AGENDA

Muncie Redevelopment Commission Regular Meeting: March 18, 2021 at 9:00 a.m. Conducted in the City Hall Auditorium

- I. CALL TO ORDER
- II. ROLL CALL
- III. AGENDA
- IV. MINUTES
 - a. FEBRUARY REGULAR MEETING
- V. CLAIMS
 - A. Regular Claims (CONTROLLER)
 - B. Invoice from Muncie Land Bank for \$16,667.67
- VI. SUSTAINABLE MUNCIE HEARING
- VII. OLD BUSINESS
 - a. CONTROLLER WRIGHT
 - i. ANNUAL REPORT BY THE FISCAL BODY TO THE BOARD (WRIGHT)
 - ii. BOND PAYMENT SCHEDULE FOR BOARD (WRIGHT)
 - **b.** MAYOR RIDENOUR
 - i. PARKING STUDY RESULTS
 - ii. CANAL DISTRICT
 - iii. TILLOTSON/MEMORIAL CROSSING POTENTIAL DEVELOPMENT
 - iv. TWG UPDATE ON 60 UNIT APARTMENT COMPLEX
 - v. CITY VIEW HOME 47 UNIT RESIDENTIAL DEVELOPMENT
 - vi. STORER HOUSING UPDATE
 - c. Storer Property Housing Development Request for Proposal (DALE)

VIII. NEW BUSINESS

- A. PROPERTY APPLICATIONS, IF ANY (BISHOP)
- B. RESOLUTION 2021-06 (BISHOP)
- C. RESOLUTION 2021-07 (FREEMAN)
- IX. PUBLIC COMMENT
- X. ADJOURNMENT NEXT MEETING April 15, 2021 at 9:00 AM



Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, February 18, 2021, at 9:00AM in the City Hall Auditorium, First Floor, 300 N. High Street, Muncie, Indiana 47305.

- I. **Call to Order:** Murphy called the meeting to order at 9:03 AM.
- II. **Roll Call:** Commissioners Brandon Murphy (President), Andrew Dale (Secretary), Shareen Wagley (Vice-President), Jeff Howe, and Isaac Miller were present. Jim Lowe (School Board representative) was present.
 - Craig Wright (City Controller), Nicholas Tokar (Downtown Development Partnership (DDP) President, Vicki Veach (DDP Executive Director), The Honorable Dan Ridenour (Mayor), Ed Conatser (MRC's Sustainable Muncie (SM) liaison), Ben Freeman (Counsel), Zane Bishop (Residential Program Administrator). Richard Ivy, Belinda Munson, Matt Wagley, and one other person were also present.
- III. **Agenda:** Murphy motioned to add 214 N. Hackley as Old Business D; Dale seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
 - Murphy motioned to take Praxis Consulting up as the first item of New Business; Dale seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
 - Dale motioned to approve the agenda as amended; Howe seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
- IV. **Minutes:** Wagley motioned to approve the January 21, 2021 minutes as presented; Howe seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
- V. Claims: Dale asked if the EFT claims were bond-associated.
 - Wright replied yes, and that there were also administration fees on the bonds.
 - Dale followed up on his request to have a simple diagram made outlining the bonds that are obligated to pay and how often, as the biggest claims are frequently bond payments.
 - Wright replied that he will get that together.
 - Dale motion to approve the claims; Murphy seconded. Murphy, Wagley, Dale, Howe, and Miller voted ave; motion passed.
- VI. **Update of Downtown Development:** Tokar stated that he appreciates the partnership between the two organizations working together. Tokar stated there's been a contractual relationship between DDP and MRC for several years and without such the mission of Downtown Development would be diminished.
 - Veach stated Muncie is an Indiana Main Street and one of 19 nationally-accredited Main Streets, which is made possible by the diversity of partners. As a Main Street, DDP needs to focus on economic vitality, organization, promotion, and design. The 2021 campaign includes new branding and more work with Next Muncie. Merchants worked very hard to pivot in 2020 to be able to sustain. Commercial occupancy is at 84%, and residential is 98%.

Tokar stated the density that is in downtown leads to higher tax values per acre than anywhere else in the city.

Veach stated first quarter 2021 has been tough, and winter is normally slow, but numbers should be able to be maintained this year. The White River Canal Lofts are attracting people that don't currently live in Muncie.

Howe asked if pre-leasing had started.

Veach replied that would begin soon. Events coming up are the Pot O' Gold Puzzler, a car show, and a mystery event in partnership with Civic Theatre and Ball State.

Miller stated well done, as 2020 was not an easy year.

Howe stated it was good to have heads-up messages and communications.

Murphy stated the 2021 first-half invoice is on the agenda.

Veach stated the contractual amount is \$40,000.

No discussion on the invoice was had other than Howe stating that if it's a contractual arrangement based on past practice that he would make a motion to approve.

Howe motioned to pay the invoice; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

Wagley asked then asked if the invoice was included in the previously-calculated budget.

Mayor Ridenour replied yes.

VII. Old Business

a. City of Muncie Update

1. White River Canal District: Mayor Ridenour reported the Lofts have topped off and are in the process of building out some of the corner units to provide tours.

Howe asked how many phases there were.

Mayor Ridenour replied they originally planned for two but now want five, consisting of 130 units. He asked them to remove the planned amphitheater since downtown already had Canan Commons, but hasn't received back amended drawings.

Howe asked if a feasibility study was done.

Mayor Ridenour replied yes.

Howe clarified that they don't feel like it cannibalizes the housing that's there now.

Mayor Ridenour replied no. Phase V would not be completed until 2028 and Phase II would be started in 2021 and completed in 2022. They also want to create a space for food trucks, which would be near the public space with the interactive art space that's been approved.

2. Justice Center: Mayor Ridenour stated the County wants to partner with the City to redevelop the former jail site, in which the property would transition to the City. There is a developer that the City has worked with before that is interested in the site and the MRC will put out an RFP for the development site jointly between the MRC and the County. TIF revenues would likely be needed. Mayor Ridenour stated it's all up in the air at this point and that he's trying to find out what's possible for the sit.

Howe clarified that it's not going to a private developer.

Mayor Ridenour stated that it could.

Miller asked if there was a timeline for the RFP. Mayor Ridenour stated that he expects an RFP to be developed with proposals received back within next thirty days and then

discussion can be had to decide what the MRC wants to actually do with the property or not.

Dale stated he would support it being returned to the tax rolls and asked how Mayor Ridenour thought this would work with the MRC.

Mayor Ridenour replied he envisioned the block being added to or made its own TIF. TIF monies would be needed to do infrastructure work and underground utilities.

3. **Storer Site:** Mayor Ridenour reported that he's preparing to engage the Delaware Muncie Metropolitan Planning Commission to review plans.

Mayor Ridenour reported that the Muncie Sanitary District has agreed to do work in the neighborhood to help solve flooding issues, and the board has committed up to \$300,000 to the project.

Dale stated that at the MRC's January meeting that the Mayor Ridenour agreed to utilizing an request for proposal (RFP) process to develop the housing portion of the project so that the best possible ideas can be received and so the public can be made aware of the potential improvements. Dale stated that that was agreed to at the last meeting. Mayor Ridenour stated that he thought Dale meant the infrastructure portion of the project. Dale stated that he understands that the City is going to address the infrastructure. Dale then reasserted that what he stated in the last meeting and which Mayor Ridenour agreed to was to release an RFP for the housing portion of the project. Mayor Rideour stated again that he understood what Dale meant was for the infrastructure and then asked again if Mayor Ridenour supports the release of an RFP to receive proposals from developers. He stated that it is an MRC property.

Mayor Ridenour stated the City will sell lots to builders as a City project.

Howe asked if there would be covenants and how many developers would build.

Mayor Ridenour stated local companies were able to do the work themselves and the EDIT will be paying for the infrastructure.

Dale stated that because the property is an MRC property that it's appropriate for the MRC to decide how the property is developed in partnership with the MRC executive director and the community, and that it's not uncommon for one developer to develop the entire site. He stated the decision making process is the MRC's and not the City's because it's an MRC property and that the discussions need to be public.

Howe asked how many lots were being looked at in the area.

Mayor Ridenour stated only 32 lots were being looked at to begin with, in addition a park area in the land that can't be built on. He went on to state that a number of home builders have conveyed interest.

Dale stated that Mayor Rideour previously led a Storer neighborhood meeting where BSU students collected ideas and presented them BSU design studio at the Muncie Mall and that while that was well and good it was theory-based. Dale stated, again, that he'd like it if some developers came up with and presented proposals through an RFP process.

Mayor Ridenour responded saying that process has already been started and proposals are before the Delaware Muncie Metropolitan Planning Commission. The City engineer worked on this based on feedback from the neighborhood and student proposals.

Howe stated he wants speculation to be cut down on, as that puts builders at risk. He went on to say that if a single developer built the site out that the project would be more tract housing and if individual builders it would be mixed types.

Dale stated that that's not necessarily true as it depends on how it's approached.

Mayor Ridenour stated he reached out to larger, out-of-town developers, and they didn't have interest in such a small site.

Howe said that the size of the property doesn't attract the interest of a large development.

Dale stated that there are niche developers that specialize in the size of the Storer site and he asked the question of why can't the MRC take 90 or 120-day's to issue an RFP to see what interest and designs can be gathered as he believes the MRC needs to do its due diligence.

Mayor Ridenour stated he appreciated his comments, but the neighborhood's feedback is the most important to him.

Howe asked what the feedback was.

Mayor Ridenour stated they didn't want condos or supersized homes. Every lot is a quarter-acre or larger. The neighborhood wants some one-story and some two-story houses of sizes ranging from 1,500 to 2,200 square feet.

Dale stated that his question about the RFP process for the housing development made at the previous month's meeting was clear and he believes that the MRC should be looking at the best alternatives for the property.

Mayor Ridenour stated he appreciated his thoughts.

Dale stated he thought his question last time was pretty clear.

- 4. **1,000 Trees in 1,000 Days:** Mayor Ridenour stated 1,000 trees would be planted, starting in March, and the Urban Forester has already approved 14 different species. Howe asked who would plant the trees.
 - Mayor Ridenour replied the two-person Urban Forestry Department would plant them, in addition to TeenWorks, other volunteers, and potentially hiring some staff.
- 5. **Cooley Park:** Mayor Ridenour reported Cooley Park will include updated playground, a walking path, and a splash pad.
- 6. Other Projects: Mayor Ridenour stated there were other projects, on the job creation front, in the confidentiality phase. Muncie is one of two finalists for an 800,000 square foot facility outside of the City limits, on the southside, which involved about 232 jobs. Another project is down to Muncie, Whitestown, and Greenfield, which the state is involved. Muncie is the finalist for a Fortune 50 company that would be good on the job front. Two of these are looking at the same location.
- 7. **Miscellaneous/Former Storer School Site:** Wagley stated she was thrilled the flooding issues would be considered.
- b. Sustainable Muncie: Dale wanted to reiterate concern about meeting board to board. Speaking with the State of Indiana Public-Access Counselor, both cannot meet in full membership in private. This is due, in part, to the fact that the MRC dispersed secured municipal bond monies that have now been, in-part, spent by Sustainable Muncie Corporation. He stated that the financial issues with SMC are issues akin to a bulging closet that could explode. He suggested that the MRC utilize the framework he proposed

to address questions of the MRC and the strategies necessary to alleviate concerns over a 180-day period of time. He reiterated the make-up of the proposed Working Group to be two MRC members, the MRC director, the City Controller, the SMC Director and President, Conatser, and members of the commercial real estate and financial services communities. The intent is to be proactive, help SMC and lesson the potential burden on the City and MRC. Dale stated that he's in support of Madjax. Dale reiterated that meetings between the two organizations needs to be done legally. His hope is the Working Group framework can be supported by the MRC for the benefit of all concerned; especially the public whose investment is in SMC.

Murphy stated the action of the board last month was the cancel the executive session. Everyone should have received an email from SMC requesting a meeting, and it's been advised to hold that meeting in March.

Dale stated that his Working Group framework would be best as it brings together the people and the expertise to achieve the task of determining what's best going forward.

Wagley asked to clarify that the Mayor is working on this.

Mayor Ridenour stated he began meeting with SMC in February 2020. Tomorrow is the current executive director's last day. The Muncie Arts and Culture Council is currently in the process of acquiring 608 E. Main from SMC. He reached out to a Realtor to see if there's a viable way to sell the MRC's portion of the lofts. He instructed SMC to not do any more new construction.

Wagley asked if they could just come to the MRC's March meeting, adding that it's not the board's place to micro-manage their organization, but SMC's place to figure out a way to make their payment.

Dale stated that the MRC is obligated to do (if SMC cannot).

