

MUNCIE REDEVELOPMENT COMMISSION

CITY HALL AUDITORIUM

300 N. High Street, Muncie, Indiana 47305

Website: muncie.in.gov

REGULAR MEETING: July 17, 2025

Appointing Authority	Term of Service	Commissioner
Mayor	January – December 2025	Isaac Miller
Mayor	January – December 2025	Steve Prybylla
Mayor	January – December 2025	Shareen Wagley
City Council	January – December 2025	Zane Bishop
City Council	January – December 2025	Andrew Dale
School Corp.	January – December 2025	James Lowe

Meeting Convened at 9:00 AM

- I. **Roll Call:** Mr. Dale (present), Mr. Miller (present), Mr. Prybylla (present), Ms. Wagley (present). Mr. Bishop (absent). Mr. Lowe (in audience).
- II. **Approval of Agenda -**
 - **Motion:** Commissioner Dale made a motion to accept the agenda as presented
 - **Action: Approved.**
- III. **Approval of Previous Meeting Memoranda (June)**
 - **Motion:** Commissioner Dale made a motion to amend the memoranda to include discussions on the interlocal agreements with the County Commissioners and the Muncie Sanitary District. Mr. Howe pointed out that there is a link to the full video of the meeting for review.
 - The motion died for lack of a second.
 - **Motion:** Commissioner Prybylla made a motion to approve June memoranda as presented.
 - **Action: Approved.**
- IV. **Approval of Claims (Mr. Wright)**
 - **Motion:** Commissioner Dale made a motion to approve the claims presented.
 - **Action: Approved.**
- V. **City Report - Project Updates (Mr. Howe)**
 - **High Point Station:** Green space is underway. Details are being finalized for an economic development agreement for 54 market-rate apartments, approximately 15,000 square feet of commercial/restaurant space, and 85 parking spaces (71 on-site, 14 on-street). Optimism for Ready 2 funding.
 - **Muncie Mall Redevelopment:** More details received on planned development, contingent on Ready Lily funding. TIF funds were approved at the last meeting to help with initial Phase One work, specifically reimbursement for demolition. Demolition timeline is estimated at 6-8 weeks for engineering work. The mall's assessed value has significantly declined from \$35 million to \$4.7 million over time. It was suggested to invite the mall development team to present their plans at a future meeting.

- **620 North Walnut Street:** A deal is nearing for this MRC-owned property (GMEDC owns it). It is likely to become a multi-use building with up to six businesses. Discussions include a partnership with a school for student-led enterprise to meet work experience requirements.
- **Hotel Development:** Ongoing conversations with developers for 80-100 room hotels, with a preference for ground-up construction over retrofitting existing buildings.
- **Village Project:** A large project with Ball State University had stalled, but Ball State has expressed interest in assembling a group to discuss resurrecting it.
- **Market Rate Housing Development:** Working with two developers to build approximately 165 homes priced at \$300,000 and above, potentially leveraging the Sanitary District relationship.
- **Senior Housing Development:** Ongoing conversations for a 100-unit senior housing development near downtown, involving the demolition of an existing building.
- **Muncie's Home Price Growth:** Muncie was highlighted as the fifth city in Realtor.com's "News and Insights" article for significant home price growth in 2025, with double-digit year-over-year gains. Affordability is cited as a driving factor for demand. The city aims to provide housing for the approximately 10,000 people who commute into Muncie for work daily but leave to live elsewhere.

VI. Property Purchase Applications:

- No applications were received.

VII. Façade Grant:

- Legal Counsel is currently preparing the grant agreement. Once received and reviewed, the communications and IT staff will assist in placing the information on the website.

VIII. Muncie Land Bank Update (Mr. Howard)

- **Old West End:** The Land Bank is preparing to transfer the first 11 properties to InTen next week, with hopes for groundbreaking before the end of the year.
- **Property Swap:** Two structurally sound houses will be offered to the public for rehab in exchange for properties that will be built as part of the Old West End project.
- **Grant Proposals:** Proposals submitted to Centerpoint Energy and Ball Brothers Foundation to support work in the Old West End, Whitley Industry, and other prioritized neighborhoods.
- **First Friday:** Jim Smith from Indiana Title spoke on inheritance planning.
- **Robert Wood Johnson Foundation Grant:** A kickoff event on August 8th will mark the start of a deep dive into assessing the impacts of tax sales on neighborhoods with high rates of abandonment and vacancy.
- **Ball State Urban Planning Collaboration:** The Land Bank will work with a third-year planning studio from Ball State to conduct a quality-of-life survey in Industry and Whitley and develop a corridor comprehensive development plan focusing on housing, green space, community space, and connectivity.

IX. Public Comment

- **Ball State Stalled Project:** Asked for specifics on the stalled Ball State project; details were not disclosed due to confidentiality.
- **Former YMCA Development:** Asked for an update. It was clarified that the developer is

working on internal engineering (specifically dealing with the pool area), and plans to complete townhome development by the canal first.

- **Till Pond:** Commented that Till Pond requires ongoing oversight. Mr. Howe clarified that that financial support does not equate to direct construction management.

X. Adjournment

Next Meeting: July 17th, 2025.

The full video can be viewed @

<https://www.youtube.com/watch?v=uWGcwQFDqAw>