

**AGENDA**  
**Muncie Redevelopment Commission**  
**Regular Meeting: May 20, 2021 at 9:00 a.m.**  
**Conducted in the City Hall Auditorium**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. AGENDA**

**IV. MINUTES**

a. APRIL REGULAR MEETING

**V. CLAIMS**

A. Regular Claims (CONTROLLER)

B. Innovation Connector Request CTP TIF Funds (CONTROLLER)

**VI. OLD BUSINESS**

A. CITY OF MUNCIE UPDATE

**VII. NEW BUSINESS**

A. ECONOMIC REDEVELOPMENT AREA (RIDENOUR)

B. PROPERTY APPLICATIONS, IF ANY (BISHOP)

C. RESOLUTION 2021-09 (BISHOP)

D. RESOLUTION 2021-10 (BISHOP)

**VIII. PUBLIC COMMENT**

**IX. ADJOURNMENT – NEXT MEETING June 17, 2021 at 9:00 AM**



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, April 15, 2021, at 9:00AM in the City Hall Auditorium, First Floor, 300 N. High Street, Muncie, Indiana 47305.

- I. **Call to Order:** S. Wagley called the meeting to order at 9:01 AM.
- II. **Roll Call:** Commissioners Shareen Wagley, Vice-President, Andrew Dale, Secretary, Jeff Howe, and Isaac Miller were present. Jim Lowe, School Board representative was also present. Commissioner Brandon Murphy, President, was absent.
- III. **Agenda:** Dale asked if Sustainable Muncie was leftover from last month's agenda, or if there was more to discuss.

Howe stated it could be left on the agenda and pulled if they're not present.

S. Wagley stated her recommendation was this would be revisited in the future.

Dale motioned to approve the agenda; Miller seconded. S. Wagley, Dale, Howe, and Miller voted aye; motion passed.
- IV. **Minutes:** Dale stated on page three, his comment should read 'property taxes' not just 'property'.

Miller motioned to approve the March 18, 2021 minutes as amended; Howe seconded. S. Wagley, Dale, Howe, and Miller voted aye; motion passed.
- V. **Claims:** Matt Wagley, Deputy Controller, stated the payments on the first page were to the Delaware County Treasurer for stormwater fees and ditch assessments. The Beasley & Gilkison charges were for the land bank. The Star Press amount should be charged to 903 since it's for the revolving loan fund, not 905. The \$1300 Indiana-Michigan Power bill is for the parking garage at the hotel.

Dale asked if the EFTs for over \$2 million on the last page were for bond payments.

M. Wagley stated the \$1.1 million is a clearing account for EFTs, the \$427 is the management fee for the bank, the first two are for the parking garage, the \$86,000 charge is for the Canal-Accutech bond, and the final is the Madjax-Village Promenade bond payment.

Howe asked how frequent the \$1300 payment is.

M. Wagley replied monthly.

Dale asked if the Schindler Elevator charge was for the parking garage.

M. Wagley replied yes, as there are different elevators here.

Howe clarified on the \$332,000 Madjax payment that the MRC was obligated to cover \$100,000 plus any shortfall.

Dale stated \$180,000 is owed twice a year and \$100,000 is the obligation for each payment.

Mayor Ridenour stated \$180,000 may be the net, as Madjax paid their whole \$120,000.

Dale requested account numbers, original bond amounts, and the status of the bond being retired would be helpful to be added to the handouts from the Controller.

M. Wagley replied absolutely.

Dale motioned to approve the claims; Miller seconded. S. Wagley, Dale, Howe, and Miller voted aye; motion passed.

- VI. **Sustainable Muncie Hearing:** S. Wagley stated no one from Sustainable Muncie was here. Howe motioned to remove this from the agenda; Miller seconded.

