AGENDA MUNCIE REDEVELOPMENT COMMISSION REGULAR MEETING: NOVEMBER 18, 2021 at 9:00 A.M. CONDUCTED IN THE CITY HALL AUDITORIUM

- I. CALL TO ORDER
- II. ROLL CALL
- III. AGENDA
- IV. **MINUTES** (OCTOBER REGULAR MEETING)
- V. CLAIMS
- VI. OLD BUSINESS
 - a. CITY OF MUNCIE UPDATE (RIDENOUR)
 - i. HABITAT REQUEST \$25,000
 - ii. 2067 S. HOYT
 - iii. STORER WOODS PARK
 - b. McKINLEY LIVE/LEARN NEIGHBORHOOD UPDATE (WAGLEY)
 - c. STORER ESTATES LOT PRICE UPDATES (MURPHY)
- VII. NEW BUSINESS (5 MINUTES EACH)
 - a. RESOLUTION 2021-03 (MUNCIE LAND BANK)
 - b. APPLICATIONS (BISHOP)
 - c. RESOLUTION 2021-21 (BISHOP)
- VIII. BOARD INPUT
- IX. PUBLIC COMMENT
- X. ADJOURNMENT (NEXT MEETING: DECEMBER 16, 2021 / 9:00 AM)



Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, October 21, 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 9:00AM.
- II. Roll Call: Commissioners Murphy, Shareen Wagley (Vice-President), Jeff Howe, and Lorraine Tomlin were present. School Board Representative Jim Lowe was also present. Commissioner Isaac Miller (Secretary) was absent.
- III. **Agenda:** Howe motioned to approve the agenda; Tomlin seconded. Murphy, Wagley, Howe, and Tomlin voted aye; agenda approved.
- IV. **Minutes (September Regular Meeting):** Wagley motioned to approve the minutes; Howe seconded. Murphy, Wagley, Howe, and Tomlin voted aye; minutes approved.
- V. **Claims:** City Controller Craig Wright stated the claims were mostly the usual, attorney fees, utilities, and maintenance fees.

Howe asked about the \$507,000 amount.

Wright responded this was a New World entry that the State Board of Accounts wanted it adjusted based on the bank statement.

Howe asked if he could elaborate.

Wright stated that when Clares does the drawdowns from the bank, that wanted New World to reflect the movement from the bank.

Howe clarified that this was just accounting for the advances.

Wright responded yes.

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

VI. Old Business

a. **City of Muncie Update:** Mayor Ridenour stated the Muncie Sanitary District (MSD) was working on drainage issues at Storer. The streets will not be finished until April or so, but as soon as they pick a contractor, dirt will start being moved and some of the land will be raised. As soon as that's finished, the MRC will have 34 lots to put prices on and be able to sell. MSD is not doing the park. A neighborhood group of five is looking at options. They are putting together a plan and looking for grants to enhance the playground. If the MRC sells 34 lots at \$25,000 each, that would be \$850,000 total, and he'd like the MRC to put aside 20% of that for the park and the rest for potential residential projects down the road. Parks are expensive and they have limited space. One of the residents is a local architect and is putting enhancements together. They are asking for some additional lighting along the trails, which will connect to other neighborhoods.

Murphy asked when he expected the MRC could make that decision.

Mayor Ridenour responded this summer as the lots should be available in April.

Tomlin asked if it was known how much the park was going to cost.

Mayor Ridenour responded he asked them to pair it down a little. One estimate was \$180,000, then it got up to \$220,000. They're going to have to raise some additional money above and beyond what the MRC puts in.

Murphy asked if this was anticipated to be a City park.

Mayor Ridenour responded yes, and the back part will be maintained by MSD.

Howe asked if this is at a point where a small group needs to establish a process through which those lots will be sold.

Mayor Ridenour responded he's 100% on track, adding it's not premature to start that process if you want to establish a committee.

Howe commented that a lot of folks had relied on those school grounds.

Mayor Ridenour stated he would appreciate it if this board could put together two members and maybe meet with the attorney.

Murphy stated he'd be willing to serve on that committee and asked if Howe would be as well.

Howe responded ves.

Murphy motioned that he and Howe serve on that committee; Wagley seconded. Murphy, Wagley, Howe, and Tomlin voted aye; committee members assigned.

Howe asked how much the park at Halteman was.

Mayor Ridenour responded just under \$400,000 for Halteman and Cooley. Other City employees helped on it and the splash pad alone was about \$140,000.

Mayor Ridenour reported Habitat will be moving to a new building at 1424 S. Hoyt. Four or five employees currently working at the Restore will be able to move there, but construction costs have thrown them for a loop. They've raised quite a bit of money already, but costs have gone up. Habitat has helped over 200 families become homeowners, and 75% of them are no longer on any public assistance; homeownership allows people to move up in America. He proposes committing \$25,000 in 2021 and \$25,000 in 2022 toward their new building. They've already begun construction and expect to complete it sometime shortly.

Howe stated they haven't started the campaign yet but have raised \$600,000.

Mayor Ridenour responded the campaign will begin shortly.

Murphy asked if this was something the MRC can look at next month.

Howe thought they would be eligible under ARP.

Mayor Ridenour responded he supposed they would be but that's not something appropriated out of his ARP plan. Both the City and EDIT funds have supported and continue to support the good work they do. Community Development has regularly funded them and EDIT supports them as well.

Murphy stated he'd like to see the numbers first.

Mayor Ridenour added he and his wife Sherry have been contributors for years and will be upping their support.

Wagley stated they would be able to apply for ARP nonprofit funds.

Mayor Ridenour responded he's not on the committee and doesn't know how the committee was set up with their particular restrictions.

Wagley stated that it's possible they could be receiving some funds.

Mayor Ridenour responded yes, just not from what was City Council approved.

Mayor Ridenour reported City View Homes is a project by Miller-Valentine that will build homes available for purchase. The project is expected to close soon but is teetering because of construction costs. During the time between application and bids, costs have risen. He proposes MRC money help that because, if the project doesn't go through, dozens and dozens of MRC properties won't be used. He's meeting with Council members and working to restructure EDIT.

Wagley asked for clarification on where City View Homes is.

Mayor Ridenour responded most of these will go in the South-Central neighborhood, quite a few in Blaine-Southeast, and some in the Old West End. Whatever the MRC can do to support this would be helpful, as those properties will come back to the MRC if this doesn't go through.

