

AGENDA  
MUNCIE REDEVELOPMENT COMMISSION  
REGULAR MEETING: SEPTEMBER 16, 2021 at 9:00 A.M.  
CONDUCTED IN THE CITY HALL AUDITORIUM

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **AGENDA**
- IV. **MINUTES (AUGUST REGULAR MEETING)**
- V. **CLAIMS**
- VI. **OLD BUSINESS**
  - a. CITY OF MUNCIE UPDATE (RIDENOUR)
  - b. WHITE RIVER CANAL DISTRICT 2 (RIDENOUR)
- VII. **NEW BUSINESS (5 MINUTES EACH)**
  - a. MUNCIE DOWNTOWN DEVELOPMENT RENEWAL REQUEST (VEACH)
  - b. MUNCIE LAND BANK REQUEST (JENNINGS)
  - c. PROPERTY APPLICATIONS (BISHOP)
  - d. RESOLUTION 2021-17 (BISHOP)
  - e. PROPERTY TRANSFERS (RIDENOUR)
    - i. 100 WEST WASHINGTON to DAC
    - ii. RED CARPET INN to DAC
- VIII. **BOARD INPUT**
- IX. **PUBLIC COMMENT**
- X. **ADJOURNMENT (NEXT MEETING: OCTOBER 21, 2021 / 9:00 AM)**



*Controlis*

## MUNCIE REDEV COMM - CK DATE 09/17/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 905 - MRC GENERAL FUND</b>										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	36044	MRC - GENERAL	Open		09/09/2021	09/17/2021	09/17/2021			871.10
73398 - BEASLEY & GILKISON LLP	35904	MRC - GENERAL	Open		09/09/2021	09/17/2021	09/17/2021			717.50
80870 - BELL SERVICES	21-163	MRC - GROUNDS	Open		09/03/2021	09/17/2021	09/17/2021			1,260.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 3		<u>\$2,848.60</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 3		<u>\$2,848.60</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 3		<u>\$2,848.60</u>
<b>Fund 906 - VILLAGE PARKING GARAGE FUND</b>										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4095096504	13431195-	Open		09/08/2021	09/17/2021	09/17/2021			40.96
86200 - COMCAST	1070910822-09/21	410 N. MARTIN AVE. / 8529201070910822	Open		09/02/2021	09/17/2021	09/17/2021			268.18
79398 - EVENS TIME, INC.	9957	MRC - VILLAGE	Open		09/08/2021	09/17/2021	09/17/2021			356.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 3		<u>\$665.14</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 3		<u>\$665.14</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 3		<u>\$665.14</u>
Grand Totals								Invoice Transactions 6		<u>\$3,513.74</u>



Comptroller

## MUNCIE REDEV COMM - CK DATE 09/10/21

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										
81938 - BAKER TILLY MUNICIPAL ADVISORS, LLC	BTMA10978	157396 - MRC	Open		09/01/2021	09/10/2021	09/10/2021			4,238.40
88770 - CENTERPOINT ENERGY	5645318703-08/21	309 N. HIGH ST. - 026006045645318703	Open		08/30/2021	09/10/2021	09/10/2021			18.19
88770 - CENTERPOINT ENERGY	5645152266-08/21	425 N. HIGH ST. 3 - 026006045645152266	Open		08/30/2021	09/10/2021	09/10/2021			17.00
88770 - CENTERPOINT ENERGY	5645207727-08/21	425 N. HIGH ST. 5 - 026006045645207727	Open		08/30/2021	09/10/2021	09/10/2021			18.19
88770 - CENTERPOINT ENERGY	5645263178-08/21	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		08/30/2021	09/10/2021	09/10/2021			18.19
88770 - CENTERPOINT ENERGY	5645765383-08/21	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		08/30/2021	09/10/2021	09/10/2021			18.19
82500 - INDIANA MICHIGAN POWER	4129852044-08/21	425 N. HIGH ST. RM 9 - 04129852044	Open		08/27/2021	09/10/2021	09/10/2021			22.57
82500 - INDIANA MICHIGAN POWER	4075852014-08/21	309 N. HIGH ST. - 04075852014	Open		08/27/2021	09/10/2021	09/10/2021			996.19
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 8		<u>\$5,346.92</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 8		<u>\$5,346.92</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 8		<u>\$5,346.92</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	9865	VILLAGE PROMENADE -	Open		09/02/2021	09/10/2021	09/10/2021			782.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$782.00</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$782.00</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		<u>\$782.00</u>
Grand Totals								Invoice Transactions 9		<u>\$6,128.92</u>



