

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **AGENDA**
- IV. **MINUTES (NOVEMBER REGULAR MEETING)**
- V. **CLAIMS**
- VI. **OLD BUSINESS**
 - a. CITY OF MUNCIE UPDATE (RIDENOUR)
- VII. **NEW BUSINESS (5 MINUTES EACH)**
 - a. RESOLUTION 2021-23 (BISHOP)
 - b. APPLICATIONS, IF ANY (BISHOP)
- VIII. **BOARD INPUT**
- IX. **PUBLIC COMMENT**
- X. **ADJOURNMENT (NEXT MEETING: JANUARY 20, 2021 / 9:00 AM)**



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, November 18, 2021, at 9:00AM in the City Hall Auditorium, First Floor, 300 N. High, Muncie, Indiana 47305.

- I. **Call to Order:** President Brandon Murphy called the meeting to order at 9:01AM.
- II. **Roll Call:** Commissioners Murphy, Shareen Wagley (Vice-President), Isaac Miller (Secretary), Jeff Howe, and Lorraine Tomlin were present. School Board Representative Jim Lowe was also present.
- III. **Agenda:** Miller motioned to approve the agenda as presented; Tomlin seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; agenda approved.
- IV. **Minutes (October Regular Meeting):** Murphy motioned to approve the minutes; Miller seconded. Murphy, Wagley, Howe, and Tomlin voted aye; Miller abstained; minutes approved.
- V. **Claims:** City Controller Craig Wright stated the Vandewalle & Associates invoices from May and March were just received. The Indiana Title claim for \$19,057 was for the property on South Hoyt.
Howe asked what the City of Muncie lease rental and analysis claims were.
Wright responded those were for Baker Tilly, municipal advisors for the TIF districts.
Wagley motioned to approve the claims; Miller seconded. Murphy, Wagley, Miller Howe, and Tomlin voted aye; claims approved.
- VI. **Old Business**
 - a. **City of Muncie Update:** Mayor Dan Ridenour stated he had hoped to get phase II designs from WS for this meeting, but they haven't got them from the architect yet. He's getting to see what can be done financially and Baker Tilly was a part of that. The hope is to do underground utilities and has a meeting with the utility companies to show them all the phases so they understand where things are going. During phase I, some companies didn't understand where phase II was and some improvements were made without consultation. He'd love to have a Commissioner attend the Friday, December 2 meeting at 10AM.
Miller asked if the meeting was Thursday the 2nd or Friday the 3rd.
Mayor Ridenour responded it's Thursday the 2nd from 10-11AM in the Mayor's Conference Room.
Murphy stated he could do it.
Tomlin stated she couldn't because she'll be out of town.
Mayor Ridenour added this was just to avoid extra expenses. The building is now over 40% leased and more applications are being reviewed this week. They understand they missed the great moving time because of supply-chain issues but think it'll be at 100% soon. They want to get the utilities underground and much of Downtown is underground already. WS is very pleased and wants to

move forward with Phase II. A new City Engineer will be starting on the Monday after Thanksgiving and he may try and introduce him at the next meeting. They've put an offer on a house and are moving here. One of his wife's family members went to Ball State. A groundbreaking at Gilman's is being scheduled. It's not an MRC project but they've received all their approvals and it will be great for the southside.

- i. **Habitat Request \$25,000:** Mayor Ridenour asked how many have been to their current headquarters. He stated it's not great, small, and has no parking. The budget hasn't changed a lot from before but he desires to set aside money from MRC funds to go toward Storer and possibly City View Homes. He wants the MRC to commit \$50,000 to Habitat for their campaign, \$25,000 this year, and \$25,000 next year. The new building has lots of storage, has room for them to grow, and a community center which is the house. He stated the MRC has plenty of funds to do this and Habitat does a lot of good for the city. The corner lot at 8th and Hoyt has \$5,000 earmarked from the American Rescue Plans for arts there.

Howe asked when construction there was scheduled to be completed.

Mayor Ridenour responded Fall 2022.

Miller asked if they hinted what the MRC's \$50,000 would go toward.

Mayor Ridenour responded no.

Wagley motioned to approve the \$25,000 this year and \$25,000 next year for Habitat's fundraising campaign; Tomlin seconded. Wagley, Miller, Howe, and Tomlin voted aye; Murphy abstained; commitment approved.

- ii. **2067 S. Hoyt:** Mayor Ridenour reported they closed on the building at the corner of 13th that has a fence around it. The building may have used to be a mobile trailer and had some add-ons but is dilapidated now. Joe at GEA Architects did some mockups. The City also owns 15th and Hoyt and he plans to put a park, parking area in, and bus shelter. The Street Department will be tearing up the parking area. On this property, he wants permission to put out a request for proposals for demolition.

Murphy motioned to approve the RFP; Howe seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; RFP approved.

- iii. **Storer Woods Park:** Neighborhood resident Ryan Ellsworth is working as a volunteer architect for this project. He's a member of the Storer Neighborhood committee, which formed a small playground committee to work on the design and revised plan.

Mayor Ridenour wants permission to put a portion of the funds from the sale of the lots toward this park. The area needs public green space. He put in the budget 20% of what the projected sale of the lots would be.

There's also EDIT funds in there and MSD will put in the earthwork.

Howe stated the sales will likely generate around \$700,000, so that request doesn't seem difficult to him.