Howe asked what the estimate of the cost increase was.

Mayor Ridenour responded he just received this email yesterday and he's asked. It is between \$1.5 and \$2 million more than what was expected. This is individual homes, which is what South Central, he, and this board wanted.

Murphy asked if there was a deadline for construction.

MRC Residential Program Zane Bishop responded there's no deadline but they'll want to finish as quick as possible to make draws on their credits and are still hoping to begin in Spring. Original projected costs were just under \$11 million.

Mayor Ridenour reported on the READI Grant, stated this region submitted a proposal and one of the key projects was the McKinley Neighborhood. He wants to set aside some funds to handle these property acquisitions in case the funds are awarded. The project management team has members from the schools, DAC, Next Muncie, a neighborhood representative, and Gretchen from the Community Development office. The funds wouldn't be needed until 2022. They've picked four projects in the area and this would be one the MRC would provide the match on. The County is looking at internet access in rural areas.

Howe asked if there was a mechanism besides a formal TIF for Storer or McKinley or others where improvements are being made, lifting the economic and tax base, where some of that could be earmarked for further development of the area. He asked how things can get to 100% done, whatever done is.

Mayor Ridenour responded that would be a TIF. He's done everything in his power to not expand the districts. Gilman's is an example of that, as the City put in some cash but they are handling the construction costs themselves. Other entities are hurting from developments being in TIF districts, but taxes from Gilman's will benefit the school, library, Center Township, the County, and the City. Storer won't be in a TIF and will generate \$60,000 in revenue. When Delaware Dynamics was done, a designated area was created where a portion of the additional taxes are restricted to be used in the neighborhood. McKinley would be one to be considered for that, as there's not a lot of commercial

development aside from Elm Street. His expectation is that Walnut Street would be that 10-15 years from now.

Howe was thinking a portion of that would go to the area.

Mayor Ridenour wants the general fund to survive because that's what pays for most of the police, fire, and employee salaries.

How asked what that area is called.

Mayor Ridenour responded he'd have to look it up. In his mind, he calls it a designated area. Construction just completed so there's only \$351 in there so far, and it has to be spent within a certain area of the project. Where the solar field is designated to go is in a TIF district, but they're still negotiating the pricing.

Howe asked if the designated area has to be in a TIF district.

Mayor Ridenour responded yes, or it can be added to a TIF.

Mayor Ridenour reported the Consolidated TIF currently has \$1.261 million, and there will be tax draws and bond payments still. He wants to have the cash position reasonably high in case of emergencies. The potential READI grant would be sometime in 2022. There would also be a second Habitat draw. Also, in there is \$850,000 in revenue from the Storer. This is calculated at 90% collection but if everybody paid it'd be the figure at the far left.

Murphy asked if the hotel refinanced.

Mayor Ridenour stated yes, reducing the obligation by \$3.5 million, paying off at the same time, reducing the interest rate by 1%, with an option to pay off early.

Howe clarified that this amortizes quicker.

Mayor Ridenour responded yes. The payment was due to increase in 2024 but now that's not until 2029, which is one of the reasons he doesn't want the cash position to drop below \$500,000.

Howe asked if they had a fixed rate.

Mayor Ridenour responded yes.

Howe asked if anything was figured out on the obligation for property tax payments for nonprofit owners leasing to for-profit companies.

MRC Counsel Ben Freeman reported they do have to pay property taxes based on a portion of the real estate the for-profits are using, but it's on the nonprofit to report to the County, not the MRC. There should be some property tax being generated from Madjax.

Howe stated leases are reaching maturity and re-signing. He thinks a condition of the MRC's support be a requirement that they report that to the County.

Murphy asked if there was a standard form for reporting to the County.

Freeman responded absolutely yes. At one time, it was a biannual requirement but that's no longer the case. They should be doing it when the rent rolls change.

Murphy motioned to request from Madjax the last three years of the report.

Howe stated he would amend that to say from anyone we support, adding that Madjax seemed to indicate this was discretionary but he doesn't think it is.

Murphy motioned to request through counsel the last three years of the report for Madjax. He doesn't disagree this shouldn't be all organizations, but doesn't know

those organizations at this time; Wagley seconded. Murphy, Wagley, Howe, and Tomlin voted aye; request made to have counsel ask for Madjax's reports from the last three years on taxing its leases to for-profit entities.

Freeman asked if this would be the last three they would have filed.

Murphy responded the last three years.

VII. New Business

Resolution 2021-19: Mayor Ridenour stated all of the properties for the Canal a. District are owned by DAC not the MRC, so it would be in the best interest that all are in the same name. DAC holds properties from the County, Sanitary District, and City and expects to not lose or gain money from the sale. This arrangement is typical across Indiana, to have a nonprofit through the chamber handle these transactions. All of the profit from Phase I went back to the MRC and 17 units are now occupied. DAC has members from the school, convention center, eight different businesses, religious sector, three government entities, two nonprofits, two from the Chamber, two from the hospital, and one from Ball State, for a total of 21 members. They are allowed to get grants that the City can't. The Riverside trail, for example, is a DAC project, and the City just has the right-of-way. They are able to fund that without using City funds through grants they received from the State. Nonprofits are often able to get grants that cities can't get. The state put together the statute to support and encourage these transactions. He asks that 303 N. High be transferred to DAC for \$0.

Murphy motioned to approve 2021-19; Wagley second. Murphy, Wagley, Howe, and Tomlin voted aye; Resolution 2021-19 approved.

b. **Resolution 2021-20:** Bishop stated this was to transfer 425 E. Dartmouth to Bruce Holding for \$1,000 and 1224 E. Kirby to John Beatty for \$500.

Howe asked if these properties were vetted to make sure these folks are maintaining the other properties they own.

Bishop responded that's all part of the vetting process and are all additional layers compared to, say, the County tax sale.

Howe motioned to approve; Tomlin seconded. Murphy, Wagley, Howe, and Tomlin voted aye; Resolution 2021-20 approved.

