

AGENDA
MUNCIE REDEVELOPMENT COMMISSION
REGULAR MEETING: AUGUST 19, 2021 at 9:00 A.M.
CONDUCTED IN THE CITY HALL AUDITORIUM

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA

IV. MINUTES

- a. JUNE REGULAR MEETING – PREVIOUSLY TABLED
- b. JULY REGULAR MEETING

V. CLAIMS

VI. OLD BUSINESS

- a. CITY OF MUNCIE UPDATE (RIDENOUR)
 - i. WHITE RIVER PROJECT
 - ii. GARMONG DEBT
 - iii. 2067 HOYT
 - iv. FORMER JUSTICE CENTER
 - v. KPEP
 - vi. McKINLEY NEIGHBORHOOD

VII. NEW BUSINESS

- a. INNOVATION CONNECTOR REQUEST
- b. PROPERTY APPLICATIONS (BISHOP)
- c. 225 S MADISON
- d. RESOLUTION 2021-16

VIII. BOARD INPUT

IX. PUBLIC COMMENT

X. ADJOURNMENT (NEXT MEETING: SEPTEMBER 16, 2021 / 9:00 AM)



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, June 17, 2021, at 9:00AM in the Mayor's Conference Room, Third Floor, 300 N. High, Muncie, Indiana 47305.

- I. **Call to Order:** Wagley called the meeting to order.
- II. **Roll Call:** Commissioners Shareen Wagley (Vice-President), Jeff Howe, and Isaac Miller were present. School-Board Representative Jim Lowe was also present. Commissioner Brandon Murphy (President) was absent.

III. **Agenda:** No potential changes were discussed.

IV. Minutes

- a. **May Regular Meeting:** Miller motioned to approve; Howe seconded. Wagley, Howe, and Miller voted aye; motion passed.

V. Claims

- A. **Regular Claims:** Controller Craig Wright stated there was nothing unusual on the claims but noted that Vectren merged with CenterPoint Energy. There were a lot of utilities, also liens, a couple of appraisals, and legal fees.

Howe asked what the Comcast payments were for.

Mayor Ridenour responded it's the internet provider at a couple different locations. The convention center and not the MRC is now responsible for the parking garage as of June 15, so those may be some amounts that don't show up again.

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

- B. **Downtown Development Request:** Mayor Ridenour reported the MRC is in the middle of a multiyear contract in which \$60,000 is paid every six months and encouraged the board to continue to do so. Downtown Development manages Canan Commons, puts on events—including events every single weekend all summer—in addition, they've helped with the BUILD and RAISE grants.

Wright stated that claim was brought before the Board of Works this week so the check will be going out this week for payment.

Howe asked what the expiration date of the contract was.

Mayor Ridenour responded it's ongoing and the MRC would have to give six months' notice to cancel.

Howe asked if this is ongoing why it needs approved each time.

Mayor Ridenour stated because of the amount he just wanted to make sure everybody was aware of it.

Counsel Ben Freeman stated with the six-month option to terminate it probably makes sense to bring it up every time, as now would be the time to elect to cancel if circumstances changed and the MRC didn't want to continue it into 2022.

Howe motioned to approve the payment; Miller second. Wagley, Howe, and Miller voted aye; motion passed.

Howe asked if the Mayor assessed the satisfaction of the work they were doing.

Freeman stated they did downtown marketing as well and they do a really great job.

Howe stated they work in the building he used to work in and they worked diligently.

- VI. **Election of New Secretary:** Wagley motioned to elect Miller as the new secretary; Howe seconded. Wagley, Howe, and Miller voted aye; motion passed.

Freeman asked if the open seat was Council-appointed.

Mayor Ridenour responded yes and he assumed it would be filled at the July meeting.

- VII. **Old Business:** Mayor Ridenour stated, primarily due to Traci Lutton at the County Economic Development Alliance, that CANPACK will be coming with 347 jobs in the \$25 per hour range. The facility will be high-tech with a lot of robotics used. This will be the largest investment in Delaware County ever. The facility will 860,000 square feet to begin with and maybe over a million square feet total if they get all the lines in. This is a little smaller than what BorgWarner was but the dollar investment is more. The County is still in the process of approving the financing but the deal has been signed. He attended the Plan Commission to help get this approved and the City was very involved with the utility side of things, as they will be one of MSD largest customers.

Howe asked how much the investment was.

Mayor Ridenour responded \$380 million initially and just under \$500 million in the second phase; the development should go up pretty fast.

Freeman asked when they expected to break ground.

Mayor Ridenour responded it's coming up quickly. This plant is identical to what they built in Pennsylvania so they know exactly what they want to do and how they want to do it. It will be a great resource for the community—not only the jobs but also the tax base.

Another project—Green Living Farms—is in the due-diligence phase and they're looking at the shell building. They grow mostly lettuces and other greens and sell to higher-end stores so you might see their product at Fresh Thyme or Whole Foods.

Howe asked if they did hydroponics.

Mayor Ridenour stated they use mist and actually use 20% less water than other systems.

Mayor Ridenour reported now that the Y's pick its location, Phase II of the White River Lofts is moving forward with engineering on the point right next to City Hall. There are three tenants left but the leases aren't being renewed. WS hopes to do five phases in total.

Miller asked when the current tenant's leases were up.

Mayor Ridenour responded most of them are month-to-month now. Bowen asked to go until December 2022 but were told that's too far out; the City may have to help them find a temporary location.

Mayor Ridenour reported the Dannar headquarter building is going up on the eastside after renting a building on Bethel. They now have 36 employees and a \$2 million payroll. Site work is happening right now on the 80,000 square foot, \$9.5 million building. The MRC is paying a bond on that project and once that gets built tax revenue will begin once it's assessed. Now that work is happening, there is interest in other properties in the complex.

The County has brought in an Italian company—INOX—and their building is nearly finished down by Ivy Tech and where CANPACK is going to be; that's 110 jobs. Magna Powertrain has done some expansion of the lines they operate and have additional jobs. He wants to be sure the MRC is serious about making opportunities for people to live. If he can come up with ways to acquire or control land he believes that's in need. He would prefer these new jobs live in Muncie and/or Delaware County.

Mayor Ridenour stated he is working with the Council on tax abatements for constructions including four buildings just north of the mall which will include Burlington as well as Gilman's ultimately going up on the southside.

Howe stated there's clearly a housing shortage and asked if the Mayor's talked with any builders in town about their abilities and desires to build any speculative homes.

Mayor Ridenour responded the supply costs have caused many of them to grow concerned but there's a couple that want to move quickly on a spec home or two at Storer.

Wagley stated there's opposite problems—a large stock of empty homes and a large need of homes and asked how people could do more rehabs.

Miller stated ideally that's the role of the land bank it's just a slow process.

Lowe stated there are folks who want to go into rehab but the costs are so high.

Freeman stated costs are especially high in historic districts.

