

FILED

JUN 28 2021

**Belinda Munson
MUNCIE CITY CLERK**

ORDINANCE NO. 28-21

**AN ORDINANCE DECLARING AN DEVELOPMENT TARGET AREA FOR
GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC.
1717 S. Jefferson Street**

WHEREAS, the Indiana General Assembly has enacted a statute, LC. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property Improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that Is declared an economic development target area; and

WHEREAS, the Act provides that the Common Council of a city may find that a particular area within the corporate limits of that city is an economic development target area after a recommendation from an Economic Development Commission; and

WHEREAS, the Common Council has established standards and procedures for designation as an economic development target area by passage of Ordinance No. 46-97, as amended (codified as Section 161.05 of the Muncie City Code); and

WHEREAS, the Greater Muncie Indiana Habitat for Humanity, Inc. will undertake the construction of a new single-family owner-occupied residence and requests that the Muncie Common Council designate said area as an economic development target area:

Common Address	1717 S. Jefferson St.
State Parcel	18-11-15-356-033.000-003
Legal Description	Grays Add Mid 50 Ft Lot 82-83-84

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana:

I. The Common Council finds and determines that the new single-family owner- occupied residence to be constructed by the Greater Muncie Indiana Habitat for Humanity, Inc., in the City of Muncie, meets the qualifications for an economic development target area in accordance with the provisions of I.C. 6-1.1-12.1-7 and Ordinance No. 46-97, as amended.

2. The City Clerk shall take such further actions as may be required by Ordinance No. 46-97, as amended, and other applicable ordinances and laws to carry out the purposes of this Ordinance to insure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said

improvements for three years.

3. This Ordinance shall be in full force and effect from and after its passage by the Common Council with the recommendation from the Economic Development Commission and its approval by the Mayor of the City of Muncie, Indiana, and such publications as may be required by law.

4. The economic development target area designation shall terminate after five years from the date it is in full force and effect.

Passed by the Common Council of the City of Muncie, Indiana this _____ day of _____, 2021.

	Yeas	Nays	Abstained	Absent
Ralph Smith	_____	_____	_____	_____
Jeff Robinson	_____	_____	_____	_____
Brandon Garrett	_____	_____	_____	_____
Brad Polk	_____	_____	_____	_____
Jerry Dishman	_____	_____	_____	_____
Anitra Davis	_____	_____	_____	_____
Aaron Clark	_____	_____	_____	_____
Ro Selvey	_____	_____	_____	_____
Troy Ingram	_____	_____	_____	_____

President Muncie Common Council

Presented by me to the Mayor for his approval, this _____ day of _____, 2021.

Belinda Munson, Muncie City Clerk

The above Ordinance is approved/vetoed by me this _____ day of _____, 2021.

Dan Ridenour, Mayor of the City of Muncie

ATTEST:

Belinda Munson, Muncie City Clerk of the Common Council

This Ordinance is proposed by Council Member

Amitha Devi

This Ordinance is approved in form by Controller

[Signature]

This Ordinance is approved in form by Legal Counsel

William V. Hyman

**APPLICATION FOR TAX ABATEMENT
REAL PROPERTY (Residential)**

This completed application, including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council
c/o Muncie Economic Development Commission
Horizon Convention Center
PO Box 842
Muncie, IN 47308-0842
Phone: (765) 216-1214 Fax: (765) 751-9151
Please type or print.

Date: October 12, 2020

1. Address of Property: 1717 S Jefferson St

2. Current Zoning: R4 3. Legal Description: _____

GRAYS ADD MID 50 FT 0.0000Acres STR: 152010 IN: 82-83-84 OUT:

4. Property Owner(s):

Name Greater Muncie Indiana Habitat for Humanity

Address P.O. Box 1119"

Muncie, IN 47308

5. Proposed Occupant(s):

Name Cassandra Cecil

Address 1425 E Jackson

Muncie, IN 47305

6. Is zoning variance needed? Yes _____ No x

7. Is rezoning needed? Yes _____ No _____

8. Is property served by: City Water: Yes x No _____

City Sewer: Yes x No _____

9. Size of property (Square Feet or Acres): 50X129

10. Current use of Property:

a) How is the property presently used? Vacant Lot

b) What structure(s) (if any) are on the property? None

c) What is the condition of such structure(s)? N/A

REAL ESTATE TAX ABATEMENT APPLICATION (RESIDENTIAL)
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11. Property Tax Assessment and Payment:

- a) Amount of last real property assessment: \$ 22,700
b) Amount of last land assessment: \$ 6,000
c) Amount of last assessment to improvements: \$ 16,700 (House demolished August 2020)

12. How many single-family residential units will the project consist of? 1

13. Provide a brief description of the physical improvements that will be made on the property and how the property will be used. Please include floor plan and pictorial renderings of the exterior façade of the new residential unit(s).

Construct a new 3 Bedroom, 2 Bath, 1400 Sq Ft Home

14. Development Time Frame: Begin? November 2020 Completion? October 2021

15. Cost of Project (excluding land costs but including site preparation and improvements to land). Applicant must include documents of building or purchase contract and other documents as required. \$ 120,000

16. Jobs resulting from project / number of employees employed? 10+
Type of work that employees will be engaged in? Residential Construction Trades

17. Are additional municipal services anticipated as a result of the project? No

18. What evidence can be provided that the project property or geographic area surrounding the project property has become "undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"?