- c. **Property Applications:** Bishop opened the following applications for MRC-owned properties:
 - Eric Doctorow as Eric's Auto, 1701 S. Hoyt: \$1,000 offer for 225 S. Madison
 - Ivan & Sandra Smith, 923 N. Brady: \$500 offer for 921 N. Brady
 - Richard Sprague as JR Promotions, 430 2nd Street, Columbus, Indiana:
 \$20,000 offer for 225 S. Madison
 - Brian Shaw, 600 E. Washington: \$500 offer for 1224 E. Kirby
 - Josh & Tisha Gray, 3217 S. Hackley: \$600 offer for 225 S. Madison

Bishop asked these be taken under advisement to be reviewed first by the Muncie Land Bank (MLB) Acquisition and Disposition Committee, then to the Mayor and a member of the Commission for 225 S. Madison.

Wagley clarified that none of these were sent to the MRC members yet.

Bishop replied none have been sent, these were just receipts.

Murphy stated this was the property they asked to publish for sale, but didn't think the Land Bank would be the one making the decision on 225 S. Madison.

Murphy motioned to refer the Brady Street application to the MLB and take it under advisement and for the MRC to review the applications for Madison Street at its next meeting; Wagley seconded. Murphy, Wagley, Howe, and Tomlin voted aye; 921 N. Brady referred to the MLB and 225 S. Madison applications will be reviewed by the MRC at its November meeting.

- VIII. **Board Input:** Murphy asked for any board input but saw none.
- IX. **Public Comment:** Brian Shaw stated he's one of the applicants for 225 S. Madison. By trade, he's a technical writer and wants to know what the process will be for this. He asked if there's anything he could do to answer any questions.

Murphy stated this deviates from the typical process, but doesn't think a decision would be made next month.

Mayor Ridenour asked if the applications could be received from Bishop and those applicants could be invited to next month's meeting to answer questions and expedite the process to get the property back on the tax roll.

Shaw stated that helps and he's hoping to get more firm quotes.

Mayor Ridenour reported there is a billboard on that property that broke down during a storm and is coming up for a variance hearing. The billboard owner wants to rebuild it, but would need to follow current standards.

Howe asked if there was a lease, because a new owner may not want that there.

Freeman stated the billboard owner has the right to apply for a variance to rebuild. His recollection is the lease runs for 20 or so years but could be canceled if redeveloped.

Howe asked if the billboard changing hands affects the lease.

Freeman replied no.

MLB Executive Director Meghan Jennings reported they met with Freeman and the Mayor to discuss a sustainable partnership and will have a presentation and new resolution next month.

X. **Adjournment:** Tomlin motioned to adjourn at 10:14AM; Howe seconded; meeting adjourned.

Minutes recorded by Zane Bishop.	
Isaac Miller, Secretary	





MUNCIE REDEV COMM - CK DATE 11/19/21

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	ron araba-									
Account 439071 - OTHER SERVICES & CHA		and the second and the second	224		1917/1920/1920/1901	Total State South	Park California			
73398 - BEASLEY & GILKISON LLP	36585	MRC - ATTY FEES -	Open		11/04/2021	11/19/2021	11/19/2021			725.00
78889 - VANDEWALLE & ASSOCIATES, INC.	202110024	muncie.redev imp 16 - REDEV	Open		10/20/2021	11/19/2021	11/19/2021			6,907.50
78889 - VANDEWALLE & ASSOCIATES, INC.	202105047	CITYOFMUNCIE - Redev	Open		05/20/2021	11/19/2021	11/19/2021			1,861.25
		Implementation Services				744.154.155	STATE TO THE			Lena Time
78889 - VANDEWALLE & ASSOCIATES, INC.	202106057	CITYOFMUNCIE - Redev	Open		06/20/2021	11/19/2021	11/19/2021			995.00
		Implementation Services								
78889 - VANDEWALLE & ASSOCIATES, INC.	202003062	CITYOFMUNCIE - Redev	Open		03/18/2020	11/19/2021	11/19/2021			6,754.08
		Implementation Services							3	
			Account 439071 - OTHER SERVICES & CHARGES Totals				Ir	voice Transaction	s 5	\$17,242.83
8				Department 1	9 - BOARD OF	WORKS Totals	lr	nvoice Transaction	s 5	\$17,242.83
				Fund 905	- MRC GENERA	L FUND Totals	Ir	nvoice Transaction	s 5	\$17,242.83
Fund 906 - VILLAGE PARKING GARAGE FU	ND									
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHA	RGES									
86200 - COMCAST	1070910822- 11/21	410 N. MARTIN AVE. / 8529201070910822	Open		11/02/2021	11/19/2021	11/19/2021			298.81
			Accoun	439071 - OTHER	SERVICES & CH	HARGES Totals	Ir	voice Transaction	s 1	\$298.81
				Department 1	9 - BOARD OF	WORKS Totals	It	voice Transaction	s 1	\$298.81
			Fund	906 - VILLAGE PA	RKING GARAG	E FUND Totals	It	voice Transaction	s 1	\$298.81
						Grand Totals	10	voice Transaction	s 6	\$17,541.64





MUNCIE REDEV COMM - CK DATE 11/12/21

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					pac pace	O/ E Bate	Necessed Date	rayment bate	Invoice Amount
80870 - BELL SERVICES	21-210	MRC - GROUNDS	Open		10/30/2021	11/12/2021	11/12/2021			1,380.00
82500 - INDIANA MICHIGAN POWER	4129852044- 10/21	425 N. HIGH ST. RM 9 - 04129852044	Open		10/27/2021	11/12/2021	11/12/2021			23.70
82500 - INDIANA MICHIGAN POWER	4075852014- 10/21	309 N. HIGH ST 04075852014	Open		10/27/2021	11/12/2021	11/12/2021			706.84
2500 - Indiana Michigan Power	4498055716- 10/21	100 W. WASHINGTON ST 04498055716	Open		10/27/2021	11/12/2021	11/12/2021			1,415.81
			Account 439071 - OTHER SERVICES & CHARGES Totals Invoice Trans					voice Transaction	s 4	\$3,526.35
				Department 1	9 - BOARD OF	WORKS Totals	In	voice Transaction	s 4	\$3,526.35
	5			Fund 905	- MRC GENERA	L FUND Totals	In	voice Transaction	s 4	\$3,526.35
Fund 906 - VILLAGE PARKING GARAGE Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & C										
73810 - CINTAS CORP #716	4100788227	13431534-	Open		11/04/2021	11/12/2021	11/12/2021			233.56
73810 - CINTAS CORP #716	4100413516	13431195-	Open		11/02/2021	11/12/2021	11/12/2021			40.96
			Accoun	t 439071 - OTHER	SERVICES & CH	HARGES Totals	In	voice Transaction	s 2	\$274.52
			Department 19 - BOARD OF WORKS Totals					voice Transaction	s 2	\$274.52
			Fund	1906 - VILLAGE PA	RKING GARAG	E FUND Totals	In	voice Transaction	s 2	\$274.52
						Grand Totals	In	voice Transaction	s 6	\$3,800.87



