

AGENDA
MUNCIE REDEVELOPMENT COMMISSION
REGULAR MEETING: JULY 15, 2021 at 9:00 A.M.
CONDUCTED IN THE CITY HALL AUDITORIUM

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **AGENDA**
- IV. **MINUTES (JUNE REGULAR MEETING)**
- V. **CLAIMS**
- VI. **OLD BUSINESS**
 - a. CITY OF MUNCIE UPDATE (RIDENOUR)
- VII. **NEW BUSINESS**
 - a. PROPERTY APPLICATIONS (BISHOP)
 - b. CONTRACT FOR TOWING SERVICE (BISHOP)
 - c. RESOLUTION 2021-15 (AUTHORIZING TRANSFER OF TAX SALE CERTIFICATE TO MUNCIE LAND BANK)
- VIII. **ADJOURNMENT (NEXT MEETING: AUGUST 19, 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.

Lowé 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.

Lowé 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.

Lowé 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



Corralle's

MUNCIE REDEV COMM - CK DATE 07/16/21

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										
80870 - BELL SERVICES	21-107	MRC - GROUNDS	Open		06/30/2021	07/16/2021	07/16/2021			1,620.00
83700 - INDIANA AMERICAN WATER CO., INC.	0011359896-07/21	300 W. VICTOR ST. / PKG. GAR. -	Open		07/06/2021	07/16/2021	07/16/2021			44.99
82500 - INDIANA MICHIGAN POWER	4075852014-06/21	309 N. HIGH ST. - 04075852014	Open		06/29/2021	07/16/2021	07/16/2021			831.89
81844 - MUNCIE BUILDING COMMISSIONER - CODE ENFORCEMENT	309060-062521	REIMB-UNSAFE/LIENS-5275PROUD,1901EYALE,	Open		06/25/2021	07/16/2021	07/16/2021			3,090.60
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 4		<u>\$5,587.48</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 4		<u>\$5,587.48</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 4		<u>\$5,587.48</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
86200 - COMCAST	1070910822-07/21	410 N. MARTIN AVE. / 8529201070910822	Open		07/02/2021	07/16/2021	07/16/2021			268.58
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 1		<u>\$268.58</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 1		<u>\$268.58</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 1		<u>\$268.58</u>
Grand Totals								Invoice Transactions 5		<u>\$5,856.06</u>



Controllis

MUNCIE REDEV COMM - CK DATE 07/09/21

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	5645318703-06/21	309 N. HIGH ST. - 026006045645318703	Open		06/29/2021	07/09/2021	07/09/2021			19.06
88770 - CENTERPOINT ENERGY	5645152266-06/21	425 N. HIGH ST. 3 - 026006045645152266	Open		06/29/2021	07/09/2021	07/09/2021			17.00
88770 - CENTERPOINT ENERGY	5645207727-06/21	425 N. HIGH ST. 5 - 026006045645207727	Open		06/29/2021	07/09/2021	07/09/2021			18.19
88770 - CENTERPOINT ENERGY	5645263178-06/21	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		06/29/2021	07/09/2021	07/09/2021			18.19
88770 - CENTERPOINT ENERGY	5645765383-06/21	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		06/29/2021	07/09/2021	07/09/2021			18.19
82500 - INDIANA MICHIGAN POWER	4129852044-06/21	425 N. HIGH ST. RM 9 - 04129852044	Open		06/29/2021	07/09/2021	07/09/2021			23.53
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-06/21	309 N. HIGH ST. - 20180604	Open		06/23/2021	07/09/2021	07/09/2021			411.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-06/21	315 N. HIGH ST. - 20182703	Open		06/23/2021	07/09/2021	07/09/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-06/21	330 N. FRANKLIN ST. #A - 20105006	Open		06/23/2021	07/09/2021	07/09/2021			23.28
3580 - THE STAR PRESS	0003902926	CITYOFMUNCIE - 80070	Open		05/31/2021	07/09/2021	07/09/2021			2,659.04
82087 - TYLER H. BEACH	20000-07/02/21	MRC - APPLICATION REFUND - 618 N ELM	Open		07/02/2021	07/09/2021	07/09/2021			200.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 11		<u>\$3,431.04</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 11		<u>\$3,431.04</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 11		<u>\$3,431.04</u>
Grand Totals								Invoice Transactions 11		<u>\$3,431.04</u>

City of Muncie
MRC EFT

From Payment Date: 7/14/2021 - To Payment Date: 7/14/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4395	07/14/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$350,123.51		
Type EFT Totals:					1 Transactions		<u>\$350,123.51</u>		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$350,123.51	\$0.00
	Total	1	\$350,123.51	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$350,123.51	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$350,123.51	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$350,123.51	\$0.00
	Total	1	\$350,123.51	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$350,123.51	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$350,123.51	\$0.00



City of Muncie
MRC EFTS

From Payment Date: 6/28/2021 - To Payment Date: 7/8/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
CORPORATE - CORPORATE ACCOUNT										
<u>EFT</u>										
4391	06/28/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$5,672.43			
4392	06/30/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$2,000.00			
4393	07/01/2021	Open			Accounts Payable	STAR FINANCIAL BANK (ACH)	\$2,500.00			
4394	07/08/2021	Open			Accounts Payable	STAR FINANCIAL BANK (ACH)	\$75,325.00			
Type EFT Totals:										
CORPORATE - CORPORATE ACCOUNT Totals							4 Transactions	\$85,497.43		

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$85,497.43	\$0.00
	Total	4	\$85,497.43	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$85,497.43	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$85,497.43	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$85,497.43	\$0.00
	Total	4	\$85,497.43	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	4	\$85,497.43	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	4	\$85,497.43	\$0.00



