



MUNCIE REDEVELOPMENT COMMISSION

REGULAR MEETING: OCTOBER 19, 2022 at 9:00 AM

CITY HALL AUDITORIUM

CALL TO ORDER

I. ROLL CALL

II. AGENDA

III. APPROVAL OF MINUTES FROM LAST MEETING – Lorraine Tomlin

IV. CLAIMS – Craig Wright

V. CITY OF MUNCIE UPDATE - Mayor Dan Ridenour

- Budget
- Phase II Update
- Tillotson Commons
- Land Acquisition
 - Ball State
 - YMCA property
- East Side Hotel Update
- READI District
 - McKinley
 - Zoning changes
 - Land Purchases
 - Land trades
 - Land sales

Jeffrey Howe	
Isaac Miller	
Steve Prybylla	
Lorraine Tomlin	
Shareen Wagley	
James Lowe	

- Storer project update
- Riverbend Flats

VI. OTHER BUSINESS

- COMMUNITY DEVELOPMENT
 - Offers on properties
- Muncie Land Bank - Nate Howard

VII. COMMISSION MEMBER COMMENTS

VIII. PUBLIC COMMENT (3 minutes each)

IX. ADJOURNMENT: (NEXT MEETING: NOVEMBER 17, 2022)

City of Muncie:

Rezoning Changes Proposal Map

Existing Zoning

- CENTRAL BUSINESS ZONE
- FLOOD AREA ZONE
- INTENSE INDUSTRIAL ZONE
- RESIDENCE ZONE 3
- RESIDENCE ZONE 4
- RESIDENCE ZONE 5
- VARIETY BUSINESS ZONE

Planned New Zoning

- CENTRAL BUSINESS ZONE
- RESIDENCE ZONE 5
- RECREATION/CONSERVATION

- Building Footprints
- Surface Water



Total Acreage of all Parcels to be Rezoned: 16.90 Acres
Total Acreage of Parcels with Owners Requesting Rezoning: 13.24 Acres (78% of total acreage)

Date: 10/3/2022
160 Feet



EXHIBIT B

Muncie McKinley Neighborhood Rezoning Application Responses

Draft: 10.05.22

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)

The property is being rezoned to R-5 Residence, Central Business, and Recreation & Conservation Zone to establish the proper zoning, allowing the key corridors of Columbus Avenue and Walnut Street to become mixed-use corridors with a mix of housing densities including multifamily mixed-use, small-scale apartments, and townhomes, as well as uses related to the future YMCA facility being built across the street on Walnut Street. The rezoning will also allow existing buildings, such as the former Church building to accommodate uses such as offices, events space, and other complimentary uses. By targeting mixed-use redevelopment along the key corridors of the neighborhood, it will allow the inner core of the McKinley Neighborhood to maintain its primarily residential single-family use.

Upzoning key areas in the neighborhood from R-4 Residence to R-5 Residence will allow the development of townhomes in neighborhood, bringing greater housing diversity and housing options for everyone.

In addition, as part of the Muncie Sanitary District's sewer separation work, they acquired and demolished the properties east of Elm Street (700 Block) between Columbus Avenue and Myrtle Avenue. Today the site serves as a stormwater detention area to the north, and greenspace to the south. The Neighborhood has very much appreciated the park space opportunity that came out of the Muncie Sanitary work and have expressed the desire to preserve the land as greenspace and parkland in the long-term for the neighborhood. Earlier this year, the Muncie Sanitary District commissioned FlatLand Resources to develop a park plan for the greenspace to the south. By rezoning this specific area to Recreation & Conservation, the area will be preserved as parkland in the future and limit development potential.

All in all, over the past six years, the McKinley Neighborhood has been experiencing many changes. It began with the Muncie Sanitary sewer separation work. The Muncie Sanitary District sewer separation work required acquiring and demolishing several deteriorated homes – spurring other investments such as the Elm Street Brewery with current expansion plans, streets are being planned for reconstruction, and a great greenspace is being dedicated as a parkspace for the neighbors. More recently, the YMCA announced that it would be establishing itself on the Muncie Central High School Campus.

The changes and new announcements have been positive; however, there's significant work to be done to transform the neighborhood into an equitable and diverse place for all, specifically:

- The City of Muncie was able to procure grant funding resources through the State of Indiana READI program to improve the intersection of Columbus Avenue and Walnut Street and to reconstruct the first block of Columbus Avenue into a complete street with on-street parking, street furniture, street trees, lighting and bike lanes. The end goal is to reconstruct all of Columbus Avenue into complete street as funds become available.