Mayor Ridenour stated he's sure they'd love more. Drainage issues for the entire area will also be solved. They've also requested it be called Storer Woods Park.

Ellsworth explained there are four neighborhoods there, Johnson Circle, Johnson Woods, Sunset Knoll, and now Storer Estates. The name Storer

Woods would be a great way to bring everyone under one banner. They are in the process of forming a new neighborhood association under Erin Moore who's with Community Engagement at Ball State. The logo was created by Ball State students. They are trying to honor the memory of the old trail with the shape of the pond. Flatland is putting together a plan for native trees and shrubs that will become a wetland over time.

Howe stated this will pay itself back in two to four years which is really good and will affect a lot of people.

Miller stated he lives in Robinwood and this is within walking distance. He asked Ellsworth what the value of his volunteer time on this was.

Ellsworth replied it was considerable.

Howe motioned to approve the line item in the budget; Miller second.

Murphy asked if that would be the 20% or \$170,000.

Howe replied the \$170,000; Miller seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; line-item approved.

- b. **McKinley Live/Learn Neighborhood Update:** Wagley reported she attended the first Zoom meeting for the committee and it's a good group. There's a lot of speculation going on in the neighborhood which is really exciting. The area needs some updates and change. Individuals are buying houses and the Y is going in at Central. Her own neighborhood is neighbors with McKinley. She hopes to have more information next time.
- c. **Storer Estates Lot Price Updates:** Murphy stated he needs to get with Howe and MRC Counsel Ben Freeman to schedule a meeting to set prices.
- d. **225 S. Madison Applications:** Murphy stated these should probably fall under old business and motioned to amend the agenda to add 225 S. Madison applications as old business item D; Wagley seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; item added.

Murphy forwarded the board an opinion from Freeman on this.

Brian Shaw, 600 E. Washington, stated he offered \$1,111.11 and included plans for financing via cash on hand. He plans on renting out the property but did not include income from rent as he's not in a position to estimate that at this time. He also put in funding sources from the MRC. The building was built in 1940 and had its grand opening in 1941. It's on the border of East Central and Downtown and can be categorized as a streamline modern gas station. He's only found one building still in existence with similar features, which is in Kentucky, but that only has two bays, so this is an incredibly unique building. He hopes to restore it to its original condition and he and his wife will do most of the work themselves, including the curved glass, but not the work that requires licenses. His wife Sarah is the Program Coordinator for Beyond I Can in Madjax. She started Shaw Creations out of their basement and garage and plans to expand into this space and open it for special events. They would make the building ADA accessible and some clients from Beyond I Can have expressed interest in working on the building, whom they would hire.

Tish Gray, 3217 S. Hackley, with her husband Josh, stated they are looking for a building to restore cars in. This is already an automotive-based building with bays and lifts. Their son is a welder and his wife is a graphic artist, so she should do all the logos. The plan is to bring the building back to original and bring the

electrical, hydraulics, and HVAC to code. The parking lot would obviously need redone and they'd have to reach out to the EPA to see what needs done with the oil pit to bring it up to code. They both work full-time jobs so it wouldn't be able to be opened right away. A lot of the southside does not have a lot of garage space so the third bay could be rented to people to work on their own vehicles. They propose having the building completed by the end of the summer.

J. Gray stated he has worked with an electrical company and knows most of what needs done on the building. He added most places close at five so this could be open on the evenings and weekends for oil changes and brake work.

Mayor Ridenour updated that JR Promotions has the billboard and was given a year by the variance board to work with the new owner on putting it back up.

Murphy stated the criteria was to award to the highest and best bidder and can be based on the proposal. Any bid can be rejected. The property was previously listed for the average of two appraisals so there is no longer a statutory floor.

Freeman stated the MRC could also work toward an agreement on dates to be completed or any other requirements.

Howe asked if there could be penalties for not following through.

Freeman stated that could include a repurchase by the MRC.

Murphy motioned to remove Eric's Auto from consideration as they didn't have the same level of detail; Miller seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; removal approved.

Howe motioned to approve JR Promotions as they have the highest offer and have the funds available. He suggested having a specific timeline.

Miller stated the listed timeline for completion is January 15.

Howe thinks it would probably take a year.

Murphy clarified the motion was to accept the bid from JR Promotions in the amount of \$20,000 with work to be completed by December 31, 2022, and if not, it would revert to the MRC.

Howe responded yes.

Murphy asked if these were acceptable stipulations.

Freeman responded the issue of reversion would be fine if they agreed to that. The statute mentions the right of repurchase as an available remedy in addition to liquidated damages, the posting of a surety bond, and other security. The MRC can contract with the bidder with respect to timing.

Murphy asked if Howe would consider a friendly amendment be that they have the repurchase clause.

Howe responded yes.

Murphy seconded.

Ed Conatser, F.C. Tucker, stated he probably has more information on the building than anyone else. The former owner had hoped it would be renovated to its original state.

MRC Residential Program Administrator Zane Bishop stated JR Promotions made it very clear they were only interested in the property if no local party could take on the building. He suggested the MRC asking the applicants that were here

for any updated financials or estimates. Both Shaw's and the Grays' uses were in line with the area and Shaw's in particular with Madjax basically catty-corner.

Howe stated he understands the comments that were made, but JR would put the most into the property and would rebuild the billboard.

Miller stated Shaw's estimate was low but asked him if he'd be willing to work with JR on the billboard.

Shaw responded yes, he provided a graphic in the packet.