VII. **Old Business**

- A. **City of Muncie Update:** Mayor Ridenour stated the MRC is part of the way the hotel debt is managed. They are already within \$50,000 of making the August payment and their business is up, which is a good sign for the economy and the MRC. He is filling out paperwork for grants and has a meeting with the State tomorrow, and hopes the MRC will have some additional funds coming. A new anchor is coming to the mall who will be located in Macy's. The owners are out of Toronto in the Canada area. It will be an outlet that sells name brands but doesn't compete with local stores. The south door facing Panera will be the main entrance and there will also be an entrance from the mall. The other two doors will be for shipment and will lead to warehouse space. They will be closed Mondays and Tuesdays to compete with online sales. The interior has been completely revamped and they are looking to open in May. Another anchor's also being discussed for the mall.

Howe asked if the Mayor had a sense of the square footages of leases.

Mayor Ridenour replied the mall's down to about 30 stores, including Christopher Banks and CJ Banks which filed for bankruptcy, forcing them to close. Other stores are at the top of their region. Someone else is looking at the JCPenney space.

Dale asked if he still anticipated the ownership of the mall changing.

Mayor Ridenour responded this will not stave that off. He worked all month to get a negotiated price for Tillotson and Memorial so an RFP could be placed. He received verbal agreement this morning on language, such as getting an average of two appraisals to determine the price. The RFP is ready to go just doesn't have a property yet. He'd love to see housing and retail there in addition to the park, but the MRC can decide on the plan. The White River Lofts are moving along. The siding isn't on yet and they're very careful about letting people in, but there are some third-floor units done for showings. Thirteen percent of the units are already rented. Phase II is being worked on and adjusted as he is also working with the Y to figure out how to keep them downtown. Of the seven completed leases, four work here but don't live here, which is exactly what they were looking for. He reached out to five real-estate companies to look at lot prices for Storer and two responded. The Plan Commission has his plan on their docket and five neighbors are helping determine build standards. This group starts meeting in two weeks with zoning requirements and is looking into narrowing the standards. RE/MAX gave prices for 22 lots that will be immediately available because of zoning and the elevation, while 12 lots along the retention pond are currently located in the flood zone that will be elevated and need submitted to FEMA. The retention pond will be larger than expected to solve flooding issues and is between two & three football fields long. The site will also have a walking path, trees, and a greenspace at the entrance. One company gave a price of \$19,000 for

each lot and the other gave a value of \$25,000. He asked the MRC if an average of that could be offered at one price for each of the lots.

Dale asked if it was talked about to get appraisals.

Mayor Ridenour stated that could be done. All of the money from the lots would come back to the MRC. He added both opinions were from owners of brokerage companies so the prices should be accurate.

Lowe asked if they knew the cost of streets and infrastructure and if that would be included in the lot prices.

Mayor Ridenour replied no, he wanted to sell at market value. EDIT funds would be invested in the infrastructure.

Howe stated this appeared to be the right pricing based on comparables. Pineview on Riverside had similar pricing.

Mayor Ridenour stated those were small lots and are being sold for less than \$20,000.

Howe stated the absorption rate should be quick to get these properties paying taxes. He didn't want some people to get a lot for lower than others.

Mayor Ridenour stated it was recommended to him to set a standard price for all the lots, as they are all roughly the same size, some are larger, and all the lots on the water are basically the same. He doesn't want to go to the expense of getting 34 individual appraisals.

Dale stated he agreed but clarified that the MRC is legally required to get two appraisals.

Mayor Ridenour replied he knew enough to know that's required.

Dale stated he didn't have a problem with just two appraisals if all the lots are basically the same. Infrastructure costs would be paid from EDIT and the other money would come back to the MRC.

Mayor Ridenour responded those funds could be used for blight or optioning another property.

Miller stated these lots would go quick.

Ben Freeman, Counsel, stated the real-estate opinions justified that all the lots are roughly the same, so just two appraisals were needed.

Mayor Ridenour stated he wanted to make sure he was moving forward correctly. The City Engineer believes the Plan Commission will approve, but the FEMA process is at least six months. He will probably take with Marta before ordering the appraisals.

