

Muncie Redevelopment Commission Meeting Memoranda

May 15, 2025

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.

- All other members are present.
- Motion to approve the agenda with proposed amendment to add D R Horton by Miller with second by Bishop. Agenda was approved 5-0.
- Motion to amend the March Meeting Memoranda by Dale with several additions. Second by Bishop. Motion failed for lack of majority 2-2 with Prybylla abstaining. Motion to approve as submitted by Miller with second by Wagley. Motion failed 2-2 with Prybylla abstaining. Memoranda was then tabled for future discussion.
- Claims presented by Controller, Craig Wright.
 - Discussion regarding \$246,130.00 payment to Canal District Holdings LLC based on 2019 contract obligations.
 - Motion to approve claims by Dale and second by Prybylla. Approved 5-0.
- Report from Jeff Howe
 - Mr. Howe submitted a financial update in writing to the Commission.
 - 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. Proposal includes over 50 apartments, retail space and a restaurant. The project is contingent on approval by READI 2.0.
 - Muncie Mall development is being planned and is partially contingent on READI 2.0. While the plan is to move forward regardless, READI 2.0 approval would be helpful with the speed of the development. The projected investment is over \$100 Million.
 - Mr. Howe has been in discussions with several local investors, developers and property owners concerning potential investments.
 - Mr. Howe has been in discussions with potential investors for a new hotel in the downtown area. The project requires finding and acquiring a suitable site for the development.
 - Mr. Howe has been working with a developer for a potential senior housing development. The project requires some tax credits to make the finances work.
 - Mr. Howe is working on an interlocal agreement with the County Commissioners regarding the acquisition of future tax sale properties from the County to facilitate future development.
 - Undergoing preliminary discussions on potential development of market rate homes in the \$300,000 price range. Also another potential development of homes in the price range of \$350k-\$400k.
 - Mr. Howe has been working on a “major project” in the village. A lot of work has been put into the project to this point. While it is moving forward, there have been some issues that have slowed down the announcement, including the new Senate Bill 1.
- Other Business:

- Muncie East Corridor Revitalization Plan: Mr. Howe presented a plan to the Commission. The Plan includes the areas covering the McKinley, Gilbert, and East Central Neighborhoods in Muncie. Howe asked that the plan be adopted so that it could be used in seeking grants and development. Dale asked who created the plan. Howe stated that he did not know the name of the entity but it was largely created by Dustin Clark. Dale stated that he did not think the plan was sufficient as presented and that he would prefer additional work on the plan in conjunction with community input. Howe stated that the Plan was necessary in order to obtain potential grants or investment in the area. Discussion continued. Motion to approve the plan by Wagley with second by Prybylla. Motion passed 3-2 with Dale and Bishop voting no.
- TIF Reporting: Bob Swintz presented the annual TIF report to the Commission.
 - Resolution 2025-01 titled a Resolution of the MRC of its determination of need to Capture Tax Increment Revenues (for year 2026) was presented. Motion to approve by Miller with second by Bishop. Approved 5-0.
- Façade Grant Committee Update: Mr. Prybylla provided a copy of a proposed Grant Application for the program, which will be available on the website. Mr. Bishop noted that the committee has met twice and is proceeding toward launching the program in the near future.
- DR Horton Presentation: Mike Jenta provided an update on the development progress at Storer Estates. The project includes 34 total lots. Currently all but 5 of the 21 available lots have been sold. The 10 lots that have not yet been listed for sale are waiting on approval on a new flood map noting that they are no longer in a floodplain. DR Horton offers four floorplans, financing options and closing credits.
 - Bishop asked what the purpose was for the HOA fee that is assessed in the neighborhood. Mike noted that the HOA fees were limited due to little HOA owned property and liabilities. Bishop asked about the home warranties that were available. Mike outlined the warranties.
- Muncie Land Bank Update: Nate Howard provided an update to the Commission. Noted all properties received from the County via tax certificates are being maintained. Most of the houses have rehab potential but some are rough and require some significant cleanup work. Nine properties are being held for potential use in a project involving a grant match. Vacant lot auction has restarted. MLB presented a proposal for receiving tax certificate properties. However, it was rejected by the County Commissioners.
- Public Comment:
 - Charlize Jamison: noted that 4 individuals expressed confusion over the approved East Corridor Revitalization Plan – believes there is more communication that is needed. Requested an update on the DR development on the old sports plex property. Noted disapproval of the argument in the prior month's meeting.
 - Ed Conatser: expressed some concern regarding stigmatization of the East Corridor Revitalization Plan due to identification of blighted housing.
 - Kim Miller: Expressed concerns with the content of the Corridor Revitalization plan and a lack of communication with the community.

- Brian Shaw: Stated that the plan was really more of an action item list. Requested more communication with the neighborhoods.
 - Kristopher Bilbrey: Expressed concerns over communication with the neighborhood and the timing of the vote. Expressed concern over the meeting memorandum of the MRC.
 - Rob Miller: Has been working on renovation of a blighted home. Noted concerns over the Corridor Revitalization plan. Noted errors on the document.
- Commissioner Comments:
 - Bishop: Noted that the Corridor Revitalization plan was sent 2 days prior to the meeting. Noted his issues with the plan, as approved.
 - Dale: Also noted his issues with the Corridor Revitalization plan and the timing of which it was provided. Believes that the MRC is not serving the community.
- Meeting adjourned without objection at 10:24.
- Next Meeting is scheduled June 19, 2025 (Juneteenth) and will be rescheduled