*Costello's*

## MUNCIE REDEV COMM - CK DATE 09/03/21

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	287268411996-821	287268411996-MRC-08/2021	Open		08/14/2021	09/03/2021	09/03/2021			103.34
86200 - COMCAST	1070798912-08/21	420 S. HIGH ST. / DOWNTOWN - MRC -	Open		08/18/2021	09/03/2021	09/03/2021			444.28
81196 - ENDPOINT CREATIVE, LLC	1060	309 N. HIGH ST. -	Open		08/27/2021	09/03/2021	09/03/2021			150.00
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-08/21	1010220028123293	Open		08/23/2021	09/03/2021	09/03/2021			25.64
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-08/21	315 N. HIGH ST. -	Open		08/23/2021	09/03/2021	09/03/2021			21.99
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-08/21	1010220023161962	Open		08/23/2021	09/03/2021	09/03/2021			22.51
79829 - ZANE BISHOP	56074-082721	330 N. FRANKLIN ST. A -	Open		08/23/2021	09/03/2021	09/03/2021			560.74
		1010220023600702			08/27/2021	09/03/2021	09/03/2021			
		REIMB - AUDITOR								
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 7		\$1,328.50
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 7		\$1,328.50
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 7		\$1,328.50
Grand Totals								Invoice Transactions 7		\$1,328.50





Controller's

# MUNCIE REDEV COMM - CK DATE 08/27/21

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	10000000/2021	2021 TECH PARK CTP DISTRIBUTION	Open		08/27/2021	08/27/2021	08/27/2021			100,000.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$100,000.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$100,000.00
Fund 766 - RDC T.I.F. TECH PARK ONTARIO Totals								Invoice Transactions 1		\$100,000.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79836 - MARLIN BUSINESS BANK	19145919	1511195 -	Open		07/12/2021	08/27/2021	08/27/2021			39.16
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-08/21	309 N. HIGH ST. - 20180604	Open		08/18/2021	08/27/2021	08/27/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-08/21	315 N. HIGH ST. - 20182703	Open		08/18/2021	08/27/2021	08/27/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-08/21	330 N. FRANKLIN ST. #A - 20105006	Open		08/18/2021	08/27/2021	08/27/2021			23.28
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 4		\$109.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 4		\$109.00
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 4		\$109.00
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80567 - KEVIN C. SWAIN	2021-08	MRC -	Open		08/19/2021	08/27/2021	08/27/2021			600.00
81041 - SEI CLEAN	2021-7102	MRC - 1623 W	Open		08/17/2021	08/27/2021	08/27/2021			8,400.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$9,000.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$9,000.00
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		\$9,000.00
Grand Totals								Invoice Transactions 7		\$109,109.00

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City of Muncie  
**MRC EFT**

From Payment Date: 8/31/2021 - To Payment Date: 8/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4534	08/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$132,946.51		
Type EFT Totals:					1 Transactions		\$132,946.51		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$132,946.51	\$0.00
	Total	1	\$132,946.51	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$132,946.51	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$132,946.51	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$132,946.51	\$0.00
	Total	1	\$132,946.51	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$132,946.51	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$132,946.51	\$0.00

**PARTNERSHIP AGREEMENT**  
**October 2021**

**THIS PARTNERSHIP AGREEMENT** is made by and between Muncie Downtown Development Partnership (MDDP), a not-for-profit organization organized under the laws of the State of Indiana and the Muncie Redevelopment Commission through its Executive Director, this 16<sup>th</sup> day of October 2021.

Whereas, MDDP is a 501(C)3 organization supported by public and private partnerships. MDDP exists to create a downtown environment that results in sustainable economic and cultural growth.

Whereas, the Muncie Redevelopment Commission has a strong commitment and desire to maintain and improve upon the downtown area.

Whereas, the Muncie Redevelopment Commission desires to have a central location or one contact regarding the promotion, development, maintenance and viability of the downtown area.

Whereas, to provide a central location for their activities, the MDDP and the Muncie Redevelopment Commission have entered into this Partnership Agreement.

Whereas the MDDP and the Muncie Redevelopment Commission have a strong desire to increase tax revenue (TIF) in the downtown district.