Miller asked if he'd be willing to provide adequate financials.

Shaw responded yes, but the house he's buying will take some funds.

Miller stated Howe knows the financials, but Shaw's rehab would also be more in line with the look and feel of the area.

Wagley stated she is also a small business owner but was concerned that the rehab costs would be a lot more than the estimates and what it would mean for Downtown if the building continued to fall apart.

Miller stated JR is from out of town and let the billboard fall to the wayside, asking if they can't take care of that how can they take care of the building.

Howe stated they haven't owned the billboard that long, and people from out of town are asked to invest in the community every day.

Tomlin stated she welcomed JR to the community and hoped they can work with the other bidders on their dreams.

Wagley stated the revenue the billboard brings in is minuscule.

Conatser stated another idea would be to sell a 10 by 10-foot spot to JR so they have a permanent spot. Now is a pretty good market for billboards.

T. Gray stated neither bidder could compete with JR and, from a financial aspect, JR would make sense to them, then they could lease it out.

Murphy, Wagley, Howe, and Tomlin voted aye; Miller voted nay; JR offer accepted.

Murphy asked Freeman to work on the contract.

VII. **New Business**

- a. **Resolution 2021-03:** Muncie Land Bank (MLB) Executive Director Megan Jennings stated she completed her Master's in Urban Planning at Ball State and is happy to be a permanent resident of Muncie. The MLB is a nonprofit with a mission to acquire, preserve, and provide vacant property that was founded based on state code. The first few years were just getting established. Other land banks in Indiana are in Evansville and Indianapolis and others are getting the foundational work out of the way before officially launching. Vacant property is a huge issue in Muncie. Property is acquired through various means and sold through a publicly-accessible online auction. A committee reviews proposals, financials, and the potential owner's background. About a quarter of the MLB's funding is public through the MRC, EDIT, and PILOT. Private funding is the other 75%, with support from the Ball Brothers, Community, and Vectren—now CenterPoint—Foundations. The goal right now is to make the process sustainable. She's the only staff member and there's a board of nine, with three appointed by the Mayor, three by City Council, 1 by the Treasurer, and two by the board itself. Marketing is done in-house. In the last nine months, 31 of the 39

properties have been sold and of the original 20 properties from the MRC, 16 have been sold. Titles are cleared before the sale and the process to acquire is easy. They've partnered with Urban Light and others to acquire property. The MLB is the advocate for people who have to deal with vacant properties every day. They've acquired properties with structures that couldn't be saved, demolished them through the Blight Elimination Program. They also worked with a bidder who wanted to build a tiny house and conditionally approved the sale if they got zoning approval, which they did. A strategic plan was put together along with the County comprehensive plan, and the goals of quality of place, housing options, and upward mobility were included in both plans. The end goal is to increase the tax base. They are also working to improve conditions throughout Muncie to promote homeowners investing in their own properties. Currently, households are only investing 18% in their housing instead of the 30% rule-of-thumb, which costs the community \$157 million annually. Today they have a request to acquire 16 of the MRC residential properties, but not asking for any financial compensation.

Wagley asked if any of the 16 had structures.

Jennings replied no, nor did any of the original 20.

Howe state the resolution needed refreshed as it references the establishment of the MLB.

Murphy added the resolution number had been used already.

Jennings stated the number should have been left blank, but the wording was transferred from the previous resolution.

Freeman stated the wording was just to establish the relationship.

Murphy stated Resolution 2020-30 included funds for properties and this would not, and asked if that needed amended.

Wagley stated she supported these 16 properties but not the resolution as submitted as it would amend a resolution that she didn't vote for. It's mostly fluff and needs to be more clear.

Miller asked if there was a time when the MRC was going to transfer properties to the MLB that the Mayor had other plans for.

Mayor Ridenour stated that had happened and included properties in McKinley. He told them to focus on a couple different areas including the eastside, and that was one thing they did.

Freeman stated this resolution could just be amended.

Murphy motioned to amend the resolution to 2021-22, remove the resolution 2020-30 from the title, remove the second, third, fourth, and fifth paragraphs on the first page, and the first and second paragraphs on the second page; Miller seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; resolution amended.

Miller motioned to approve the amended resolution; Tomlin seconded. Murphy, Wagley, Miller, Howe, and Tomlin voted aye; amended resolution approved.

b. **Property Applications:** Bishop opened the following applications for MRC-owned properties:

- Jacob Brooks, 1400 N. Granville: \$500 offer for 1520 N. Granville
- Ronda Snow, 2714 S. High: \$650 offer for 703 W. Adams

- Mary Marsh, 4453 N. Wheeling: \$1,000 offer for 1520 N. Granville
Bishop asked these be taken under advisement to be reviewed by the MLB Disposition Committee and tabled until next month.

Murphy motioned to refer these properties to the Land Bank and take them under advisement; Miller seconded. Murphy, Wagley, Miller Howe, and Tomlin voted aye; applications taken under advisement.

- c. **Resolution 2021-21:** Bishop stated this resolution would transfer 921 N. Brady to Ivan and Sandra Smith for \$500. The application was received last month and reviewed by the Land Bank, who found the buyer to be qualified.

Wagley motioned to approve; Tomlin seconded; Murphy, Wagley, Miller Howe, and Tomlin voted aye; resolution approved.

- VIII. **Board Input:** Wagley stated that today's items were here but the full binders were in her office upstairs and asked the Commissioners what their preference on the binders was.