S. Wagley asked if anything was needed from the MRC.

Mayor Ridenour replied no.

Howe asked how the sale of the properties would be managed.

Mayor Ridenour stated several realtors asked to do that, but he didn't want to pick and choose. It could be a part of the sale that the owner's realtor would be compensated, similar to a for-sale-by-owner.

Freeman stated there's an actual bidding process that would need to go before the MRC defined by statute, but he's not sure if a broker could be used. The highest offer wouldn't necessarily need chosen, as rentals could be excluded from the process.

Howe stated the MRC could look at the bids for each lot and accept one and asked if it was in the best interest to set metrics to define those decisions.

Freeman stated the metrics are set by statute and the rest is MRC discretion as to the highest and best use.

S. Wagley stated the buyers would indicate interest and present their plan.

Freeman added the MRC would have to set a minimum price.

Miller stated this could be a complicated process.

Dale replied this is why he proposed an RFP process, but that a process and matrix should be made to ensure this isn't confusing to prospective purchasers. His concern is the position it puts multiple purchasers coming before the MRC, the time to make decision using an MRC led sale-by-sale process, and the potential for ill-will brought on by such a sale process.

Howe asked if local builders were still anticipated to buy multiple lots at a time.

Mayor Ridenour stated there are still a couple that are interested. Zane Bishop, Residential Program Administrator, would do the process based on what happens now.

Freeman stated he'd double check to ensure there's not an exclusion.

S. Wagley asked if the retention pond could move forward independently.

Mayor Ridenour stated it might, but he'd probably make sure the lots are approved first.

#### VIII. **New Business**

A. **Property Applications:** Bishop stated no applications were received.

B. **Resolution 2021-08:** Bishop stated this was to transfer 1027 W. 10th to Michael McDonald for \$250.00. Two applications for houses remained on the table, to ensure everything's in order and avoid issues like what happened with 214 N. Hackley.

Dale motioned to approve; Miller seconded. S. Wagley, Dale, Howe, and Miller voted aye; motion passed.

IX. **Public Comment:** Ed Conatser, FC Tucker, stated the sale of surplus property from local government must be for the minimum of an average of two appraisals. If not bids aren't received, this can be opened up and a broker could be hired, which could take some of the load off the MRC. This is in Indiana Code Title 36.

Dale stated the MRC published the offering for 225 S. Madison Street in March. His opinion is that the MRC should be aware of contemplations for offerings before they're made and the board should decide to offer property in coordination with the MRC director. He stated that 225 S. Madison Street is a key opportunity property and that's why the MRC purchased it a few years back. The former service station building is historic and could be deconstructed and rebuilt for the public's benefit. He's aware of a similar structure in York, Pennsylvania where the property was moved, and he'd hate to offer it for sale if there's a higher and better use for the property. He added that the land of 225 S. Madison may be consequential to the City.

Conatser stated this is a historic site that's clean and his vision was to move it to Canan Commons for public restrooms and the Visitor's Bureau.

X. **Adjournment:** At 9:57AM, Dale motioned to adjourn; Miller seconded.

Minutes recorded by Zane Bishop.

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Andrew Dale, Secretary



*Controllis*

## MUNCIE REDEV COMM - CK DATE 05/21/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	34640	CITYOFMUNCIE -	Open		05/12/2021	05/21/2021	05/21/2021			82.50
73398 - BEASLEY & GILKISON LLP	34630	CITYOFMUNCIE -	Open		05/12/2021	05/21/2021	05/21/2021			4,152.50
73398 - BEASLEY & GILKISON LLP	34641	CITY OF MUNCIE -	Open		05/12/2021	05/21/2021	05/21/2021			522.50
73398 - BEASLEY & GILKISON LLP	34623	REDEVELOPMENT	Open		05/12/2021	05/21/2021	05/21/2021			88.01
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 4		\$4,845.51
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 4		\$4,845.51
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 4		\$4,845.51
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	5914	MRC - PARKING GARAGE - Open			05/13/2021	05/21/2021	05/21/2021			431.99
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$431.99
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$431.99
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$431.99
Grand Totals								Invoice Transactions 5		\$5,277.50