Costello's

MUNCIE REDEV COMM - CK DATE 07/02/21

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										
78942 - RPM ASSET VALUATION SERVICES, INC.	37500-6252021	MRC - APPRAISAL SRVS - Open 2105 W 15TH ST			06/25/2021	07/02/2021	07/02/2021			375.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>375.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>375.00</u>
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	<u>375.00</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
81423 - ALL SEASONS LANDSCAPING	432	MRC PROPERTIES -	Open		06/17/2021	07/02/2021	07/02/2021			13,816.52
79195 - AT&T GLOBAL SERVICES	287268411996-621	287268411996-MRC-06/2021	Open		06/14/2021	07/02/2021	07/02/2021			103.64
86200 - COMCAST	1070798912-06/21	420 S. HIGH ST. / DOWNTOWN -	Open		06/18/2021	07/02/2021	07/02/2021			446.48
81196 - ENDPPOINT CREATIVE, LLC	1049	MRC -	Open		06/24/2021	07/02/2021	07/02/2021			150.00
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-06/21	309 N. HIGH ST. -	Open		06/22/2021	07/02/2021	07/02/2021			68.97
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-06/21	1010220028123293 315 N. HIGH ST. -	Open		06/22/2021	07/02/2021	07/02/2021			21.99
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-06/21	1010220023161962 330 N. FRANKLIN ST. A -	Open		06/22/2021	07/02/2021	07/02/2021			22.51
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 7	<u>14,630.11</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 7	<u>14,630.11</u>
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 7	<u>14,630.11</u>
								Grand Totals	Invoice Transactions 8	<u>15,005.11</u>



Controllis

MUNCIE REDEV COMM - CK DATE 06/25/21

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										
78719 - BOSE MCKINNEY & EVANS LLP	797855	024174-0005 - MRC -	Open		06/09/2021	06/25/2021	06/25/2021			1,798.50
78230 - DELAWARE ADVANCEMENT CORPORATION	06172021-2	06172021-2	Open		06/17/2021	06/25/2021	06/25/2021			21,487.58
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		<u>\$23,286.08</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		<u>\$23,286.08</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 2		<u>\$23,286.08</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4087135548	13431195-	Open		06/15/2021	06/25/2021	06/25/2021			40.96
80567 - KEVIN C. SWAIN	2021-06	MRC -	Open		06/20/2021	06/25/2021	06/25/2021			600.00
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		<u>\$640.96</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		<u>\$640.96</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals								Invoice Transactions 2		<u>\$640.96</u>
Grand Totals								Invoice Transactions 4		<u>\$23,927.04</u>



City of Muncie
MRC EFT

From Payment Date: 6/17/2021 - To Payment Date: 6/17/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
EFT									
4365	06/17/2021	Open			Accounts Payable	NORTHWEST BANK (ACH)	\$77,233.87		
Type EFT Totals:					1 Transactions		\$77,233.87		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$77,233.87	\$0.00
	Total	1	\$77,233.87	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$77,233.87	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$77,233.87	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$77,233.87	\$0.00
	Total	1	\$77,233.87	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$77,233.87	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$77,233.87	\$0.00



City of Muncie
MRC EFTS

From Payment Date: 5/31/2021 - To Payment Date: 5/31/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4356	05/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$1,263.94		
4357	05/31/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$1,362.50		
Type EFT Totals:						2 Transactions	\$2,626.44		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$2,626.44	\$0.00
	Total	2	\$2,626.44	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$2,626.44	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$2,626.44	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$2,626.44	\$0.00
	Total	2	\$2,626.44	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$2,626.44	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$2,626.44	\$0.00



City of Muncie
MRC EFTS

From Payment Date: 6/14/2021 - To Payment Date: 6/14/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
EFT									
4350	06/14/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$371,433.00		
4351	06/14/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$25,000.00		
4352	06/14/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$59,400.00		
Type EFT Totals:						3 Transactions	<u>\$455,833.00</u>		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$455,833.00	\$0.00
	Total	3	\$455,833.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$455,833.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$455,833.00	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$455,833.00	\$0.00
	Total	3	\$455,833.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$455,833.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$455,833.00	\$0.00

Cortrolle's

City of Muncie
MRC EFT

From Payment Date: 7/14/2021 - To Payment Date: 7/14/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4420	07/14/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$291,731.17		
Type EFT Totals:							\$291,731.17		
CORPORATE - CORPORATE ACCOUNT Totals									

*Actual
MRC \$179,231.17
BCW \$112,500.00*

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$291,731.17	\$0.00
	Total	1	\$291,731.17	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$291,731.17	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$291,731.17	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$291,731.17	\$0.00
	Total	1	\$291,731.17	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$291,731.17	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$291,731.17	\$0.00

Costello's

City of Muncie
MRC EFT

From Payment Date: 7/14/2021 - To Payment Date: 7/14/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4419	07/14/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$168,649.95		
Type EFT Totals:								\$168,649.95	
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$168,649.95	\$0.00
	Total	1	\$168,649.95	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$168,649.95	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$168,649.95	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$168,649.95	\$0.00
	Total	1	\$168,649.95	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$168,649.95	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$168,649.95	\$0.00



City of Muncie
MRC EFT

From Payment Date: 7/12/2021 - To Payment Date: 7/12/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
EFT									
4417	07/12/2021	Open			Accounts Payable	STAR FINANCIAL BANK (ACH)	\$146,125.00		
Type EFT Totals:								\$146,125.00	
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$146,125.00	\$0.00
	Total	1	\$146,125.00	\$0.00

