

# ***MUNCIE REDEVELOPMENT COMMISSION***

## **CITY HALL AUDITORIUM**

300 N. High Street, Muncie, Indiana 47305

Website: [muncie.in.gov](http://muncie.in.gov)

**REGULAR MEETING: November 20, 2025**

<b>Appointing Authority</b>	<b>Term of Service</b>	<b>Commissioner</b>
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 attendance).
- II. Approval of Agenda -**
  - **Motion:** Commissioner Wagley motioned to approve the agenda which was duly seconded.
    - **Action: Approved. 4-0**
- III. Approval of Previous Meeting Memoranda (June)**

Discussion: Commissioner Dale proposed three specific amendments to Items 4 first and second paragraph stating that the comments should be attributed to himself. Commissioner Dale also indicated that questions regarding Façade Grant funds carryover should be attributed to himself.

  - **Motion:** Commissioner Dale made a motion to amend the memoranda to reflect these edits, which was duly seconded.
    - **Action: Approved 4-0** with Commissioners Bishop and Dale voting no.
- IV. Approval of Claims (Mr. Wagley)**
  - **Motion:** Commissioner Dale made a motion to approve the claims presented, which was duly seconded.
    - **Action: Approved 4-0.**
- V. Report from the City:**

Mr. Howe distributed a financial update.

  - **READI 2.0 Funding:** The city was awarded \$6.75 million to support transformative development.
    - **Muncie Central City Housing:** Includes 34 new home in Muncie’s Old West End, plus potentially 4 additional refurbished.
    - **Multi-Unit Building:** Work continues to secure an anchor tenant for the proposed 4 story apartment and commercial project.
  - **Muncie Mall:** Environmental cleanup and interior demolition are underway.

- Colson Property: The lease was executed, which involves \$96,000 upfront payment, \$500 per month.
- D.R. Horton Subdivision: Submitted plans to develop 126 new homes off of Morrison Road.
- SportsPlex: Planning is underway for a development expected to include between 200 - 250 homes.

## VI. Other Business

### Façade Grant Status:

Commissioner Bishop presented five (5) projects recommended by the committee, four of 10-12 received. The total funds allocated for the five recommended applications were just under \$75,000, which is about half of the \$150,000 annual allocation.

- CRU Construction - 215 S. Walnut Street (\$25,000)
- Michael Jennings - 307 E. North Street (\$8,600)
- Four Tabs, LLC. - 306 S. Walnut Street (\$25,000)
- Peckenpaugh Financial Group - 400 W. Jackson (\$1,013)
- Minnetrista - 620 W. Minnetrista Blvd. (\$15,000)

Mr. Howe advised the commission that his recollection is that the original intent of the fund was to limit funding to \$150,000 per year with only committed funds to carryover for disbursement.

- **Motion:** Commissioner Dale made a motion to approve applications recommended and presented, which was duly seconded.
  - **Action: Approved 4-0.**

**Property Transfers:** There were no property transfers to discuss.

### Muncie Land Bank:

- **Sales:** Nate Howard reported that they sold three houses for \$10,000 each to developers. He also indicated that they are partnering with the city on the READI funded Old West End redevelopment.
- **Tax Sale Summary:** Zach Gullion reported that 522 parcels were listed in Muncie for the 2025 tax sale; 191 sold, recouping \$376,000 in property taxes.
  - **331 parcels did not sell, leaving \$2.8 million in tax delinquency.**
  - **Insight:** Unsold properties often return to the tax sale repeatedly. It was noted that the bulk of surplus tax dollars generated by the tax sale go to the county's general fund after three years, not being dispersed to the individual taxing units like the City of Muncie.

## VII. Public Comment

Tania Said, Executive Director of Muncie Arts and Culture Council - expressed concerns that the mural on the side of the building located at 306 S. Walnut Street, referenced in the Façade Grant discussions and approvals would be changed. As a result of her comments, the commission revisited the approval.

- **Motion:** Commissioner Dale made a motion to amend the approval to include a condition that **no alterations** can be made to the mural, which was duly seconded.
  - **Action: Approved 3-1 with Commissioner Wagley voting no.**

## VIII. Adjournment

**Next Meeting:** December 18th, 2025.

The full video can be viewed @

<https://www.youtube.com/live/bWP8N4eEuWI?si=yVxrj4BC4rRu9hey>