*Controller*

## MUNCIE REDEV COMM - CK DATE 05/14/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
86200 - COMCAST	1070843411-04/21	300 W. VICTOR ST. / 8529201070843411	Open		04/28/2021	05/14/2021	05/14/2021			423.70
15900 - DELAWARE COUNTY RECORDER	725000-050721	MRC - BLIGHT ELIMINATION PROG - MRC -	Open		05/07/2021	05/14/2021	05/14/2021			7,250.00
81196 - ENDPOINT CREATIVE, LLC	1037	201 W. SEYMOUR ST. - 04418029411	Open		05/03/2021	05/14/2021	05/14/2021			150.00
82500 - INDIANA MICHIGAN POWER	4418029411-04/21	309 N. HIGH ST. - 04075852014	Open		04/29/2021	05/14/2021	05/14/2021			1,138.85
82500 - INDIANA MICHIGAN POWER	4075852014-04/21	04075852014	Open		04/29/2021	05/14/2021	05/14/2021			434.99
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 5		<u>\$9,397.54</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 5		<u>\$9,397.54</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 5		<u>\$9,397.54</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
86200 - COMCAST	1070910822-05/21	410 N. MARTIN AVE. / 8529201070910822	Open		05/02/2021	05/14/2021	05/14/2021			273.75
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$273.75</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$273.75</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		<u>\$273.75</u>
Grand Totals								Invoice Transactions 6		<u>\$9,671.29</u>



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City of Muncie  
**MRC EFTS**

From Payment Date: 4/30/2021 - To Payment Date: 4/30/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4288	04/30/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$4,577.83		
4289	04/30/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$4,649.15		
4290	04/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A. (ACH)	\$2,000.00		
Type EFT Totals:									
CORPORATE - CORPORATE ACCOUNT Totals							3 Transactions	\$11,226.98	

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$11,226.98	\$0.00
	Total	3	\$11,226.98	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$11,226.98	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$11,226.98	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$11,226.98	\$0.00
	Total	3	\$11,226.98	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$11,226.98	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$11,226.98	\$0.00



Controller's

City of Muncie  
**MRC EFTS**

From Payment Date: 4/30/2021 - To Payment Date: 4/30/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4283	04/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$42.45		
4284	04/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$442.79		
Type EFT Totals:					2 Transactions		\$485.24		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$485.24	\$0.00
	Total	2	\$485.24	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$485.24	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$485.24	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$485.24	\$0.00
	Total	2	\$485.24	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$485.24	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$485.24	\$0.00