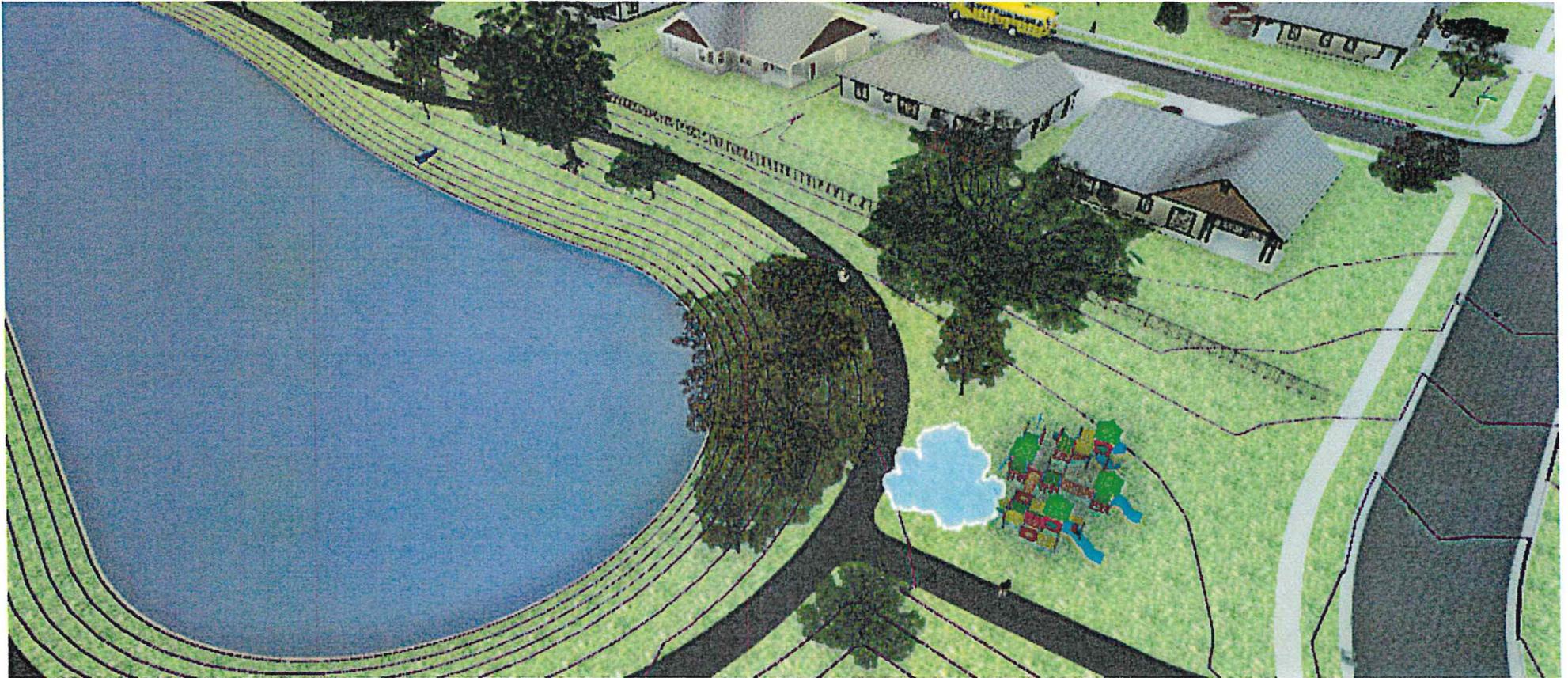
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$146,125.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$146,125.00	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$146,125.00	\$0.00
	Total	1	\$146,125.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$146,125.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$146,125.00	\$0.00