Miller stated he'd like to take his home to be able to review everything.

Murphy stated he'd be okay with that. Wagley also stated the MRC packets are on the City's website ahead of each meeting.

Howe asked if she could send the Commissioners that link.

Wagley replied absolutely.

- IX. **Public Comment:** Murphy called for public comment but saw none.

- X. **Adjournment:** Miller motioned to adjourn at 10:49AM; Tomlin seconded; meeting adjourned.

Minutes recorded by Zane Bishop.

Isaac Miller, Secretary



Costello's

MUNCIE REDEV COMM - CK DATE 12/17/21

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										
75531 - MUNCIE - DELAWARE COUNTY IND. ECONOMIC DEV.	12082021-3	RIVERFRONT PROPERTY TRANSFER	Open		12/08/2021	12/17/2021	12/17/2021			255,000.00
75531 - MUNCIE - DELAWARE COUNTY IND. ECONOMIC DEV.	12082021-1	RIVERFRONT PROPERTY INTEREST - 07/01-	Open		12/08/2021	12/17/2021	12/17/2021			21,487.58
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$276,487.58
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$276,487.58
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 2		\$276,487.58
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	36915	CITYOFMUNCIE - REDEV	Open		12/06/2021	12/17/2021	12/17/2021			715.00
80870 - BELL SERVICES	21-235	MRC - GROUNDS	Open		12/06/2021	12/17/2021	12/17/2021			600.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		\$1,315.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		\$1,315.00
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 2		\$1,315.00
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
86200 - COMCAST	1070910822-12/21	410 N. MARTIN AVE. / 8529201070910822	Open		12/02/2021	12/17/2021	12/17/2021			298.81
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$298.81
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$298.81
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$298.81
Grand Totals								Invoice Transactions 5		\$278,101.39

Controller's

City of Muncie
MRC EFT

From Payment Date: 12/14/2021 - To Payment Date: 12/14/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4689	12/14/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$204,325.00		
Type EFT Totals:					1 Transactions		\$204,325.00		
CORPORATE - CORPORATE ACCOUNT Totals									

MRC # 92,656.25
BOL # 111,668.75

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$204,325.00	\$0.00
	Total	1	\$204,325.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$204,325.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$204,325.00	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$204,325.00	\$0.00
	Total	1	\$204,325.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$204,325.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$204,325.00	\$0.00

Controllis

City of Muncie
MRC EFTS

From Payment Date: 11/30/2021 - To Payment Date: 12/13/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4687	12/13/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$59,400.00		
4688	11/30/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$132,950.12		
Type EFT Totals:						2 Transactions	\$192,350.12		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$192,350.12	\$0.00
	Total	2	\$192,350.12	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$192,350.12	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$192,350.12	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$192,350.12	\$0.00
	Total	2	\$192,350.12	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$192,350.12	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$192,350.12	\$0.00

*Costello***MUNCIE REDEV COMM - CK DATE 12/10/21**

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										
88770 - CENTERPOINT ENERGY	5645318703-11/21	309 N. HIGH ST. - 026006045645318703	Open		11/29/2021	12/10/2021	12/10/2021			216.31
88770 - CENTERPOINT ENERGY	5645152266-11/21	425 N. HIGH ST. 3 - 026006045645152266	Open		11/29/2021	12/10/2021	12/10/2021			17.09
88770 - CENTERPOINT ENERGY	5645207727-11/21	425 N. HIGH ST. 5 - 026006045645207727	Open		11/29/2021	12/10/2021	12/10/2021			18.29
88770 - CENTERPOINT ENERGY	5645263178-11/21	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		11/29/2021	12/10/2021	12/10/2021			18.29
88770 - CENTERPOINT ENERGY	5645765383-11/21	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		11/29/2021	12/10/2021	12/10/2021			18.29
82500 - INDIANA MICHIGAN POWER	4129852044-11/21	425 N. HIGH ST. RM 9 - 04129852044	Open		11/29/2021	12/10/2021	12/10/2021			26.46
82500 - INDIANA MICHIGAN POWER	4498055716-11/21	100 W. WASHINGTON ST. - 04498055716	Open		11/29/2021	12/10/2021	12/10/2021			978.49
82500 - INDIANA MICHIGAN POWER	4075852014-11/21	309 N. HIGH ST. - 04075852014	Open		11/29/2021	12/10/2021	12/10/2021			378.65
78889 - VANDEWALLE & ASSOCIATES, INC.	202111054	muncie.redev imp 16 - REDEV	Open		11/18/2021	12/10/2021	12/10/2021			4,801.25
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 9		<u>\$6,473.12</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 9		<u>\$6,473.12</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 9		<u>\$6,473.12</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4103438664	13431534-	Open		12/02/2021	12/10/2021	12/10/2021			233.56
73810 - CINTAS CORP #716	4103111902	13431195-	Open		11/30/2021	12/10/2021	12/10/2021			40.96
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		<u>\$274.52</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		<u>\$274.52</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		<u>\$274.52</u>
Grand Totals								Invoice Transactions 11		<u>\$6,747.64</u>