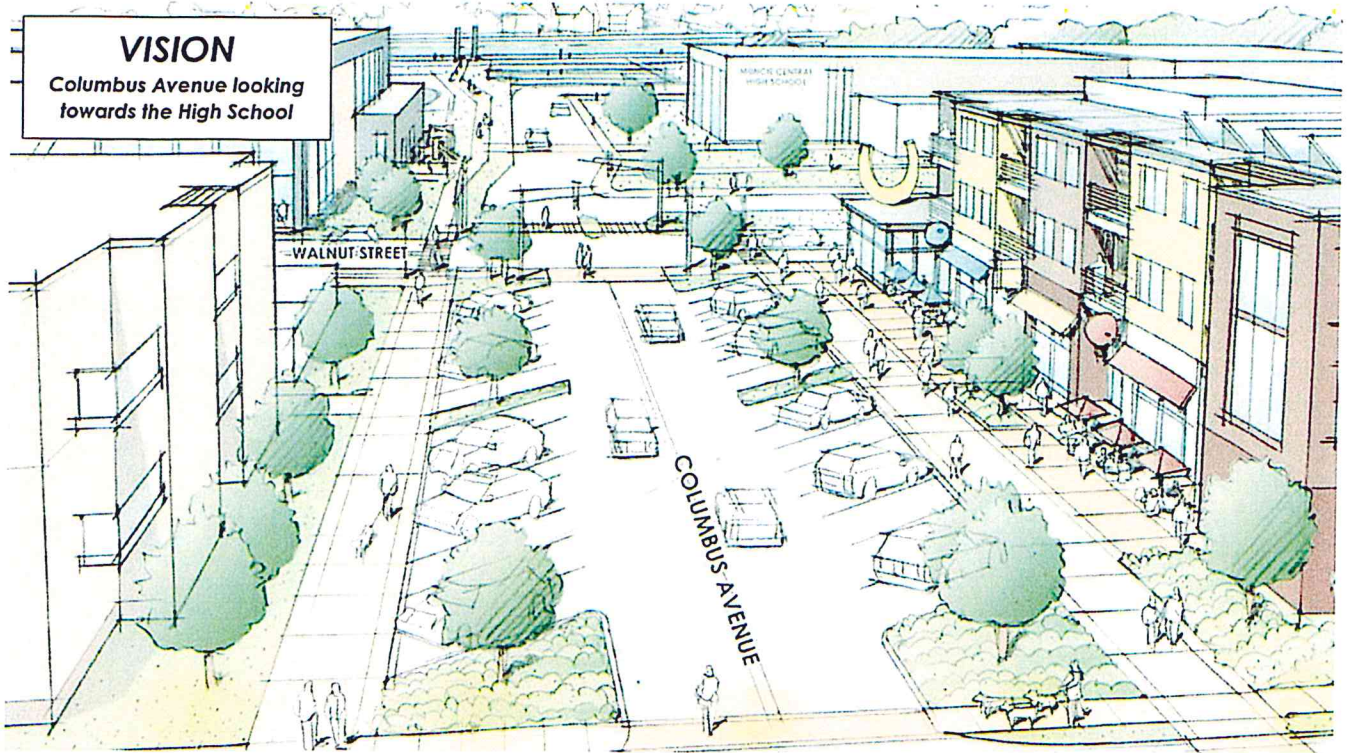
- The intersection improvements and enhancements are necessary for the YMCA and ancillary uses to develop in the neighborhood's key corridors. The intersection improvements will allow better traffic flow and safe crossings to and from the neighborhood to the new YMCA facility.
- Moreover, the City is already experiencing housing demands – therefore, completing the Columbus Avenue street project will prepare the corridor for mixed-use development that will house other contributing uses to the YMCA such as a holistic yoga studio, physical therapy, other uses. These mixed-use buildings will have residential above, bringing a new housing type to the neighborhood that don't exist today and will this will further respond to market demands.

By rezoning the area to R-5 Residence, Central Business Zone, and Recreation & Conservation, many of these mixed density residential uses and improvements will be feasible. The current low-density zoning districts do not currently allow for these types of projects and improvements to take place.