Storer Estates

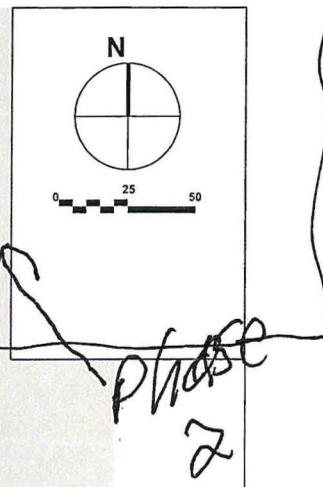


Storer Estates



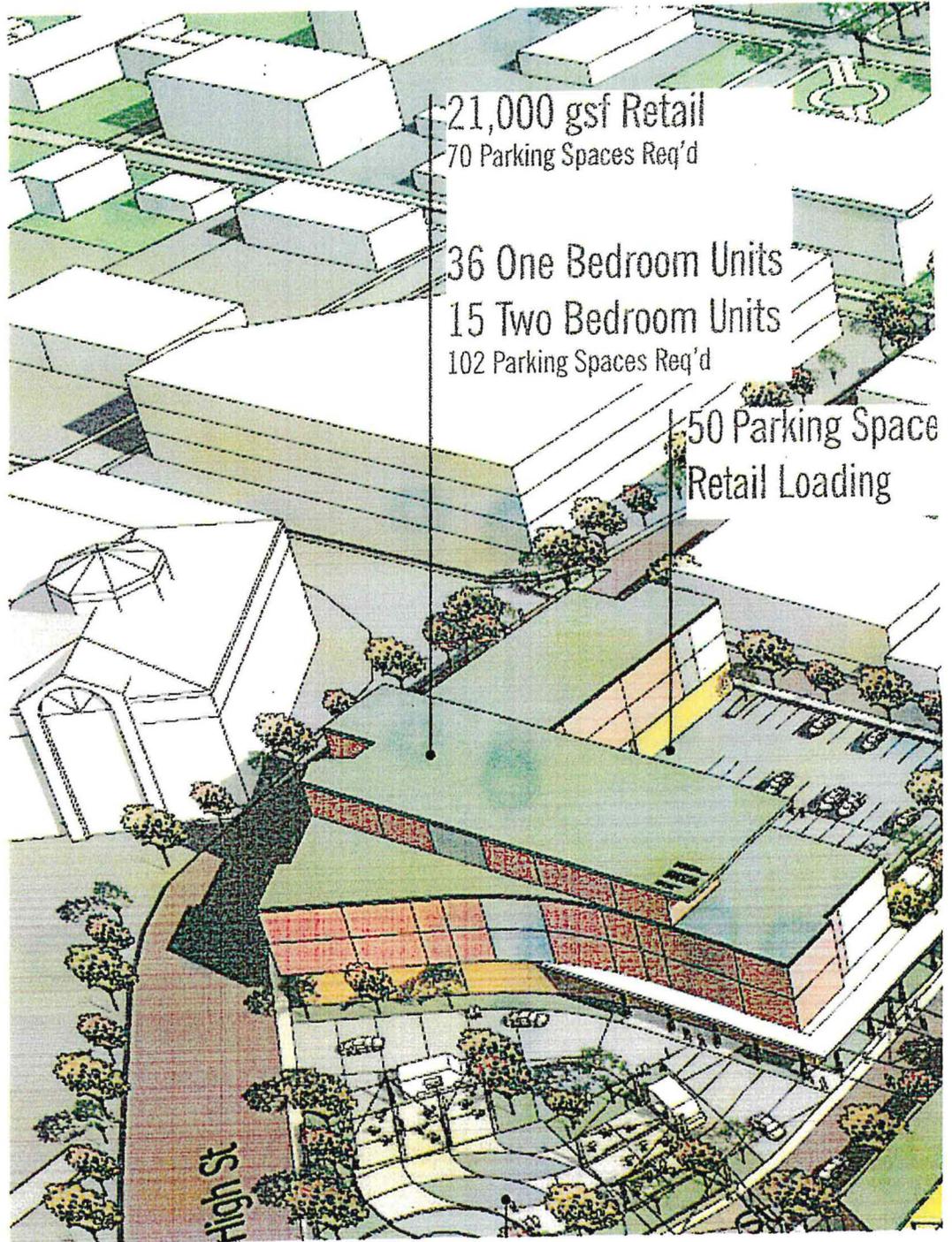
Storer Estates





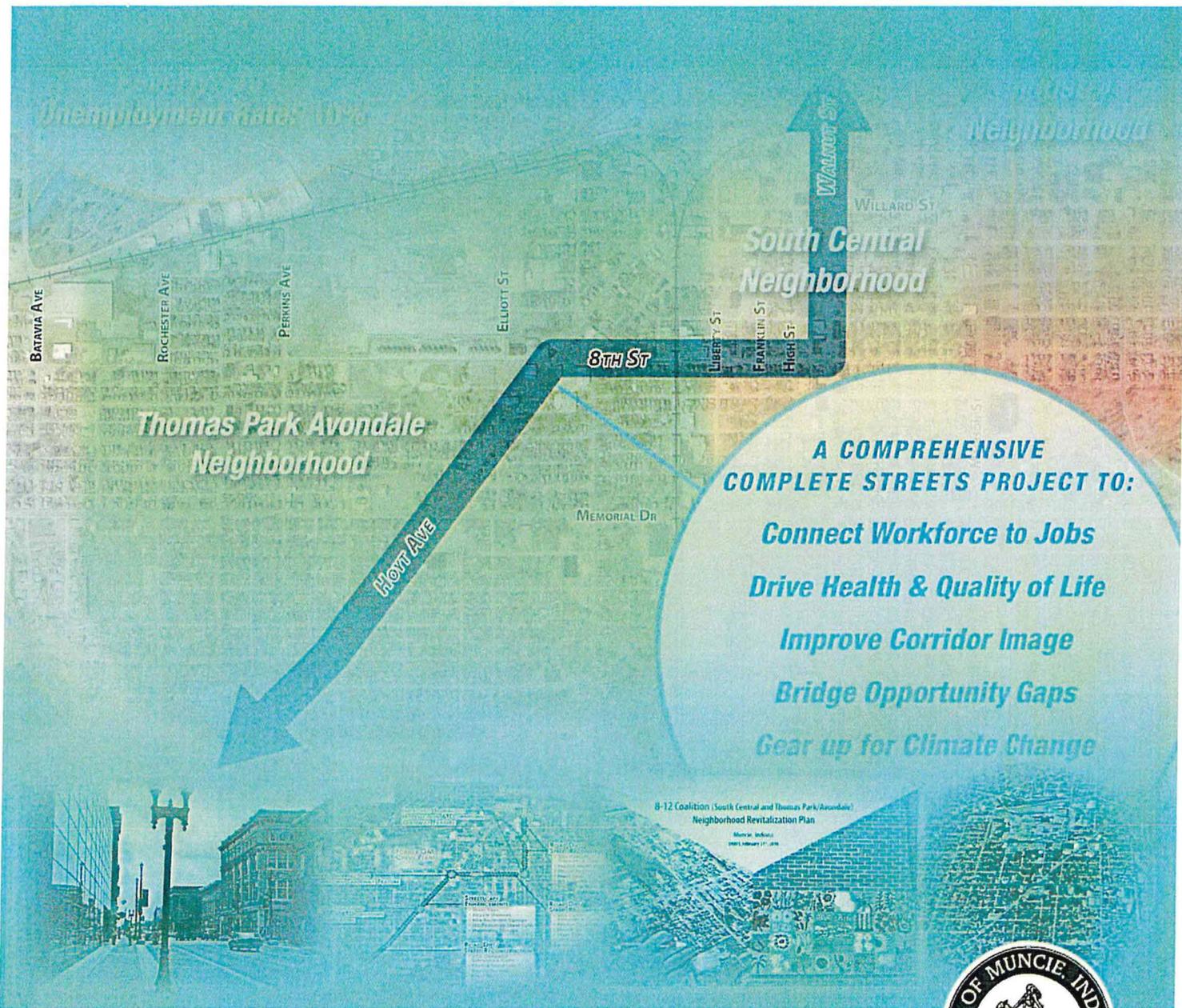
WS Property Group

Canal River District Looking South



2021 TIF Budget

TIF Balance	\$	2,602,309.12	6/30/2021
Debt Payments due	\$	(1,427,878.00)	Jul-21
Blight Elimination	\$	(124,981.86)	Jul-21
Remaining TIF balance	\$	<u>1,049,449.26</u>	
From Madjax		332500	Jul-21
From EDIT for Canal District		112500	Jul-21
TIF Balance after reimbursements	\$	<u>1,494,449.26</u>	
Save for Hotel Payment	\$	-	Due 7/31/21 <i>599,573.10</i>
Estimated Expenses (next 6 months)	\$	(75,000.00)	
NET Available thru July 2021		<u>\$ 1,419,449.26</u>	
MRC Checking		24823.86	
MRC General Fund		163200.86	



A COMPREHENSIVE COMPLETE STREETS PROJECT TO:

- Connect Workforce to Jobs*
- Drive Health & Quality of Life*
- Improve Corridor Image*
- Bridge Opportunity Gaps*
- Gear up for Climate Change*

8-12 Coalition (South Central and Thomas Park/Avondale) Neighborhood Revitalization Plan
Muncie, Indiana
2018, February 17, 2018



MUNCIE TRANSPORTATION ENHANCEMENTS & NEIGHBORHOOD REVITALIZATION
 RAISE GRANT 2021 APPLICATION FOR MUNCIE, INDIANA

GRANT: RAISE FY 2021

LOCATION: Muncie, IN

PROJECT APPLICANT: City of Muncie

CLASSIFICATION: Rural

GRANT REQUEST: \$13,449,327

C. Solution to Challenges



Muncie 2: Transportation Enhancements & Neighborhood Revitalization Project Plan

Overall, Muncie and the 8twelve Coalition neighborhoods have made strides to reinvent themselves and build from their past to reshape their future. The *Muncie Transportation Enhancements & Neighborhood Revitalization Project* consists of a collective set of improvements to upgrade an aging piece of critical transportation infrastructure. The collective set of improvements will advance the 8Twelve Coalition neighborhood revitalization efforts and alleviate the challenges described in the previous section. See Map 2 for specific project component locations and further detailed descriptions below. Appendix E includes a more detailed project concept plan.

COMPONENT A: HOYT AVENUE COMPLETE STREET IMPLEMENTATION

The City of Muncie recently reconstructed segments of Hoyt Avenue (Willard to Memorial), bringing portions of the corridor to ADA compliance. While these improvements have transformed the street into a better functioning corridor, the improvements did not include streetscaping as part of the reconstruction work and did not address bikeability. Concurrently, the reconstruction of Hoyt Avenue stopped at Memorial Drive, leaving the segment of Hoyt from Memorial to Cowan in desperate need of repair with the Pavement Condition Index (PCI) of this segment at approximately 31 and considered to be in “very poor” condition.

Therefore, as part of the RAISE grant, the segment of Hoyt Avenue from 8th to Memorial will be enhanced with street trees, LED pedestrian lighting, and transforming the corridor into a bike boulevard with sharrow markings and bicycle boulevard signs.

