



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, December 16, 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 9:03AM.
- II. **Roll Call:** Commissioners Murphy, Isaac Miller (Secretary), Jeff Howe, and Lorraine Tomlin were present. School Board Representative Jim Lowe was also present. Commissioner Shareen Wagley (Vice-President) was absent.
- III. **Agenda:** Howe motioned to approve the agenda as presented; Miller seconded. Murphy, Miller, Howe, and Tomlin voted aye; agenda approved.
- IV. **Minutes (November Regular Meeting):** Howe motioned to approve the minutes; Tomlin seconded. Murphy, Howe, and Tomlin voted aye; minutes approved.
- V. **Claims:** City Controller Craig Wright the \$255,000 claim was for properties on the Riverfront to DAC. The \$59,000 claim was a bond payment and the \$25,000 claim for Habitat was the first installment, the next one due in June. The claim from Bell was a mowing invoice, the last of the year.
Howe asked what the \$59,000 claim from Regions Bank and the \$132,000 claim from First Merchants were.
Wright responded Regions was a bond payment and First Merchants was actually a revolving loan fund amount that they're trying to get taken off.
Tomlin motioned to approve the claims; Miller seconded. Murphy, Miller Howe, and Tomlin voted aye; claims approved.
- VI. **Old Business**
 - a. **City of Muncie Update:** Mayor Dan Ridenour presented the current budget, using 90% of anticipated revenue, with bond payments and other costs such as Habitat and Garmong subtracted out. There is \$389,000 and some change that needs to be spent in the Mall TIF area, \$79,000 in the Madjax TIF area, \$159,000 in the Central TIF area—which includes downtown and McKinley—and \$87,000 in the Southside TIF area. That doesn't have to be spent today, but he's got some projects in mind that are coming close that those could be spent on. He doesn't have anything specific in mind. All those were set up prior to him being Mayor. The East Central Indiana Regional Partnership received \$15 million from the READI grant. If the MRC is one of the projects that gets selected, that match will need paid, which would be sometime in 2022.
Mayor Ridenour had a realtor and a builder ask him this week where things were at with Storer. The project goes out to bid next week, and a decision is expected to be made on a contractor to do that street work that will start in Spring. Those bids will also include the park which includes MRC and EDIT funds. There will be a lot of earthwork to do, and the Sanitary District is trying to solve flooding issues.

They don't anticipate the streets will go in until April or May because of temperatures, and he would anticipate those lots going out to bid at that time.

Mayor Ridenour stated 2067 S. Hoyt is the dilapidated property that the MRC gave him permission to acquire and demolish. It will be going out to demolition bid with other demolition bids that should help with the prices. This is at 15th and Hoyt. He has some ideas for the site, but will figure those out when it's down.

Riverbend Flats is 60 apartment units that will replace the old Marsh shopping center. Demolition should start anytime. The MRC didn't put in anything but it is in a TIF district.

White River Canal District phase II is being adjusted to take advantage of the river view, from four to five floors, with the upper stories having walk outs. He has a meeting setup in January before the MRC meeting so he should have more updates then. This has already gone through Baker Tilly and he knows the finances, so the developer is just working things out.

Mayor Ridenour reported Accutech has purchased the former Pazols building. They're in a massive growth phase right now and expect to increase the number of employees by 55% and expect there will be more than 500 employees by 2030. The MRC needs to consider how to keep those well-paying software jobs downtown. He doesn't want those to go somewhere else. They have three restaurants they want in the area. They could be anywhere, but he doesn't want them to open up in another city and he would really like them to remain downtown. The lounge will feel like you are outside even though it's inside. They got a liquor license from the riverfront district that he set up earlier this year. They want to open a pizza place in the Pazols location. They have purchased the Intersection advertising agency and will be moving them to the second or third floor of that block. They expect that agency to grow to 25 employees by the end of 2023 and expect the pizza place to employ 30-40 people. The flight room is expected to host people before they go out to dinner at Vera Mae's or Lahody's. They had plenty of offers to move to Fishers and continue to get them. The MRC has the resources to make sure those jobs stay in the community. The housing will encourage those employees to live downtown as well. When people live in Hamilton County but work here, they support churches in their hometown, donate to nonprofits in their hometown, and pay taxes in their hometown. They're having some massive grow and we have to have some places for parking.