Howe stated the 8twelve Coalition has done a good job and asked what the ability was for folks to work with builders and there's a workforce problem.

Mayor Ridenour stated there are developers interested in doing infill and there's also an income-tax credit going up starting up next year. A big part of the infill is on lots the MRC used to own so there's a market for that. He asked ecoREHAB what it would take them to do 100 instead of 1. He would be very interested in putting money towards rehabs if there was a way to ensure the work gets done and the money is on the tax rolls. Habitat has also done some remodels instead of just new construction.

Wagley stated the rehabs help turn the neighborhoods around instead of being an area that's died and all the new stuff is going up on the outside.

Mayor Ridenour stated the Y picking its location will help the McKinley neighborhood, which should help spur other activity and that's the direction we're attempting to go.

VIII. **New Business**

A. **Resolution of the MRC Authorizing Amendments to Arc Lease / Fifth**

Addendum to Lease Agreement: Mayor Ridenour stated the Arc hotel has been working diligently to find a solution to their challenges and have found a bank—Farmers and Merchants Bank—that's interested in assuming the current debt obligations and restructuring it. This won't lengthen the term, lowers the interest rate, and increases their payment—but the MRC would need to approve this. Because the interest rates are lower, the amount owed in 2028 would be \$16 million but would have been \$18 million under the old financing.

Howe asked if conditions were established where the City could be removed.

Mayor Ridenour responded that it wouldn't be until 2027.

Freeman stated if they can't make their payment the City makes it.

Howe stated their old agreement was backloaded which kept their principal obligation high but this evens it out.

Miller motioned to approve the resolution.

Freeman asked if there was a resolution number; suggested 2021-12.

Howe seconded the motion. Wagley, Howe, and Miller voted aye; motion passed.

- B. **Open RFPs for Memorial/Tillotson:** Mayor Ridenour stated there were several conversations but all the developers are pretty squeezed right now with current developments and employees are a challenge. This is the area behind the Speedway station at the corner of Memorial and Tillotson where a park is intended to go in. Several communications were had but none met the requirements to be opened today. There is some interest but none for today.

Freeman stated RFPs can still be received for 30 days. If there are none after the 30 days the MRC actually has more flexibility.

- C. **Storer Estates Appraisals:** Mayor Ridenour reported he ordered two appraisals in order to come up with lot prices, focused on the 22 lots currently outside of the flood zone. The Canan appraisal took the value of all 22 at \$704,000, which estimates each lot around \$32,000 which seemed high to him. American United priced 16 of the lots at \$25,000, two at \$19,500, and four at \$23,000. Now appraisals are had which were required. He doesn't know if the invoices were paid yet but if they weren't on today's claims they will be on next month's. Now he will go to legal to determine the flexibility on pricing.

Freeman responded there isn't a ton of flexibility at the beginning. In accordance with statute, a notice needs published regarding minimum lot prices which has to be no less than the average of the two appraisals, per lot. Similar to Tillotson there may not be a ton of interest at the beginning. The statute is set up to maximize income to the public entity but also allows for flexibility in the event there little to no interest at the beginning. The best lots may be snatched up at the beginning while the rest that may be overvalued don't sell during the 30-day waiting period, after which the MRC can negotiate pricing below that initial threshold.

Mayor Ridenour stated for most of these it'll be a \$28,500 lot price while a few of the others will be at slightly lower amounts. The Plan Commission gave their preliminary approval in May and the final building requirements are very close. Infrastructure and street bidding should be out in the next 30 days and should be finished by the fall and the lots should become available in the fall as well.

Freeman stated if some developer came in wanting to buy multiple parcels a lower rate could be negotiated but they'd have to be able to develop immediately so in this climate that may not be feasible but if that doesn't apply you're waiting 30 days.

Miller asked if that meant they'd have to start the next day.

Freeman responded it isn't defined but would fall under reasonable expectations—not tomorrow but not two years.

Mayor Ridenour asked when the 30 days would start.

Freeman responded it starts when the bids are opened, after which private negotiations can begin.

Lowe asked if the intent was to develop all the roads at the same time.

Mayor Ridenour responded yes.

Howe asked for an update on building restrictions.

Mayor Ridenour responded the same neighborhood covenants are currently being used but there is a neighborhood committee that is looking at some additional.

Lowe asked if there would be an HOA.

Mayor Ridenour responded no. He added the Sanitary District will maintain the retention pond.

Howe stated anyone buying early wouldn't be subject to any additional requirements.

Mayor Ridenour responded any recommendations such as mailbox or fences would go back to the planning commission.

D. **Property Applications, if any:** Mayor Ridenour stated none were received to his knowledge.

E. **Resolution 2021-11:** Miller motioned to approve; Howe seconded. Wagley, Howe, and Miller voted aye; motion passed.

F. **(City View Homes) Purchase Agreement for 40 MRC Parcels with Miller**

Valentine: Mayor Ridenour stated Miller Valentine was the developer of the Roberts Lofts and are also doing the infill lots that were granted this year. They need to be in control of additional properties for additional work they would like to do. Exhibit B shows the lots that are involved, all of which the City owns. Once they have control they will be applying to do infill construction.

Miller asked if these were all concentrated in a specific area of town.

Howe responded it looks like the southwest side.

Mayor Ridenour stated this could start some momentum. One is primarily in the Old West End and the other half in McKinley and the other one is two other areas south. The one that would be Old West End and McKinley would be a senior project and would all be single-story and fit the architectural design for those two neighborhoods.

Miller asked if that was the 20 property one or the 40.

Wagley stated it looked like the 20 properties.

Mayor Ridenour stated these Indiana tax-credit properties don't require they be low-income but a certain percent have to be below a certain income level, typically 25% had to fit certain income requirements or below. Miller Valentine has a great reputation, is out of Cincinnati, does great work, and has the staffing to do the job. He and Community Development were happy to work with them again and would get properties out of the hands of the MRC.

Lowe asked if these would be owner-occupied or rentals.

Mayor Ridenour stated the senior would be rentals and the others would be lease with an option to buy.

Howe asked if there would be any tax abatements on these.

Mayor Ridenour responded there would be some abatements. Matches are required with these and there were some partial abatements, some EDIT funds, and some Community Development dollars.

Wagley stated the infrastructure was already there so this could happen fairly fast.

Freeman stated there weren't accompanying resolutions as these grant the President or perhaps the Mayor on his behalf to sign these, but he would be happy to draft resolutions granting authority to authorize signing the sale agreement on behalf of the MRC.

Wagley asked if that should be the Mayor or President.

Miller stated he didn't think it mattered.

Freeman stated the main thing was the resolution granting the authority.

Howe motioned to authorize the Mayor to act on these on behalf of the Redevelopment Commission; Miller seconded. Wagley, Howe, and Miller voted aye; motion passed.