Given its “very poor” condition (as described in Section IV.E.), the segment from Memorial to Cowan will be rehabilitated, requiring a mill and resurface. The corridor will be transformed into a complete street with dedicated bike lanes that extend from the proposed bike boulevard and connecting to the County’s existing on-street bike routes on Cowan and Cornbread Roads. These improvements include



CITY OF MUNCIE REDEVELOPMENT COMMISSION

CONTRACT FOR SERVICES

NAME/ADDRESS OF CONTRACTOR: **Nye's Wrecker Service, Inc.**

801 S. Liberty

Muncie, Indiana 47302

SCOPE OF WORK:

Location of Property: **Various locations within the City of Muncie**

Description of Work: **Tow illegally parked vehicles from Muncie Redevelopment Commission-owned properties, often on grass, as soon as is possible considering weather and ground condition, pursuant to the Request for Proposals Quote Form.**

MILESTONE SCHEDULE OF DATES:

Approximate Work Start Date: **Thursday, July 15, 2021**

Approximate Work Completion Date: _____

CONTRACT AMOUNT: **\$0.00**

GENERAL CONDITIONS:

1. Contractor has familiarized itself with the Work, the location, and physical conditions at the location which may affect the Work, and all other information necessary to determine the means, methods and materials required to complete the Work as provided in this Contract.

2. The Contractor shall perform all Work and assume all obligations, duties and responsibilities necessary for the completion thereof, including the furnishing of all labor, supervision, materials, tools and equipment. The Work shall be done in a good and workmanlike manner, free of material defects, to the satisfaction of City of Muncie Redevelopment Commission ("Commission").

3. The Contractor shall be paid the Contract Amount upon acceptance of the Work and submission and approval of a claim for services to the Commission as required by law.

4. The Contractor shall provide worker's compensation, public liability and property damage insurance to protect land owners and the Commission from any liability for damage arising out of the performance of the Work. The Contractor shall indemnify and hold the Commission and the

City of Muncie harmless from all costs, charges, damages and liability for any act or omission of the Contractor, its agents or employees while this Contract remains in force.

5. The Work shall be done in a lawful manner, in compliance with all laws, rules and regulations of the duly constituted federal, state and local public authorities pertaining to such Work.

6. The Contractor shall not assign this contract, nor subcontract any part of the Work, nor part with the control thereof without the written approval of the Commission. If the Contractor is approved to employ sub-contractors to perform some part of the Work, the Contractor shall remain fully responsible for the performance of this Contract and solely liable for any payments to such sub-contractors.

