

MUNCIE REDEVELOPMENT COMMISSION

CITY HALL AUDITORIUM

300 N. High Street, Muncie, Indiana 47305

Website: muncie.in.gov

REGULAR MEETING: September 18, 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 (Present), Ms. Wagley (present). Mr. Lowe (in attendance).
- II. Approval of Agenda -**
 - **Motion:** Commissioner Dale motioned to approve the agenda which was duly seconded.
 - **Action: Approved. 5-0**
- III. Approval of Previous Meeting Memoranda (June)**

Discussion focused on several misspellings, the use of acronyms upon first use and identification of dissenting voters.

 - **Motion:** Commissioner Dale made a motion to amend the memoranda to reflect these edits, which was duly seconded.
 - **Action: Failed 2-5** with Commissioners Miller, Prybylla and Wagley voting no.
 - **Motion:** Commissioner Prybylla made a motion to approve the minutes as presented, which was duly seconded.
 - **Action: Approved 3-2** with Commissioners Bishop and Dale voting no.
- IV. Approval of Claims (Mr. Wagley)**
 - **Motion:** Commissioner Bishop made a motion to approve the claims presented, which was duly seconded.
 - **Action: Approved 5-0.**
- V. Report from the City:**
 - Mr. Howe distributed a financial update. He noted that there are two economic development items for consideration: The first is a proposal for a new premium subdivision (to be presented by the developer, Trademark Homes) and a discussion regarding the redevelopment of the Muncie Mall.
 - A presentation was given by the Terry Robinson, of Trademark Construction regarding a proposed 42-home premium housing subdivision that would include amenities such

as pickleball courts and a pavilion. The homes are projected to start in the \$400,000 to \$450,000 range.

- Mr. Howe presented that the project site is currently a non-taxed property owned by Ball State since at least 2009. It is estimated that the fully developed property is expected to attract new residents, currently community into the county for work and create about \$20 million in assessed value, producing property taxes, income taxes and food and beverage taxes for many years into the future. The funding proposal involved a **\$407,200 match** with the Delaware County Redevelopment Commission and will also be supported by the Muncie Sanitary District, with most of that dedicated to infrastructure.
- **Motion:** Commissioner Wagley made a motion to approve the funding proposal as presented, which was duly seconded.
 - **Action: Approved 3-2** with Commissioners Bishop and Dale voting no.
- John Mulherin of Hall Property Group presented a multi-phase redevelopment plan for the Muncie Mall. The mall, currently 68% vacant, is considered not viable in its current configuration. Phase 1 involves the demolition of approximately 250,000 square feet (including the J.C. Penney, Sears, and old theater buildings) to unlock outward-facing parcels on McGalliard Road.
 - The proposal is a Pay-As-You-Go (PGO) Tax Increment Financing (TIF) agreement (Resolution 2025-06) to reimburse Hull Property Group's upfront investment of \$2.5 million for demolition and speculative investment. The guaranteed maximum reimbursement is \$2,523,138. It was noted that this commission had previously voted 5-0 to release \$432,000 as a partial reimbursement, which is included as part of the reimbursement of the investment. The baseline for the TIF increment calculation is the current Hull Property owned parcels valued at \$4.7 million.
- **Motion:** Commissioner Wagley made a motion to approve the funding proposal as presented, which was duly seconded.
 - **Action: Approved 5-0.**

VI. Façade Grant Status:

- Commissioner Bishop reported that one application was reviewed and sent back for missing information; a second application was received and also requested additional information to ensure due diligence.
- **Property Transfers:** There were no property transfers to discuss.
- **Downtown Development:** An update was provided on recent new businesses, high occupancy rates (in the 90th percentile), and successful signature events (Summer Arts Walk had over 7,000 attendees; Fire Up Downtown had over 17,000 attendees). New elements for the upcoming Arts Walk (October 2nd) include "Echoes of the Past" (an augmented reality tour of former buildings), interactive elements in Dave's Alley, and the installation of "pedestrian iron works" (art on utility covers)
- **Muncie Land Bank:** The Land Bank is preparing for its board meeting the next day to discuss property transactions, including a side lot transfer and the sale of two properties to Intend Indian

VII. Public Comment

- Comments included support for the mall renovation and renovation of old buildings, opposition to local government subsidizing gated luxury housing, and questions about action being taken on Southway Plaza. The Muncie Arts and Culture Council provided an update on arts activities and invited commissioners to the Mayor's Arts Awards.

VIII. Adjournment

Next Meeting: October 16th, 2025.

The full video can be viewed @

https://www.youtube.com/watch?v=NtFVdcYeW_8

<https://www.youtube.com/watch?v=5Mg6-kDOJ6k>