City of Muncie

MRC EFT PAYMENTS

From Payment Date: 10/30/2021 - To Payment Date: 11/4/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORAT	E - CORPORATE	ACCOUNT		30E-5/3						
EFT										
4631	11/04/2021	Open			Accounts Paya	able	REGIONS BAN, BIRMINGHAM, AL	\$2,000.00		
4632	11/04/2021	Open			Accounts Paya	able	REGIONS BAN, BIRMINGHAM, AL	\$1,500.00		
4633	10/30/2021	Open			Accounts Paya	able	FIRST MERCHANTS TRUST CO., N.A.	\$80,428.89		
Type EFT To	otals:				3 Transactions		-	\$83,928.89		
CORPORAT	E - CORPORATE	ACCOUNT Totals								
				EFTs	Status	Coun	Transaction Amount	ı	Reconciled Amount	
					Open	3	\$83,928.89		\$0.00	
		8			Total	3	\$83,928.89		\$0.00	
				All	Status	Coun	Transaction Amount	,	Reconciled Amount	
				-	Open	3	\$83,928.89		\$0.00	
					Stopped	c	\$0.00		\$0.00	
					Total	- 3	\$83,928.89		\$0.00	
Grand Total	s:									
				EFTs	Status	Count	Transaction Amount	R	econciled Amount	
					Open	3	\$83,928.89	*****	\$0.00	
					Total	3	\$83,928.89		\$0.00	
				All	Status	Count	Transaction Amount	R	econciled Amount	
					Open	3	\$83,928.89		\$0.00	
					Stopped	0	\$0.00		\$0.00	
					Total	3	\$83,928.89		\$0.00	





MUNCIE REDEV COMM - CK DATE 11/05/21

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				Well 1 15-5-1						
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHA	RGES									
81938 - BAKER TILLY MUNICIPAL ADVISORS, LLC	BTMA6957	157396 - CITYOFMUNCIE - PROJ# 1275400	Open		10/02/2020	11/05/2021	11/05/2021			10,915.00
81938 - BAKER TILLY MUNICIPAL ADVISORS, LLC	BTMA7698	157396-CITYOFMUNCIE- LEASE RENTAL REV	Open		11/23/2020	11/05/2021	11/05/2021			3,000.00
81938 - BAKER TILLY MUNICIPAL ADVISORS, LLC	BTMA10560	157396 - CITYOFMUNCIE - REBATE/YIELD	Open		07/29/2021	11/05/2021	11/05/2021			2,500.00
81938 - BAKER TILLY MUNICIPAL ADVISORS, LLC	BTMA11736	157491-MUNCIE REDEV COMM-ANALYSIS	Open		10/19/2021	11/05/2021	11/05/2021			22,275.00
		OUT IT THINKE TO SO	Acc	ount 439071 - OTHER :	SERVICES & C	HARGES Totals	1	nvoice Transaction	s 4	\$38,690.00
				Department 1	9 - BOARD OF	WORKS Totals	I	nvoice Transaction	s 4	\$38,690.00
				Fund 760 - MU	NCIE CONSOL	IDATED Totals	I	nvoice Transaction	s 4	\$38,690.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHA	RGES									
88770 - CENTERPOINT ENERGY	5645318703- 10/21	309 N. HIGH ST 026006045645318703	Open		10/28/2021	11/05/2021	11/05/2021			24.11
88770 - CENTERPOINT ENERGY	5645152266- 10/21	425 N. HIGH ST. 3 - 026006045645152266	Open		10/28/2021	11/05/2021	11/05/2021			17.00
88770 - CENTERPOINT ENERGY	5645207727-	425 N. HIGH ST. 5 -	Open		10/28/2021	11/05/2021	11/05/2021			18.19
88770 - CENTERPOINT ENERGY	10/21 5645263178-	026006045645207727 425 N. HIGH ST. UNIT 8 -	Open		10/28/2021	11/05/2021	11/05/2021			19.64
88770 - CENTERPOINT ENERGY	10/21 5645765383-	026006045645263178 425 N. HIGH ST. UNIT 9 -	Open		10/28/2021	11/05/2021	11/05/2021			18.19
83700 - INDIANA AMERICAN WATER CO., INC.		026006045645765383 100 W. WASHINGTON	Open		10/25/2021	11/05/2021	11/05/2021			242.10
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	10/21 20180604-10/21	ST 1010-210043645566 309 N. HIGH ST 20180604	Open		10/20/2021	11/05/2021	11/05/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-10/21		Open		10/20/2021	11/05/2021	11/05/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-10/21	330 N. FRANKLIN ST. #A - 20105006	Open		10/20/2021	11/05/2021	11/05/2021			23.28
Section Set And 1		2620000	Acc	ount 439071 - OTHER !	SERVICES & CI	HARGES Totals	1	nvoice Transaction	s 9	\$409.07
				Department 1	9 - BOARD OF	WORKS Totals	1	nvoice Transaction	s 9	\$409.07
				Fund 905	MRC GENERA	L FUND Totals	I	nvoice Transaction	s 9	\$409.07
						Grand Totals	I	nvoice Transaction	s 13	\$39,099.07



City of Muncie

MRC EFT

From Payment Date: 11/1/2021 - To Payment Date: 11/1/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Na	ame	Transaction Amount	Reconciled Amount	Difference
CORPORAT	E - CORPORATE	ACCOUNT								
EFI										
4623	11/01/2021	Open			Accounts Payable	INDIANA	TITLE INSURANCE CO (ACH)	\$19,057.88		
Type EFT To	otals:				1 Transactions		1	\$19,057.88		
CORPORAT	E - CORPORATE	ACCOUNT Totals								
				EFTs	Status	Count	Transaction Amount	Re	econciled Amount	
					Open	1	\$19,057.88		\$0.00	
					Total	1	\$19,057.88		\$0.00	
				All	Status	Count	Transaction Amount	R	econciled Amount	
					Open	1	\$19,057.88		\$0.00	
					Stopped	0	\$0.00		\$0.00	
Grand Total					Total	1	\$19,057.88		\$0.00	
Granu Total	s.			EFTs	Status	Count	Transaction Amount	Re	conciled Amount	
					Open	1	\$19,057.88		\$0.00	
					Total	1	\$19,057.88		\$0.00	
				All	Status (Count	Transaction Amount	Re	conciled Amount	
					Open	1	\$19,057.88		\$0.00	
					Stopped	0	\$0.00		\$0.00	
					Total	1	\$19,057.88		\$0.00	