7. Time is of the essence of this Contract. Upon failure of the Contractor to complete the Work in a timely manner, or to correct any defects in the Work as determined by the Commission, the Commission may terminate this Contract and engage someone else to complete the Work. The cost of having the Work completed will be subtracted from the Contract Amount due to the Contractor.

8. This Contract may not be amended or altered except in writing signed by the parties. This Contract shall be governed by the laws of the State of Indiana.

Dated: **Thursday, July 15, 2021**

CONTRACTOR

COMMISSION

By: _____

Brandon Murphy, President

Isaac Miller, Secretary

**CITY OF MUNCIE REDEVELOPMENT COMMISSION
PROPERTY MAINTENANCE REQUEST FOR PROPOSALS
QUOTE FORM**

*required fields

Organization Name*	Nye's Wrecker Service, Inc.
Organization Type (one only)*	<input type="checkbox"/> Individual -or- <input type="checkbox"/> Partnership -or- <input checked="" type="checkbox"/> Corporation
Mailing Address*	801 S. Liberty St. Muncie IN 47302
Federal ID or SSN*	35 2017682

Cost per Tow (\$)*	0
Response Time (business days)*	1 hour

Vehicle Recovery Policy Attached*	<input checked="" type="checkbox"/>
Any other or additional documentation attached (not required)	<input checked="" type="checkbox"/>

insurance

By signing below, I hereby affirm and certify under penalties of perjury that the facts and information contained in the foregoing Quote and the attached submittals are true and correct to the best of my knowledge and belief and that I have not colluded on this response with any competitors.

Signed*	Jeffrey Nye
Dated*	7-8-2021
Printed*	Jeffrey Nye
Title*	President
Email*	nyes wrecker@sbglobal.net
Phone*	765-282-5092

Vehicle Recovery Policy for the Muncie Redevelopment Commission

Nye's Wrecker Service, Inc. has been in the towing and recovery business since 1977. We have impounded vehicles for many police departments including the Indiana State Police and the Ball State Police.

Nye's Wrecker Service, Inc. will respond for vehicles to be removed with either conventional wreckers or flatbeds and impound them to our storage lot.

We will follow the Indiana Commercial Code (ICC 9-22-5) with regard to disposing of any vehicles that are not picked up by the owner of the vehicle. Those steps include:

1. Determining the last registered owner, title owner and lienholder through the Indiana Bureau of Motor Vehicles
2. Sending registered letters to the above parties informing them that their vehicle has been towed and if not picked up, it will be sold at auction.
3. Having the Muncie Police do a Motor Vehicle check to determine if the vehicle is stolen.
4. Advertising in the Muncie Star that an auction will be held.



ADDITIONAL REMARKS SCHEDULE

AGENCY Kapnick Insurance Group		NAMED INSURED Nye's Wrecker Service, Inc. Nye's Properties, LLC 801 South Liberty Street Muncie IN 47303	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

AUTOMATIC STATUS POLICY FORMS (WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT WITH NAMED INSURED, PER POLICY TERMS & CONDITIONS)

GENERAL LIABILITY

- U-GL-1345-B CW (04/13) General Liability Supplemental Coverage Endorsement
- Blanket Waiver of Subrogation - As Required By Contract, Agreement or Permit
- Blanket Primary and Non-Contributory - As Required By Contract, Agreement or Permit
- CG 2010 Blanket Additional Insured - As Required By Contract, Agreement or Permit

AUTO LIABILITY

- U-AAM-313-A CW (01/17) Aftermarket Coverage Extension Endorsement
- Blanket Additional Insured - As Required By Contract, Agreement or Permit
- Blanket Waiver of Subrogation - As Required By Contract, Agreement or Permit
- Blanket Primary and Non-Contributory - As Required By Contract, Agreement or Permit

Muncie Redevelopment Commission is an additional insured regarding General Liability

**CITY OF MUNCIE REDEVELOPMENT COMMISSION
PROPERTY MAINTENANCE REQUEST FOR PROPOSALS
QUOTE FORM**

**required fields*

Organization Name*	Northwest Towing & Recovery, Inc
Organization Type (one only)*	<input type="checkbox"/> Individual -or- <input type="checkbox"/> Partnership -or- <input checked="" type="checkbox"/> Corporation
Mailing Address*	2900 N. MLK Blvd, Muncie, IN 47303
Federal ID or SSN*	35-1976536

Cost per Tow (\$)*	\$85 (must be 10,000 GVW and under)
Response Time (business days)*	1 hr. *over 10,000 GVW priced accordingly same day

Vehicle Recovery Policy Attached*	<input checked="" type="checkbox"/>
Any other or additional documentation attached (not required)	<input checked="" type="checkbox"/>

By signing below, I hereby affirm and certify under penalties of perjury that the facts and information contained in the foregoing Quote and the attached submittals are true and correct to the best of my knowledge and belief and that I have not colluded on this response with any competitors.

Signed *	Harry Holding
Dated*	7-8-21
Printed *	Harry Holding
Title*	owner
Email*	nwt@northwesttowing.com
Phone*	765-288-4456

Northwest

2900 N. BROADWAY • MUNCIE, INDIANA 47303

TOWING & RECOVERY INC.



"TOWING SINCE 1963!"

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

Dear Mr. Bishop,

It is with pleasure that we submit our paperwork for consideration of the towing services for the commission. As you know, we have worked with the City of Muncie through administrations going back to Mayor Jim Carey.

I have enclosed a partial list of our equipment. Our equipment goes far beyond tow trucks to include fork lifts and other equipment that would be needed as the occasion arises.

If awarded this contract, we will provide the best equipment in the industry, a stellar work force that is AAA approved and the professionalism the City of Muncie has come to expect.