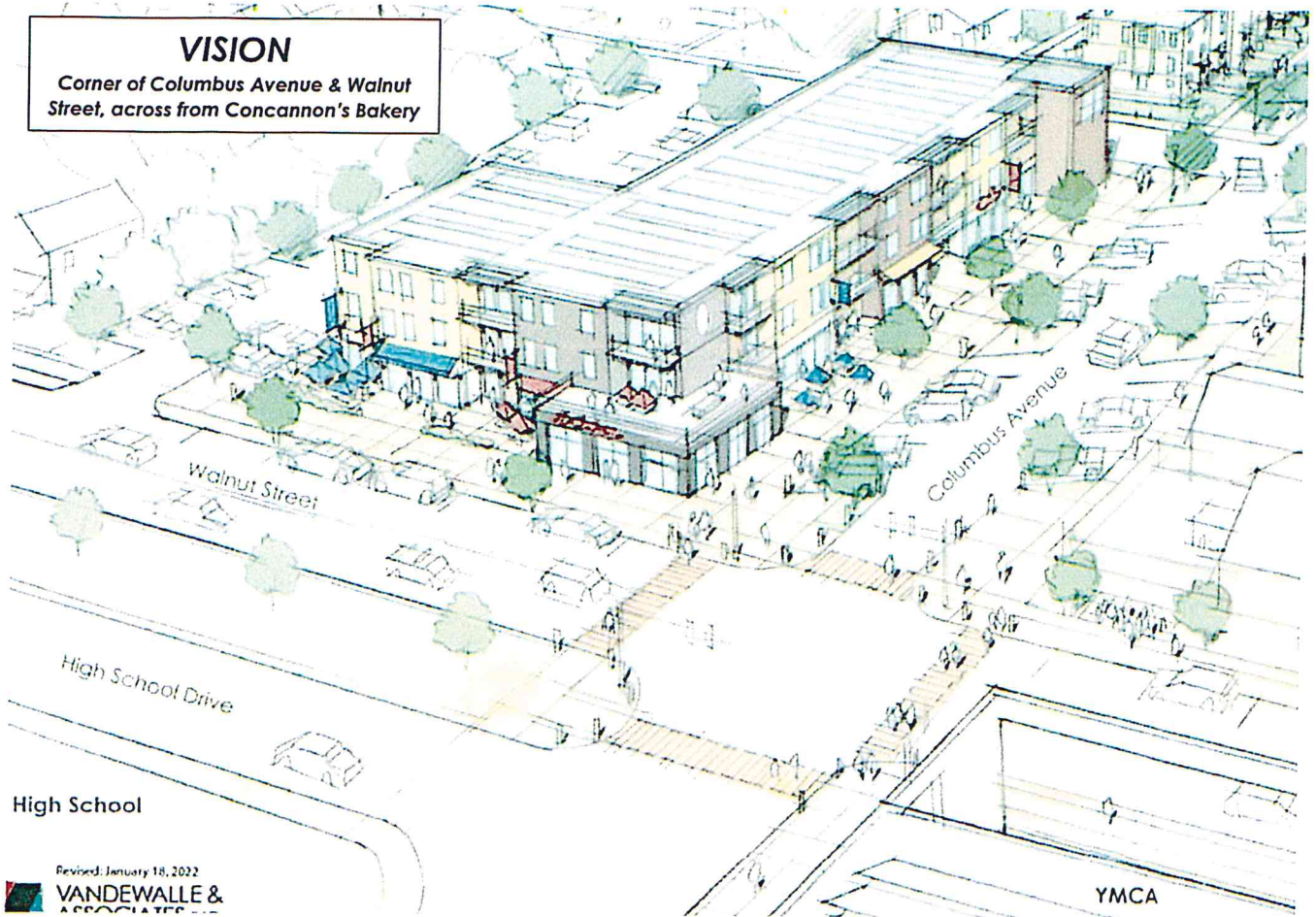
VISION

Columbus Avenue looking
towards the High School



VISION

Corner of Columbus Avenue & Walnut Street, across from Concannon's Bakery



(7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.

Given that the properties are owned by multiple owners, some of the owners intend to develop the property for the specified uses described above (including residential mixed-use buildings, townhomes, and parkspace) and other owners will work with developer(s) to redevelop the properties. Overall, the rezoning will facilitate the development described above, however, many of the projects are future redevelopment projects, based on funding availability.

(8) State how the proposed change will not adversely affect the surrounding area.

The proposed rezoning change will not adversely impact the surrounding area. The proposed uses such as a mix of housing types will be complementary to the single-family housing that exists in the inner core of the neighborhood. Many of the adjacent property owners have been made aware of this zoning request through a neighborhood meeting held a few months where they expressed support for the McKinley Neighborhood vision. A vision that includes a variety of housing types, amenities, and parkland that support a vibrant neighborhood. The City also attended the September 15th McKinley Neighborhood Association meeting again to continue discussing the neighborhood's vision and rezoning plans. Moreover, the vision for the neighborhood has been discussed a part of the neighborhood association discussion for over two years and they have been supportive of these changes.

Overall the rezoning will bring more benefits to the neighborhood, including:

- Additional economic opportunities to the corridors by allowing a mix of uses, including more jobs and a variety of housing types
- Vibrant commercial and retail environments as well as more community gathering spaces
- Buildings adjacent or proximate to sidewalks, increasing walking comfort level
- Modifying Columbus Avenue with bike lanes and reconstructed sidewalks that will link other neighborhoods to the corridor, the YMCA, the High School, and other trails – increasing the supply of physical activity as well as job opportunities
- Creating pedestrian-oriented walkable corridors with streetscape amenities such as pedestrian lighting, street trees, and street furniture to create a sense of safety
- Preserved parkland in the long-term

(10) Has the applicant discussed this rezoning with those owners personally?