MUNCIE REDEV COMM - CK DATE 10/29/21

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				Photograph (State Charge	Sentence that between	70.000.0000		1023311033 15333) of more back	ATTOICE ATTOUT
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHAI	RGES									
76891 - AT&T MOBILITY	28726841199610 21	287268411996-MRC- 10/2021	Open		10/14/2021	10/29/2021	10/29/2021			102.86
86200 - COMCAST	1070798912- 10/21	420 S. HIGH ST. / DOWNTOWN -	Open		10/18/2021	10/29/2021	10/29/2021			443.76
81196 - ENDPOINT CREATIVE, LLC	8272029	MRC -	Open		10/21/2021	10/29/2021	10/29/2021			150.00
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293- 10/21	309 N. HIGH ST 1010220028123293	Open		10/22/2021	10/29/2021	10/29/2021			24.08
83700 - INDIANA AMERICAN WATER CO., INC.		315 N. HIGH ST 1010220023161962	Open		10/22/2021	10/29/2021	10/29/2021			21.99
83700 - INDIANA AMERICAN WATER CO., INC.		330 N. FRANKLIN ST. A - 1010220023600702	Open		10/22/2021	10/29/2021	10/29/2021			23.56
			Accoun	t 439071 - OTHER	SERVICES & CH	HARGES Totals	In	voice Transaction	s 6	\$766.25
				Department 1	9 - BOARD OF	WORKS Totals	In	voice Transaction	5 6	\$766,25
				Fund 905	- MRC GENERA	L FUND Totals	In	voice Transaction	s 6	\$766.25
Fund 906 - VILLAGE PARKING GARAGE FUN Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHAR										**
80567 - KEVIN C. SWAIN	2021-10	REDEV. COMM	Open		10/20/2021	10/29/2021	10/29/2021			600.00
			Accoun	t 439071 - OTHER :	SERVICES & CH	IARGES Totals	In	voice Transactions	s 1	\$600.00
					9 - BOARD OF		In	voice Transactions	i 1	\$600.00
			Fund	906 - VILLAGE PA	RKING GARAG	E FUND Totals	1n	voice Transactions	5 1	\$600.00
						Grand Totals	In	voice Transactions	7	\$1,366.25



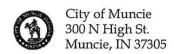
City of Muncie

MRC EFTS

From Payment Date: 9/30/2021 - To Payment Date: 9/30/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source		Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORAT	E - CORPORATE	ACCOUNT					- Type Name			Dinordity
<u>EFT</u>										
4618	09/30/2021	Open			Accounts Pay	able	FIRST MERCHANTS TRUST CO., N.A.	\$444.31		
4619	09/30/2021	Open			Accounts Pay	/able	ÚS BANK, N A CM-9705 (ACH)	\$146,732.78		
4620	09/30/2021	Open			Accounts Payable		FIRST MERCHANTS TRUST CO., N.A.	\$44.62		
Type EFT To	otals:				3 Transactions			\$147,221.71		
CORPORAT	E - CORPORATE	ACCOUNT Totals								
				EFTs	Status	Count	Transaction Amount	F	leconciled Amount	
					Open	3	\$147,221.71		\$0.00	
					Total	3	\$147,221.71		\$0.00	
				All	Status	Count	Transaction Amount	F	econciled Amount	
					Open	3	\$147,221.71		\$0.00	
					Stopped	0	\$0.00		\$0.00	
Grand Total:	5.				Total	3	\$147,221.71		\$0.00	
orana rotal	••			EFTs	Status	Count	Transaction Amount	Re	conciled Amount	
					Open	3	\$147,221.71		\$0.00	
					Total	3	\$147,221.71		\$0.00	
				All	Status	Count	Transaction Amount	Re	conciled Amount	
					Open	3	\$147,221.71		\$0.00	
					Stopped	0	\$0.00		\$0.00	
					Total	3	\$147,221.71		\$0.00	