Controller's

MUNCIE REDEV COMM - CK DATE 12/03/21

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										
72397 - GREATER MUNCIE IN HABITAT FOR HUMANITY	2500000	CITYOFMUNCIE - NEW BLDG DONATION - 1ST	Open		11/23/2021	12/03/2021	12/03/2021			25,000.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$25,000.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$25,000.00
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 1		\$25,000.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	28726841199611	287268411996-MRC-21	Open		11/14/2021	12/03/2021	12/03/2021			102.86
77917 - CNA SURETY	72270657-22	72270657 - SHAREEN	Open		11/17/2021	12/03/2021	12/03/2021			100.00
86200 - COMCAST	1070798912-11/21	420 S. HIGH ST. / DOWNTOWN -	Open		11/18/2021	12/03/2021	12/03/2021			443.76
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-11/21	309 N. HIGH ST. -	Open		11/23/2021	12/03/2021	12/03/2021			24.60
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-11/21	315 N. HIGH ST. -	Open		11/23/2021	12/03/2021	12/03/2021			21.99
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-11/21	330 N. FRANKLIN ST. A -	Open		11/23/2021	12/03/2021	12/03/2021			23.03
83700 - INDIANA AMERICAN WATER CO., INC.	0043645566-11/21	100 W. WASHINGTON ST. - 1010-210043645566	Open		11/23/2021	12/03/2021	12/03/2021			172.83
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-11/21	309 N. HIGH ST. -	Open		11/17/2021	12/03/2021	12/03/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-11/21	315 N. HIGH ST. -	Open		11/17/2021	12/03/2021	12/03/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-11/21	330 N. FRANKLIN ST. #A - 20105006	Open		11/17/2021	12/03/2021	12/03/2021			23.28
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 10		\$958.91
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 10		\$958.91
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 10		\$958.91
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	5946	MRC - PARKING GARAGE - Open			04/15/2021	12/03/2021	12/03/2021			105.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		\$105.00
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		\$105.00
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		\$105.00
Grand Totals								Invoice Transactions 12		\$26,063.91



Controller's

MUNCIE REDEV COMM - CK DATE 11/24/21

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 81196 - ENDPOINT CREATIVE, LLC	8272034	MRC - XXXXXXXXXX	Open		11/19/2021	11/24/2021	11/24/2021			150.00
				Account 439071 - OTHER SERVICES & CHARGES Totals				Invoice Transactions 1		\$150.00
				Department 19 - BOARD OF WORKS Totals				Invoice Transactions 1		\$150.00
				Fund 905 - MRC GENERAL FUND Totals				Invoice Transactions 1		\$150.00
Fund 906 - VILLAGE PARKING GARAGE FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 80567 - KEVIN C. SWAIN	2021-11	MRC - XXXXXXXXXX	Open		11/19/2021	11/24/2021	11/24/2021			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 2		\$750.00

Focused Funds for MRC

	<u>Fund Source #1</u>
Mall TIF	\$ 389,746.57
Madjax TIF	\$ 7,909.52
Central TIF	\$ 159,085.15
Southside TIF	\$ 87,279.45
Total Focused Funds	\$ 644,020.69

2021 Consolidated TIF Budget

12/15/2021

TIF Balance	\$ 1,091,088.44	
Estimated TIF Tax Revenue for		
Fall installment (used 90%)	\$ 1,741,201.20	Dec-21
\$1,934,668		
	\$ -	
Storer Park Contribution 20%	\$ (170,000.00)	Dec-21
City View Homes	\$ (225,000.00)	Dec-21
Habitat	\$ (25,000.00)	21-Nov Paid
Remaining TIF balance	\$ 2,412,289.64	
Debt Payments due	\$ (1,427,878.00)	Jan-22
From EDIT for Madjax	\$ 50,000.00	Jan-22
From EDIT for Canal District	\$ 112,500.00	Jan-22
TIF Balance after reimbursements	\$ 1,146,911.64	
	\$ -	
Potential READI Grant Match	\$ (190,000.00)	Due 2022
	\$ -	
Hatitat	\$ (25,000.00)	22-Feb
Estimated Expenses (6 months)	\$ (75,000.00)	
NET Available thru June 2022	\$ 856,911.64	

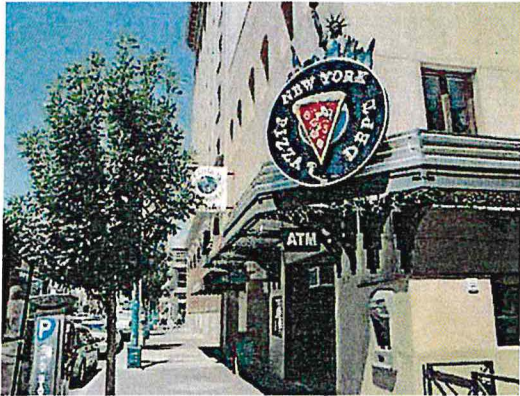
Estimated TIF Tax Revenue for		
Spring installment (used 90%)	\$ 1,741,201.20	Jul-22
\$1,934,668		
Debt Payments due	\$ (1,427,878.00)	Jul-22
From EDIT for Madjax	\$ 50,000.00	Jul-22
From EDIT for Canal District	\$ 112,500.00	Jul-22
Estimated Expenses (6 months)	\$ (75,000.00)	
NET Consolidated TIF dollars	\$ 1,257,734.84	

Fund Source #3

MRC General Fund	\$ 47,699.00	
34 Storer Lots x 25000 estimated	\$ 850,000.00	Spring/Summer 2022
Total	\$ 897,699.00	

Total Funds Available	\$ 2,799,454.53
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- Images