The City has not discussed the rezoning with all property owners within 300 feet. However, over the past two years, there have been many discussions with the McKinley Neighborhood Association regarding the possible projects along the Columbus and Walnut Avenue Corridors. Specifically, Mayor Ridenour met with the Neighborhood Association on September 15th, 2022 and presented the rezoning proposal. The Neighborhood Association was very supportive and appreciated the reinvestment efforts and attention the neighborhood is receiving because it has been long overdue.

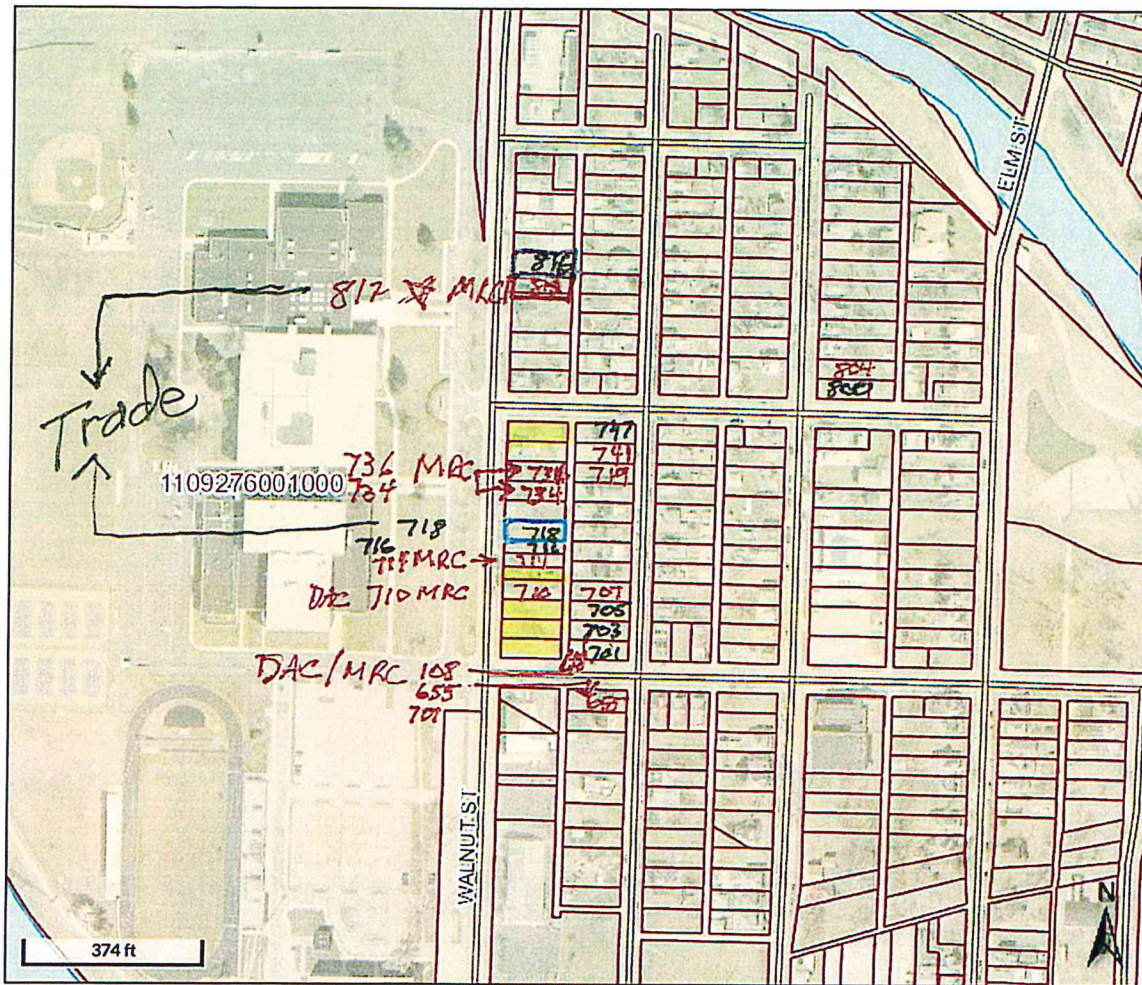
Our Price to acquire the lots below:

719 N Mulberry	\$0
741 N Mulberry	\$4600
804 N Jefferson	\$0
Total	\$4600

Purchase price paid for Lots we need for READI project:

701 N Mulberry	\$6500
703 N Mulberry	\$3400
716 N Walnut	\$1200
Total	\$11100

See Map for more details.