Wagley asked if we can have SMC attend the MRC's March meeting.

Howe stated his concern has been their financial viability.

Murphy stated the objective would be to have SMC at the MRC's March meeting, but a special meeting could also be called.

Mayor Ridenour stated a CPA is handling their finances now.

Dale stated that questions could be compiled to ask and that we should share with SMC so that the most advantageous discussion can be achieved.

Howe stated the individual listed within the Working Group framework could be involved as needed and when devising next-step questions. Howe stated those could be handled through the Mayor.

Mayor Ridenour stated he would reach out today to invite them to the March meeting.

Murphy stated he would ask if that time doesn't work, to have call a special meeting.

Howe motioned to take that approach to meeting with SMC; Dale seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

Conatser stated the people he would suggest are Baxter, Aaron Brunsman the new President, and Jennifer Greene, who's been the facility director.

Mayor Ridenour stated that, as of tomorrow, Greene will no longer be with SMC.

Dale suggested everyone taking individual tours before that meeting.

Miller stated that, in the future, it'd be nice if the director and/or CPA reported every month on the \$4.4 million outstanding.

Mayor Ridenour responded that they've been working with him.

Dale stated that going forward they should be present at MRC meetings and he thanked Mayor Rideour for his work with SMC.

c. **214 N. Hackley:** Murphy stated that this was tabled from last meeting, and he hopes everyone reviewed the options provided by Freeman.

Dale asked if Bishop had been to the house since the last meeting.

Bishop stated he was there in December and brought the matter to the board in January. Dale stated he noticed deficiencies in the structure, gutters loose, and other real concerns and that a 36 month land-contract agreement is now in its 56th month. He and asked if the taxes were being paid and if the MRC was billing for insurance as it's written in the contract.

Bishop stated last he checked the contract buyer had paid the taxes. There are no bills for insurance, as the MRC is self-insured.

Dale stated that it's clear that the contract buyer is not living up to their end of the land-contract and that both entities (City and buyer) are not living up to their obligations.

Howe stated he'd like to get rid of the property and be done with it.

Dale stated that the contract-buyers investment is actually about \$2.00 a month over 56 months and that it's been a heck of deal for the contract-purchaser.

Murphy stated he sided with Howe and the best option would be to deed it over.

Howe motioned to deed 214 N. Hackley to the land-contract buyer; Murphy seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

Dale asked if the MRC has any other land-contracts in play. Bishop stated only a few (which are being addressed later in the meeting under new business and that 214 N. Hackley was the first.

Howell stated he is familiar with the program to extend land-contracts.

Miller suggested avoiding this type of program in the future.

Dale stated that good ideas do fail and that there's value in such programs, especially in light of deploying strategies in the future to increase homeownership. He said that homesteading and land-contracts, administered well, can be useful in addressing our housing needs. He would not pour the baby out with the bathwater but instead in the future suggest better oversight and understandings so that blighted properties in such a program don't become the burden of the City's Building Commissioner.

Miller suggested that if such a program is continued that the MRC put together specific quidelines.

How stated that financial resources through loan pools would be needed but in the case of how the current land-contracts were structured it wasn't there on the back end for the ultimate sale.

Freeman asked for clarification if the board wanted a warranty deed or less than a warranty deed.

Murphy stated it was fine either way.

Freeman stated his concern is a warranty deed would hold the MRC to something that wasn't fulfilled in the contract.

Murphy motioned that it be a quitclaim deed; Howe seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

Freeman stated he would reach out, and likely some sort of agreement would be signed.

VIII. New Business

- A. **Praxis Consulting:** Mayor stated this was just emailed to him. It appears that Praxis was given an incentive in 2012 in exchange for provided jobs. It doesn't look like anything is needed, but an annual report is needed to be provided to the MRC.
- B. **BEP Invoice**: Bishop stated this was an invoice for \$124,981.66 to zero-out the Hardest Hit Fund Blight Elimination account.

Dale asked does the MRC owe this amount to the City. Bishop stated answered in the affirmative.

Murphy asked if this was a part of the budget that was presented last month.

Mayor Ridenour replied yes, and that he had actually budgeted \$251,000. As of January 2020, the account was negative \$541,000. The original agreement was the MRC would make the account even.

Murphy motioned to approve the BEP invoice; Howe second. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

- C. **Property Applications:** Bishop stated there were no applications to be received.
- D. Resolution 2021-04: Bishop stated this was to transfer three properties on land contract. The committee spent a lot of time reviewing the applications to ensure the applicants were able to handle the houses. Freeman also added some language requiring permits and inspections to the contracts.

Dale motioned to approve Resolution 2021-04; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

E. **Resolution 2021-05:** Bishop stated this was to transfer 21 lots to their applicants as listed. The committee did due diligence to make sure these were going into good hands.

Murphy stated the notes indicated the committee was looking for additional details.

Bishop stated this has been our common practice in determining capacity and willingness to complete what they are proposing. Mayor Ridenour will be working with Bishop and the Muncie Land Bank (who reviews applications on behalf of the MRC) to solidify the application requirements. Since some of these properties are located in McKinley and Gilbert where development is being targeted, good standards need had.

Howe asked how capacity was determined.

Bishop stated there were policies overseeing the program, he reviews them, the Committee reviews them, and the Mayor reviews them.

Murphy stated he didn't want to be too strict.

Dale stated there should be a standard but, in this regard, there were some questions that needed answered.

Dale motioned to approve Resolution 2021-05; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted ave; motion passed.

F. **Maintenance Contract**: Bishop stated this is a one-year contract between the MRC and All Seasons Landscaping, LLC, 8505 N. Shafer, the contract we worked with last year. They were the low-bid at \$3 per 1,000 square foot for mowing.

Murphy asked to clarify that this is in response to an RFP that was issued and if Bishop was satisfied with their work.

Bishop stated yes, and that they did their work and were responsive.

Murphy motioned to approve the maintenance contract; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.

- IX. **Public Comment:** Conatser stated there is six and a half acres of surface parking lots downtown, and highly recommended a north-end parking garage. He also suggested DDP merging with the Visitor's Bureau.
- X. **Adjournment:** Murphy motioned to adjourn at 10:48AM; Miller seconded.

| Minutes recorded by Zane Bishop. | |
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| Andrew Dale, Secretary | |

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MUNCIE REDEV COMM - CK DATE 03/19/21

| Vendor | Invoice No. | Invoice Description | Status | Held Reason | Yavaias D. | | Company of the Control of the Contro | NAME OF BUILDINGS OF STREET | | |
|---|---|---|---------------|------------------|--|---------------|--|-----------------------------|--------------|----------------|
| Fund 760 - MUNCIE CONSOLIDATED | | | - Julius | rield Reason | Invoice Date | Due Date | G/L Date | Received Date | Payment Date | Involce Amount |
| Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CH. | | | | | | | | | | |
| 78889 - VANDEWALLE & ASSOCIATES, INC. | ARGES 202102048 | | 594,07949.044 | | | | | | | |
| | 202102048 | muncle.redev Imp 16 - Redev Implementation | Open | | 02/22/2021 | 03/19/2021 | 03/19/2021 | | | 3,410.00 |
| | | | Accoun | t 439071 - OTHER | SERVICES & C | HARGES Totals | Ir | voice Transactions | | 42 410 00 |
| | | | | Department 1 | 9 - BOARD OF | WORKS Totals | | voice Transactions | ········ 52 | \$3,410.00 |
| and DDC AND ORGE | | | | | INCIE CONSOL | | | voice Transactions | | \$3,410.00 |
| Fund 905 - MRC GENERAL FUND Department 19 - BOARD OF WORKS | | | | | | | 11 | ivoice Transactions | | \$3,410.00 |
| Account 439071 - OTHER SERVICES & CHA | ADCEC | | | 18 | | | | | | |
| 15654 - DELAWARE COUNTY AUDITOR | 1000-031021 | 1426 W 11TH ST - | Onen | | 12-23-23-23-23-23-23-23-23-23-23-23-23-23 | | | | | |
| 15654 - DELAWARE COUNTY AUDITOR | 1000-03102021 | 1424 W 9TH ST - | Open | | 03/10/2021 | 03/19/2021 | 03/19/2021 | | | 10.00 |
| | 3.577 | TRANSFER FEE | Open | | 03/10/2021 | 03/19/2021 | 03/19/2021 | | | 10.00 |
| L5654 - DELAWARE COUNTY AUDITOR | 1000-31021 | 2124 S MULBERRY - | Open | | 03/10/2021 | 03/19/2021 | 02/10/2021 | | | 10.00 |
| 15900 - DELAWARE COUNTY RECORDER | 2500-031021 | 1424 W 9TH ST - LAND | Open | | 03/10/2021 | | 03/19/2021 | | | 10.00 |
| 15900 - DELAWARE COUNTY RECORDER | 2500-03102021 | 2124 W MULBERRY - | Open | | | 03/19/2021 | 03/19/2021 | | | 25.00 |
| .5900 - DELAWARE COUNTY RECORDER | 3500 34034 | LAND CONTRACT | 90 0000 | | 03/10/2021 | 03/19/2021 | 03/19/2021 | | | 25.00 |
| 2500 - INDIANA MICHIGAN POWER | 2500-31021 | 1426 W 11TH ST - LAND | Open | | 03/10/2021 | 03/19/2021 | 03/19/2021 | | | |
| | 4379852033- 03/21 | 425 N. HIGH ST. STE 3 - | Open | | 03/03/2021 | 03/19/2021 | 03/19/2021 | | | 25.00 |
| 2500 - INDIANA MICHIGAN POWER | 4069852046- | 04379852033 425 N. HIGH ST. RM 8 - | Open | | | | 70/10/10/10 | | | 26.79 |
| 1844 - MUNCIE BUILDING COMMISSIONER - | 03/21 | 04069852046 | Орен | | 03/03/2021 | 03/19/2021 | 03/19/2021 | | | 21.42 |
| ODE ENFORCEMENT | 44000-03102021 | | Open | | 03/10/2021 | 03/19/2021 | 03/19/2021 | | | |
| 8585 - MUNCIE SANITARY DISTRICT - | 20180604-02/21 | NOTICE TO BOARD AND 309 N. HIGH ST | Onen | | 25527157180000000000000000000000000000000000 | | 03/13/2021 | | | 440.00 |
| EWAGE UTILITY 8585 - MUNCIE SANITARY DISTRICT - | 20 May 1 Advis Advis Advis 4 10 00 10 10 10 10 10 10 10 10 10 10 10 | 20180604 | Open | | 02/17/2021 | 03/19/2021 | 03/19/2021 | | | 25.61 |
| EWAGE UTILITY | 20182703-02/21 | 315 N. HIGH ST | Open | | 02/17/2021 | 03/19/2021 | 03/19/2021 | | | |
| 8585 - MUNCIE SANITARY DISTRICT - | 20105006-02/21 | 20182703 330 N. FRANKLIN ST. #A | 0 | | | 05/15/2021 | 03/19/2021 | | | 25.61 |
| EWAGE UTILITY | | - 20105006 | Open | | 02/17/2021 | | 03/19/2021 | | | 25.61 |
| | | | Account | 439071 - OTHER S | ERVICES & CH | ARGES Totals | Inv | oice Transactions | 12 - | |
| | | | | | - BOARD OF V | | | oice Transactions | | \$670.04 |
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City of Muncle

MRC EFT

From Payment Date: 2/28/2021 - To Payment Date: 2/28/2021

| Number | Date | Status | Void Reason | Reconciled/ Volded Date | Source | | Davis Na | Transaction | Reconciled | |
|--------------------------------------|----------------|---------|--|----------------------------|----------------|-------|---------------------------------|-------------|--------------------|------------|
| | TE - CORPORATE | ACCOUNT | A 100 CO (200 TO 100 TO | | Source | | Payee Name | Amount | Amount | Difference |
| EFT | | | | | | | | | | |
| 1187 | 02/28/2021 | Open | | | Accounts Payal | ble | FIRST MERCHANTS TRUST CO., N.A. | 2012306 | | |
| Type EFT Totals: | | | | 1 Transactions | | MACH | \$42.75 | | | |
| CORPORATE - CORPORATE ACCOUNT Totals | | | | · mansactions | | | \$42.75 | | | |
| | | | | EFTs | Status | Count | Transaction Amount | Da | conciled Amount | |
| | | | | | Open | 1 | \$42.75 | Ne | | |
| | | | | | Total | 1 | | | \$0.00 | |
| | | | | | | 3.4. | \$42.75 | | \$0.00 | |
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| | | | | | Open | 1 | \$42.75 | | \$0.00 | |
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| | | | | EFTs | Status | Count | Transaction Amount | Rec | onciled Amount | |
| | | | | 8 | Open | 1 | \$42.75 | | \$0.00 | |
| | | | | | Total | 1 | \$42.75 | | \$0.00 | |
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| | | | | | Stopped | 0 | \$0.00 | | \$0.00 | |
| | | | | | Total | 1 | \$42.75 | | (2000) 100 TV 4. 1 | |
| | | | | | | | 2017200 | | \$0.00 | |