STORER ESTATES & NEIGHBORHOOD PARK





City of Muncie 300 N High St. Muncie, Indiana

Monument Sign & Park Schematic Design

Nov. 18, 2021

A1







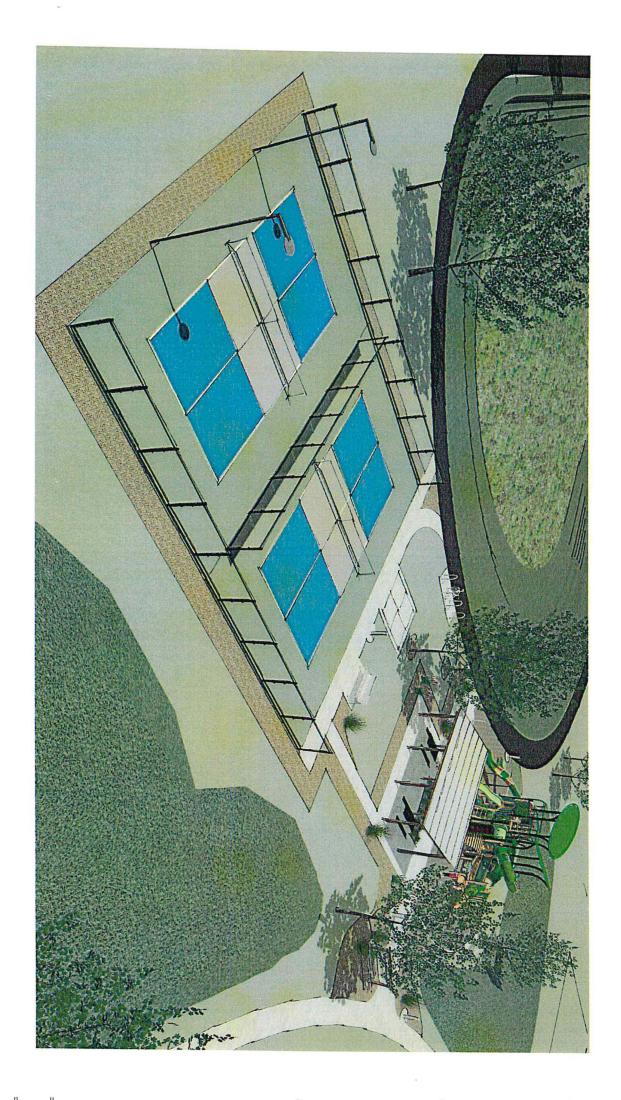










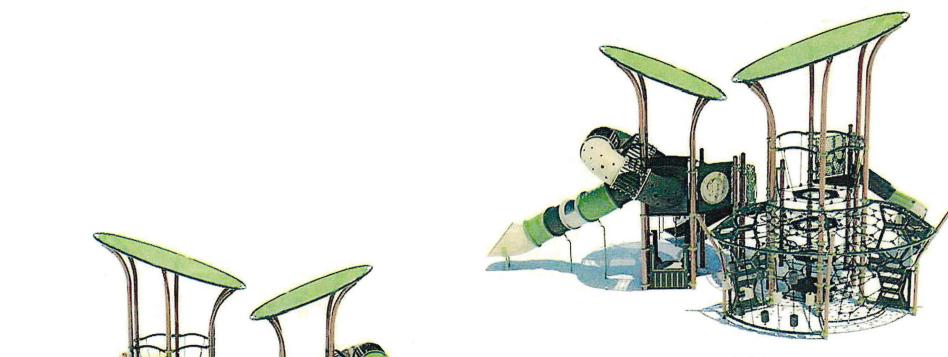












Back View

Front View

Playground Equipment

Manufacturer: Playcraft Systems Model#: NF54AE5FA

City of Muncie Redevelopment Commission 225 S. Madison Application Tabulation November 3, 2021, ZCB

Applicant	Eric's Auto (Eric Doctorow)	Josh & Tisha Gray	JR Promotions, LLC	Brian Shaw
Offer	\$1,000.00	\$600.00	\$20,000.00	\$1,111.11
Planned Use	"Extra lot for repair"	"Restore location back to automotive repair & customization"	"Improve building & lease to potential tenants. (Coffee Shop, Deli, Etc.)"	"Pottery, Glass, and Woodworking art studio and shop"
Delinquent Taxes on other Properties	None	None	None	None
Code Violations on other Properties	None	None	None	None
Estimated Completion	September 22, 2022	April 30, 2022	January 15, 2022	June 30, 2022
Total Building Rehab Estimate	\$25,000	\$36,000	\$75,000	\$27,000
Fixes Structural Issues	No	Yes	Yes	Yes
Improves Building Exterior	Yes	Yes	Yes	Yes
Funding Sources	Bank account (documentation not provided)	Loan (documentation not provided)	Bank account (documentation provided)	Bank account, loan (documentation not provided), and funds from the MRC to improve the property further
Other Notes	*Eric's Auto Repair not registered with SOS		Plan also includes rebuilding billboard (\$35,000)	

Highlights Concerns

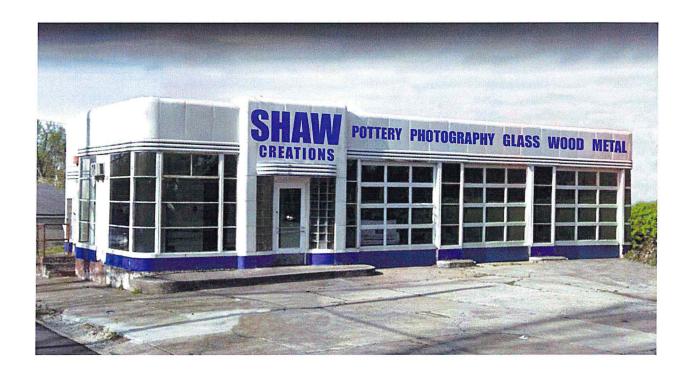
Brian Shaw Graphics relative to Proposal for 225 South Madison Street

225 South Madison Street (1941 Grand Opening)

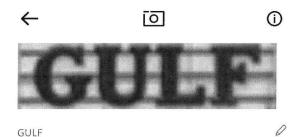




Mock up of exterior restoration for 225 South Madison Street



For signage on building, try to match the style from the original building



Greyfriars Regular

GULF

1906 French News Caps Bold

GULF

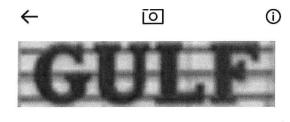
Albiona Inked Heavy

GULF

NCT Larkspur SC Extra Bold

GULF

Engel New Serif Bold



SHAW

Greyfriars Regular

SHAW

1906 French News Caps Bold

SHAW

Albiona Inked Heavy

SHAW

NCT Larkspur SC Extra Bold

SHAW

Engel New Serif Bold

Original signage was porcelain ceramic metal; if not possible to replicate, consider clay tile porcelain.



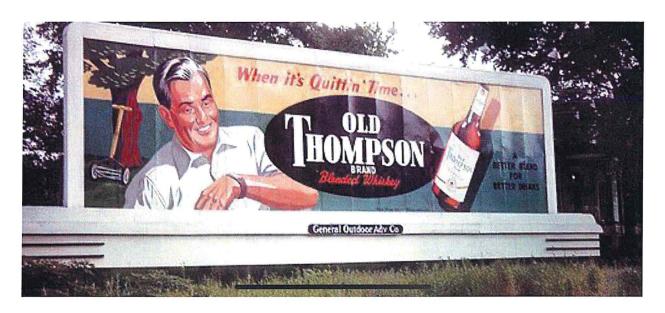
Letters for SHAW Creations





If billboard to remain, consider older 1940s era style, possibly book-ended by ornamental trees, flowers and other greenery planted at the foot of billboard





Put It In the Bank

Break the Cycle of Blighted Property
Through Landbanking

Meghan Jennings, Executive Director Muncie Land Bank, Inc.



Our mission is to acquire abandoned and blighted property, preserve it, and provide it to the public for strategic redevelopment.

IC 36-7-38

"The primary purpose of an entity established under this subsection is to manage and improve the marketability of distressed real property."