Thank you for your consideration,



Harry Holding,
Owner

Vehicle Schedule

Vehicle Number	Year	Make	Model	VIN	Liab.	Comp. Deduct	Coll. Deduct	On-Hook Limit
1	2008	FORD	F550SD	1FDAF57R28EC75691	X	\$1,000	\$1,000	\$50,000
2	2015	KENWORTH	T880	1NKZX4TX9FJ420697	X	\$1,000	\$1,000	\$500,000
3	2012	FORD	F550	1FDUF5GT6CEA99083	X	\$1,000	\$1,000	\$50,000
4	2010	FORD	F650SD	3FRWF6FF6AV271163	X	\$1,000	\$1,000	\$50,000
5	2020	KENWORTH	T880	1NKZX4TX0LJ418719	X	\$1,000	\$1,000	\$500,000
6	2010	DODGE	5500	3D6WD7ELXAG131180	X	\$1,000	\$1,000	\$50,000
7	1997	Kenworth	T600	1NKAL29X7VJ736182	X	\$1,000	\$1,000	\$500,000
8	2016	KENWORTH	T880	1NKZL49X7GJ125196	X	\$1,000	\$1,000	\$500,000
9	2010	KENWORTH	T800	1NKDX4TX8AJ247371	X	\$1,000	\$1,000	\$500,000
10	2008	FORD	F550SD	1FDAF57R48EC75692	X	\$1,000	\$1,000	\$50,000
11	2017	FORD	F650	1FDWF6DE7HDB12375	X	\$1,000	\$1,000	\$50,000
12	2018	DODGE	5500	3C7WRNBL7JG242885	X	\$1,000	\$1,000	\$50,000
13	2002	FORD	F250SD	1FTNX21L82EC74395	X	N/C	N/C	N/C
14	1997	KENWORTH	T300	3NKMHD7X9VF741694	X	\$1,000	\$1,000	\$250,000
15	2017	DODGE	5500	3C7WRNBL8HG715221	X	\$1,000	\$1,000	\$50,000
16	2009	FORD	F550SD	1FDAF56R09EB26800	X	\$1,000	\$1,000	\$100,000
18	2009	FORD	F550SD	1FDAF56R89EB26799	X	\$1,000	\$1,000	\$50,000
19	2002	FORD	F-150	1FTRX08L82KE21781	X	N/C	N/C	N/C
20-42	2020	Freightliner	M2 106	1FVACWFC2LHLS3962	X	\$1,000	\$1,000	\$50,000
21	2018	FORD	F550	1FDUF5HT7JEB54734	X	\$1,000	\$1,000	\$50,000
23	2018	FORD	F550	1FDUF5HT5JEB54733	X	\$1,000	\$1,000	\$50,000
24	2012	FORD	F550	1FDUF5GT8CEA99084	X	\$1,000	\$1,000	\$50,000
25	1998	CHEVROLET	BLAZER	1GNDT13W6W2136586	X	N/C	N/C	N/C
30	2005	CHEVROLET	EQUINOX	2CNDL73F456131539	X	N/C	N/C	N/C
31	2005	FORD	F550SD	1FDAF57P05EC07691	X	\$1,000	\$1,000	\$50,000
32	2012	VOLVO	VNL64T	4V4NC9EG7CN552372	X	\$1,000	\$1,000	\$250,000
33	1994	KENWORTH	T600A	1XKADR9X4RS618554	X	N/C	N/C	\$50,000
34	2013	KENWORTH	T800	1XKDD49X2DJ344320	X	\$1,000	\$1,000	\$250,000
35	1993	KENWORTH	T800	1AS598430GL000000	X	N/C	N/C	\$250,000
			WRECKER					
36	2003	Freightliner	CST12064T	1FUJBBAV93LM14278	X	N/C	N/C	\$50,000
37	2004	GMC/CHEVY	G31	1GDJG31U341909218	X	N/C	N/C	N/C
38	2003	OLDSMOBILE	BRAVADA	1GHDT13S532277161	X	N/C	N/C	N/C
41	2016	Freightliner	M2 106	1FVACWPT2GHHG8273	X	\$1,000	\$1,000	\$50,000
43	2016	Freightliner	M2 112	1FVACWDT0GHHS5037	X	\$1,000	\$1,000	\$50,000
44	2016	Freightliner	M2 106	1FVACWDT2GHHHS5038	X	\$1,000	\$1,000	\$50,000
45	2017	Freightliner	M2 106	1FVACWDT7HHHV2012	X	\$1,000	\$1,000	\$50,000
46	2017	Freightliner	M2 106	1FVACWDT0HHJD9089	X	\$1,000	\$1,000	\$50,000
47	2019	KENWORTH	T370	2NKHLJ9X5KM241718	X	\$1,000	\$1,000	\$250,000
48	2019	KENWORTH	T880	1NKZL40X0KJ273700	X	\$1,000	\$1,000	\$250,000
50	2000	FORD	F-250	1FTNF21L3YEC97689	X	N/C	N/C	N/C
51	2001	DODGE	RAM 2500	3B7KF23651G186389	X	N/C	N/C	N/C

Vehicle Schedule

Vehicle Number	Year	Make	Model	VIN	Liab.	Comp. Deduct	Coll. Deduct	On Hook Limit
T-1	1999	LANDOL	TRAILER	1LH660WH6X1A10107	X	\$1,000	\$1,000	N/C
T-2	1996	BLACKHAWK	LOWBOY 243	1E9Y24308VE111258	X	N/C	N/C	N/C
T-3	2009	MAURER	TRAILER	1M9KD48299S152044	X	\$1,000	\$1,000	N/C
T-11	2019	Landoll	Trailer	1LH440WHXK1B26626	X	\$1,000	\$1,000	N/C
T-12	2001	Dump	Trailer	1R9D2820810012224	X	\$1,000	\$1,000	N/C
?	2001	CHEVROLET	1500	1GCEC14VX1Z225998	X	N/C	N/C	N/C
?	2001	GMC/CHEVY	C34	3GDKC34F91M111866	X	N/C	N/C	N/C
?	2008	FORD	F350SD	1FDWW37Y48EB91082	X	\$1,000	\$1,000	N/C
?	2017	GMC	TERRAIN	2GKALNEK5H6195085	X	\$1,000	\$1,000	N/C
?	2021	Freightliner	M2	3ALACWFC5MDML3797	X	\$1,000	\$1,000	\$50,000

N/C = No Coverage

↑

??