MUNCIE REDEV COMM - CK DATE 03/12/21

| Vendor | Invoice No. | Invoice Description | Status | Held Reason | Invoice Date | Due Date | G/L Date | Received Date | Payment Date | Tourise Assessed |
|-------------------------------------|----------------------|----------------------------------|-------------|--------------------|---|---------------|----------------|--------------------|--------------|----------------------------|
| Fund 905 - MRC GENERAL FUND | | | | | 201002000000000000000000000000000000000 | | C/ L Date | Neceived Date | rayment bate | Invoice Amount |
| Department 19 - BOARD OF WORKS | | | | | | | | | | |
| Account 439071 - OTHER SERVICES & | CHARGES | | | | | | | | | |
| 86200 - COMCAST | 0843411- | 300 W. VICTOR ST. / | Open | | 02/28/2021 | 03/12/2021 | 03/12/2021 | | | 422.44 |
| 93500 TAIDTANA MICHICAN DOWER | 02/28/21 | 8529201070843411 | | | | | | | | 722.77 |
| 82500 - INDIANA MICHIGAN POWER | 4367987213- | 425 N. HIGH ST. RM 1 - | Open | | 03/01/2021 | 03/12/2021 | 03/12/2021 | | | 29.88 |
| 82500 - INDIANA MICHIGAN POWER | 03/21 4129852044- | 04367987213 | 32(4)(3)(c) | | | | | | | =-100 |
| 02300 - INDIANA PICHIGAN POWER | 03/21 | 425 N. HIGH ST. RM 9 - | Open | | 03/01/2021 | 03/12/2021 | 03/12/2021 | | | 26.79 |
| 82500 - INDIANA MICHIGAN POWER | 4418029411- | 04129852044 201 W. SEYMOUR ST | Open | | 00/04/0004 | | | | | |
| | 03/21 | 04418029411 | Open | | 03/01/2021 | 03/12/2021 | 03/12/2021 | | | 1,337.57 |
| 82500 - INDIANA MICHIGAN POWER | 4075852014- | 309 N. HIGH ST | Open | | 03/01/2021 | 03/12/2021 | 02/12/2021 | | | 900 000 |
| | 03/21 | 04075852014 | - Pain | | 03/01/2021 | 03/12/2021 | 03/12/2021 | | | 262.36 |
| 82500 - INDIANA MICHIGAN POWER | 4749852044- | 425 N. HIGH ST. STE 5 - | Open | | 03/01/2021 | 03/12/2021 | 03/12/2021 | | | 05.45 |
| | 03/21 | 04749852044 | DESTRUCTION | | | | 00/12/2021 | | | 85.45 |
| | | | Accoun | t 439071 - OTHER : | SERVICES & CH | HARGES Totals | In | voice Transaction | 5 6 | \$2,164.49 |
| | | | | Department 1 | 9 - BOARD OF | WORKS Totals | In | voice Transaction | s 6 | \$2,164.49 |
| | | | | Fund 905 | - MRC GENERA | I FUND Totals | T _D | voice Transactions | - 6 | 12,000,000,000,000,000,000 |
| Fund 906 - VILLAGE PARKING GARAGE | FUND | | | | Titto delitero | LIOND TOURS | 340 | voice Transaction | . 0 | \$2,164.49 |
| Department 19 - BOARD OF WORKS | | | | | | | | | | |
| Account 439071 - OTHER SERVICES & C | CHARGES | | | | | | | | | |
| 73810 - CINTAS CORP #716 | 4076640900 | CITY OF MUNCIE - | Open | | 02/23/2021 | 03/12/2021 | 03/12/2021 | | | 26.00 |
| 86200 - COMCAST | 1070910822- | 410 N. MARTIN AVE. / | Open | | | | | | | 36.05 |
| | 03/21 | 8529201070910822 | Open | | 03/02/2021 | 03/12/2021 | 03/12/2021 | | | 272,49 |
| | | | Account | 439071 - OTHER 5 | SERVICES & CH | IARGES Totals | In | voice Transactions | 2 | \$308.54 |
| | | | | Department 1 | 9 - BOARD OF | WORKS Totals | In | voice Transactions | . 2 | \$308.54 |
| | | | Fund | 906 - VILLAGE PA | RKING GARAG | E FUND Totals | In | voice Transactions | 2 | \$308.54 |
| | | | | | | Grand Totals | In | voice Transactions | | |
| (6 | | | | | | Giand Totals | 10 | voice Transactions | 8 | \$2,473.03 |





MUNCIE REDEV COMM - CK DATE 03/05/21

| Vendor | Invoice No. | Invoice Description | Status | Held Reason | Invoice Date | Due Date | CIII Date | Particular transport to an appropriate | ELITARIAN INTRODUCTO | |
|-----------------------------------|----------------------|--|------------------|------------------|---------------|---------------|--------------|--|----------------------|-----------------|
| Fund 905 - MRC GENERAL FUND | | annate accomplish | 5.0.00 | riela Reason | mvoice Date | Due Date | G/L Date | Received Date | Payment Date | Invoice Amount |
| Department 19 - BOARD OF WORKS | | | | | | | | | | |
| Account 439071 - OTHER SERVICES & | CHARGES | | | | | | | | | |
| 76891 - AT&T MOBILITY | 287268411996- 221 | 287268411996-MRC-2/21 | Open | | 02/14/2021 | 03/05/2021 | 03/05/2021 | | | 103.38 |
| 80870 - BELL SERVICES | 21-026 | MRC - SNOW REMOVAL - | Open | | 02/19/2021 | 03/05/2021 | 03/05/2021 | | | 11 700700 40000 |
| 86200 - COMCAST | 1070798912- | 420 S. HIGH ST. / | Open | | a Maria | | | | | 1,010.00 |
| | 02/21 | DOWNTOWN - | Open | | 02/18/2021 | 03/05/2021 | 03/05/2021 | | | 446.66 |
| 81196 - ENDPOINT CREATIVE, LLC | 1018 | MRC - | Open | | 02/25/2021 | 03/05/2021 | 03/05/2021 | | | 150.00 |
| 3580 - THE STAR PRESS | 0004599168 | MNI-060315 - MRC - | Open | | 02/16/2021 | 03/05/2021 | 03/05/2021 | | | 500BEE |
| 3580 - THE STAR PRESS | 0004599199 | MNI-060315 - | Open | | 02/16/2021 | | and Analysis | | | 7.77 |
| 88700 - VECTREN ENERGY DELIVERY | 5645318703- | 309 N. HIGH ST | | | | 03/05/2021 | 03/05/2021 | | | 7.77 |
| | 03/21 | 026006045645318703 | Open | | 02/25/2021 | 03/05/2021 | 03/05/2021 | | | 281.92 |
| 88700 - VECTREN ENERGY DELIVERY | 5645152266- | 425 N. HIGH ST. 3 - | Open | | 02/25/2021 | 03/05/2021 | 03/05/2024 | | | |
| 88700 - VECTREN ENERGY DELIVERY | 03/21 | 026006045645152266 | 共享 | | 02/25/2021 | 03/03/2021 | 03/05/2021 | | | 17.00 |
| 88700 - VECTREN ENERGY DELIVERY | 5645207727- | 425 N. HIGH ST. 5 - | Open | | 02/25/2021 | 03/05/2021 | 03/05/2021 | | | 250 50 |
| 88700 - VECTREN ENERGY DELIVERY | 03/21 5645263178- | 026006045645207727 | 1 <u>2</u> 10000 | | | 25 5 5 | 3 3 | | | 258.50 |
| A 44 Feb. | 03/21 | 425 N. HIGH ST. UNIT 8 - 026006045645263178 | Open | | 02/25/2021 | 03/05/2021 | 03/05/2021 | | | 18.19 |
| 88700 - VECTREN ENERGY DELIVERY | 5645765383- | 425 N. HIGH ST. UNIT 9 - | Open | | 03/25/2024 | | | | | |
| | 03/21 | 026006045645765383 | Open | | 02/25/2021 | 03/05/2021 | 03/05/2021 | | | 18.19 |
| | | | Account | 439071 - OTHER 9 | SERVICES & CH | ARGES Totals | Inv | oice Transactions | - 11 | \$2,319.38 |
| | | | | Department 1 | 9 - BOARD OF | NORKS Totals | | oice Transactions | · | |
| | | | | | MRC GENERA | | | | | \$2,319.38 |
| | | | | runu 905 - | MRC GENERA | L FUND Totals | Inv | oice Transactions | : 11 | \$2,319.38 |
| | | | | | | Grand Totals | Inv | oice Transactions | - 11 | \$2,319.38 |

Run by Diana White on 03/02/2021 08:50:55 AM





MUNCIE REDEV COMM - CK DATE 02/26/21

| Fund 760 - MUNCIE CONSOLIDATED Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHA 78889 - VANDEWALLE & ASSOCIATES, INC. | RGES 202101023 | Invoice Description muncle.redev Imp 16 - Redev Implementation | Open | Held Reason | Invoice Date | Due Date | G/L Date | Received Date | Payment Date | Invoice Amount |
|--|--------------------------------|---|--------|--|--------------|---------------------------|------------------|---------------------|--------------|----------------------|
| Account 439071 - OTHER SERVICES & CHA | | [1] (2.0) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) | Open | | | | | | | |
| 8889 - VANDEWALLE & ASSOCIATES, INC. | | [1] (2.0) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) | Open | | | | | | | |
| CONTRACTOR ACTION TO SELECTION OF CONTRACTOR ACTION OF THE CONTRACTOR A | | [1] (2.0) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) (4.2) | Open | | 01/10/2021 | 1276 1476 148 147 147 147 | 7230344943444444 | | | |
| | | | \$ X 1 | | 01/19/2021 | 02/26/2021 | 02/26/2021 | | | 2,030.00 |
| | | | Accou | nt 439071 - OTHER : | SERVICES & C | HARGES Totals | Ir | nvoice Transactions | 5 1 | \$2,030.00 |
| | | | | Department 1 | 9 - BOARD OF | WORKS Totals | Ir | nvoice Transactions | s 1 - | \$2,030.00 |
| CONTRACTOR OF THE PROPERTY OF | | | | Fund 760 - MU | NCIE CONSOL | IDATED Totals | | nvoice Transactions | | \$2,030.00 |
| und 905 - MRC GENERAL FUND Department 19 - BOARD OF WORKS | | | | | | | U70 | | 50T) | \$2,030.00 |
| Account 439071 - OTHER SERVICES & CHAI | PGES | | | | | | | | | |
| 0924 - BAKER TILLY MUNICIPAL ADVISORS, | BTMA8939 | 157491-MUNCIE REDEV | Open | | 02/19/2021 | 02/25/2024 | | | | 10 |
| LC 9479 - HWC ENGINEERING, INC. | 2012 2012 201 2012 2012 201 | COMM-MUNCIE TIF | Open | | 02/19/2021 | 02/26/2021 | 02/26/2021 | | | 7,647.00 |
| 21 CAMPA | 18-230-S- 0000017 | MRC - 2018-230-S- MUNCIE REDEV - WHITE | Open | | 02/01/2021 | 02/26/2021 | 02/26/2021 | | | 5,162.76 |
| 3700 - INDIANA AMERICAN WATER CO., INC. | 0028123293- | 309 N. HIGH ST | Open | | 02/17/2021 | 02/26/2021 | 03/36/3034 | | | 3,20270 |
| 3700 - INDIANA AMERICAN WATER CO., INC. | 02/21 | 1010220028123293 | | | 02/1//2021 | 02/26/2021 | 02/26/2021 | | | 25.48 |
| | 02/21 | 315 N. HIGH ST 1010220023161962 | Open | | 02/17/2021 | 02/26/2021 | 02/26/2021 | | | 19.89 |
| 3700 - INDIANA AMERICAN WATER CO., INC. | 0023600702- | 330 N. FRANKLIN ST. A - | Open | | 02/17/2021 | 02/26/2021 | 02/26/2021 | | | 10000000 55388648 |
| 3700 - INDIANA AMERICAN WATER CO., INC. | 02/21 0011359896- | 1010220023600702 | 27 | | | 02/20/2021 | 02/20/2021 | | | 20.90 |
| and it marks doing inc. | 02/21 | 300 W. VICTOR ST. / PKG. GAR | Open | | 02/18/2021 | 02/26/2021 | 02/26/2021 | | | 39.99 |
| | | | Accoun | t 439071 - OTHER 9 | ERVICES & CH | IARGES Totals | In | voice Transactions | . 6 | #12.016.02 |
| | | | | | 9 - BOARD OF | | | voice Transactions | | \$12,916.02 |
| | | | | | MRC GENERA | | | voice Transactions | i ii . | \$12,916.02 |
| und 906 - VILLAGE PARKING GARAGE FUN | ID | | | 60000000000000000000000000000000000000 | | E TOTAL TOTAL | 111 | voice Transactions | 6 | \$12,916.02 |
| epartment 19 - BOARD OF WORKS count 439071 - OTHER SERVICES & CHAR | CEC | | | | | | | | | |
| 0567 - KEVIN C. SWAIN | 2021-02 | MRC - | | | 230 | | | | | |
| | | HINC - | Open | | 02/20/2021 | 02/26/2021 | 02/26/2021 | | | 900.00 |
| | | | Accoun | t 439071 - OTHER S | | | In | voice Transactions | - i | \$900.00 |
| | | | | | - BOARD OF | | In | voiće Transactions | · 1 | \$900.00 |
| | | | Func | 906 - VILLAGE PAF | RKING GARAG | FUND Totals | In | voice Transactions | | \$900.00 |
| | | | | | | Grand Totals | | voice Transactions | · | \$15,846.02 |