Overview

MRC 804

① Trade MRC 812 N. Walnut to Servesting for 718 N. Walnut
They own 816 N. Walnut next door

② Trade MRC 804 N. Jefferson + 741 N. Mulberry + 719 N. Mulberry
to Ocean Life for
716 N. Walnut
701 N. Mulberry
703 N. Mulberry

Our Price to acquire the lots below that I would like to sell to a builder for single family homes:

808 N Mulberry	\$0
836 N Jefferson	\$0
721 N Jefferson	\$0
Total	\$0

See Map for more details.

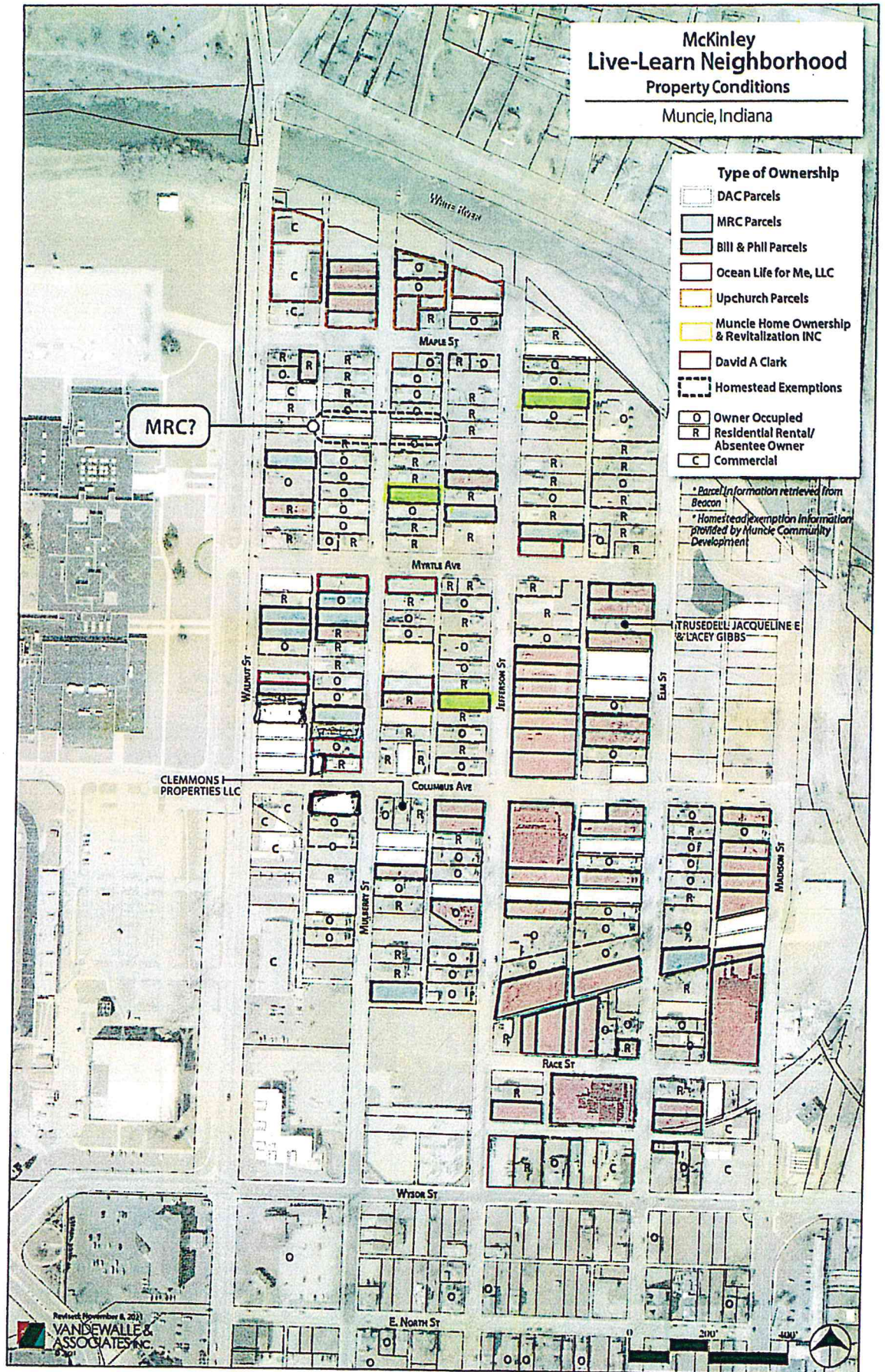
McKinley Live-Learn Neighborhood Property Conditions

Muncie, Indiana

Type of Ownership

- DAC Parcels
- MRC Parcels
- Bill & Phil Parcels
- Ocean Life for Me, LLC
- Upchurch Parcels
- Muncie Home Ownership & Revitalization INC
- David A Clark
- Homestead Exemptions
- Owner Occupied
- Residential Rental/ Absentee Owner
- Commercial

