficient construction.
 - In discussions with Ball State to build a pathway and/or gateway to downtown Muncie from the Ball State Campus.
 - Howe has been having discussions with potential developers and other partners to “capital stack” as a way of increasing interest in future development in Muncie.
 - Howe is working with legal counsel to find a suitable location for a new wireless tower in Muncie.
 - Bishop asked Howe if he had any update on the status of the READI 2.0 grants. Howe said that he did not have any updates as all requests are waiting on state approval. Howe also noted that the City is looking into the impact of the recently passed Senate Bill 1. While the exact impacts are not yet known, it is clear that future population growth and development in the City is important to mitigate the potential financial impacts.

- Other Business:
 - Muncie Land Bank: Nate Howard noted that the MLB has shut down the vacant auction section of their website. It has been revamped and will likely be relaunched after an upcoming board meeting. Conversations with the county regarding acquisition of additional property is ongoing. However, the issue was tabled at the most recent Commissioners' meeting. Dr. Nate Snow from BSU will be coming to discuss the local impacts of Senate Bill 1 on May 2nd from 12:30 to 2.
- Public Comment:
 - Carly Acree-King came to provide an update from MadJax. She noted that they have seen an increase in tenants and how several active lease negotiations ongoing with the possibility of reaching a fully leased status. She invited the Commissioners to come to "Third Thursday" at MadJax from 5:00 to 8:00.
- Commissioner Comments:
 - Miller – Has been invited to sit on the Eight Twelve advocacy group on behalf of the MRC. Also invited to sit on the Muncie Action Plan Committee on behalf of the MRC.
 - Dale – Made a statement regarding his feelings on Senate Bill 1.
 - Miller asked Dale to keep his comments germane to the meeting agenda.
- Meeting adjourned without objection at 9:38.
- Next Meeting May 15, 2025