City of Muncie

MRC EFT

From Payment Date: 1/31/2021 - To Payment Date: 1/31/2021

| Number | Date | Status | Void Reason | Reconciled/ Voided Date | Source | | Payee Name | Transaction Amount | Reconciled | (855)63 |
|-------------|---------------|----------------|-------------|----------------------------|------------------|-------|---------------------------------|-----------------------|-------------------|------------|
| CORPORAT | E - CORPORATE | ACCOUNT | | | Cource | | rayee Name | Amount | Amount | Difference |
| EFT | | | | | | | | | | |
| 4151 | 01/31/2021 | Open | | | Accounts Payable | i | FIRST MERCHANTS TRUST CO., N.A. | \$71,878.28 | (4) | |
| Type EFT To | otals: | | | | 1 Transactions | | MOIN INCIDENTS TRUST CO., N.A. | | | |
| CORPORAT | E - CORPORATE | ACCOUNT Totals | | | · | | 4 | \$71,878.28 | | |
| | |) | | | | | | | | |
| | | | | EFTs | Status | Count | Transaction Amount | | Reconciled Amount | |
| | | | | | Open | 1 | \$71,878.28 | | \$0.00 | |
| | | | g g | | Total | 1 | \$71,878.28 | | \$0.00 | |
| | | | | | | | | | | |
| | | | | All | Status | Count | Transaction Amount | | Reconciled Amount | |
| | | | | 1-15-1 | Open | 1 | \$71,878.28 | | \$0.00 | |
| | | | | | Stopped | 0 | \$0.00 | | \$0.00 | |
| Grand Total | s: | W. | | | Total | 1 | \$71,878.28 | | \$0.00 | |
| | | | | EFTs | Status | Count | Transaction Amount | | | |
| | | | | Contract of | Open | 1 | | R | econciled Amount | |
| | | | | | Total — | | \$71,878.28 | | \$0.00 | |
| | | | | | Total | | \$71,878.28 | | \$0.00 | |
| | | | | All | Status | Count | Transaction Amount | R | econciled Amount | |
| | | | | | Open | 1 | \$71,878.28 | | \$0.00 | |
| | 4 | ž) | | | Stopped | 0 | \$0.00 | | \$0.00 | |
| | | | | | Total | 1 | \$71,878.28 | | \$0.00 | |

RESOLUTION NO. 2021- 03

A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AMENDING RESOLUTION 2020-30 AUTHORIZING THE MUNCIE LAND BANK, INC. TO RECEIVE TWENTY (20) MUNCIE REDVELOPMENT AUTHORITY RESIDENTIAL OWNED PROPERTIES FREE OF ANY AND ALL LEGAL ENCUMBERNACES FOR THE PURPOSE OF DETERMINING HIGHEST AND BEST USES FOR SELECTED PROPERTIES AND THE LEGAL TRANSFER OF OWNERSHIP OF SAID PROPERTIES AND FOR THE PURPOSE OF PERFECTING A RESIDENTIAL LAND BANKING MODEL TO BE ADMINISTERED BY THE MUNCIE LAND BANK, INC. FOR THE BENEFIT OF THE REDUCTION OF BLIGHT AND FINANCIAL HARDSHIP CAUSED BY THE EXISTINANCE OF MUNCIE REDEVELOPMENT COMMISSION RESIDENTIAL OWNED BLIGHTED AND VACATE PROPERTY

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized to sell, exchange, transfer, grant, donate, or otherwise dispose of real property in any of the following ways:

- 1) In accordance with IC 36-7-14 Sections (12.2), (22), (22.2), (22.5), (22.6), (22.7), (30), or (36); and
- 2) In accordance with IC 36-7-17 or IC 36-7-17.1 authorizing an urban homesteading program;

WHEREAS, the Commission has previously affirmed its support of the transfer of property disposition review and recommendation functions from the Neighborhood Investment Committee to the Muncie Land Bank, Inc. at its October 15, 2020 regular scheduled meeting by way of motion supported by unanimous voice vote, and by way of resolution at its November 19, 2020 regular meeting, which now further solidifies the relevancy of the Muncie Land Bank, Inc. to serve as an instrument for the reduction of blight and vacant residential property within Muncie, Indiana:

WHEREAS, the Commission seeks to more fully recognize the value of both the services and mission of the Muncie Land Bank, Inc. by solidifying the mutually shared pursuits of both entities (the Commission and the Muncie Land Bank, Inc.), as well as a commitment to the returning of both under-performing and under-utilized residential properties to responsible property owners resulting in the benefit of creating a more robust and stable property tax base within Muncie and Delaware County, Indiana;

WHEREAS, the Commission agrees to conduct a salutary partnership with the Muncie Land Bank, Inc. by way of the constructs outlined within Exhibit A herein attached and made a part of this resolution;

WHEREAS, both the Commission and the Muncie Land Bank, Inc. are resolved to utilize a period of approximately twelve-months starting this day, December 17, 2020 and ending on December, 31, 2021, to fully integrate best practices for the benefit of perfecting a residential land banking model;

WHEREAS, the Muncie Land Bank, Inc. endeavors to maintain an inventory of twenty (20) Commission owned properties at all times, its understood that the Commission may approve requests by the Muncie Land Bank, Inc. for the replenishment of Commission owned properties through the Commission's current property transfer process so long as the Muncie Land Bank, Inc. makes formal request to obtain desired Commission residential property;

WHEREAS, should the partnership between the Commission and the Muncie Land Bank, Inc. render favorable results, culminating in successful transfer of property to better uses and conditions of transferred properties, the partnership between the Commissioner and the Muncie Land Bank, Inc. will remain durable and be expanded suitable to the challenge of returning Commission-owned vacate and blighted property to a more favorable condition;

WHEREAS, the Muncie Redevelopment Commission passed Resolution 2020-30 approving the transfer of twenty (20) residential properties to the Muncie Land Bank, Inc., as more thoroughly described in Exhibit A thereto;

WHEREAS, the Muncie Redevelopment Commission seeks to amend Resolution 2020-30 as follows;

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It is in the interest of the Commission to legally transfer twenty (20) residential properties to the Muncie Land Bank, Inc. as a means to convert to new ownership blighted and vacant properties using the means and resources outlined with Exhibit A of this resolution;

The Muncie Redevelopment Commission shall pay to the Muncie Land Bank, Inc., a fee of \$50,000.00 as consideration for the services outlined in Exhibit A. The \$50,000.00 shall be paid in three equal installments due and payable no later than January 31st of 2021, 2022, and 2023; and

This resolution will be in full force and effect upon the adoption by the City of Muncie Redevelopment Commission on this date, January 21, 2020.

Brandon Murahy President

Shareen Wagley, Vice President

Andrew Dale, Secretary

DEFFLEY HOWE

namon, Member

Erank Scott, Member

Currently Leased Built
Out Space

CoLab Member Space

Currently Leased Non Built Out Space

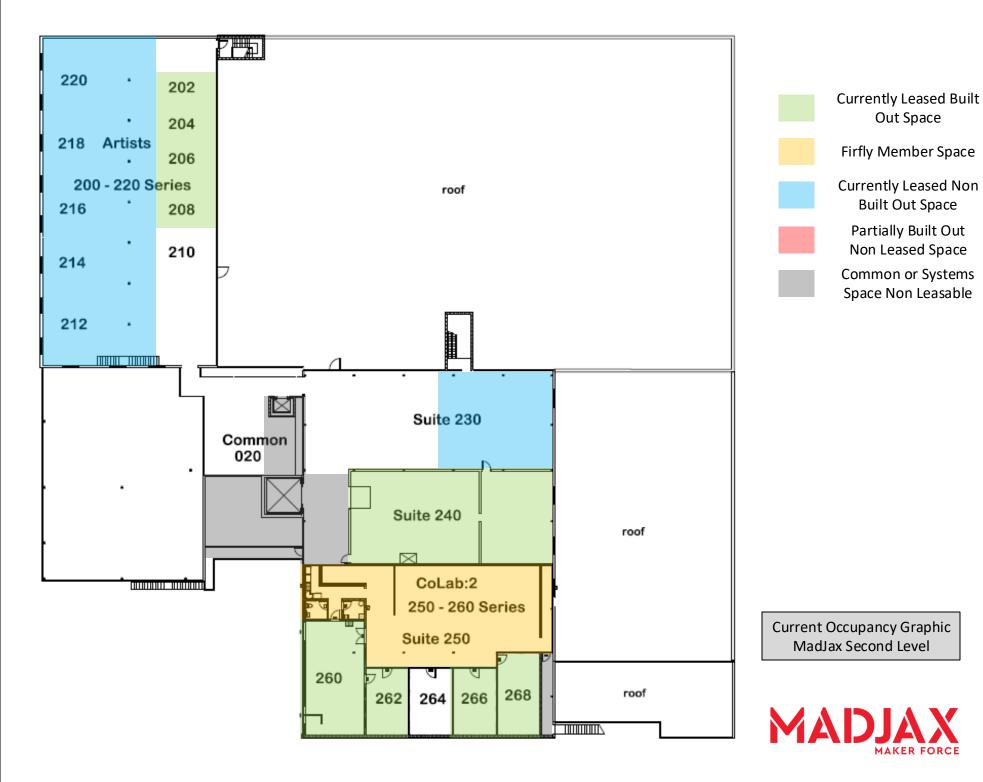
Partially Built Out Non Leased Space

Common or Systems Space Non Leasable

Current Occupancy Graphic MadJax Ground Level



Madison St.



10

Downtown Muncie Parkin



Q

100 ft

0

2,000

How Many Parking Spots?

In Downtown Muncie, there are:

3,428 Private lot stalls
734 Public lot stalls

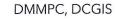
Search for an address or click on the map to find how many parking spots are within a distance of that point.

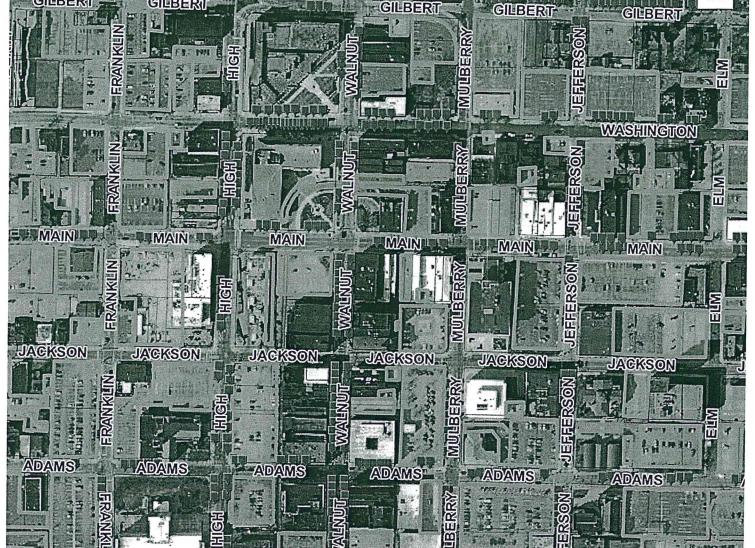
- Use the slider to change the search Distance
- Click on the Map again to pick a new location

Results will include information about features of interest.