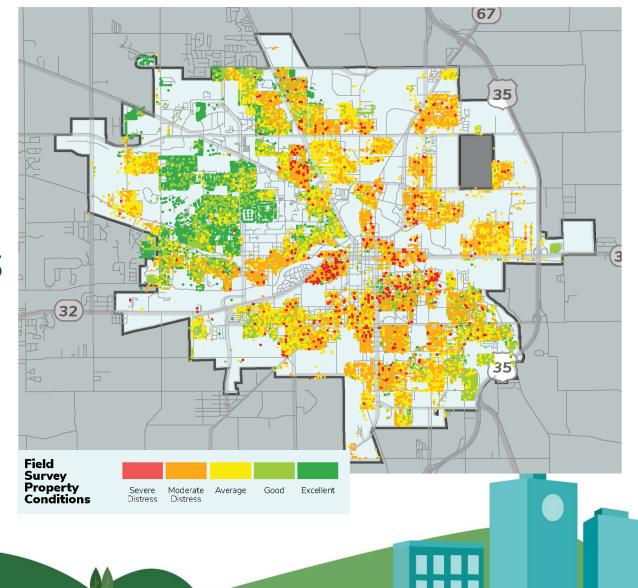


Muncie, IN

2,200+ vacant lots

2,400+ vacant structures

60% of residences in poor condition or vulnerable to decline



Our Process

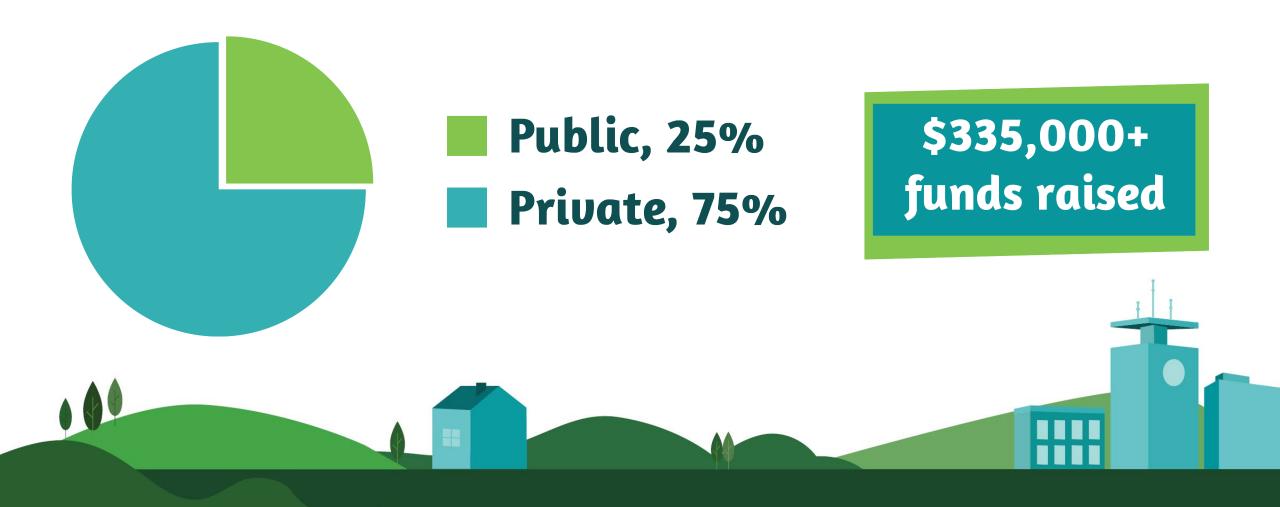
Vacant or abandoned property is bought by the Muncie Land Bank.

Property is cleaned up, advertised, and put up for auction.

Property is sold to a new owner who will use the property for the good of the community.



Our Funding



Our Structure

501c3 non-profit
Executive Director
Board of Directors — 9 members
Contract out accounting & legal

















Our Success



31 of 39 properties sold

Working with the Land Bank has been a valuable, affordable, and easy process. We are glad that this exciting non-profit exists to facilitate positive development in our community.

- Thomas Draper

Urban Light Community Church

Our Success



new use: community garden





Our Success









Our Future

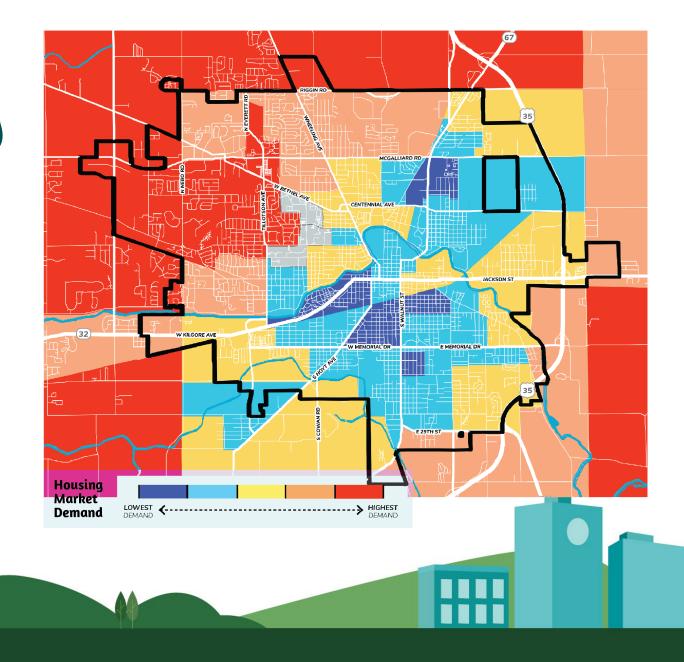
Strategic Plan + TogetherDM Comp Plan



Our Strategy

Strategic Acquisition

- Housing Market Demand



Our Goal



Improve conditions



Build confidence



Increase tax base

Muncie's Aggregate Household Income: \$1.3 billion

Income Spent on Housing:

\$394 million spending capacity (30%)

- \$237 million spending reality (18%)