- G. **(Southwest Senior Lofts) Purchase Agreement for 21 MRC Parcels with Miller Valentine:** Mayor Ridenour stated it was the same company, split between Old West End and McKinley. He knew there were three on North Walnut which he was really excited about but also on Mulberry and Elm which should help spark some things in the McKinley neighborhood. Eventually, the Y will be across the street and this will kickstart things. The MRC has a lot of lots there and this will take a lot of them and put them on the tax rolls. A sidewalk project is going along Elm which will make it ADA-compliant and looking fresh and clean. The Old West End will also be senior homes and is an area where we've lacked a lot of development. This is a competitive process but in order to apply they have to have control of the property and authorization that the MRC would sell to them, which should happen this fall.

Miller asked when work would actually start on these, potentially spring.

Mayor Ridenour stated a little later than that. They won't do full renderings or pay architectural or engineering fees until they've got the funds, so he would think that would happen in the spring and this would be something that could happen in the late summer next year.

Howe made the same motion as it relates to this project; Miller seconded.

Freeman stated just to make clear the previous resolution was 2021-13 and this would be 2021-14.

Wagley, Howe, and Miller voted aye; motion passed.

- IX. **Public Comment:** Howe stated of these areas we just talked about one of the biggest concerns is the food desert situation.

Mayor Ridenour stated the bigger chains didn't have any interest but there are some smaller chains that were interested that may end up on the east side over by Kitselman but those are possibilities but it's a challenge.

Howe wondered if public dollars could be used to entice some because it's a quality-of-life issue, especially with senior houses. Some of that's starting to be resolved with delivery service but it's still a challenge.

- X. **Adjournment:** Miller motion to adjourn; Howe seconded.

Minutes recorded by Zane Bishop.

Isaac Miller, Secretary



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

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

- I. **Call to Order:** Murphy called the meeting to order at 9:03AM.
- II. **Roll Call:** Commissioners Brandon Murphy (President), Isaac Miller (Secretary), and Jeff Howe were present. School-Board Representative Jim Lowe was also present. Commissioner Shareen Wagley (Vice-President) was absent.
- III. **Agenda:** Miller motioned to approve; Howe seconded. Murphy, Miller, and Howe voted aye; motion passed.
- IV. **Minutes (June Regular Meeting):** Citing his absence from the last meeting, Murphy motioned to table the June 17, 2021, regular meeting minutes; Howe seconded. Murphy, Miller, and Howe voted aye; motion passed.
- V. **Claims:** City Controller Craig Wright stated most were utility payments and mowing costs, but there were also bond payments and fees.
Murphy stated Wagley had a question about claim 78719.
Wright stated those were for Bose, McKinney & Evans for Arc bonds.
Miller asked about the All Seasons Landscaping claim.
Wright stated those were invoices going back to April.
Miller asked about how many properties that was for.
Wright responded he wasn't sure.
Murphy motioned to approve the claims; Miller seconded. Murphy, Miller, and Howe voted aye; motion passed.
- VI. **Old Business**
 - a. **City of Muncie Update:** Mayor Ridenour reported the infrastructure piece at Storer was about to go out to bid. A portion of the property is in the floodplain but that will be built up and a quite substantial retention pond will be put in. Next month pricing will probably need to start being put together. Next month there will also likely be an accepted bid from MSD to help solve the neighborhood flooding issues on both sides of the creek; that should be published here in the next couple weeks, then will take a couple weeks to get bids. He hopes to have that work done by fall in order to start selling lots. Pricing on lots will be up to the attorney, then can be adjusted after 30 days. The review committee—comprised of the Engineer, Mayor, Deputy Mayor, and five neighbors—is set to meet in a week and a half. This committee is looking into what requirements should be had in addition to the statutes, to help the houses fit into the neighborhood.
Miller asked if the retention pond would alleviate flooding on the Storer side as well as the Brook side.

Mayor Ridenour responded that it would, and the trail would connect Euclid and Johnson Circle.

Mayor Ridenour reported the TIF district in the Mall area is in the Consolidated TIF. City Council through the Economic Development Commission approved an economic development target area for some retailers looking to relocate to that area. Council has the opportunity to abate taxes on new construction only; those would not be revenues that the MRC is receiving now and is in the area between the theatre and Old Navy. The target area was made larger so the area on the other side of Broadway/MLK was included as well. This doesn't impact the TIF district on any taxes that are currently being received but could delay taxes for three, six, or 10 years, whatever Council approves.

Mayor Ridenour reported a resolution was approved yesterday by the East Central Indiana Regional Planning District, of which he is a member, approving the transfer of the old Justice Center to the MRC. Tours of the facility were had and the original thought was to tear down, but he wanted to seek opportunities to keep the building—which is structurally sound—and turn it into apartments, restaurants, or condos. The courts would need torn out. An RFP will be put out for rehab. The hope is that it's less expensive to keep rather than demolish, and embrace that it was the Justice Center. The MRC should have a deed next week.

Mayor Ridenour reported the Canal District is looking at five phases. City Council vacated the alleys over the last two months. The properties between Liberty, Franklin, Washington, and Gilbert are all owned by the City, MRC, and DAC. It's time to put in a parking lot, and it's intentionally not on the river but will be surrounded by the Canal District. Fences will be taken down but the parking lot won't be put in yet. Gilbert and Liberty are both very narrow and there's no on-street parking. Council approved unanimously making Gilbert one-way west and Liberty one-way south, which provides some parking but also slows down traffic and provides a safety component that is being sought. The one building is 95% complete and will be opened when supplies are in; which has been an issue. They got lighting in but need to get countertops still; they may end up putting temporary ones in. They're still hoping for August 1 leasing dates. WS Properties out of Bloomington is in the final stages for designs on Phase II. They've been working with the Sanitary District and utilities at the Canal Square parking lot. The hope is to have 51 more apartments and retail space on the first floor.

Murphy asked if the restaurant would be sit-down.

Mayor Ridenour responded yes. It would be right on the river in the flat-dirt area. They're looking at making it two-story.

Miller asked if it would be a chain or local restaurant.

Mayor Ridenour responded they envision a family, sit-down restaurant with alcohol that's a bit more upscale.

Mayor Ridenour reported \$1.7 million was included in the Congressional budget for infrastructure work in the Canal District, stating Congressman Pence was very accommodating. His intent is to get underground utilities. There is a River District Review Committee that the MRC has one appointment on. The Canal District has some requirements, and the Review Committee has to approve designs to make sure they fit the particular neighborhood. The Committee hasn't been active since 2017 or 2019, and he needs to reactivate it.

Murphy stated he'd be happy to sit on the Committee if the board is okay with it.

Miller moved to appoint Murphy to the River District Review Committee; Howe seconded. Murphy, Miller, and Howe voted aye; motion passed.

Mayor Ridenour reported there is a house that needs torn down in order to build the parking lot and a demolition contract has been started. Residential Program Administrator Zane Bishop attempted to move the house but ran out of time to do that and the parking lot needs put in. He appreciates Bishop's and Community Development Planner Brad King's efforts on that, as he was all for moving it that could get done.