NORTH

Downtown Muncie Parkin

111 Arts Gallery & Tattoo Studio

alo

405.28 ft

2,000

X

Expand All

Total: 106

✓ Street Parking - Public Spots

88

✓ Parking Lots

18

Private 37 spaces 3 Handicap

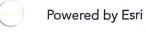
City 86 spaces 3 Handicap

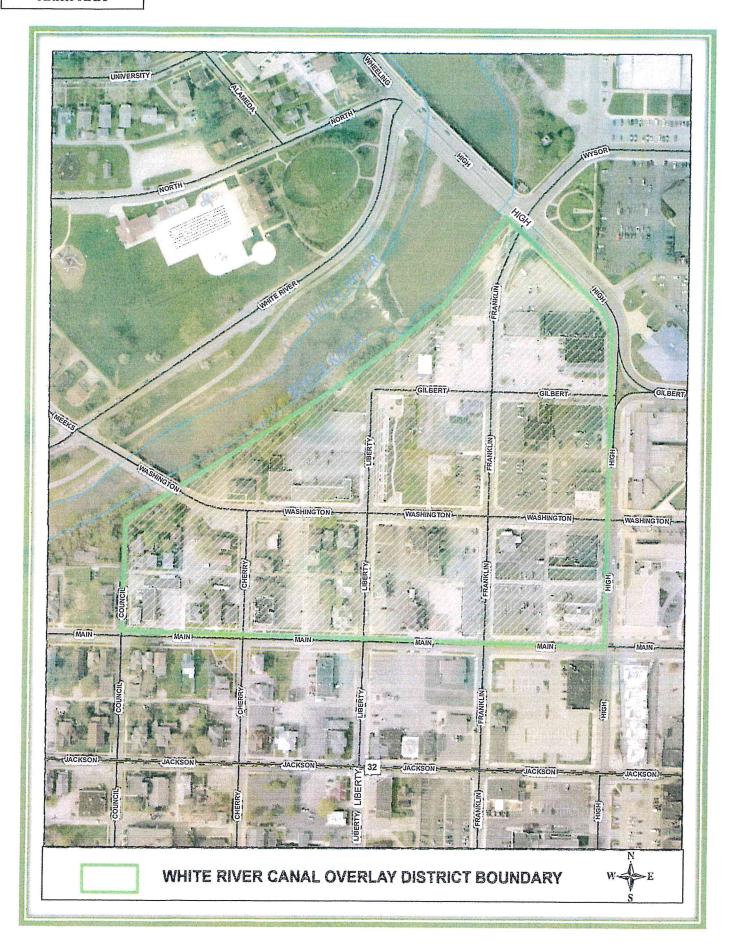












Phase Diagrams

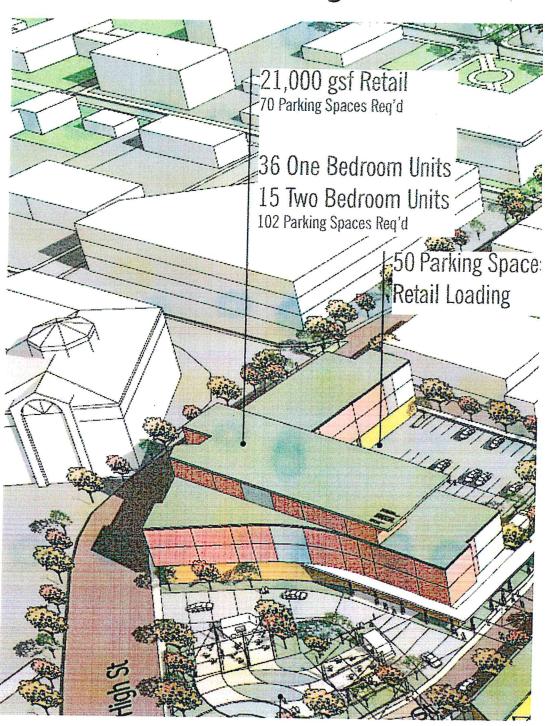


Phase 1A (In Construction)
White River Lofts

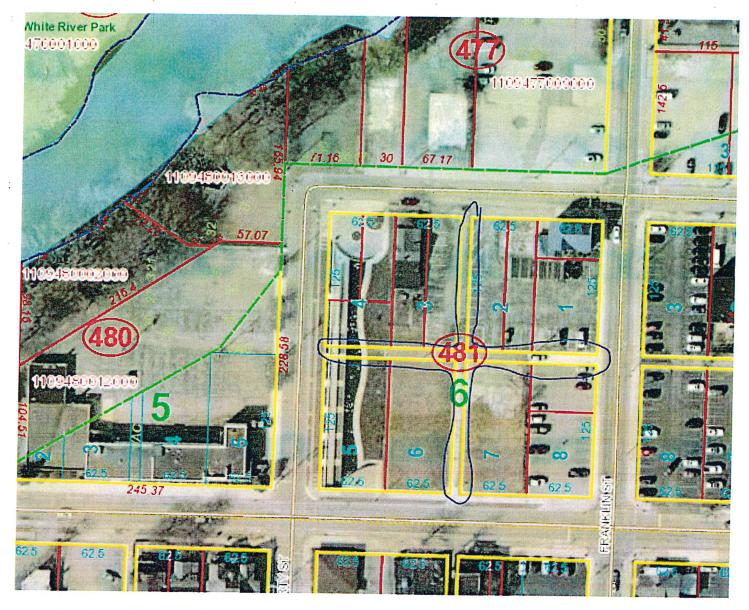


Phase 1B Surface Lot at Canal - 170 Parking Spaces

Canal River District Looking South



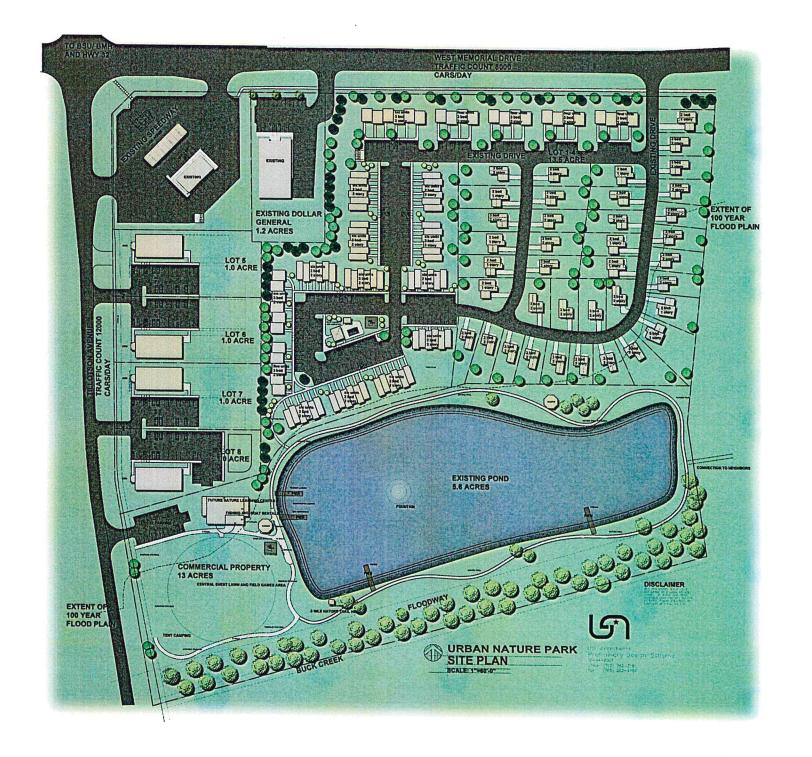
Phase 2



Brian Stephens-Hotopp, PE City Engineer

MUNGE

City of Muncie
300 N High Street
Muncie, IN 47305
765-747-4845 ext. 230
www.cityofmuncie.com
bhotopp@cityofmuncie.com



Storer Housing:

| Fredericks Services | Demolition | \$12,600 |
|------------------------------|------------------------------|----------|
| RQAW | Site Plans | \$ 2,155 |
| SME | Environmental Phase 1 | \$ 2,200 |
| Randall Miller & Associaties | Overall Site Planning | |

(Land Survey, Preliminary and Final Plat Plan for Plan Commission, Engineering Design-Roads, Right-of-ways, site utilities, Grading and Drainage Plan, and permitting) \$67,700

\$ 84,655

Muncie Sanitary District **Solve Neighborhood Draining Issues**

\$300,000

For the past few months, I've advocated that the MRC approach the development of housing on the former Storer School property with great care. After all, we're undertaking something consequential which directly impacts both the quality of life and the investments made by the surrounding property owners.

What's built on the former Storer School property matters. And, because it matters, I'm proposing that the MRC utilize a request for proposal process to attract the interest of residential property developers.

The proposed draft RFP does several things worthy of consideration:

It stipulates an adequate—yet not lengthy—period of time for the submission of proposals. In short, within the month of June, of this year, the developer will be approved.

It stipulates that varied housing types be folded into development submissions and that the use of architecturally-appropriate designs and materials receive higher consideration.

It stipulates that the property be developed in such a manner that public amenities are included and that amenities be planned in such a way that they can easily connect to future public improvements.

It stipulates that existing floodplain issues be mitigated to the greatest extent possible.

It stipulates that the development be built-out within an 18-months.

It stipulates that a proposal review committee be established and that the two finalists selected make a public presentation so that neighbors are assured that their voices have been heard and that their expectations and concerns have been addressed to the greatest extent feasible.

It stipulates that local trades be utilized to the fullest extent possible.

And, most importantly, it clearly conveys that standardized (cookiecutter) housing will not be approved.

I believe that prior preparation prevents poor performance. And, by taking time now—on the front-end—we will ensure mission deliverables on the back-end.

What we currently are experiencing is not a plan in coordination with MRC members and the neighborhood, but a plan announced through our local newspaper based on one meeting held with the neighborhood on August 27th of last year. At that meeting, BSU urban planning students, led by Scott Truex, chair of BSU's Department of Urban Planning, conducted a modified charrette to gather input from the neighborhood—work produced for university instruction—who then presented their plans at BSU's Muncie Mall design studio. Since then, no other actionable communication about the process has been provided to the neighborhood.

Planning in community is essential. Planning in community when done right brings all parties along, builds trust, sets benchmarks and clarifies understandings, and, ultimately, ensures better outcomes.

As I understand it, Mayor Ridenour is seeking to offer parcels through the MRC one parcel at a time or in batches.

Developing this property in a piece-meal fashion means the potential of losing control over expectations or, worse yet, assumed expectations.

Developing this property in a piece-meal fashion means developing the property plat-by-plat which is expensive for all concerned.

Developing this property in a piece-meal fashion means the MRC—as the seller—will sell each parcel individually or in small batches.

Developing this property in a piece-meal fashion means the MRC will be required to conduct multiple appraisals, per each sale (per State statute redevelopment commissions are required to gather appraisals).

Developing this property in a piece-meal fashion is a municipal governance exercise which makes larger the government bureaucracy which will impede on the expediency of individual sales and, ultimately, prolong the build-out of the development.

And, who then governs the builders? How are covenants developed? And, how would new covenants be harmonized with existing neighborhood covenants so as to preserve and expand the things that make the neighborhood unique.

My point is simple: The heartache of poor planning will remain long after the presumed benefits of expediency are forgotten.

The mayor has been presented a plan from a developer who works with one of Muncie's own architectural firms and who is interested in the former Storer property. I have seen the same presentation, as have members of the Storer neighborhood. It is my understanding that the developer specializes in niche-oriented housing developments and that his company utilizes local labor. While I am not advocating for this particular developer—as that would NOT be appropriate—the designs shown are evidence that the RFP process is a valid tool to attract developers for the development of this key-opportunity site.

What our mayor—as executive director of the MRC—is advocating for is unorthodox. Rather, the conventional approach to residential housing development is best advanced best through the private sector.

It is my belief that we have little to lose by taking a few months to get things right by conducting an RFP process, yet much to lose by not taking the time to get things right.

It wasn't but a little over two years ago that our community questioned the processes and wisdom of the MRC in its plans for the former BorgWarner and the Bison Ridge development sites. Let's demonstrate—here and now—that we know how to build trust along the way so that expectations are met. Isn't that the right thing to do as custodians of the public's trust?

If we don't have time NOW to do it right, when will we have time to do it over?

I offer this draft RFP for consideration by the MRC.



City of Muncie Redevelopment Commission

Muncie Redevelopment Commission Property Offering March 18, 2021

FORMER STORER SCHOOL PROPERTY

REQUEST FOR PROPOSALS

Notice is hereby given that the City of Muncie, acting by and through its Muncie Redevelopment Commission, is offering the following described real estate for sale and development with certain stipulations.