* Parcel Information retrieved from Beacon
* Homestead exemption information provided by Muncie Community Development





MUNCIE REDEV COMM - CK DATE 10/21/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 758 - RDC T.I.F. 2022 BONDS Department 19 - BOARD OF WORKS Account 438031 - MCKINLEY NEIGHBORHOOD 82389 - DELAWARE COUNTY TREASURER'S OFFICE	18A298	MUNCIE REDEV COMM - Open TAX SALE 18A298 - 705	Open		10/17/2022	10/21/2022	10/21/2022			2,422.60
		Account 438031 - MCKINLEY NEIGHBORHOOD Totals						Invoice Transactions 1		\$2,422.60
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions 1		\$2,422.60
		Fund 758 - RDC T.I.F. 2022 BONDS Totals						Invoice Transactions 1		\$2,422.60
Fund 759 - MRC PILOT SILVERBIRCH LAND BANK Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 73064 - MUNCIE REDEVELOPMENT COMMISSION	01	MRC - FUNDS FROM MRC Open 759 SILVER BIRCH TO	Open		10/17/2022	10/21/2022	10/21/2022			10,000.00
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions 1		\$10,000.00
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions 1		\$10,000.00
		Fund 759 - MRC PILOT SILVERBIRCH LAND BANK Totals						Invoice Transactions 1		\$10,000.00
Fund 760 - MUNCIE CONSOLIDATED Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 81375 - FREDRICKS SERVICES	69	CITYOFMUNCIE - DEMO - Open	Open		10/13/2022	10/21/2022	10/21/2022			15,000.00
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions 1		\$15,000.00
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions 1		\$15,000.00
		Fund 760 - MUNCIE CONSOLIDATED Totals						Invoice Transactions 1		\$15,000.00
Fund 905 - MRC GENERAL FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 73398 - BEASLEY & GILKISON LLP	40218	REDEV COMM - 09/2022 Open	Open		10/11/2022	10/21/2022	10/21/2022			1,612.50
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions 1		\$1,612.50
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions 1		\$1,612.50
		Fund 905 - MRC GENERAL FUND Totals						Invoice Transactions 1		\$1,612.50
Fund 906 - VILLAGE PARKING GARAGE FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 73810 - CINTAS CORP #716	4130495727	13431195- Open	Open		09/07/2022	10/21/2022	10/21/2022			35.00
		Account 439071 - OTHER SERVICES & CHARGES Totals						Invoice Transactions 1		\$35.00
		Department 19 - BOARD OF WORKS Totals						Invoice Transactions 1		\$35.00
		Fund 906 - VILLAGE PARKING GARAGE FUND Totals						Invoice Transactions 1		\$35.00
		Grand Totals						Invoice Transactions 5		\$29,070.10

Castro



MUNCIE REDEV COMM (2) - CK DATE 10/14/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES	1070910822-10/22	410 N. MARTIN AVE. / 8529201070910822	Open		10/02/2022	10/14/2022	10/14/2022			303.00
86200 - COMCAST										\$303.00
								Invoice Transactions 1		\$303.00
								Invoice Transactions 1		\$303.00
								Invoice Transactions 1		\$303.00
								Invoice Transactions 1		\$303.00
								Grand Totals		\$303.00
								Account 439071 - OTHER SERVICES & CHARGES Totals		
								Department 19 - BOARD OF WORKS Totals		
								Fund 906 - VILLAGE PARKING GARAGE FUND Totals		
								Grand Totals		



Controllers

MUNCIE REDEV COMM - CK DATE 10/14/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 758 - RDC T.I.F. 2022 BONDS Department 27 - PARK DEPARTMENT Account 439076 - PARK IMPROVEMENTS 78356 - STAR / CARDMEMBER SERVICE	9395-9/2022	CARL MALONE	Open		09/22/2022	10/14/2022	10/14/2022			
				Account 439076 - PARK IMPROVEMENTS Totals				Invoice Transactions 1		599.34
				Department 27 - PARK DEPARTMENT Totals				Invoice Transactions 1		\$599.34
				Fund 758 - RDC T.I.F. 2022 BONDS Totals				Invoice Transactions 1		\$599.34
Fund 905 - MRC GENERAL FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 77602 - YOUNG'S TITLE & ABSTRACT INC	44190	CITYOFMUNCIE - DOC	Open		10/03/2022	10/14/2022	10/14/2022			
				Account 439071 - OTHER SERVICES & CHARGES Totals				Invoice Transactions 1		405.00
				Department 19 - BOARD OF WORKS Totals				Invoice Transactions 1		\$405.00
				Fund 905 - MRC GENERAL FUND Totals				Invoice Transactions 1		\$405.00
Fund 906 - VILLAGE PARKING GARAGE FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 73810 - CINTAS CORP #716	4133502079	13431534-	Open		10/06/2022	10/14/2022	10/14/2022			
				Account 439071 - OTHER SERVICES & CHARGES Totals				Invoice Transactions 1		233.56
				Department 19 - BOARD OF WORKS Totals				Invoice Transactions 1		\$233.56
				Fund 906 - VILLAGE PARKING GARAGE FUND Totals				Invoice Transactions 1		\$233.56
				Grand Totals				Invoice Transactions 3		\$1,237.90