Howe asked if the \$255,000 to Garmong will clear all debt to them.

Mayor Ridenour responded no, just where the parking lot is going. He didn't know about the debt when he took office, and has been paying in cash ever since he took over. When the developer took over the are where the lofts are they paid off some of the debt. He didn't want to put funds into the parking lot if there is debt there.

Howe asked what the estimate on the remaining debt is.

Mayor Ridenour responded it's \$600,000 now, and it was \$1.3 million when he started.

Howe clarified that they could continue to bid on work.

Mayor Ridenour responded yes, but they haven't been successful yet.

Murphy X

Mayor Ridenour stated the developer will pay for the debt on phase II. He wants to pay for the debt before they allow any development to happen. The MRC will not receive funds from the sale of that property, but there may be some.

Mayor Ridenour stated he's thrilled about the plans for the new Y, especially since it will be just a couple blocks from his house. The new Y will be in the Muncie Central parking lot on the north end. Most of the parking will be between the Fieldhouse and the main building. He knows that Shareen is a part of the McKinley PMT. One of the main reasons McKinley is a focus area for him is because of the Y. They're in the middle of a capital fundraising campaign.

Howe asked if the early learning center in McKinley would replace the Mitchell facility.

Mayor Ridenour responded no, Mitchell will stay, and this will be additional, available for Muncie Community Schools. This is what you'll see at Columbus Avenue, the only stoplight on this stretch and the entrance to Central and eventually the Y. The four blocks between Walnut and the Cardinal Greenway. This is the kind of thing they want to do. They want to get some development in that area. These are potential ideas on what they'd like to do in the area. There are some funds from the Central TIF that could go into the area. He knows Isaac with his college urban planning background that this would make a lot of sense to him.

Miller stated he liked how it looked.

Mayor Ridenour stated the Y has a current location that will be vacated. The average of two appraisals is \$578,500 and also has two parking lots with 115 spaces. This is a prime location downtown across from Canan Commons and near the Marriott. For the Commissioners that aren't members, he'd be happy to meet with them and walk through that with them. He's looking into purchasing the properties. This is all preliminary. This is another area that some funds from the Central TIF could be used on. This has not been on the tax rolls for many years, same with the Justice Center. The tax revenue would be down the road but it would be better than never being on the tax rolls. The Y would be interested in selling then leasing back until their new location is built, or providing an option. He's asked that the City be considered first.

Tomlin asked if he could forward them the appraisals.

Mayor Ridenour responded yes.

Todd Smekens (while seated) asked how much the Y was paying for the property at Central.

Murphy responded there would be time for public comment at the end.

Howe asked if they were looking at a lease-back period of five years.

Mayor Ridenour responded yes.

Murphy asked if the new building would be contingent on the sale of the new property.

Mayor Ridenour responded they're raising funds right now. They're consolidating the northwest and downtown branches into this new building.

Smekens asked how much they were paying.

Murphy responded he was out of order.

Smekens stated he was a member of the media. He asked how they were working for and if they were working for the taxpayers.

Mayor Ridenour stated that's between the Y and the school, and the City doesn't own the school.

VII. **New Business**

- a. **Resolution 2021-23:** Bishop stated this was to transfer 1520 N. Granville to Mary Marsh, the applicant from last month, for \$1,000.

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

- b. **Applications, if any:** Bishop stated there were no applications this month.

VIII. **Board Input:** Murphy asked for board input but saw none.

IX. **Public Comment:** Smekens, 700 W. University, asked how much the YMCA was paying to building a facility at the school.

Howe responded his understanding was they're not buying it from the MRC.


X. **Adjournment:** Murphy motioned to adjourn at 9:42AM; Miller seconded.

Howe asked if there was any other public comment.

No other public comment was made.

Murphy, Miller, Howe, and Tomlin voted aye; meeting adjourned.

Minutes recorded by Zane Bishop.


Secretary Vice-President