

MUNCIE REDEVELOPMENT COMMISSION

CITY HALL AUDITORIUM

300 N. High Street, Muncie, Indiana 47305

Website: muncie.in.gov

REGULAR MEETING: January 15, 2026

Appointing Authority	Term of Service	Commissioner
Mayor	January – December 2026	Isaac Miller
Mayor	January – December 2026	Steve Prybylla
Mayor	January – December 2026	Shareen Wagley
City Council	January – December 2026	Zane Bishop
City Council	January – December 2026	Seth Rawlings
School Corp.	January – December 2026	James Lowe

Meeting Convened at 9:00 AM

- I. **Roll Call:** Mr. Bishop (present), Mr. Miller (present), Mr. Prybylla (present), Mr. Rawlings (present), Ms. Wagley (present). Mr. Lowe (in attendance).
- II. **Election of Officers -**
 - **Motion:** Commissioner Wagley motioned to retain the same officers as last year with Isaac Miller, President; Zane Bishop, Vice President and Steve Prybylla as Secretary, which was duly seconded.
 - **Action: Approved. 5-0.**
- III. **Approval of Agenda -**
 - **Motion:** Commissioner Bishop motioned to approve the agenda, which was duly seconded.
 - **Action: Approved. 5-0.**
- IV. **Ethics Training/Conflict of Interest Statement -**
 - Commissioners were reminded to complete the required ethics training and conflict of interest statements and submit them online as soon as possible.
- V. **Approval of Previous Meeting Memoranda**
 - **Motion:** Commissioner Wagley made a motion to approve the memoranda as presented, which was duly seconded.
 - **Action: Approved 5-0.**
- VI. **Approval of Claims (Mr. Wright)**

Mr. Wright distributed the claims and provided explanation of larger claims.

 - **Motion:** Commissioner Prybylla made a motion to approve the claims presented, which was duly seconded.
 - **Action: Approved 5-0.**
- VII. **Report from the City: (Mr. Howe)**

Mr. Howe distributed the statement of financial condition and the following updates.

 - The Point Gateway - The sign fabrication is nearing completion.

- Mixed-use Project - As it relates to the multi-use building, the city is reviewing proposals from three developers and is engaged in discussions with a prospective anchor for the retail space.
- Muncie Mall - The environmental remediation and interior demolition are near complete. Exterior demolition is delayed as engineers work to maintain water and gas lines, that enter the building at the demo sites, to the remaining occupied retail spaces.
- Housing Developments -
 - Morrison & Petty - DR Horton received approval for 126 single family homes in the area of Morrison and Petty with construction expected to begin in late summer of 2026.
 - East Side - Working through terms on 200 - 250 homes at the former SportsPlex.
 - Riggan Road - A draft of the Economic Development Agreement has been provided to the builder for the 42 high-end homes.
 - Storer Estates - Eleven lots remain available for development. The flooding issues have been mitigated but we are awaiting the federal LOMAR status before construction on those lots begin.

VIII. Other Business:

Funding Request -

Street Paving: Request for \$250,000 from the various TIF funds for Public Works to pave streets within those TIF Districts.

- **Motion:** Commissioner Wagley made a motion to approve the \$250,000 request for paving, which was duly seconded.
 - **Action: Approved 5-0.**

Indiana Stamping -

Request to transfer the remaining \$17,500 from the Indiana Stamping TIF to the City's General Fund, as the property has been sold to a private entity and the public debt was eliminated.

- **Motion:** Commissioner Wagley made a motion to approve the transfer of funds, which was duly seconded.
 - **Action: Approved 5-0.**

CDC Transition -

Mr. Howe proposed transitioning property holding services from the current entity to the East Central Indiana Community Development Corporation (ECICDC) to improve efficiency and response times.

- **Motion:** Commissioner Prybylla motioned to approve the transition to East Central Indiana Community Development Corporation, which was duly seconded.
 - **Action: Approved 5-0.**

Façade Grant Status:

Commissioner Bishop reported that four (4) applications are pending additional information. The committee is working with the IT department to streamline the online application process. projects recommended by the committee.

Property Transfers: There were no property transfers to discuss.

Muncie Land Bank: (Zach Gullion)

- Mr. Gullion reported the sale of two properties, marking the 100th property sold by the land bank. The land bank is also partnering with Ball State University studios for neighborhood data collection and strategic visioning. There are updates to Indiana's tax sale law under consideration to reduce the redemption for purchased tax certificates by land banks.

IX. Public Comment

Rick Yencer, expressed concerns regarding the focus on housing over an industrial jobs creation inquiry and the use of labor for development projects. Mr. Howe clarified that the specific business inquiry had been directed to the Muncie Industrial Revolving Loan Fund for assistance first, which is appropriate.

X. Commissioner Comments:

- Commissioner Miller - provided some clarification of the role of the Muncie Redevelopment commission.
- Commissioner Bishop - Provided information about his investigation into sidewalk work in the downtown. He also sought more information about the Indiana Stamping property, which was provided by Ben Freeman, City/MRC legal counsel.

XI. Adjournment

Next Meeting: February 19, 2026.

The full video of this meeting can be viewed @ https://www.youtube.com/live/h4ocBSF758A?si=ODJOG6wSV-HgQ95_