Miller asked if the house and any historic value.

Mayor Ridenour responded no but it's a solid building.

Mayor Ridenour wants to talk about the MRC's cash position—\$1,419,449.26 net available thru July 2021. Madjax has come through and made the entire July 15 bond payment. The new board is doing an excellent job and has a new property/executive manager who's also doing an excellent job. This helps the MRC's cash position. EDIT put in \$125,000 for the Canal District payment which it's obligated to do. The hotel has found someone to refinance their loan, which is scheduled to close July 26. If that happens, the payment won't need made to the previous lender and would reduce the amount the City owes by approximately \$1 million. COVID ARP and another bank also helped. Once that happens, \$1.4 million could be available.

Murphy asked if new projects are still in the frame of mind.

Mayor Ridenour responded he thinks this would help, as it puts the MRC about \$900,000 ahead of the projections.

Lowe asked what the maintenance costs of the Justice Center would be.

Mayor Ridenour responded he doesn't have an exact figure. The police have reached out and they sometimes have trainings at City Hall on the weekends. They asked if they could do trainings over there. He will reach out to the County regarding their costs, but that would've been when it was fully occupied.

Murphy asked what the anticipated demolition cost was.

Mayor Ridenour responded right around \$500,000.

Murphy asked if this will need accepted at the next meeting.

Counsel Ben Freeman responded yes, that would be best practice. He asked if the property was being donated.

Mayor Ridenour responded yes.

Freeman stated the MRC can accept properties that are donated but they should accept as a best practice.

Mayor Ridenour reported they recently applied for \$13.449 in RAISE grant funds through the Federal Department of Transportation. MSD's project is \$19 million with roughly \$6 million in infrastructure work to do. The funds would extend the look, feel, and lighting of Walnut Street—but not the bricks—down to 8th then across to Hoyt to Cowan Road. This is an area that hasn't received a lot of attention. A section of Hoyt from 8th to Memorial was repaved and that won't be torn up. The intent is to put in lighting, street trees, and sidewalks. A road diet on Walnut would occur from the railroad tracks to 8th Street. This area is a big focus for the Land Bank, 8twelve Coalition, Ball Brothers Foundation, and Ross Center and those all get the City points and make the grant competitive. GPS sends

people on Hoyt and this would help improve the City and area. He personally knocked on all the doors of business along the corridor and everyone is very excited. The work cannot be completed without the Department of Transportation.

Mayor Ridenour stated one project he wants the MRC to consider is a property he'd love to see disappear from the landscape, at the corner of 14th and Hoyt. He can't remember what was there but it is horrible. The building at 15th and Hoyt was purchased through EDIT, which had been a grocery store but was just a parking lot when it was purchased. The parking lot will be taken out and grass, trees, and a MITS shelter will be put in. The other property is just one block northwest. The owners recently acquired it but they aren't planning on doing anything for three years. He wants to start looking at purchasing from them, demolishing it, then looking at options. This would help the Hoyt corridor and the owner thought this was very reasonable. If the MRC offered what was paid then he'd sell and look at other locations; his intent was to put in a convenience store.

Miller asked what he wanted to wait three years.

Mayor Ridenour responded he didn't want debt and needs to raise the cash.

Murphy clarified that the Mayor was asking for the option to purchase the property at a certain figure.

Mayor Ridenour stated it would be below \$25,000. He asked counsel but hasn't heard back. He added that Open Door is doing some work in the area and MRC lots are having houses put on them starting next year.

Howe stated there was discussion of branding the neighborhood because of the car manufacturing history and the gear heads and street racing in the neighborhood.

Mayor Ridenour stated the Corner Market at 8th and Hoyt has opened up and Mike is doing well there; he's very proactive in trying to make things happen.

Murphy asked if the intention for the building was to demolish or rehab.

Mayor Ridenour responded demolish.

Murphy asked what that cost would be.

Mayor Ridenour responded he didn't know but the house over here was \$15,000 and he imagined this would be less.

Murphy motioned to allow the mayor to continue pursuing and/or acquire this property at 14th and Hoyt up to the threshold without needing an appraisal, \$25,000; Miller seconded. Murphy, Miller, and Howe voted aye; motion passed.

Mayor Ridenour reported Integrity Fulfillment Service at 800 S. Council is looking to expand to the property at the corner of Willard and Hoyt. He has talked to the property's owner, who has it offered for sale but has never visited it. Integrity wants to demolish it and build new; they may come back to the MRC to help with demolition; Integrity has the funds to build.

VII. **New Business**

- a. **Property Applications:** Bishop reported no property applications were received.
- b. **Contract for Towing Service:** Bishop reported that an RFP was sent to three local companies after speaking with the Mayor. Some of the MRC's vacant residential lots occasionally have vehicles parked on them, which makes the area look less nice and sidewalks and curbs can get torn up. This contract would allow

a company to remove those on-call. A response was received from Nye's for \$0 cost per tow with a response time of one hour. Another response was received from Northwest Towing with a cost per tow of \$85 and a response time of one hour. Given the no cost to the MRC, he recommends a contract with Nye's. He did not specify an end date but would leave that up to the MRC.

Howe asked who make the towing call.

Bishop responded he would.

Howe clarified that no cars would be towed without a call. In Indianapolis, someone hovers over a parking lot and cars get towed immediately.

Bishop asked if the call was to the towing company or to the owner.

Howe responded a call to the towing company.

Bishop responded that nothing would be towed unless he notified them to tow.

Miller asked if Northwest gave reasoning for their cost and why Nye's is \$0.

Bishop responded maybe to recover more costs but if Nye's could do it for \$0 he assumes the business was somewhat lucrative.

Howe stated it would be nice if the City wasn't obligated to any costs.

Murphy motioned to accept the provided contract with Nye's, suggesting a two-year term; Miller seconded. Murphy, Miller, and Howe voted aye; motion passed.

- c. **Resolution 2021-15:** Bishop explained this resolution was to transfer a tax sale certificate for 125 ADJ W. 5th—which was assigned to the MRC by the Delaware County Commissioners—to the Muncie Land Bank. His understanding is this process saves them costs by not needing additional public meetings or published notices. It also saves the MRC costs by not having to take it to deed, obtain appraisals, or publish notices. This property is surrounded completely by a neighbor whose house itself doesn't have any yard and would presumably get transferred to them, while saving costs on the County's and MRC's ends.

Murphy clarified that this has no bearing on previous transactions the MRC has had with the Land Bank.

Bishop responded affirmatively.

Murphy clarified that there were no costs.

Bishop responded affirmatively.

Howe motioned to approve the transfer; Murphy seconded. Murphy, Miller, and Howe voted aye; motion passed.

VIII. **Adjournment:** Miller motioned to adjourn at 9:58AM; Murphy seconded

Minutes recorded by Zane Bishop.

