

MUNCIE REDEVELOPMENT COMMISSION

CITY HALL AUDITORIUM

300 N. High Street, Muncie, Indiana 47305

Website: muncie.in.gov

REGULAR MEETING: August 21, 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. Bishop (present), Mr. Dale (present), Mr. Miller (present), Mr. Prybylla (absent), Ms. Wagley (present). Mr. Lowe (in audience). It was noted that Mr. Howe was absent due to a family emergency
- II. **Approval of Agenda -**
 - **Motion:** President Miller motioned to amend the agenda to remove the financial and city updates.
 - **Action: Approved.**
- III. **Approval of Previous Meeting Memoranda (June)**
 - **Motion:** Commissioner Bishop made a motion to amend the memoranda to reflect his attendance. Commissioner Dale items to be included
 - Clarifying that 620 North Walnut Street is owned by the Greater Muncie Economic Development Corporation, not the MRC or City.
 - Noting President Miller's inquiry and Mr. Howe's confirmation that all MRC financial commitments for the skate park were satisfied
 - Mentioning Mr. Howe's remarks on Tilpond and Commissioner Waggle's statement that the contract was awarded and work started
 - Correcting the misspelling "Facade Gant" to "Facade Grant"
 - Identifying Charlize Jamieson as the public commenter who asked questions about a Ball State stalled project, former YMCA development, or Tilpond
 - Including commissioner comments regarding President Miller's elaboration on the YMCA canal project, Mr. Howe's further elaboration, Commissioner Waggle's clarifications on developers, President Miller's update on the stalled Cohen Memorial Plaque (until mid-2026), and Mr. Dale's comments on the YMCA and Tilpond projects.
 - **Motion:** Commissioner Bishop amended the motion to include Commissioner Dale's comments.
 - **Action: Approved.**

IV. Approval of Claims (Mr. Wright)

- **Motion:** Commissioner Dale made a motion to approve the claims presented.
 - **Action: Approved.**

V. Façade Grant Program Update:

- Commissioner Bishop provided a status update on the Facade Grant Program. The program details, a map of eligible areas, and the application are live on the MRC section of the city website. Funds will be renewed annually and are on a first-come, first-serve basis. A more formal public release is planned for Facebook and the Muncie Journal.

VI. Property Transfers:

- No applications were received.
- **Consideration** of 12 properties (1019 East Kirby, 1111 East 5th, 1220 East Memorial, 1222 East Memorial, 1520 East Kirby, 2007 East Willard, 609 South Brady, 717 South Vine, 721 South Beacon, 805 East Willard, 806 East Willard, and 819 East Seymour) for transfer to the Muncie Land Bank, to aid in their redevelopment efforts. Transfer is subject to Muncie Land Bank board approval.
- **Motion:** Commissioner Bishop made a motion to transfer the listed properties to the Muncie Land Bank, contingent upon the land bank's acceptance and securing clean title/ownership.
 - **Action Approved.**
- **Consideration** of 1700 block of North Coulson, intended for transfer to GMED for cell tower development, was recently transferred from the City of Muncie to the MRC. It cannot be transferred out yet as it has not been advertised. The MRC first needs to formally accept ownership.
- **Motion:** Commissioner Wagley made a motion to pass a resolution to accept ownership of the 1700 block of North Coulson from the City of Muncie.
 - **Action Approved.**
- **Consideration** of transferring properties at 300-312 East Washington Street (Jury Lots) to GMED for Arts District development, potentially including housing. Commissioners requested more specific information and an overview of the development plan. Legal counsel confirmed there is no immediate deadline for this transfer.
- **Motion:** Commissioner Dale made a motion to table the approval of the transfer until more information is available.
 - **Action Approved.**

VII. Updated Central Corridor Plan:

- Commissioner Bishop provided edits to the Central Corridor Plan, which aimed to correct information, boundaries, labels, and add citations.
- **Motion:** Commissioner Bishop made a motion to approve the Central Corridor Plan as is, with the contingency that all mission citations be added.
 - **Action Approved.**

VIII. Light Up Muncie

Amber Green, City Communications Director, requested \$10,000 to support the "Light Up Muncie" event (formerly Light Up Downtown), which will now include a "lit parade". Funds are also needed to replace damaged Christmas tree lighting. The city is now organizing the event, which will occur on the first Thursday of December and include a tree lighting at Canan Commons, musical acts, community partners, and vendors.

- **Motion:** Commissioner Dale made a motion to approve the request for \$10,000 for the Light Up Muncie event.
 - **Action Approved.**

IX. Innovation Connector

- Ted Baker, Executive Director, was absent. Commissioners discussed approving the standard annual pass-through funds for the certified tech park, which are mandated by the state to pass through the MRC.
- **Motion:** Commissioner Dale made a motion to approve the pass-through of funds for the Innovation Connector.
 - **Action Approved.**

X. Muncie Land Bank Update (Mr. Howard)

- Nate Howard provided updates on Land Bank activities. Four properties were sold to the Ross Center. The first transfer of 11 Old West End properties to Intend Indiana was executed. Two additional properties, 913 West Kilgore and 509 West Adams, are now available for public redevelopment. A request for 45 properties from the county resulted in over 60% being unavailable, but efforts are underway to acquire about 15. The Land Bank also held a First Friday meeting in August focusing on Industry and Whitley partnerships and is collaborating with the third-year urban planning studio on redevelopment plans.

XI. Public Comment

- **Rick Yenser:** Expressed opposition to spending public money on a proposed subdivision near Farmington (Ball State donation), arguing that private developers are building housing without tax dollars. He cited a private developer, the Ridge Group, building a multi-million dollar apartment complex in Yorktown without public funds. He also warned about higher tax rates in Muncie compared to rural areas.
- **Jeff Crowder:** As a local building owner, he raised two concerns about a newly acquired parking lot adjacent to his property. He needs access to the lot to repair a block wall and reported erosion to his foundation due to the parking lot's grading. He requested MRC representatives to inspect the issues.

XII. Adjournment

Next Meeting: September 18th, 2025.

The full video can be viewed @

<https://www.youtube.com/watch?v=PtGQd1eRG6w>