Parcel 1: (Insert Legal Description)

The Muncie Redevelopment Commission of the City of Muncie is seeking an experienced real estate developer, with proven experience in neighborhood housing development, to develop what is commonly known as the former Storer School site. The Muncie Redevelopment Commission will accept proposals only for the redevelopment of the land described above. Although construction may be phased over an eighteen month period of time, it is the requirement of the Muncie Redevelopment Commission not to dispose of this property for land banking or non-tangible speculative development but solely for the purposes outlined within this RFP. Proposals for pieces or a portion of the parcel will not be considered. Equally expected is the use of local trades when constructing the single-family homes.

Proposals are due by 4:00 PM local time on Wednesday, May 19, 2021 and shall be sealed. Proposals received will be opened and acknowledged at the Muncie Redevelopment Commission's regularly scheduled May 29, 2021, meeting, held in City Hall Auditorium, 300 North High St., Muncie, Indiana, at 9:00 AM. Sealed proposals will be opened during the meeting with no action taken other than to acknowledge receipt of proposals and hold discussion about the scheduling of public presentations by submitters of proposals.

Potential developers need to be aware that the City of Muncie, through the Muncie Redevelopment Commission, has made an investment in preparing this property for redevelopment. The City of Muncie, in conjunction with the Muncie Sanitary District, is planning to address infrastructure improvements, which include sewer and storm water, roads, curbs and sidewalks, as well as street lighting improvements. At this time, the Muncie Redevelopment Commission is not anticipating investing any additional funds in the redevelopment of this property. Based on the appraisal of the property, the Muncie Redevelopment Commission has established a minimum bid price for the parcel based on the average of two independent appraisals. The minimum bid price for this property has been set at (insert average appraised value). The Muncie Redevelopment Commission is willing to consider proposals for an outright purchase, or would be willing to consider proposals for less than the appraised value of the property dependant on the quality and value of the development being proposed and the creation of site amenities that will serve the entire neighborhood; which, include preparation of walkways that connect with prospective municipal trails noted within this request for proposal.

All proposals must include the submission of the information and materials as requested at the end of this Request for Proposals. The intent of requesting this information is to help the Muncie Redevelopment Commission rank each proposal based on tangible elements and characteristics.

All proposals must include a good faith deposit for \$1,000. The deposit shall be in the form of a Cashier's or Certified Check payable to the City of Muncie, in the form of a bid bond, or an irrevocable letter of credit. Deposits submitted will be returned to unsuccessful bidders within 30 days of the Muncie Redevelopment Commission's decision to pursue a development agreement with a specific proposer (estimated to occur in August of 2021).

Proposal packets are available starting Monday, April 5, 2021 at the Muncie Redevelopment Commission offices, located in the Mayor's Office of City Hall third floor, 300 N. High St., Muncie, IN 47305. The cost of a proposal packet is \$10.00 and is non-refundable. For further information or questions, please contact Zane Bishop at (765) 747-4825, or email your request to zbishop@cityofmuncie.com.

Proposals must be submitted to the Muncie Redevelopment Commission no later than 4:00 PM local time on Wednesday, May 19, 2021. **Late proposals will not be considered**. Ten (10) copies of the proposal should be sealed and delivered to the Muncie Redevelopment Commission, City of Muncie, 300 North High St., Muncie, IN 47304. Proposal packages must clearly be marked as "Response to Request for Proposals, MRC Former Storer School Property Offering". List the parcel number or numbers on the sealed bid. The Muncie Redevelopment Commission reserves the right to accept or reject any or all proposals.

Former Storer School Property Redevelopment Project Overview

Any proposed project will be viewed within the context of adjacent existing residential properties located adjacent to the redevelopment property with special emphasis on homes located to the immediate west and north as the Muncie Redevelopment Commission desires to complement the existing neighborhood. Furthermore, the proposed projects must include more than two styles of homes so that variety of design can be achieved. One, one and a half, and two story homes are encouraged to be included. The Muncie Redevelopment Commission has undertaken a substantial amount of time and investment in preparing the parcel for development. That investment includes the demolition, clean-up, and site restoration of the former Storer School site. In addition, the City of Muncie and its Muncie Redevelopment Commission held a community discussion about the redevelopment site, in conjunction with Ball State University urban planning students, to gain an understanding from the neighborhood as to what residents would like achieved with the parcel. A synopsis of the plans developed are attached to this RFP. Overall public investment to date has included property acquisition, demolition, removal of footings from the former Storer School, as well as selective removal of trees.

A large portion of the redevelopment property is located in a floodplain. It is the expectation of the Muncie Redevelopment Commission that a retention pond be created to alleviate flooding concerns and that along each end of the property that public amenities by developed such as a small park or shelter or dog park be created and sustained by the selected developer. In addition, given the property's location to a York Prairie Creek along the south side of the property, future prospective plans include a pedestrian walkway, linking the neighborhood to Ball State University. This is an amenity that will be permitted without concern from the owner of the property at a future time and will be stipulated in the sale of the property.

It is the specific intent of the Muncie Redevelopment Commission to direct redevelopment efforts to promote pedestrian-friendly, architecturally significant and contributing housing which will enhance the neighborhood.

The Muncie Redevelopment Commission desires that the selected developer have professional real estate development experience, and be familiar with all aspects of the development process. The Muncie Redevelopment Commission expects to play an active and on-going role throughout the redevelopment process, ensuring that the vision of the community is achieved through the development of this property. However, the Muncie Redevelopment Commission does not anticipate a partnership or public participation in the long-term operation of the project once the property has been developed. As such, this parcel is being marketed currently for the sale of land only.

The Muncie Redevelopment Commission does not wish to maintain ownership of the Redevelopment Parcel, except for selected space to be dedicated for public use. The City of Muncie will expect an offer for the purchase of the real estate as part of the development proposal. The developer should be prepared to develop all areas of this property not to be retained for public use. No partial sales or lease to purchase options will be considered.

Although the Muncie Redevelopment Commission is offering only this property, prospective developers should consider how reuse of this site will be part of an integrated neighborhood development plan. Developers are strongly encouraged to research what development opportunities may be available by including surrounding privately owned parcels. The Muncie Redevelopment Commission is willing to assist with a larger development scheme, but not by playing the lead role in such an endeavor.

City's Role in the Development

The City of Muncie, through its Muncie Redevelopment Commission, is prepared to enter into a project agreement with the selected developer on the condition that the proposed redevelopment activities make the "highest and best use" of the land. The City recognizes that some additional public investment may be necessary to bring about the desired redevelopment and thus is willing to consider proposals for such. If considered, these investments would include public elements such as the extension of utilities or infrastructure. The Muncie Redevelopment Commission is not considering investing public dollars in private improvements at this time. Furthermore, additional public investment must be based on a demonstrated, tangible need. Any such proposal must clearly demonstrate why the project is not economically viable without the specified public sector support.

General Site Characteristics

The following information is intended to inform the potential developers about the parcel itself. It is not all-inclusive, but should give some important information for a development entity to consider:

- a) This parcel is zoned R-2. The R-2 zoning district allows for a range of residential and community amenity offerings.
- b) Only single-unit dwellings will be permitted.
- c) All City utilities are available to the property. Any cost for modification or extension shall be the responsibility of the developer unless otherwise identified in this response as may be approved by the Muncie Redevelopment Commission.
- d) To our knowledge, no environmental issues are present that would hinder the redevelopment and sale of this property. The City has witnessed during demolition and in some cases has performed investigations that lead us to believe that the site does not have any environmental contamination.
- e) In the absence of a survey for each parcel, the City has prepared a schematic plan for each parcel that identifies known floodplain, utility corridors, and planned public improvements. The purpose is to provide the developer with enough information to produce a concept plan for the parcel in question. These elements shall be shown or accommodated for in the developer's required concept plan for the property. This information is not exact and it

- is anticipated that the details regarding utility locations, public easements, right-of-ways, and improvements will be refined as the project moves forward.
- f) Based on the most recent Flood Insurance Rate Maps, the identified floodway is located within the confines of the banks of York Prairie Creek. It is expected by the Muncie Redevelopment Commission that a retention pond be created so alleviate floodplain concerns, and, that all changes are subject to IDNR approval.

Request for Information

No oral interpretation will be made to any developer as to the meaning of the Request for Proposals document or any part thereof. Requests for such interpretation shall be made in writing, indicating a "Request for Information," and should be faxed, e-mailed or mailed to the Muncie Redevelopment Commission Executive Director. Any inquiry received ten (10) or more days prior to the date fixed for opening of proposals will be given consideration. Every interpretation made to a developer will be in the form of an addendum to the proposal documents and, when issued, will be on file in the Muncie Redevelopment Commissioner office at least five (5) days before proposals are opened. In addition, all addenda will be mailed to each person holding Request for Proposal Documents, but it shall be the Developer's responsibility to make inquiry as to the addenda issued. All such addenda shall become part of the Request for Proposals and all Developers shall be bound by such Addenda, whether or not received by the Developer.

City Desired Development

Although the City, by way of its Muncie Redevelopment Commission, will accept any proposal that meets the requirements of the R-2 Zoning District, the City will give consideration to the following:

- The context of the location of the parcel and how the proposed development relates to existing residential properties or businesses.
- Given the likely difficulty in staging materials, preference will be given to developers or development entities willing to develop multiple parcels as part of a comprehensive development. Preference will also be given to developers who have written agreements regarding the inclusion or use of adjacent properties not owned by the Muncie Redevelopment Commission
- Preference will be given to a mix of housing styles that complement existing housing located along
 the all sides of the redevelopment property and that take advantage of moderate setbacks and
 pedestrian sidewalks.
- Proposed development should create a comfortable walking environment while still providing adequate access and parking for vehicles.
- It is expected that off-street parking will be included without the use of on-street parking. A minimum amount of on-site storm water retention shall be required for every development. Typically, this retention would be provided for through a series of interconnected dry wells. Accommodations would then need to be made for an emergency overflow.
- Proposals must include a statement on anticipated use of local trades for the construction of all dwellings.

- High quality architecturally interesting proposals will be given preference.
- All other points being equal, the City will give preference to higher quality and more significant investment in the property over purchase price.

Selection Process

The City, through its Muncie Redevelopment Commission, will use a "Qualification Based Selection Process" to determine the overall most favorable development proposal. The process will consist of the following general steps:

- 1. Muncie Redevelopment Commission publishes "Notice of Request for Proposals" to publicly advise interested developers of the City's intent to seek qualified developers/development teams.
- 2. A project review team will be selected by the Mayor and the Muncie Redevelopment Commission to review all submittals that are timely filed and will rank each development proposal.
- 3. The Responsibilities of the review team are as follows:
 - a. Review and rank all proposal responses that have been timely filed.
 - b. Collectively determine highest-ranking proposals from those submitted.
 - c. Preliminary interviews with two highest-ranking developers
 - d. In coordination with 2 highest-ranking selected developers, coordinate public presentation with special emphasis on adjacent resident participation.
 - e. Interview the development teams and select the development team for the project.
 - f. Receive approval of the Muncie Redevelopment Commission to negotiate a Development Agreement with selected development team.
 - g. Review, negotiate and recommend to the Muncie Redevelopment Commission for formal approval a mutually satisfactory development agreement with the qualified development firm.

Timetable

The following timetable should be considered when submitting a proposal:

- Release of the Request for Proposals documents April 5, 2021
- Last date for receipt of developer proposals May, 19, 2021, 4:00 PM. All proposals submitted will be acknowledged at the Muncie Redevelopment Commission meeting to be held on Thursday, May 20, 2021, and then will be turned over to the Project Review Team for evaluation. No details will be presented at this meeting. The Project Review Team will then conduct separate individual interviews with each team submitting a proposal as part of the evaluation process.
- Proposal evaluations and developer interviews will be conducted by the Project Review Team over the weeks of May 31st and June 7th, 2021
- Community presentations, that include the two highest ranking proposals, will be conducted the week of June 21st, 2021.

- Recommendation by the Project Review Team to accept a specific proposal submitted will be made the
 week of June 28th, 2021 to the Muncie Redevelopment Commission. The Muncie Redevelopment
 Commission may choose to accept the recommendation, accept an alternate proposal, reject all proposals,
 or request further analysis.
- Following the acceptance of a specific proposal, the Muncie Redevelopment Commission will direct the Project Review Team to negotiate a Development Agreement with the selected developer within the month of July 2021.
- Creation of Development Agreement working with Project Review Team July, 2021.
- Muncie Redevelopment Commission approval of proposal and development agreement July, 2021.
- Once the Development agreement is approved, the Developer may then proceed with the development of final site plans and other steps necessary to start construction of the project.