Isaac Miller, Secretary



Contrallis

MUNCIE REDEV COMM - CK DATE 08/20/21

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	35595	REDEVELOPMENT	Open		08/10/2021	08/20/2021	08/20/2021			732.50
73398 - BEASLEY & GILKISON LLP	35606	REDEVELOPMENT	Open		08/10/2021	08/20/2021	08/20/2021			545.00
81438 - MY TREE SONS, LLC	00154	MRC - COMPLETE TREE	Open		08/06/2021	08/20/2021	08/20/2021			1,370.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 3		\$2,647.50
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 3		\$2,647.50
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 3		\$2,647.50
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4092425505	13431195-1623 W	Open		08/10/2021	08/20/2021	08/20/2021			40.96
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$40.96
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$40.96
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$40.96
Grand Totals								Invoice Transactions 4		\$2,688.46

Costello's

City of Muncie
MRC EFTS

From Payment Date: 7/31/2021 - To Payment Date: 7/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4472	07/31/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$111,211.12		
4473	07/31/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$1,464.73		
Type EFT Totals:					2 Transactions		\$112,675.85		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$112,675.85	\$0.00
	Total	2	\$112,675.85	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$112,675.85	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$112,675.85	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$112,675.85	\$0.00
	Total	2	\$112,675.85	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$112,675.85	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$112,675.85	\$0.00

Controller's

City of Muncie
MRC EFTS

From Payment Date: 7/31/2021 - To Payment Date: 7/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4470	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$24,645.76		
4471	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$87.40		
Type EFT Totals:					2 Transactions		\$24,733.16		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$24,733.16	\$0.00
	Total	2	\$24,733.16	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$24,733.16	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$24,733.16	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$24,733.16	\$0.00
	Total	2	\$24,733.16	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$24,733.16	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$24,733.16	\$0.00



Controller's

MUNCIE REDEV COMM - SPECIAL REQUEST - CK

DATE 08/13/21

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										
82158 - THE CONTRACTING COMPANY, LLC	000275	OVERGROWTH CLEAN UP Open - 2 LOCATIONS PER			08/02/2021	08/13/2021	08/13/2021			4,900.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$4,900.00</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$4,900.00</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 1		<u>\$4,900.00</u>
Grand Totals								Invoice Transactions 1		<u>\$4,900.00</u>



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MUNCIE REDEV COMM - CK DATE 08/13/21

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.	202107060	muncie.redev imp 16 - REDEV	Open		07/20/2021	08/13/2021	08/13/2021			2,377.50
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$2,377.50
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$2,377.50
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 1		\$2,377.50
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80870 - BELL SERVICES	21-133	MRC - GROUNDS	Open		07/31/2021	08/13/2021	08/13/2021			1,200.00
16472 - FEDEX	7-450-27303	1507-2245-4 -	Open		06/28/2021	08/13/2021	08/13/2021			28.63
82500 - INDIANA MICHIGAN POWER	4075852014-07/21	309 N. HIGH ST. -	Open		07/29/2021	08/13/2021	08/13/2021			955.45
82500 - INDIANA MICHIGAN POWER	4129852044-07/21	04075852014 425 N. HIGH ST. RM 9 -	Open		07/29/2021	08/13/2021	08/13/2021			22.85
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 4		\$2,206.93
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 4		\$2,206.93
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 4		\$2,206.93
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4087423107	13431534-	Open		06/17/2021	08/13/2021	08/13/2021			233.56
86200 - COMCAST	1070910822-08/21	410 N. MARTIN AVE. / 8529201070910822	Open		08/02/2021	08/13/2021	08/13/2021			268.18
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$501.74
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$501.74
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		\$501.74
Grand Totals								Invoice Transactions 7		\$5,086.17

*Costello's*

MUNCIE REDEV COMM - CK DATE 08/06/21

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										
88770 - CENTERPOINT ENERGY	5645318703-07/21	309 N. HIGH ST. - 026006045645318703	Open		07/29/2021	08/06/2021	08/06/2021			18.19
88770 - CENTERPOINT ENERGY	5645152266-07/21	425 N. HIGH ST. 3 - 026006045645152266	Open		07/29/2021	08/06/2021	08/06/2021			17.00
88770 - CENTERPOINT ENERGY	5645207727-07/21	425 N. HIGH ST. 5 - 026006045645207727	Open		07/29/2021	08/06/2021	08/06/2021			18.19
88770 - CENTERPOINT ENERGY	5645263178-07/21	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		07/29/2021	08/06/2021	08/06/2021			18.19
88770 - CENTERPOINT ENERGY	5645765383-07/21	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		07/29/2021	08/06/2021	08/06/2021			18.19
15900 - DELAWARE COUNTY RECORDER	600-08/02/21	MRC - 2105 W 15TH ST	Open		08/02/2021	08/06/2021	08/06/2021			6.00
67924 - ENTERPRISE PLUMBING, INC.	14570	54635233 - 309 N. HIGH	Open		06/03/2021	08/06/2021	08/06/2021			521.81
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-07/21	309 N. HIGH ST. - 1010220028123293	Open		07/23/2021	08/06/2021	08/06/2021			23.56
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-07/21	315 N. HIGH ST. - 1010220023161962	Open		07/23/2021	08/06/2021	08/06/2021			21.99
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-07/21	330 N. FRANKLIN ST. A - 1010220023600702	Open		07/23/2021	08/06/2021	08/06/2021			21.99
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-07/21	315 N. HIGH ST. - 20182703	Open		07/21/2021	08/06/2021	08/06/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-07/21	330 N. FRANKLIN ST. #A - 20105006	Open		07/21/2021	08/06/2021	08/06/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-07/21	309 N. HIGH ST. - 20180604	Open		07/21/2021	08/06/2021	08/06/2021			93.12
80865 - OTIS ELEVATOR COMPANY	CIN18969001	725103-MRC-1623 W	Open		10/06/2020	08/06/2021	08/06/2021			294.80
80865 - OTIS ELEVATOR COMPANY	CIN19011001	725103-MRC-1623 W	Open		10/21/2020	08/06/2021	08/06/2021			1,087.30
80865 - OTIS ELEVATOR COMPANY	CIN18945001	725103-MRC-1623 W	Open		09/28/2020	08/06/2021	08/06/2021			392.30
80865 - OTIS ELEVATOR COMPANY	CIN18988001	725103-MRC-1623 W	Open		10/13/2020	08/06/2021	08/06/2021			441.05
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 17		\$3,040.24
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 17		\$3,040.24
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 17		\$3,040.24
Grand Totals								Invoice Transactions 17		\$3,040.24