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/8/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kapnick Insurance Group 333 Industrial Drive Adrian MI 49221-7801	CONTACT NAME: Misty Riley PHONE (A/C, No, Ext): 517-266-6543 E-MAIL ADDRESS: misty.riley@kapnick.com	FAX (A/C, No): 517-263-6658
	INSURER(S) AFFORDING COVERAGE	
INSURED Northwest Towing & Recovery, Inc. dba NW Northwest Auto Sales; See Full Named Insured Below 2900 N. Dr. Martin Luther King Muncie IN 47303	INSURER A: Insurance Company of the West NAIC # 27847	
	INSURER B: GuideOne National Insurance Company NAIC # 14167	
	INSURER C: American Guarantee & Liability NAIC # 26247	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1566265717

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PRA1641912-00	10/18/2020	10/18/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		PRA1641912-00	10/18/2020	10/18/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		560000773-02	10/18/2020	10/18/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N/A		WVE 5044059	10/18/2020	10/18/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Cargo / On Hook		PRA1641912-00	10/18/2020	10/18/2021	See Notes
C	Garagekeepers		PRA1641912-00	10/18/2020	10/18/2021	See Notes

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Full Named Insured:
 Northwest Towing & Recovery, Inc. dba NW Northwest Auto Sales
 Northwest Towing & Recovery of Muncie, LLC
 Northwest Towing & Recovery of Anderson, LLC
 Broadway Motors of Muncie, LLC
 Holding Properties, LLC

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Muncie Redevelopment Commission
 300 N. Hight Street
 Muncie IN 47305

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ADDITIONAL REMARKS SCHEDULE

AGENCY Kapnick Insurance Group		NAMED INSURED Northwest Towing & Recovery, Inc. dba NW Northwest Auto Sales; See Full Named Insured Below 2900 N. Dr. Martin Luther King Muncie IN 47303	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE**

On Hook and Cargo Deductible Amount \$2,500

Garagekeepers Liability (Includes Autos in Tow/On-Hook) :
 Location #1: 2900 N Dr Martin Luther King Muncie IN 47303 - \$300,000
 Location #2: 2800 N Dr Martin Luther King Muncie IN 47303 - \$120,000
 Location #3: 1625 East 60th Anderson IN 46013 - \$2,000,000
 Location #4: 2620 MLK Blvd Muncie, IN 47303 - \$30,000
 Location #5: 2720 MLK Blvd Muncie, IN 47303 - \$30,000

Garagekeepers' Comp Deduct: \$1,000 per auto; \$5,000 max per claim
 Garagekeepers' Coll Deduct: \$1,000

AUTOMATIC STATUS POLICY FORMS (WHEN REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT WITH NAMED INSURED, PER POLICY TERMS & CONDITIONS)

GENERAL LIABILITY

- U-GL-1345-B CW (04/13) General Liability Supplemental Coverage Endorsement
- Blanket Waiver of Subrogation – As Required By Contract, Agreement or Permit
- Blanket Primary and Non-Contributory – As Required By Contract, Agreement or Permit
- CG 2010 Blanket Additional Insured – As Required By Contract, Agreement or Permit

AUTO LIABILITY

- U-AAM-313-A CW (01/17) Aftermarket Coverage Extension Endorsement
- Blanket Additional Insured – As Required By Contract, Agreement or Permit
- Blanket Waiver of Subrogation – As Required By Contract, Agreement or Permit
- Blanket Primary and Non-Contributory – As Required By Contract, Agreement or Permit

EXCESS POLICY

--Follows Form

RESOLUTION NO. 2021-15

**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF A TAX SALE CERTIFICATE TO THE MUNCIE
LAND BANK**

WHEREAS, the City of Muncie Redevelopment Commission (“Commission”) is authorized by IC 36-7-14-12.2 to acquire Real Property for the redevelopment of areas needing redevelopment that are located within the corporate boundaries of the unit;

WHEREAS, the Commission is authorized to sell, exchange, transfer, grant, donate, or otherwise dispose of real property in any of the following ways:

1) In accordance with IC 36-7-14 Sections (12.2), (22), (22.2), (22.5), (22.6), (22.7), (30), or (36);

2) In accordance with IC 36-7-17 or IC 36-7-17.1 authorizing an urban homesteading program;

WHEREAS, the Delaware County Commissioners have assigned a Tax Sale Certificate to the Commission for certain property located at 125 Adj. W. 5th St., Muncie, IN.

WHEREAS, the Muncie Land Bank has requested that the Commission assign the Tax Sale Certificate to the Muncie Land Bank so that it may obtain title to the property for future development in accordance with its prior developmental agreement with the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest of the City of Muncie, for safety and future economic development purposes, that the Commission assign the Tax Sale Certificate for the real estate located at 125 Adj. W. 5th St., Muncie, IN to the Muncie Land Bank in order that the Muncie Land Bank obtain title to the property for future development in accordance with its prior developmental agreement with the Commission. This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date, July 15, 2021.

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

Brandon Murphy, President
City of Muncie Redevelopment Commission