South Central neighborhood has been an area in decline for a number of years resulting in many homes being vacant, abandoned, or in need of demolition. This is part of the 8twelve Coalition area seeking to revitalize and improve the quality of life in this neighborhood that has experienced significant disinvestment.

19. Developmental Objectives – Please mark the appropriate space:

- a) Make effective use of vacant or underutilized urban land. x
b) Replace a deteriorated structure.
c) Contribute to conservation and stability of neighborhood. x
d) Improve the physical appearance of the city. x
e) Increase housing in the city. x

20. Do you presently reside within the city limits? Yes x No

21. How many individuals will reside in the house? 3

22. Would you have built a new home in the city if tax abatement was not available? Yes x
No

REAL ESTATE TAX ABATEMENT APPLICATION (RESIDENTIAL)
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I hereby certify the information and representations on this application are true and complete.

Andrew Oltch, CEO 10/12/20
Greater Muncie IN Habitat for Humanity
Signature of Owner(s) Date

Notary Public

Subscribed and sworn to before me this 12 day of October, 20 20.

Heather Marie Hines
Notary Public

Resident of Delaware County, Indiana.

My Commission Expires: Feb 21, 2027



ECONOMIC DEVELOPMENT COMMISSION CERTIFICATION

The application and accompanying ordinance have been reviewed by the Muncie Economic Development Commission on this _____ day of _____, 20 ____ . The Muncie Economic Development Commission does hereby forward this ordinance, application and other supporting documents to the Muncie Common Council with a favorable (unfavorable) recommendation by the following vote:

	Yea	Nay	Abstain	Absent
Matt Kanitz	<u>AK</u>	___	___	___
Joshua Tanksee	<u>JT</u>	___	___	___
Dustin Clark	<u>DC</u>	___	___	___
Jessica Piper	<u>JP</u>	___	___	___
Aaron Clark	<u>AC</u>	___	___	___

Signed this 23 day of June, 20 ____ .

Matt Kanitz

ATTEST:

Josh Tanksee

Summary

Parcel ID 1115356033000
Alternate ID 18-11-15-356-033.000-003
Property Address 1717 S JEFFERSON ST
 MUNCIE, IN 47302
Brief Tax Description GRAYS ADD MID 50 FT LOT 82-83-84
 (Note: Not to be used on legal documents)
Class 500: Vacant - Platted Lot

Owner

GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC
 1923 S HOYT AVE
 MUNCIE, IN 47302

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 130580-003 GRAY'S ADDITION

Site Description

Topography: Flat
Public Utilities: Electricity, Gas, Sewer, Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage:

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		50	129	50x129	\$150.00	\$149.00	\$7,450.00	\$0.00	\$3,580.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
12/12/2019	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC		2019R/16875	\$0.00
3/1/2009	RUSSELL RICK			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
12/11/2019	\$0	1	N

Valuation

Assessment Year	2021	2020	2019	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2021	3/25/2020	3/21/2019	4/16/2018	5/5/2017
Land	\$3,600	\$6,000	\$6,000	\$6,000	\$6,500
Land Res (1)	\$0	\$3,000	\$3,000	\$3,000	\$3,300
Land Non Res (2)	\$0	\$3,000	\$3,000	\$3,000	\$3,200
Land Non Res (3)	\$3,600	\$0	\$0	\$0	\$0
Improvement	\$0	\$16,700	\$16,200	\$16,100	\$16,100
Imp Res (1)	\$0	\$7,700	\$8,100	\$8,100	\$8,100
Imp Non Res (2)	\$0	\$7,700	\$8,100	\$8,000	\$8,000
Imp Non Res (3)	\$0	\$1,300	\$0	\$0	\$0
Total	\$3,600	\$22,700	\$22,200	\$22,100	\$22,600
Total Res (1)	\$0	\$10,700	\$11,100	\$11,100	\$11,400
Total Non Res (2)	\$0	\$10,700	\$11,100	\$11,000	\$11,200
Total Non Res (3)	\$3,600	\$1,300	\$0	\$0	\$0

Historic Districts

Historical District none

[Click here for more information](#)



Overview



Legend

- Major Roads**
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
- Geocoded Streets**
- RR Lines**
- Airport Runways**
- Cadastral Line**
 - <all other values>
 - Geographic Township Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Subdivision Line
 - Unknown
 - Water Line
- Parcels**
- Muncie Parks**
- Major Waterbodies**
- Lakes and Ponds**

Parcel ID	1115356033000	Alternate ID	18-11-15-356-033.000-003	Owner Address	GREATER MUNCIE INDIANA HABITAT FOR HUMANITY INC
Sec/Twp/Rng	n/a	Class	Vacant - Platted Lot		1923 S HOYT AVE
Property Address	1717 S JEFFERSON ST	Acreage	n/a		MUNCIE, IN 47302
	MUNCIE				
District	MUNCIE				
Brief Tax Description	GRAYS ADD MID 50 FT LOT 82-83-84				
	(Note: Not to be used on legal documents)				

Land Records: The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are