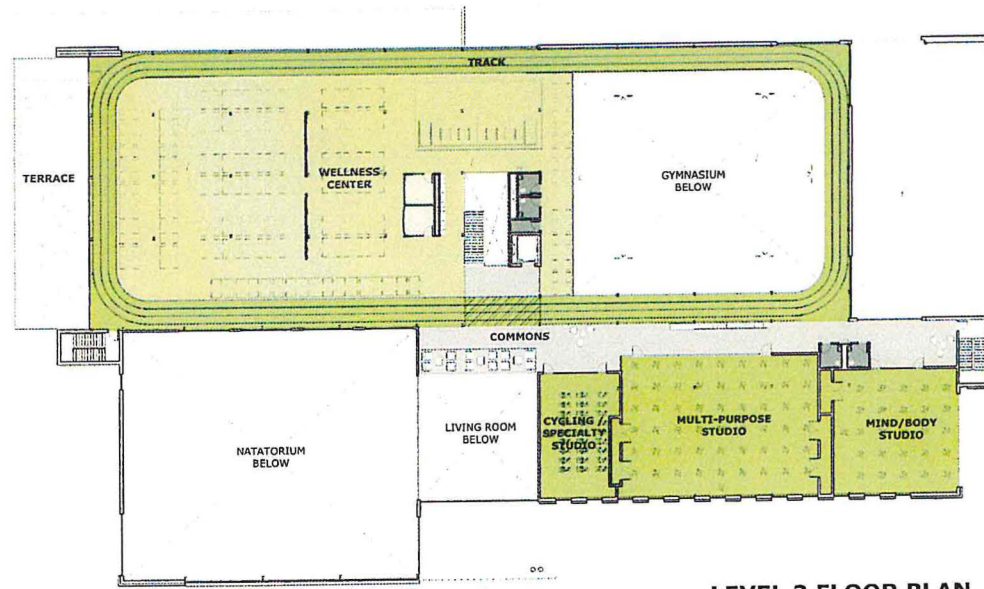
Pizza restaurant at Pazol's corner



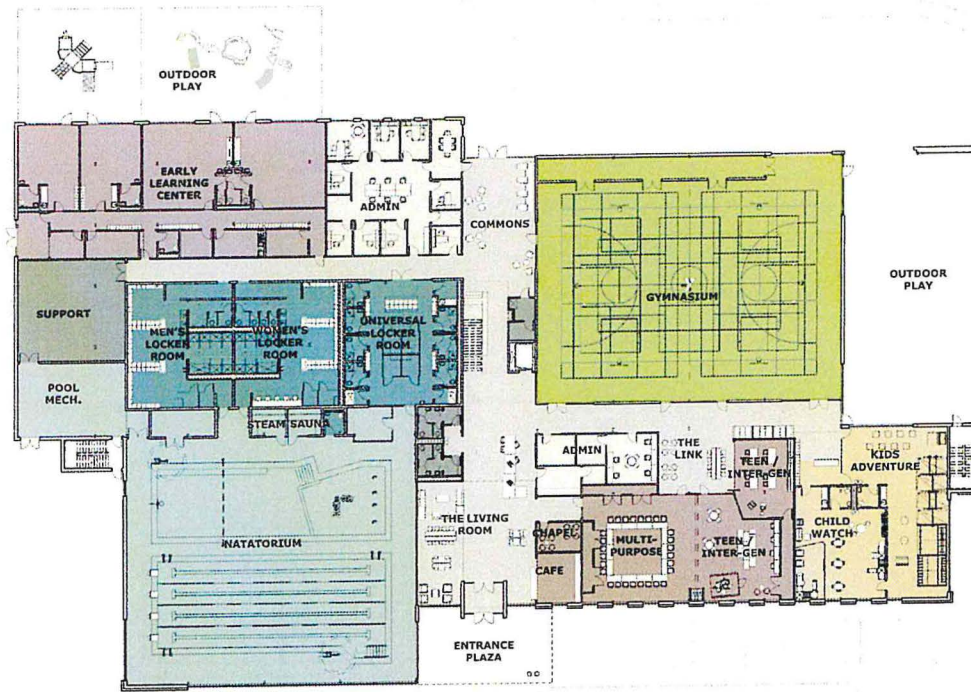
Agency space on second floor



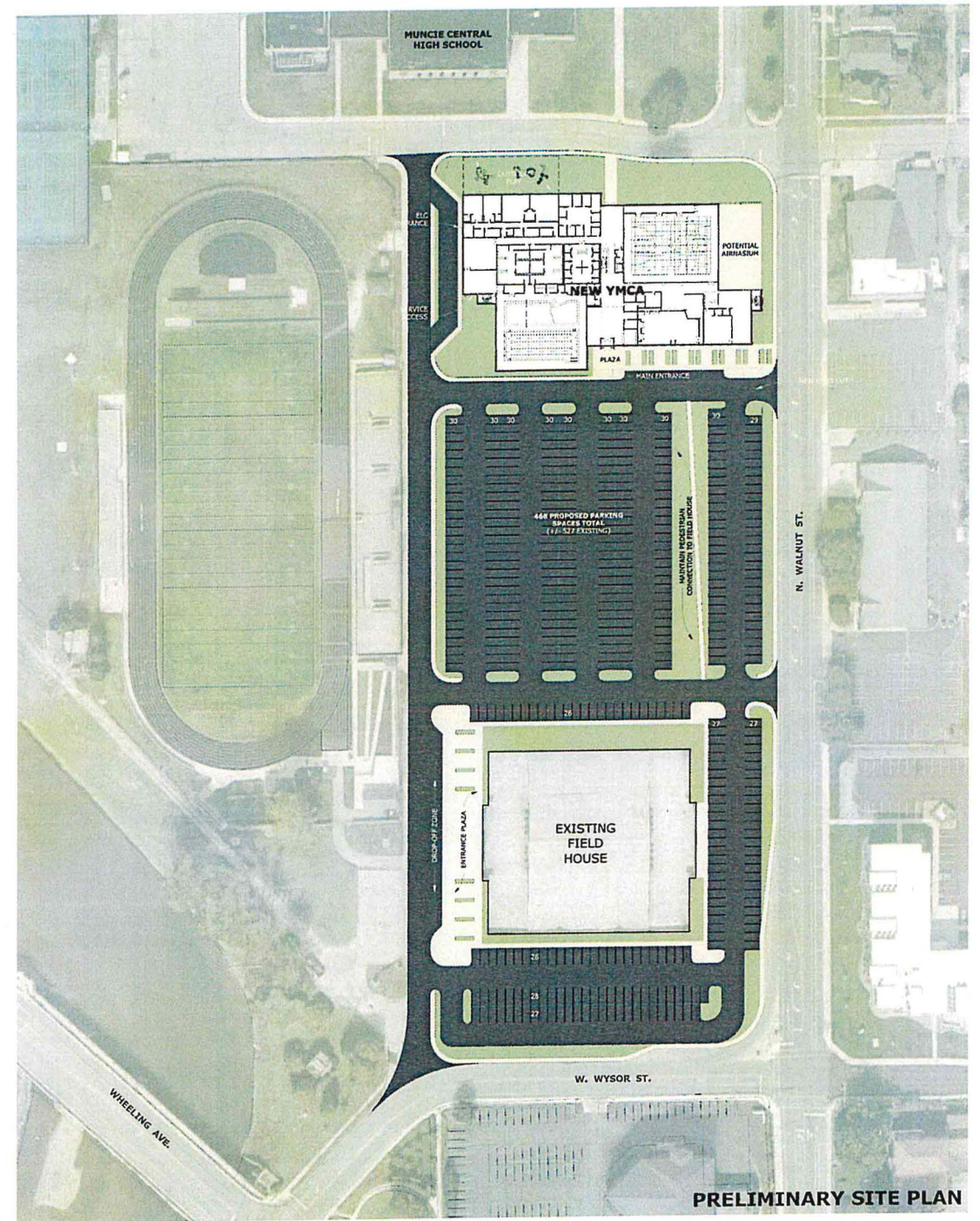
Flight Room dining/cocktail lounge



LEVEL 2 FLOOR PLAN



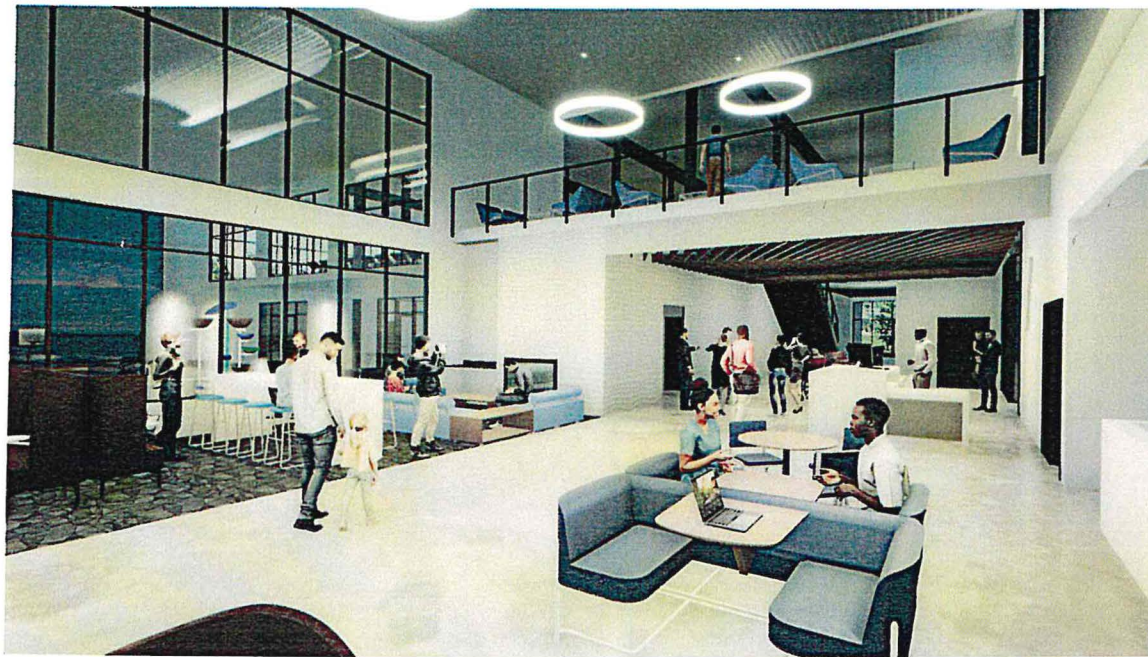
LEVEL 1 FLOOR PLAN



PRELIMINARY SITE PLAN



A NEW YMCA FOR MUNCIE



THE LIVING ROOM



WELLNESS CENTER



TRACK & GYMNASIUM



WELLNESS CENTER & TERRACE



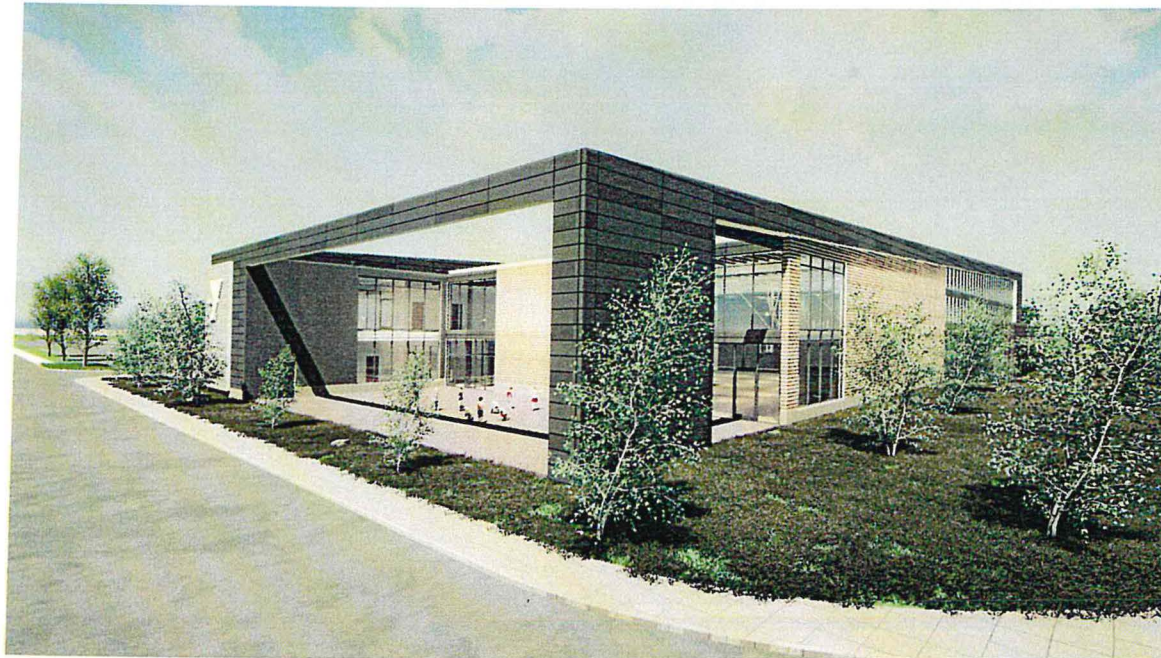
A NEW YMCA FOR MUNCIE



MAIN ENTRANCE



N.W. AERIAL VIEW



AIRNASIUM



S.E. AERIAL VIEW



A NEW YMCA FOR MUNCIE

DRAFT

E. Columbus Avenue Concept Live-Learn Neighborhood

Muncie, Indiana

ENHANCED INTERSECTION

- Pedestrian Crosswalks
- Left Turn Lanes
- Planted Medians

Muncie Central
High School

MIXED USE

- 3 Story Building