*Controller*

# MUNCIE REDEV COMM - CK DATE 05/07/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80655 - AXON ENTERPRISE, INC.	SI-1731615	108511-MUNCIE POLICE	Open		04/15/2021	05/07/2021	05/07/2021			90,996.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$90,996.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$90,996.00
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 1		\$90,996.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80870 - BELL SERVICES	21-065	MRC - GROUNDS	Open		04/30/2021	05/07/2021	05/07/2021			1,140.00
1380 - DELAWARE COUNTY TREASURER	1050000-S/F2020	MUNCIE REDEV COMM -	Open		04/30/2021	05/07/2021	05/07/2021			10,500.00
1380 - DELAWARE COUNTY TREASURER	6300	S/F 2020 PROPERTY								
82500 - INDIANA MICHIGAN POWER	4129852044-	MRC - SPRING 2020 -	Open		04/29/2021	05/07/2021	05/07/2021			63.00
	04/21	425 N. HIGH ST. RM 9 -	Open		04/29/2021	05/07/2021	05/07/2021			25.60
80871 - MUNCIE LAND BANK, INC.	1666667-2021	04129852044								
88700 - VECTREN ENERGY DELIVERY	5645318703-	MRC - PILOT PROGRAM	Open		04/27/2021	05/07/2021	05/07/2021			16,666.67
	04/21	309 N. HIGH ST. -	Open		04/29/2021	05/07/2021	05/07/2021			119.74
88700 - VECTREN ENERGY DELIVERY	5645152266-	026006045645318703								
	04/21	425 N. HIGH ST. 3 -	Open		04/29/2021	05/07/2021	05/07/2021			17.00
88700 - VECTREN ENERGY DELIVERY	5645207727-	026006045645152266								
	04/21	425 N. HIGH ST. 5 -	Open		04/29/2021	05/07/2021	05/07/2021			18.19
88700 - VECTREN ENERGY DELIVERY	5645263178-	026006045645207727								
	04/21	425 N. HIGH ST. UNIT 8 -	Open		04/29/2021	05/07/2021	05/07/2021			18.19
88700 - VECTREN ENERGY DELIVERY	5645765383-	026006045645263178								
	04/21	425 N. HIGH ST. UNIT 9 -	Open		04/29/2021	05/07/2021	05/07/2021			18.19
		026006045645765383								
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 10		\$28,586.58
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 10		\$28,586.58
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 10		\$28,586.58
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	6038	VILLAGE PROMENADE -	Open		04/23/2021	05/07/2021	05/07/2021			648.83
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$648.83
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$648.83
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$648.83
Grand Totals								Invoice Transactions 12		\$120,231.41

Controller's

City of Muncie  
**MRC EFT**

From Payment Date: 3/31/2021 - To Payment Date: 3/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4268	03/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$42.45		
Type EFT Totals:					1 Transactions		\$42.45		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$42.45	\$0.00
	Total	1	\$42.45	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$42.45	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$42.45	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$42.45	\$0.00
	Total	1	\$42.45	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$42.45	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$42.45	\$0.00





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# MUNCIE REDEV COMM - CK DATE 04/30/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	287268411996-421	287268411996-MRC-4/21	Open		04/14/2021	04/30/2021	04/30/2021			103.64
86200 - COMCAST	1070798912-04/21	420 S. HIGH ST. / DOWNTOWN -	Open		04/18/2021	04/30/2021	04/30/2021			447.38
1380 - DELAWARE COUNTY TREASURER	117400	MUNCIE REDEV COMM -	Open		04/21/2021	04/30/2021	04/30/2021			1,174.00
1380 - DELAWARE COUNTY TREASURER	43400	MUNCIE REDEV COMM -	Open		04/21/2021	04/30/2021	04/30/2021			434.00
1380 - DELAWARE COUNTY TREASURER	63200	MUNCIE REDEV COMM -	Open		04/21/2021	04/30/2021	04/30/2021			632.00
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-04/21	309 N. HIGH ST. -	Open		04/22/2021	04/30/2021	04/30/2021			341.33
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-04/21	1010220028123293	Open		04/21/2021	04/30/2021	04/30/2021			21.49
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-04/21	315 N. HIGH ST. -	Open		04/21/2021	04/30/2021	04/30/2021			23.02
83700 - INDIANA AMERICAN WATER CO., INC.	0011359896-04/21	1010220023161962	Open		04/22/2021	04/30/2021	04/30/2021			43.99
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-04/21	300 W. VICTOR ST. / PKG. GAR. -	Open		04/21/2021	04/30/2021	04/30/2021			85.36
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-04/21	309 N. HIGH ST. -	Open		04/21/2021	04/30/2021	04/30/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-04/21	20180604	Open		04/21/2021	04/30/2021	04/30/2021			23.28
		330 N. FRANKLIN ST. #A	Open		04/21/2021	04/30/2021	04/30/2021			23.28
		- 20105006								
Account 439071 - OTHER SERVICES & CHARGES Totals							Invoice Transactions	12		\$3,352.77
Department 19 - BOARD OF WORKS Totals							Invoice Transactions	12		\$3,352.77
Fund 905 - MRC GENERAL FUND Totals							Invoice Transactions	12		\$3,352.77
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4081877100	15405757 -	Open		04/20/2021	04/30/2021	04/30/2021			36.05
80567 - KEVIN C. SWAIN	2021-04	REDEVELOPMENT	Open		04/20/2021	04/30/2021	04/30/2021			900.00
Account 439071 - OTHER SERVICES & CHARGES Totals							Invoice Transactions	2		\$936.05
Department 19 - BOARD OF WORKS Totals							Invoice Transactions	2		\$936.05
Fund 906 - VILLAGE PARKING GARAGE FUND Totals							Invoice Transactions	2		\$936.05
Grand Totals							Invoice Transactions	14		\$4,288.82