MUNCIE REDEV COMM - CK DATE 10/07/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 758 - RDC T.I.F. 2022 BONDS Department 27 - PARK DEPARTMENT Account 439076 - PARK IMPROVEMENTS 82681 - PIONEER ATHLETICS	INV858121	MUNCIE PARKS BALL	Open		09/21/2022	10/07/2022	10/07/2022			1,797.30
				Account 439076 - PARK IMPROVEMENTS Totals				Invoice Transactions 1		\$1,797.30
				Department 27 - PARK DEPARTMENT Totals				Invoice Transactions 1		\$1,797.30
				Fund 758 - RDC T.I.F. 2022 BONDS Totals				Invoice Transactions 1		\$1,797.30
Fund 760 - MUNCIE CONSOLIDATED Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 81375 - FREDRICKS SERVICES	68	CITYOFMUNCIE - DEMO - Open	Open		09/26/2022	10/07/2022	10/07/2022			37,500.00
				Account 439071 - OTHER SERVICES & CHARGES Totals				Invoice Transactions 1		\$37,500.00
				Department 19 - BOARD OF WORKS Totals				Invoice Transactions 1		\$37,500.00
				Fund 760 - MUNCIE CONSOLIDATED Totals				Invoice Transactions 1		\$37,500.00
Fund 905 - MRC GENERAL FUND Department 19 - BOARD OF WORKS Account 439071 - OTHER SERVICES & CHARGES 80870 - BELL SERVICES 88770 - CENTERPOINT ENERGY 82500 - INDIANA MICHIGAN POWER	22-178 8145000271- 09/22 4498055716- 09/22	MRC - GROUNDS 100 W. WASHINGTON ST. - 100 W. WASHINGTON ST. - 04498055716	Open Open Open		09/30/2022 09/26/2022 09/28/2022	10/07/2022 10/07/2022 10/07/2022	10/07/2022 10/07/2022 10/07/2022			5,550.00 10.81 1,042.89
				Account 439071 - OTHER SERVICES & CHARGES Totals				Invoice Transactions 3		\$6,603.70
				Department 19 - BOARD OF WORKS Totals				Invoice Transactions 3		\$6,603.70
				Fund 905 - MRC GENERAL FUND Totals				Invoice Transactions 3		\$6,603.70
				Grand Totals				Invoice Transactions 5		\$45,901.00