Controller's

MUNCIE REDEV COMM - CK DATE 07/30/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 766 - RDC T.I.F. TECH PARK ONTARIO										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
75839 - INNOVATION CONNECTOR	4684	CERTIFIED TECH PARK	Open		07/21/2021	07/30/2021	07/30/2021			40,976.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$40,976.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$40,976.00
Fund 766 - RDC T.I.F. TECH PARK ONTARIO Totals								Invoice Transactions 1		\$40,976.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	287268411996-721	MRC - 087268411996 - 07/2021	Open		07/14/2021	07/30/2021	07/30/2021			103.34
86200 - COMCAST	1070798912-07/21	420 S. HIGH ST. / DOWNTOWN -	Open		07/18/2021	07/30/2021	07/30/2021			444.07
15654 - DELAWARE COUNTY AUDITOR	6000-072021	MRC - LIEN RELEASE -	Open		07/20/2021	07/30/2021	07/30/2021			60.00
15900 - DELAWARE COUNTY RECORDER	57500-072021	MRC - LIEN RELEASES -	Open		07/20/2021	07/30/2021	07/30/2021			575.00
1380 - DELAWARE COUNTY TREASURER	34020	MRC - 11-10-360-010.000-	Open		06/29/2021	07/30/2021	07/30/2021			340.20
3580 - THE STAR PRESS	0004812429	MNI-061025 - MUNCIE	Open		07/12/2021	07/30/2021	07/30/2021			24.42
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 6		\$1,547.03
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 6		\$1,547.03
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 6		\$1,547.03
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80567 - KEVIN C. SWAIN	2021-07	MRC -	Open		07/19/2021	07/30/2021	07/30/2021			600.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$600.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$600.00
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$600.00
Grand Totals								Invoice Transactions 8		\$43,123.03



Contralle's

MUNCIE REDEV COMM - CK DATE 07/23/21

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	35270	REDEVELOPMENT	Open		07/12/2021	07/23/2021	07/23/2021			620.00
81196 - ENDPOINT CREATIVE, LLC	1053	MRC -	Open		07/15/2021	07/23/2021	07/23/2021			150.00
82500 - INDIANA MICHIGAN POWER	4418029411-07/21	201 W. SEYMOUR ST. -	Open		07/13/2021	07/23/2021	07/23/2021			434.82
82117 - JOYA, LLC	210000	04418029411	Open		07/19/2021	07/23/2021	07/23/2021			2,100.00
70 - THOMAS BUSINESS CENTER	386481	MRC - 2067 S. HOYT -	Open		06/23/2021	07/23/2021	07/23/2021			34.48
		CITYOFMUNCIE-MAYORS	Open							
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 5		\$3,339.30
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 5		\$3,339.30
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 5		\$3,339.30
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4084801494	13431534-	Open		05/20/2021	07/23/2021	07/23/2021			207.29
73810 - CINTAS CORP #716	4089756575	13431195-1623 W	Open		07/13/2021	07/23/2021	07/23/2021			40.96
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$248.25
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$248.25
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		\$248.25
Grand Totals								Invoice Transactions 7		\$3,587.55

Controller

City of Muncie
MRC EFT

From Payment Date: 6/30/2021 - To Payment Date: 6/30/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4429	06/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$207,944.92	<i>updated amount</i>	
Type EFT Totals:					1 Transactions		\$207,944.92		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$207,944.92	\$0.00
	Total	1	\$207,944.92	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$207,944.92	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$207,944.92	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$207,944.92	\$0.00
	Total	1	\$207,944.92	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$207,944.92	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$207,944.92	\$0.00

Controller's

City of Muncie
MRC EFTS

From Payment Date: 6/30/2021 - To Payment Date: 6/30/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4421	06/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$90.70		
4422	06/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	<u>\$207,944.95</u>		
4423	06/30/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$4,000.00		
4424	06/30/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$179,922.23		
4425	06/30/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$22,593.22		
Type EFT Totals:					5 Transactions		\$414,551.10		
CORPORATE - CORPORATE ACCOUNT Totals									

*this wrong amount
see the sheet.*

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	5	\$414,551.10	\$0.00
	Total	5	\$414,551.10	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	5	\$414,551.10	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	5	\$414,551.10	\$0.00
EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	5	\$414,551.10	\$0.00
	Total	5	\$414,551.10	\$0.00
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	5	\$414,551.10	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	5	\$414,551.10	\$0.00

Controlli's

City of Muncie
MRC EFTS

From Payment Date: 7/31/2021 - To Payment Date: 7/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4479	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$446.51		
4480	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$24,019,779.13		
4481	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$404,904.93		
4482	07/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$404,860.00		
Type EFT Totals:					4 Transactions		\$24,829,990.57		

CORPORATE - CORPORATE ACCOUNT Totals

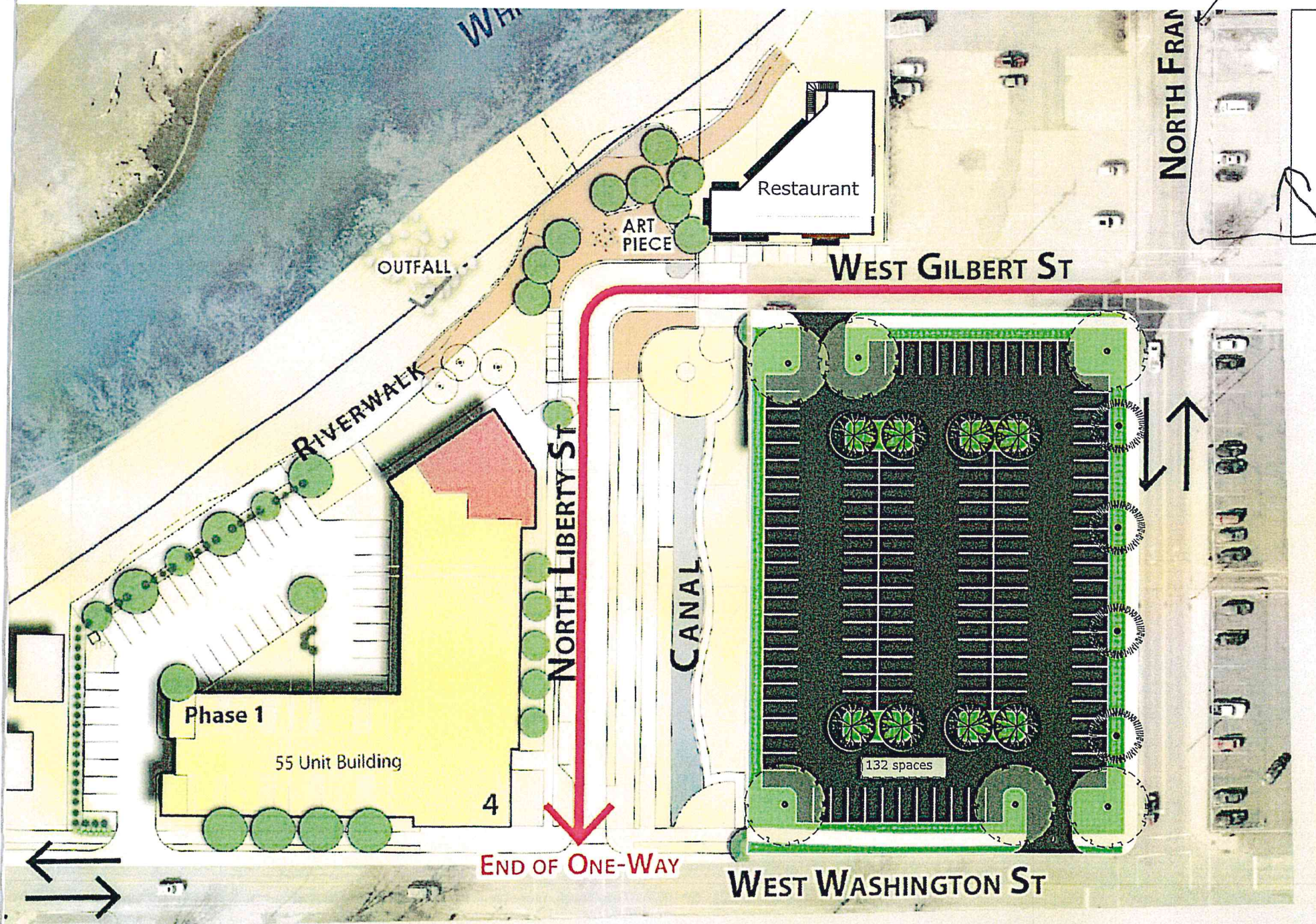
EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$24,829,990.57	\$0.00
	Total	4	\$24,829,990.57	\$0.00