*Castroville*

## MUNCIE REDEV COMM - CK DATE 04/23/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 78889 - VANDEWALLE & ASSOCIATES, INC.	202103055	muncie.redev imp 16 - REDEV	Open		03/19/2021	04/23/2021	04/23/2021			1,315.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$1,315.00</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$1,315.00</u>
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 1		<u>\$1,315.00</u>
Grand Totals								Invoice Transactions 1		<u>\$1,315.00</u>

*Controller*

City of Muncie  
**MRC EFTS**

From Payment Date: 3/31/2021 - To Payment Date: 3/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4250	03/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$430.19		
4251	03/31/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$6,018.00		
4252	03/31/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$91,235.85		
Type EFT Totals:									
CORPORATE - CORPORATE ACCOUNT Totals							\$97,684.04		

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$97,684.04	\$0.00
	Total	3	\$97,684.04	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$97,684.04	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$97,684.04	\$0.00

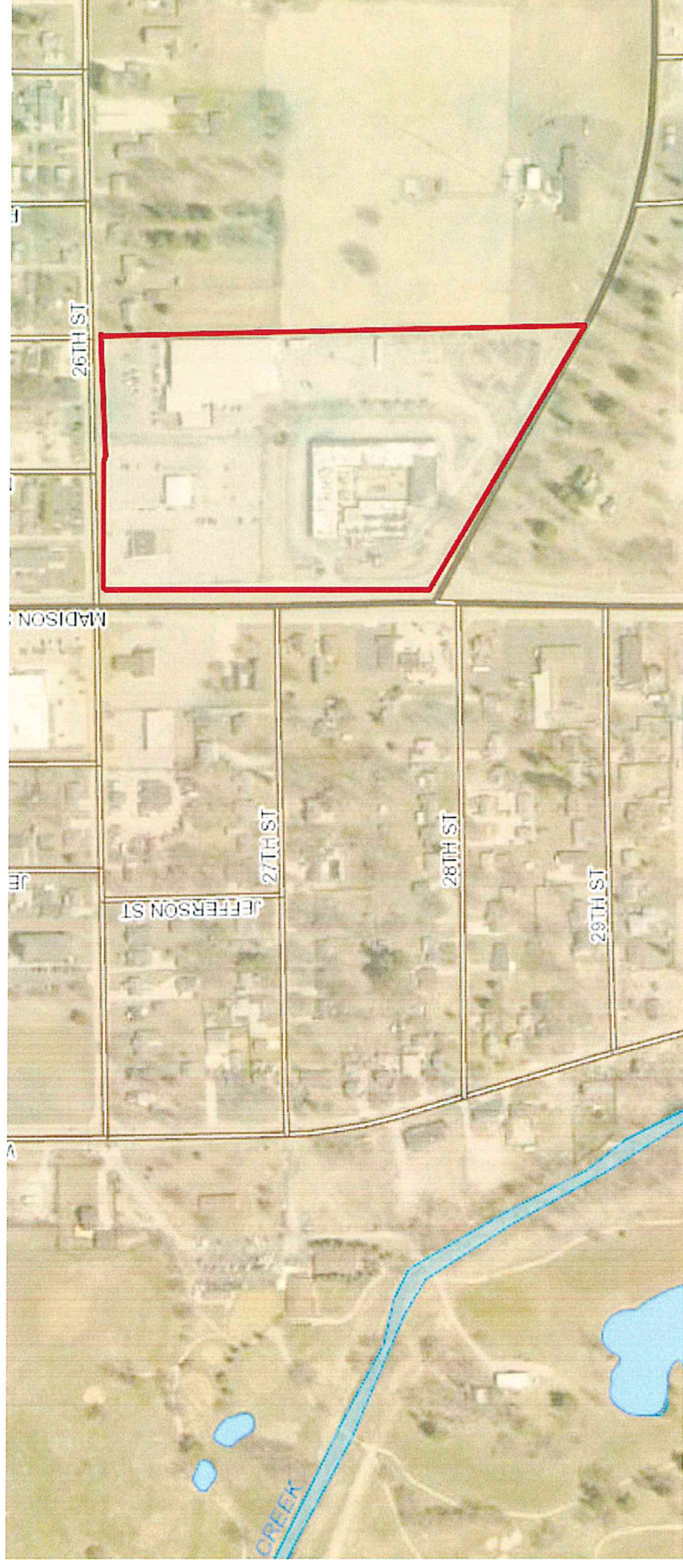
Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$97,684.04	\$0.00
	Total	3	\$97,684.04	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$97,684.04	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$97,684.04	\$0.00