Miscellaneous Information

- 1. The Muncie Redevelopment Commission reserves the right, at any time and in its sole and absolute discretion, to reject any or all proposals. The Muncie Redevelopment Commission also reserves the right to withdraw the RFP without notice, to use the development proposals as a basis for negotiation with one or more respondents and/or with parties other than those responding to this RFP and/or on terms other than those set forth herein.
- 2. In no event shall the Muncie Redevelopment Commission or the City be liable to respondents for any cost or damages incurred by respondents or other interested parties in connection with the procurement process, including but not limited to any and all costs of preparing the response and participation in any conferences, oral presentations or negotiations.
- 3. The successful proposer(s) must be prepared to enter into a Development Agreement with the Muncie Redevelopment Commission, which shall contemplate the sale of this parcel of land and shall set forth the nature of the development of the site. By delivery of their proposal for redevelopment, each proposer agrees to negotiate the Development Agreement in good faith. In addition, each proposer acknowledges and agrees that if, in spite of good faith negotiations, the proposer and the Muncie Redevelopment Commission cannot reach agreement on a form of Development Agreement on or before 60 days following the acceptance of the proposal, then, such successful bidder shall have no further rights (development or otherwise) in or to the site, and the Muncie Redevelopment Commission may re-offer the site or otherwise dispose of the same as permitted by law.
- 4. The Muncie Redevelopment Commission understands that some information included in the developer proposal may be confidential and proprietary. Developers must understand that submissions are subject to the State of Indiana Open Door Law. Developers are asked to indicate any information included in a submittal that they consider confidential and exempt from disclosure.
- 5. All development proposals received in response to this RFP will become the property of the City of Muncie Redevelopment Commission and will not be returned to the developer.

Required Content of Development Proposals:

The following information must be provided by the firm(s) or individual(s) submitting proposals for the Property.

<u>Ten (10) paper copies</u> of the proposal should be sealed and delivered to the Muncie Redevelopment Commission of the City of Muncie, 300 North High St., Muncie, IN 47305. Proposals packages must clearly be marked as "Response to Request for Proposals, Former Storer School Property Offering". List the parcel number or numbers on the sealed proposal.

Cover Letter:

Please provide a cover letter. Identify your offer for the parcel in U.S. Dollars.

Developer Experience and Background:

Interested developers must demonstrate their ability to develop the site. Include the following sections in the development proposal:

- 1. Description of the development firm, including any joint venture partners.
- 2. Type of legal entity (i.e. Corporation, Partnership, etc.)
- 3. Names, addresses, titles of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, investors of the developer.
- 4. List the developer's previous, relevant project experience with urban redevelopment projects including brief descriptions, financial summaries, photographs, and other materials as necessary.
- 5. The successful proposer will need to provide the Muncie Redevelopment Commission satisfactory evidence of the proposer's financial capability, including corporate financial statement, letters of credit, or other documents as may be deemed appropriate by the Muncie Redevelopment Commission.
- 6. The successful proposer will provide framework for attracting and utilizing local construction trades.
- 7. Identification and role of key individuals in the development team including their experience and training.
- 8. Statements regarding whether the developer, officers, principal members or other parties of interest have been adjudged bankrupt or if anyone referred to above has been indicted for or convicted of any felony within the past ten years.

Development Proposal

In addition to the developer's qualifications, submittals must include the following elements:

- 1. A project narrative describing the development that is being proposed for the parcel. Include a statement describing the proposed use(s) for the site.
- 2. A tentative project schedule, that identifies benchmarks for significant activities such as market studies, engineering, project marketing, final site designs, architectural plans, tenant lease agreements, final closing, etc. Schedule should include different phases if the project is to be done in phases.

- 3. Preliminary architectural sketches (or photographs of similar projects intended to be replicated) and a conceptual site plan.
- 4. A description of the administrative and/or development role requested of the City of Muncie Redevelopment Commission, including what assistance or support is being requested including the construction of amenity improvements. If no assistance is requested, it will be assumed that no assistance is required from the City.
- 5. Any other relevant information regarding the proposed development that you feel is appropriate.

Offer and Financial Assumptions

The City of Muncie, through its Muncie Redevelopment Commission, is seeking an offer from the potential developer for the outright acquisition/purchase of this parcel. Please identify your offer clearly on the cover letter of your submission provide an offer for the purchase of the property,

While the Muncie Redevelopment Commission desires to receive a fair and reasonable value for giving an experienced, financially viable development entity the right to renovate/build upon this parcel, selection will not be based only on the highest price offered for the land. The Muncie Redevelopment Commission intends to consider all offers and make a selection based on that proposal that puts a premium of the quality of the development and value that it adds to the surrounding neighborhood. In the past, the Muncie Redevelopment Commission has selected proposals that put the highest dollar amounts in the project rather than accepting the highest price for the land.

Each proposal must be accompanied by a certified check or a bid bond made payable to the order of the City of Muncie, Indiana in the amount of \$1,000.00.

The bid bond must be issued by a corporate surety authorized to do business in the State of Indiana to guarantee that the proposer will enter into a contract on the terms and conditions set forth herein, or as amended by agreement of the parties, should a contract be awarded to the selected proposer.



Dear Brandon,

I wanted to add my voice to those supporting the Request for Proposal (RFP) document and process by the MRC for the Storer School Site. Establishing a climate of transparency and professionalism regarding development for the City of Muncie is very important. We will never be able to attract outside capital if the perception is that doing business in Muncie is a behind-the-scenes process. Recent FBI activities in Muncie did not help create a positive image for Muncie's development process.

The RFP process provides a clear and level playing field for all those interested in investing in the community. The approach establishes the city's commitments and expectations and clarifies any available financial incentives.

Please know the Department of Urban Planning is available and willing to partner with the MRC. The student projects last fall achieved the goal of elevating neighborhood conversations and providing a range of ideas for consideration. The participation of elected officials enhanced the overall process, helping inform the RFP process.

I am sorry I cannot attend the MRC meeting in person, and I hope this letter can adequately represent our support. Please feel free to contact me if I can provide additional help.

Sincerely,

Scott Truex

Chair, Department of Urban Planning, Ball State University President, Sustainable Communities Institute Muncie, IN 47306

317.696.6170 (cell) sitruex@gmail.com

RESOLUTION 2021-06

A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF PROPERTY TO A COMMUNITY DEVELOPMENT CORPORATION

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized by IC 36-7-14-12.2 to acquire Real Property; and

WHEREAS, the City of Muncie Redevelopment Commission is authorized by IC 36-7-14-22.2 to transfer real property to Community Development Corporations (CDCs), who, as defined by IC 4-4-28-2, have a principal purpose of proving housing and undertaking projects that benefit low-income individuals and communities; and

WHEREAS, pursuant to IC 36-7-14-22.2(b), the CDC must agree to cause development that will serve or benefit low- or moderate-income families on the parcel of real property within a specified period, which may not exceed five years from the date of the sale or grant and that it and any individual or entity undertaking work in connection with the real property will use lower income project-area residents as trainees and as employees and contract for work with business concerns located in the project area or owned in substantial part by persons residing in the project area to the greatest extent feasible, as determined by 24 CFR 135; and

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest, for safety and economics that the Commission transfer the properties listed in Exhibit A.

This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date: **March 18, 2021**.

| COMMISSIONER | YEA | NAY | ABSTAIN | ABSENT |
|----------------|-----|-----|---------|--------|
| Brandon Murphy | | | | |
| Shareen Wagley | | | | |
| Andrew Dale | | | | |
| Jeff Howe | | | | |
| Isaac Miller | | | | |
| | | | | |
| | | | | |
| | | | | |

Brandon Murphy, President
City of Muncie Redevelopment Commission

Ехнівіт А

| COMMON ADDRESS & PARCEL | GRANTOR NAME | CDC NAME & TAXING ADDRESS | PRICE | PROPOSED USE |
|-------------------------------|-----------------|---------------------------------|----------|-----------------|
| 1706 S. Liberty | City of Muncie | Muncie Mission Ministries, Inc. | | |
| 18-11-16-485- | Redevelopment | 1725 S. Liberty | Donation | Housing |
| 003.000-003 | Commission | Muncie, Indiana 47302 | | |

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF PROPERTY TO THE CITY OF MUNCIE TO ESTABLISH A RIGHT OF WAY

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized by IC 36-7-14-12.2 which authorized the Commission to acquire Real Property for the redevelopment of areas needing redevelopment that are located within the corporate boundaries of the unit;

WHEREAS, the Commission is authorized to sell, exchange, transfer, grant, donate, or otherwise dispose of real property in any of the following ways:

- 1) In accordance with IC 36-7-14 Sections (12.2), (22), (22.2), (22.5), (22.6),
- (22.7), (30), or (36);
- 2) In accordance with IC 36-7-17 or IC 36-7-17.1 authorizing an urban

homesteading program;

WHEREAS, the Commission has previously acquired title to certain real estate located within the boundaries of the unit commonly known as 1201 S. High Street, 125 W. 5th Street, and 214 W. 5th Street. All located in Muncie, Indiana.

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest of the City of Muncie, for safety and future economic development purposes, that the Commission grant a certain Right of Way to the City of Muncie by virtue of a Deed of Dedication for the portions of the above mentioned properties as described in the attached Exhibits hereto.

This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date, March 18, 2021.

| COMMISSIONER | YEA | NAY | ABSTAIN | ABSENT |
|----------------|-----|-----|---------|--------|
| Brandon Murphy | | | | |
| Shareen Wagley | | | | |
| Andrew Dale | | | | |
| Jeff Howe | | | | |
| Issac Miller | | | | |

Brandon Murphy, President City of Muncie Redevelopment Commission [Space above this line reserved for recording data]

Mail tax bill to: 300 S High Street, Muncie, IN 47305

DEED OF DEDICATION

THIS INDENTURE WITNESSETH, That THE CITY OF MUNCIE, DEPARTMENT OF REDEVELOPMENT, the Grantor, of Delaware County, State of Indiana Conveys and Dedicates for Public Use as a Right-of-Way to City of Muncie, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate (hereinafter the "Real Estate") in Delaware County in the State of Indiana to-wit:

A portion of the property commonly known as 1201 S. High Street, Muncie, Indiana as more thoroughly described in Exhibit A.

A portion of the property commonly known as 125 W. 5th Street, Muncie, Indiana as more thoroughly described in Exhibit B.

A portion of the property commonly known as 214 W. 5th Street, Muncie Indiana as more thoroughly described in Exhibit C.

The undersigned persons executing this deed of dedication represent and certify on behalf of the GRANTOR that they have been fully empowered by a resolution duly adopted to execute and deliver this conveyance and all other such instruments of transfer on behalf of GRANTOR, that the GRANTOR has full capacity to convey the real estate described above, and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this day of March, 2021.

City of Muncie, Redevelopment Commission By: ______ Attest: _____ Andrew Dale, Secretary EXECUTED in my presence: Witness: _____ Witness Signature Witness: ____ Witness printed name

| STATE OF INDIANA |) | | |
|--|--|--|--|
| COUNTY OF DELAWARE |) SS:) | | |
| Before the undersigne 2021, personally appeared the City of Muncie's Redevelop execution of the foregoing deep | above named, Brand oment Commission, | on Murphy and Andre | |
| Witness my hand and I | Notarial Seal this | day of | , 2021. |
| | | Notary Seal | |
| Notary's Signature | | • | |
| Notary's printed name | | | |
| STATE OF INDIANA |) | | |
| COUNTY OF DELAWARE |) 33 | | |
| Before me, a Notary Pusubscribed as a disinterested with deposes and says that the foregoing subscribe Witness my hand and Management of the subscribe witness my hand and Man | _, being known or provitness to the foregoing going instrument was ing witness' presence | eved to me to be the ponding instrument, who, be executed by Brandon . | erson whose name is eing duly sworn by me, Murphy and Andrew |
| · | | Notary Seal | |
| Notary's signature | | Notary Scar | |
| Notary's printed name | | | |
| This document prepared by: Benjam I affirm, under the penalties for per this doc | IN 4730 jury, that I have taken rea | 8. | h Social Security number in |
| Return Original To: City of I | Muncie, 300 North H | igh Street, Muncie, IN | <u>[47305</u> |
| [Space b | pelow this line is rese | rved for recording data | a] |