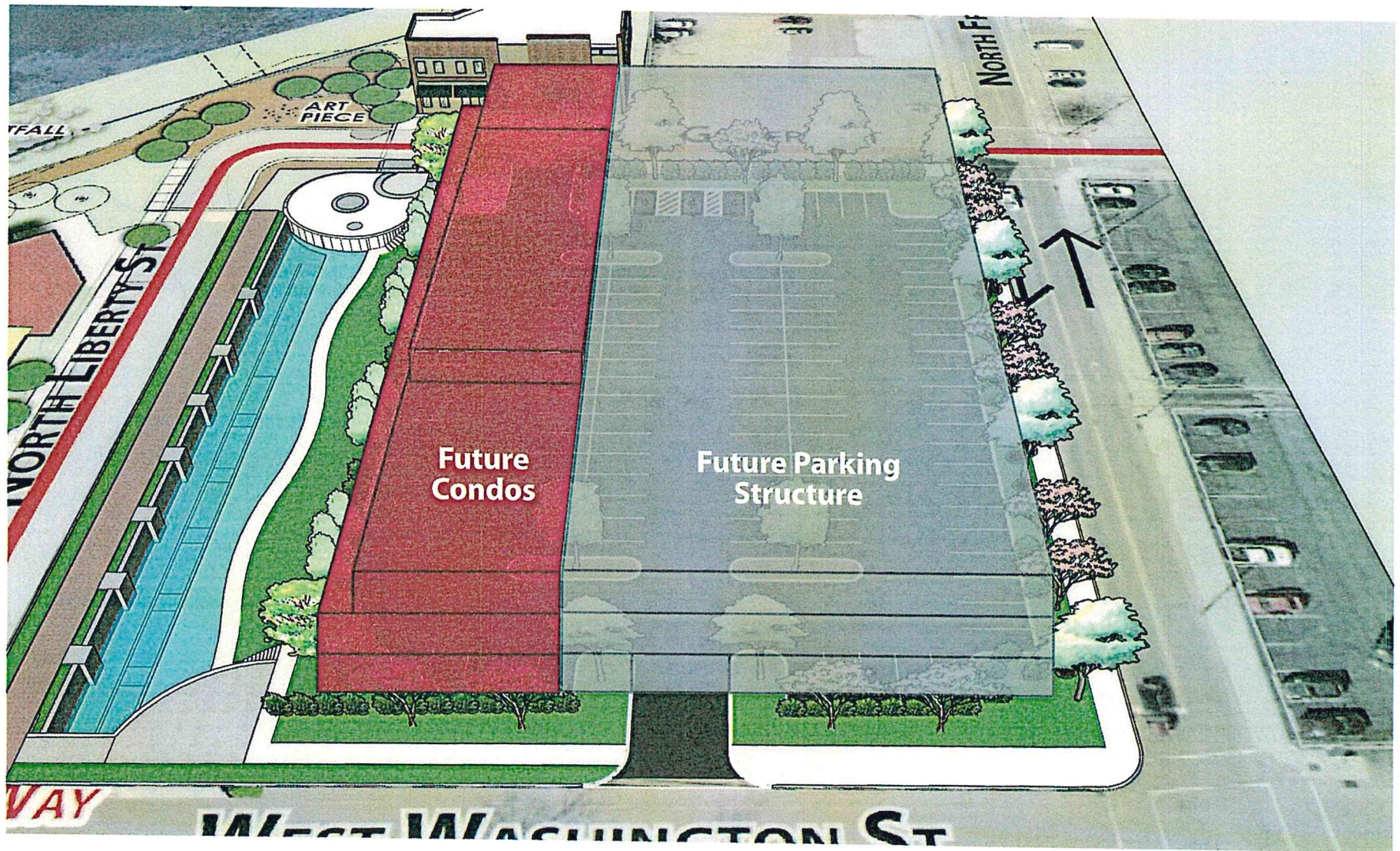
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$24,829,990.57	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$24,829,990.57	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$24,829,990.57	\$0.00
	Total	4	\$24,829,990.57	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$24,829,990.57	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$24,829,990.57	\$0.00