## Proposed: Economic Revitalization Area





## RESOLUTION 2021-09

### A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF REAL PROPERTY

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

WHEREAS, the Commission is authorized by IC 36-7-14-22.6 to sell properties to abutting landowners;

WHEREAS, as defined by IC 36-7-14-22.6(a), an abutting landowner is an owner of property that touches, borders on, or is contiguous to the property that is the subject of sale, but does not constitute a public easement or public right-of-way;

WHEREAS, the Commission is authorized by IC 36-7-14-22 to offer properties for public sale;

WHEREAS, the properties listed in Exhibit A shall be considered by the Commission;

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 **May 20, 2021**.

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

---

Brandon Murphy, Vice-President  
City of Muncie Redevelopment Commission

**EXHIBIT A**

	COMMON ADDRESS, TYPE, PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	PRICE (\$)
*	719 N. Mulberry Vacant Lot 18-11-10-154-014.000-003	City of Muncie Redevelopment Commission	Ocean Life for Me, LLC 1000 W. 8th Street #2003 Los Angeles, California 90017	1,500

\*Execution and transfer of deed & sales disclosure form is contingent, and would wait for any acquisition of 741 N. Mulberry by the applicant from the June 29, 2021 deed sale

## RESOLUTION 2021-10

### A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF REAL PROPERTY

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

WHEREAS, the Commission is authorized by IC 36-7-14-22 to offer properties for public sale; and

WHEREAS, the Commission is authorized by IC 36-7-14-12.2(a)(1) to sell real property through the conveyance of a land contract; and

WHEREAS, the properties listed in Exhibit A shall be considered by the Commission.

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 **May 20, 2021**.

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

---

Brandon Murphy, President  
City of Muncie Redevelopment Commission

**EXHIBIT A**

	COMMON ADDRESS, TYPE, PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	PRICE (\$)
*	703-705 W. Adams Vacant House 18-11-16-208-005.000-003	City of Muncie Redevelopment Commission	Rodolfo Sandoval III 11100 Pangborn Avenue #H Downey, California 90241	1,000
†	2417 S. Hoyt Vacant House 18-11-21-151-030.000-003	City of Muncie Redevelopment Commission	Phoenix Hile 1907 S. Kathy Muncie, Indiana 47302	1,000

\*Execution and transfer of three-year land contract is contingent, and would wait on the unsafe order at 1305 E. Kirk to be released

†Two-year land contract given condition of house