NOW, THEREFORE, the parties hereby agree as follows:

1. Purpose: The purpose of this Partnership Agreement is to promote, develop, manage and market the downtown area.
2. Term: The term of this Partnership Agreement shall be for a period of one (2) years commencing on the 1<sup>st</sup> day of January 2022 and ending on the 31<sup>st</sup> day of December 2023.
3. Scope of Agreement: The MDDP shall fulfill the following general duties and responsibilities:
  - a. MDDP shall make their staff available to assist in economic development recruitment efforts for the Muncie Redevelopment Commission in the downtown area.
  - b. MDDP shall build and maintain a comprehensive database of available housing and commercial space for the benefit of the MDDP and the Muncie Redevelopment Commission in marketing the downtown area. This database shall include square footage, amenities, costs and contact information for the spaces in the downtown area

- c. MDDP shall organize and implement Downtown/City marketing campaign to further economic development.
- 4. Compensation: The MDDP shall be compensated as follows: the Muncie Redevelopment Commission shall pay to the MDDP a total of \$80,000 for 2022 through 2023 in accordance with the following schedule:
  - \$40,000 due by January 1, 2022
  - \$40,000 due by July 1, 2022
  - \$40,000 due by January 1, 2023
  - \$40,000 due by July 1, 2023
- 5. Termination: This Partnership Agreement may be terminated as follows:
  - a. The Muncie Redevelopment Commission and MDDP may terminate this agreement upon the mutual agreement of the Muncie Redevelopment Commission and MDDP.
  - b. This Agreement may be terminated by either party upon giving the other party a written notice that a material breach of this Partnership Agreement has occurred. Upon receipt of such notice, the party who receives the notice shall have a period of forty-five (45) days to cure the material breach, or in the event such breach cannot be cured within such 45 day period, the party who received the notice shall have commenced to cure such breach within 45 days and diligently continued thereafter to attempt to cure such breach or this Partnership Agreement shall terminate. For purposes of this Partnership Agreement a “material breach” shall occur if party (i) makes a general assignment for the benefit of its creditors, applies for or consents to the appointment of a receiver, trustee, or liquidation of all or a substantial part of its assets, files a voluntary petition in bankruptcy, has an involuntary petition in bankruptcy filed against it (which is not released within ninety (90) days), or fails to pay its debts and obligations as they mature in accordance with normal business practices; (ii) fails to make any payment when due under this Partnership Agreement; (iii) makes an unauthorized assignment or transfer of this Agreement; or (iv) fails to make good faith efforts to perform its obligation under this Partnership Agreement.
  - c. By either party, for convenience, upon no less than 180 days advance written notice to the other party.
- 6. Notices: All notices to or upon the respective parties hereto to be effective shall be in writing and shall be deemed to have been duly given or made when deposited with an overnight (or next business day) courier service, when sent, addressed as follows, or to such other address as either party hereto may hereafter specify in writing to the other party:



If to the Muncie Redevelopment Commission: Attn: Executive Director  
300 N. High Street  
Muncie, Indiana 47305

If to MDDP: Muncie Downtown Development Partnership  
120 W. Charles Street  
Muncie, Indiana 47305  
Attn: Executive Director

7. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.
8. Assignment: Neither the Muncie Redevelopment Commission nor MDDP may assign this Partnership Agreement or any of the rights and duties expressed herein without the express written consent of the other party.
9. Entire Agreement: This Partnership Agreement constitutes the entire agreement between the parties hereto with respect to the matters herein contained and any agreement hereafter made shall be ineffective to effect any change or modification, in whole or in part, unless such agreement is in writing and signed by both the City of Muncie and MDDP.

*Victoria Veach*

Executive Director

President

Muncie Downtown Development Partnership

Muncie Redevelopment Commission



## RESOLUTION 2021-17

### 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 **September 16, 2021**.

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

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Brandon Murphy, President  
City of Muncie Redevelopment Commission

**EXHIBIT A**

COMMON ADDRESS & PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	SALE PRICE (\$)	PROPOSED USE
1500 E. Hines 18-11-10-232-008.000-003	City of Muncie Redevelopment Commission	JeJuan J. Isom 1708 E. Hines Muncie, Indiana 47303	500	"Modular home"
1408 E. Main 18-11-10-491-007.000-003	City of Muncie Redevelopment Commission	Gilbert Linnel 233 E. Southern Avenue #26108 Tempe, Arizona 85282	500	"Fencing"