- ~15,000 sf Footprint
- ~15,000 sf Commercial First Floor
- ~24 Residential Units
- Under-building Residential Parking
- Commercial Parking Lot

TOWNHOMES (9)

- 2 Story Buildings
- Tuck-Under Garages

NEW STREETS

- 84' Right-of-Way
- Angled Parking
- Trees

TOWNHOMES (12)

- 2 Story Buildings
- Garages in Rear

Existing
Stormwater

Columbus Avenue

PROPOSED YMCA

Walnut Street

Mulberry Street

Jefferson Street

Elm Street

Madison Street

DAY CARE

CHURCH
REUSE

MULTI-FAMILY

- 3 Story Buildings
- ~7,500 sf Footprint
- ~18 Residential Units
- Parking Lot in Rear

MULTI-FAMILY

- 3 Story Buildings
- ~13,000 sf Footprint
- ~33 Residential Units
- Parking Lot in Rear

REUSE AS
NEIGHBORHOOD
MARKET

TOWNHOMES (10)

- 2 Story Buildings
- Garages in Rear

TOWNHOMES (18)

- 2 Story Buildings
- Tuck-Under Garages

DRAFT

E. Columbus Avenue Concept Live-Learn Neighborhood

Muncie, Indiana

ENHANCED INTERSECTION

- Pedestrian Crosswalks
- Left Turn Lanes
- Planted Medians

MIXED USE

Columbus Avenue

PLANTER/
RAIN GARDEN

GATEWAY
FEATURE

REUSE AS
NEIGHBORHOOD
MARKET

MULTI-FAMILY

PROPOSED YMCA

POTENTIAL
AIRNASIUM

Walnut Street

RESOLUTION 2021-23

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 **December 16, 2021**.

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

(Signed, Printed, Title)
City of Muncie Redevelopment Commission

EXHIBIT A

COMMON ADDRESS & PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	SALE PRICE (\$)	PROPOSED USE
1520 N. Granville 18-11-03-358- 007.000-003	Muncie Redevelopment Commission	Mary Marsh 4453 N. Wheeling Muncie, Indiana 47303	1,000	"Plan to gift to my son [Terry Hoskins, abutting landowner] ... Maintain as greenspace..."