ROAD: 5th STREET

OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

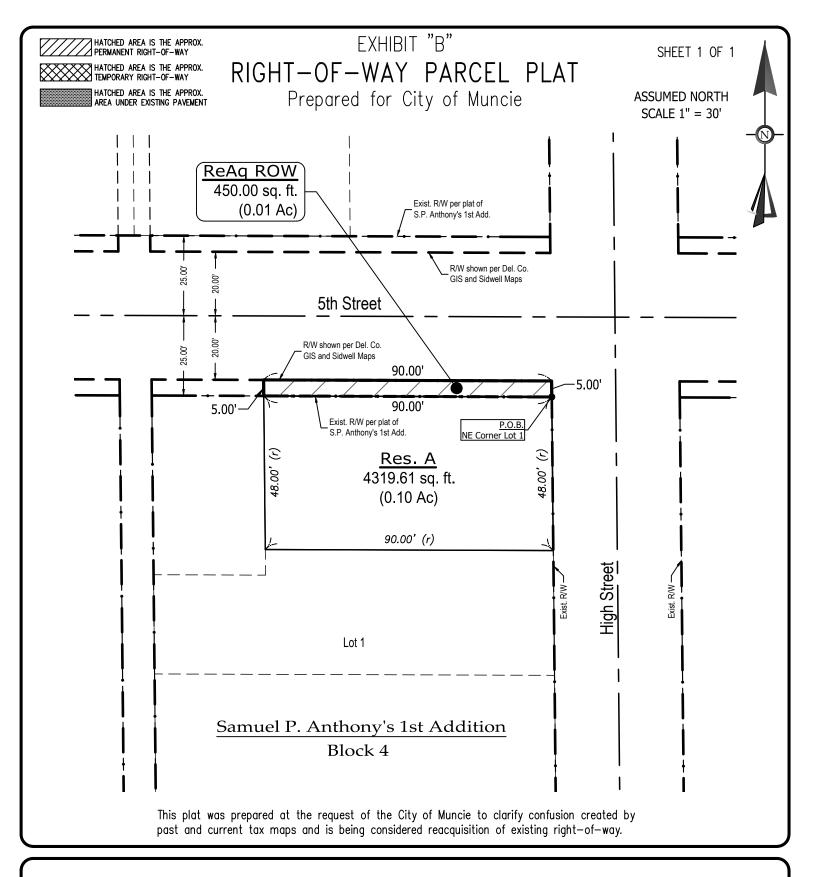
PARCEL ID: 18-11-16-431-007.000-003

DESCRIPTION OF PERMANENT RIGHT-OF-WAY REACQUISITION

Part of West 5th (Fifth) Street, as platted in Samuel P. Anthony's 1st Addition to the City of Muncie, Indiana, adjacent to the property described as Instrument #2017R02446 recorded in the Office of the Recorder of Delaware County, Indiana, located in Lot Number One (1) in Block Number Four (4) in said Addition, more particularly described as follows:

Beginning at the Northeast corner of said Lot Number One (1) in Block Number Four (4); thence West on the North line of said Lot, and on the South line of 5th Street as platted in said Addition, a distance of 90.00 feet to the Northwest corner of the land described in Instrument #2017R02446; thence North 5.00 feet; thence East, and parallel with the North line of said Lot, a distance of 90.00 feet to the projected West line of High Street as platted in said Addition; thence South on the projected West line of High Street, a distance of 5.00 feet to the Point of Beginning; containing 0.01 Acres (450.00 sq. ft.), more or less.

This description was prepared for the City of Muncie, Indiana by Jason M. Miller, Indiana Registered Land Surveyor, License Number 205000051, on the 29th day of January, 2021. This description was prepared at the request of the City of Muncie to clarify confusion created by past and current tax maps and is being considered reacquisition of existing right—of—way.



OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

PARCEL ID: 18-11-16-431-007.000-003

ADDRESS: 1201 S. HIGH STREET, MUNCIE, IN 47302

PROJECT: ----ROAD: 5th STREET
COUNTY: DELAWARE

SECTION: 16

TOWNSHIP: 20 NORTH RANGE: 10 EAST

Dimensions shown are from record documents and historic survey records, and not from field survey.

DRAWN BY: APB CHECKED BY: JMM RMA JOB NO.: 20-0217

PARENT TRACT:
City of Muncie
Redevelopment Commission
Instrument #2017R02446

ROAD: 5th STREET

OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

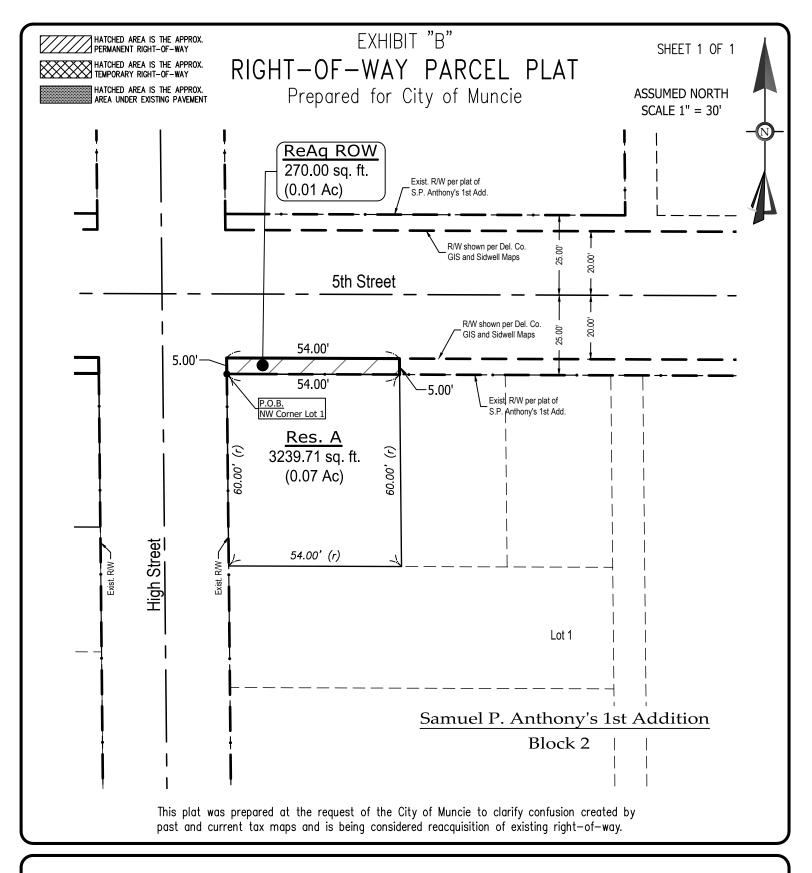
PARCEL ID: 18-11-16-432-001.000-003

DESCRIPTION OF PERMANENT RIGHT-OF-WAY REACQUISITION

Part of West 5th (Fifth) Street, as platted in Samuel P. Anthony's 1st Addition to the City of Muncie, Indiana, adjacent to the property described as Instrument #2018R15156 recorded in the Office of the Recorder of Delaware County, Indiana, located in Lot Number One (1) in Block Number Two (2) in said Addition, more particularly described as follows:

Beginning at the Northwest corner of said Lot Number One (1) in Block Number Two (2); thence East on the North line of said Lot, and on the South line of 5th Street as platted in said Addition, a distance of 54.00 feet to the Northeast corner of the land described in Instrument #2018R15156; thence North 5.00 feet; thence West, and parallel with the North line of said Lot, a distance of 54.00 feet to the projected West line of High Street as platted in said Addition; thence South on the projected West line of High Street, a distance of 5.00 feet to the Point of Beginning; containing 0.01 Acres (270.00 sq. ft.), more or less.

This description was prepared for the City of Muncie, Indiana by Jason M. Miller, Indiana Registered Land Surveyor, License Number 205000051, on the 29th day of January, 2021. This description was prepared at the request of the City of Muncie to clarify confusion created by past and current tax maps and is being considered reacquisition of existing right—of—way.



historic survey records, and not from field survey.

OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

PARCEL ID: 18-11-16-432-001.000-003

ADDRESS: 125 W. 5th STREET, MUNCIE, IN 47302

PROJECT: ROAD: 5th STREET COUNTY: **DELAWARE**

SECTION: 16

TOWNSHIP: 20 NORTH RANGE: 10 EAST

Instrument #2018R15156 Dimensions shown are from record documents and

DRAWN BY: **APB** CHECKED BY: JMM RMA JOB NO.: 20-0217

PARENT TRACT:

City of Muncie Redevelopment Commission ROAD: 5th STREET

OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

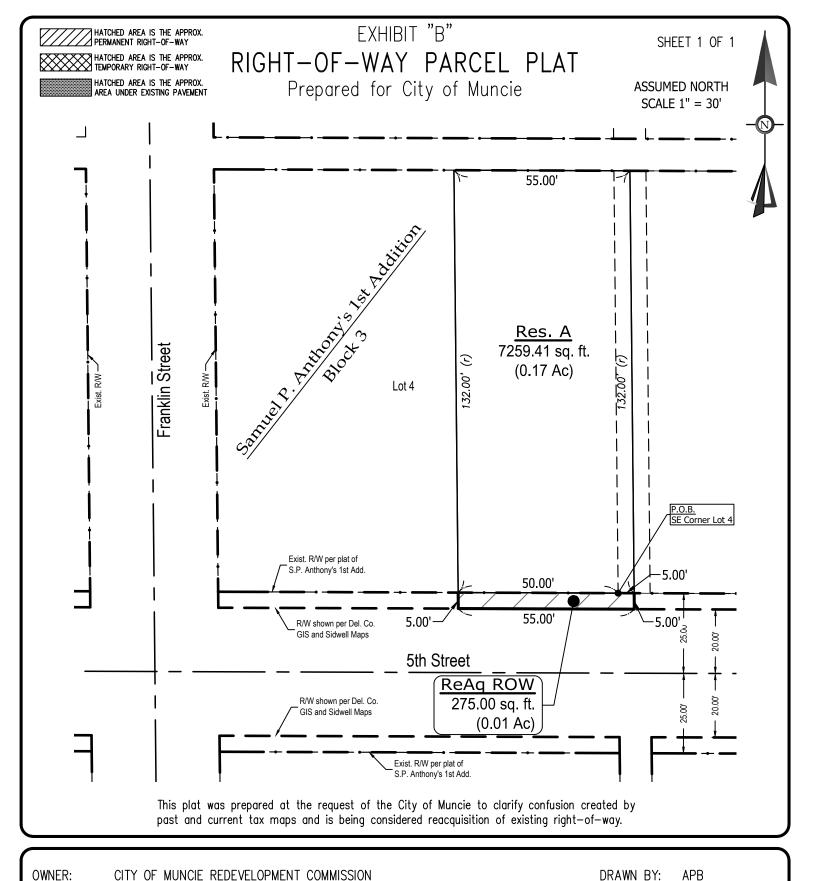
PARCEL ID: 18-11-16-428-008.000-003

DESCRIPTION OF PERMANENT RIGHT-OF-WAY REACQUISITION

Part of West 5th (Fifth) Street, as platted in Samuel P. Anthony's 1st Addition to the City of Muncie, Indiana, adjacent to the property described as Instrument #2012R08452 recorded in the Office of the Recorder of Delaware County, Indiana, located in Lot Number Four (4) in Block Number Three (3) in said Addition, more particularly described as follows:

Beginning at the Southeast corner of said Lot Number Four (4) in Block Number Three (3); thence East on the South line of said Lot, extended, and on the North line of 5th Street as platted in said Addition, a distance of 5.00 feet to the center line of a vacated alley, thence South on the center line of said alley, extended, a distance of 5.00 feet; thence West, and parallel with the South line of said Lot, a distance of 55.00 feet to the West line, extended, of the land described in Instrument #2012R08452; thence North on the extended West line of the land described in said Instrument, a distance of 5.00 feet to the Southwest corner thereof, being on the South line of said Lot Number Four (4); thence East on the South line of said Lot, and on the North line of 5th Street as platted in said Addition, a distance of 50.00 feet to the Point of Beginning; containing 0.01 Acres (275.00 sq. ft.), more or less.

This description was prepared for the City of Muncie, Indiana by Jason M. Miller, Indiana Registered Land Surveyor, License Number 205000051, on the 29th day of January, 2021. This description was prepared at the request of the City of Muncie to clarify confusion created by past and current tax maps and is being considered reacquisition of existing right—of—way.



OWNER: CITY OF MUNCIE REDEVELOPMENT COMMISSION

PARCEL ID: 18-11-16-428-008.000-003

ADDRESS: 214 W. 5th STREET, MUNCIE, IN 47302

PROJECT: ROAD: 5th STREET COUNTY: **DELAWARE**

SECTION: 16

TOWNSHIP: 20 NORTH RANGE: 10 EAST

RMA JOB NO.: 20-0217 PARENT TRACT:

CHECKED BY: JMM

City of Muncie Redevelopment Commission Instrument #2012R08452

Dimensions shown are from record documents and historic survey records, and not from field survey.