



CITY OF MUNCIE REDEVELOPMENT COMMISSION

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 aye; 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%.

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.

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 lessen 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.

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 aye; 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.