425 N. High St. \$495,000.00

18-11-09-478-008.000-003

18-11-09-478-001.000-003

18-11-09-478-004.000-003

18-11-09-478-005.000-003

18-11-09-478-006.000-003

320 W. Gilbert St. / 314 W. Gilbert St \$486,000.00

18-11-09-477-005.000-003

18-11-09-477-006.000-003

315 W. Gilbert St / 225 N. Franklin St. / 215 N. Franklin St. / 307 W. Gilberts St \$255,000.00

18-11-09-481-004.000-003

18-11-09-481-011.000-003

18-11-09-481-012.000-003

18-11-09-481-006.000-003

Parking Lot
Space

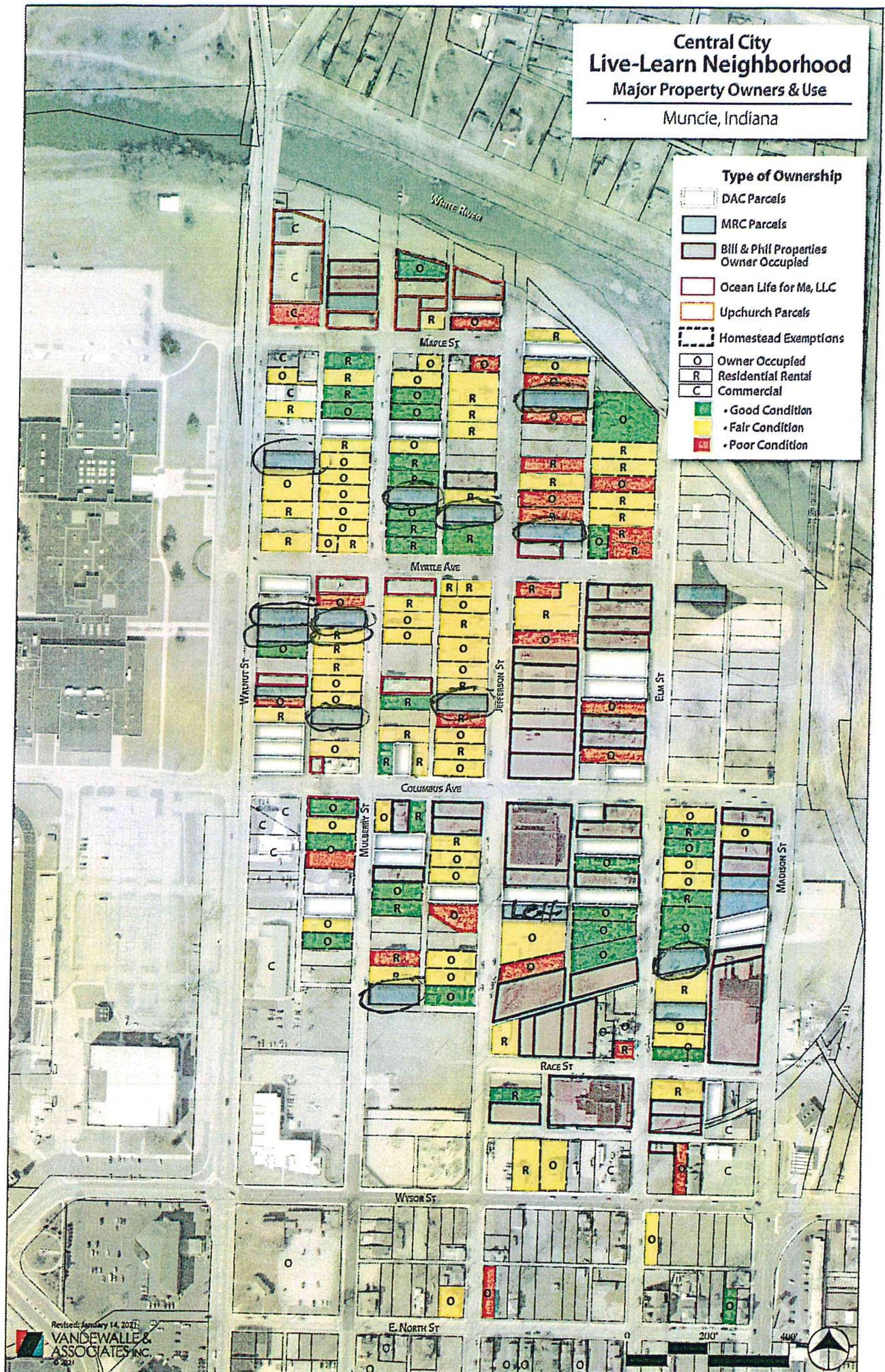
\$ 1,236,000

Central City Live-Learn Neighborhood

Major Property Owners & Use

Muncie, Indiana

- Type of Ownership**
- DAC Parcels
 - MRC Parcels
 - Bill & Phil Properties
Owner Occupied
 - Ocean Life for Me, LLC
 - Upchurch Parcels
 - Homestead Exemptions
 - O Owner Occupied
 - R Residential Rental
 - C Commercial
 - Good Condition
 - Fair Condition
 - Poor Condition



2021 TIF Budget

TIF Balance	\$	1,676,611.95	8/13/2021
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Debt Payments due	\$	-
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Blight Elimination	\$	(124,981.86)
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Remaining TIF balance	\$	1,551,630.09
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TIF Balance after reimbursements	\$	1,551,630.09
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	\$	-
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Estimated Expenses (next 6 months)	\$	(100,000.00)
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NET Available thru July 2021	\$	1,451,630.09
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MRC Checking	25269.78
MRC General Fund	157289.52



INNOVATION CONNECTOR

1208 West White River Boulevard · Muncie · IN · 47303
Phone (765) 285.4900 · Fax (765) 286.0565 · www.innovationconnector.com

BIZ STARTS HERE

August 6, 2021

Muncie Redevelopment Commission
City of Muncie
300 N High Street
Muncie, IN 47305

Re: Ontario Place Certified Technology Park State Funding

Members of the Muncie Redevelopment Commission,

The Innovation Connector, as the fiscal agent for the Ontario Place Certified Technology Park (CTP) located in Muncie, IN, is requesting the release of \$100,000 that is currently in the Ontario Park Certified Technology Park Fund with the City of Muncie. These funds have been designated by the State Legislature for operational use in State Certified Technology Parks.

Thank you for your approval. Please notify City Controller, Craig Wright, and he will process the payment accordingly.

If you have any questions or concerns, please do not hesitate to contact me.

Ted A. Baker
CEO/Executive Director, Muncie Innovation Connector, Inc.
Executive Director, Ontario Place Certified Technology Park



INDIANA DEPARTMENT OF REVENUE
TAX POLICY DIVISION

MEMORANDUM

TO: Department of Revenue Accounting Operations
State Budget Agency
Auditor of State's Office

FROM: Jeff Raney

SUBJECT: City of Muncie Certified Technology Park Incremental Tax Revenue for Fiscal Year 2021

Date: Monday, August 09, 2021

Per IC 36-7-32-21, the following table shows the calculation of the income tax and gross retail incremental amounts for Fiscal Year 2021 for the City of Muncie Certified Technology Park. The total amount to be distributed is \$100,000. The distribution is limited because of the certified technology park reached its \$5,000,000 lifetime cap.

	Withholding		Total
	State	LIT	
FY 2003 (Base Year)			1,150,515
FY 2020			3,422,899
Increment			2,272,384
Limitation	68,288	31,712	100,000

Per IC 36-7-32-22, the Treasurer of State shall establish an **incremental tax financing fund** for the district to receive the incremental tax amounts. On or before the twentieth day of each month, all amounts held in the incremental tax financing fund established for the Muncie CTP shall be distributed to the *redevelopment commission* for deposit in the **certified technology park fund** established under IC 36-7-32-23.

RESOLUTION 2021-16

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 providing 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: **August 19, 2021**.

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

Brandon Murphy, President
City of Muncie Redevelopment Commission

EXHIBIT A

COMMON ADDRESS & PARCEL	GRANTOR NAME	CDC NAME & TAXING ADDRESS	PRICE	PROPOSED USE
1717 S. Franklin 18-11-16-485- 016.000-003	City of Muncie Redevelopment Commission	Muncie Mission Ministries, Inc. 1725 S. Liberty Muncie, Indiana 47302	Donation	Affordable housing