\$157 million spending gap



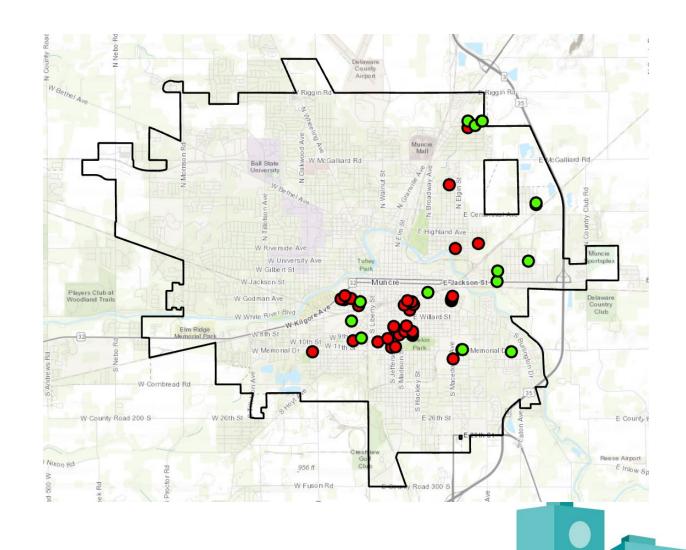




Our Request

Resolution No. 2021-03 16 Residential Props No Disposition Fee

- MLB Properties
- MRC Requested Properties



Our Request - Properties

- 624 W. Powers
- 905 W. 5th
- 619 W. 9th
- 1908 E. Memorial
- 1910 E. Memorial
- · 3019 E. Memorial

- 329 S. Grant
- 2718 E. Jackson
- 200 BLK N. Davis
- 412 N. Bauer
- 1905 N. Garnet

- 1913 N. Garnet
- 2028 E. Indiana
- 2200 E. Purdue
- 2412 E. Indiana
- 2412 ADJ E. Indiana



Thank you!

muncielandbank.org

Meghan Jennings, Executive Director execdirector@muncielandbank.org (765) 201-8928

RESOLUTION NO. 2021-03

A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION AMENDING RESOLUTION 2020-30 AUTHORIZING THE MUNCIE LAND BANK, INC. TO RECEIVE MUNCIE REDEVELOPMENT AUTHORITY RESIDENTIAL OWNED PROPERTIES FREE OF ANY AND ALL LEGAL ENCUMBRANCES FOR THE PURPOSE OF DETERMINING HIGHEST AND BEST USES FOR SELECTED PROPERTIES AND THE LEGAL TRANSFER OF OWNERSHIP OF SAID PROPERTIES AND FOR THE PURPOSE OF PERFECTING A RESIDENTIAL LAND BANKING MODEL TO BE ADMINISTERED BY THE MUNCIE LAND BANK, INC. FOR THE BENEFIT OF THE REDUCTION OF BLIGHT AND FINANCIAL HARDSHIP CAUSED BY THE EXISTENCE OF THE MUNCIE REDEVELOPMENT COMMISSION RESIDENTIAL OWNED BLIGHTED AND VACANT PROPERTY.

WHEREAS, the City of Muncie Redevelopment Commission ("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); and
- 2) In accordance with IC 36-7-17 or IC 36-7-17.1 authorizing an urban homesteading program;

WHEREAS, the Commission has previously affirmed its support of the transfer of property disposition review and recommendation functions from the Neighborhood Investment Committee to the Muncie Land Bank, Inc. at its October 15, 2020 regular scheduled meeting by way of motion supported by unanimous voice vote, and by way of resolution at its November 19, 2020 regular meeting, which now further solidifies the relevancy of the Muncie Land Bank, Inc. to serve as an instrument for the reduction of blight and vacant residential property within Muncie, Indiana;

WHEREAS, the Commission seeks to more fully recognize the value of both the services and mission of the Muncie Land Bank, Inc. by solidifying the mutually shared pursuit of both entities (the Commission and the Muncie Land Bank, Inc.), as well as a commitment to the returning of both under-performing and under-utilized residential properties to responsible property owners resulting in the benefit of creating a more robust and stable property tax base within Muncie and Delaware County, Indiana;

WHEREAS, the Commission agrees to conduct a salutary partnership with the Muncie Land Bank, Inc.;

	WHE	REA	S, both	the Co	mmis	sion and	the Mu	ncie Land	Bank, Inc.	are res	solved
to	utilize	а	period	of	appro	ximately	twelv	e-months	starting	this	day,
					and	ending	on			, to	fully
inte	egrate be	st pı	ractices f	or the	benef	it of perfe	cting a	residentia	l land bank	ing mo	del;

WHEREAS, the Muncie Land Bank, Inc. endeavors to transfer ownership to Commission owned properties which are described in detail as Exhibit A to the Resolution;

WHEREAS, should the partnership between the Commission and the Muncie Land Bank, Inc. render favorable results, culminating in successful transfer of property to better uses and conditions of transferred properties, the partnership between the Commission and the Muncie Land Bank, Inc. will remain durable and be expanded suitable to the challenge or returning Commission-owned vacate and blighted property to a more favorable condition;

WHEREAS, the Muncie Redevelopment Commission seeks to amend Resolution 2020-30 as follows:

NOW, THEREFORE BE IT RESOLVED BY THIS COMMISSION THAT:

It is in the interest of the Commission to legally transfer the ownership of the properties described in Exhibit A to this Resolution;

Brandon Murphy, President	Shareen Wagley, Vice President
Jeff Howe, Secretary	Isaac Miller, Member

EXHIBIT A

- 1) 624 W. Powers
- 2) 905 W. 5th
- 3) 619 W. 9th
- 4) 1908 E. Memorial
- 5) 1910 E. Memorial
- 6) 3019 E. Memorial
- 7) 329 S. Grant
- 8) 2718 E. Jackson
- 9) 200 BLK N. Davis
- 10) 412 N. Bauer
- 11) 1905 N. Garnet
- 12) 1913 N. Garnet
- 13) 2028 E. Indiana
- 14) 2200 E. Purdue
- 15) 2412 E. Indiana
- 16) 2412 ADJ E. Indiana

RESOLUTION 2021-21

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 **November 18, 2021**.

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

(Signed, Printed, Title)

City of Muncie Redevelopment Commission

Ехнівіт А

COMMON ADDRESS & PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	SALE PRICE (\$)	PROPOSED USE
921 N. Brady	Muncie	Ivan & Sandra Smith		"Put a shed
18-11-10-286-	Redevelopment	923 N. Brady	500	on it"
008.000-003	Commission	Muncie, Indiana 47303		OHIL