Controllers

MUNCIE REDEV COMM - CK DATE 09/30/22

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 758 - RDC T.I.F. 2022 BONDS										
Department 27 - PARK DEPARTMENT										
Account 439076 - PARK IMPROVEMENTS										
72214 - ACCURATE STRIPING INC.	10543	MUNCIE PARKS JACK'S	Open		09/13/2022	09/30/2022	09/30/2022			1,150.00
81327 - COMMERCIAL RECREATION GROUP, LLC	2673	MUNCIE PARKS JACK'S	Open		09/20/2022	09/30/2022	09/30/2022			23,562.46
82244 - FIRST CHOICE ELECTRIC	1312	PARK RENOVATION	Open		09/22/2022	09/30/2022	09/30/2022			3,900.00
67940 - LOWE'S HOME CENTERS, INC.	903690	MUNCIE PARKS JACK'S	Open		09/19/2022	09/30/2022	09/30/2022			105.80
67940 - LOWE'S HOME CENTERS, INC.	909198	MUNCIE PARKS JACK'S	Open		09/21/2022	09/30/2022	09/30/2022			230.80
67940 - LOWE'S HOME CENTERS, INC.	908056	MUNCIE PARKS COWING	Open		09/21/2022	09/30/2022	09/30/2022			336.49
		MUNCIE PARKS TUHEY &	Open		09/21/2022	09/30/2022	09/30/2022			\$29,285.55
Account 439076 - PARK IMPROVEMENTS Totals										
Department 27 - PARK DEPARTMENT Totals										
Fund 758 - RDC T.I.F. 2022 BONDS Totals										
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
69132 - AMERICAN UNITED APPRAISAL CO., INC.	C2209068	CITYOFMUNCIE -	Open		09/23/2022	09/30/2022	09/30/2022			2,650.00
76891 - AT&T MOBILITY	287268411996-922	APPRAISAL - AMA	Open		09/14/2022	09/30/2022	09/30/2022			102.26
79958 - CANAN APPRAISAL COMPANY, LLC	P0831221A	09/2022	Open		09/20/2022	09/30/2022	09/30/2022			300.00
86200 - COMCAST	1070798912-09/22	CITYOFMUNCIE - GPAR - Open	Open		09/18/2022	09/30/2022	09/30/2022			452.06
83700 - INDIANA AMERICAN WATER CO., INC.	0038301519-09/22	LAND - 4500 BLK E	Open		09/20/2022	09/30/2022	09/30/2022			125.92
83700 - INDIANA AMERICAN WATER CO., INC.	0043645566-09/22	420 S. HIGH ST. /	Open		09/22/2022	09/30/2022	09/30/2022			220.72
78889 - VANDEWALLE & ASSOCIATES, INC.	202209029	DOWNTOWN -	Open		09/19/2022	09/30/2022	09/30/2022			2,105.00
		100 W. WASHINGTON	Open							
		ST. - 1010-220038301519	Open							
		100 W. WASHINGTON	Open							
		ST. - 1010-210043645566	Open							
		MUNCIE REDEV COMM -	Open							
		muncie.redev Imp 16	Open							
Account 439071 - OTHER SERVICES & CHARGES Totals										
Department 19 - BOARD OF WORKS Totals										
Fund 905 - MRC GENERAL FUND Totals										
Account 439071 - OTHER SERVICES & CHARGES Totals										
Department 19 - BOARD OF WORKS Totals										
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
2790 - JONES LOCKSMITHS	092022	CITYOFMUNCIE - 2 KEYS	Open		09/20/2022	09/30/2022	09/30/2022			10.00
80567 - KEVIN C. SWAIN	2022-09	MRC -	Open		09/20/2022	09/30/2022	09/30/2022			600.00
80865 - OTIS ELEVATOR COMPANY	100400903876	725103 - REDEV COMM -	Open		09/12/2022	09/30/2022	09/30/2022			9,509.40
		Open							
Account 439071 - OTHER SERVICES & CHARGES Totals										
Department 19 - BOARD OF WORKS Totals										
Invoice Transactions 6										
Invoice Transactions 6										
Invoice Transactions 6										
Invoice Transactions 7										
Invoice Transactions 7										
Invoice Transactions 7										
Invoice Transactions 3										
Invoice Transactions 3										
Invoice Transactions 3										



MUNCIE REDEV COMM - CK DATE 09/30/22

Fund 906 - VILLAGE PARKING GARAGE FUND Totals
Grand Totals

Invoice Transactions 3
Invoice Transactions 16

\$10,119.40
\$45,360.91



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 758 - RDC T.I.F. 2022 BONDS										
Department 27 - PARK DEPARTMENT										
Account 439076 - PARK IMPROVEMENTS										
80263 - RUNDELL ERNSTBERGER ASSOCIATES, 2022-1670-02 INC.		2022-1670 CITY OF MUNCIE/SKATEPA	Open		09/09/2022	09/23/2022	09/23/2022			6,751.25
2070 - HUDSON TOOL RENTAL OF	746566-2	MUNCIE PARKS	Open		08/26/2022	09/23/2022	09/23/2022			449.00
82726 - JONES, INC.	HEEK01-2022	MUNCIE PARKS, HECKIN	Open		09/02/2022	09/23/2022	09/23/2022			15,384.01
82186 - KENNY L. GREGORY	001	MUNCIE PARKS COWING	Open		09/14/2022	09/23/2022	09/23/2022			3,000.00
79089 - MACALLISTER MACHINERY CO., INC.	MR5636693	MUNCIE PARKS MORNINGSIDE	Open		07/01/2022	09/23/2022	09/23/2022			1,561.00
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	39891	MUNCIE REDEV COMM - Open			09/09/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$27,145.26
82389 - DELAWARE COUNTY TREASURER'S OFFICE	66450-FALL2021	181116357015.000-003 - Open			09/19/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$27,145.26
82389 - DELAWARE COUNTY TREASURER'S OFFICE	68453-FALL2021	MRC - 1432 W 11TH -			09/19/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$27,145.26
81196 - ENDPOINT CREATIVE, LLC	8272078	MRC - 181114359003.000-Open			09/15/2022	09/23/2022	09/23/2022			295.00
77602 - YOUNG'S TITLE & ABSTRACT INC	44071	MRC - REDEV. COMM. / FILE #	Open		09/09/2022	09/23/2022	09/23/2022			664.50
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
71398 - ADVANCED SIGNS & GRAPHICS	69928C	MUNCIE CITY PARKS - Open			08/19/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$1,854.03
73810 - CINTAS CORP #716	4127705619	13431195- Open			08/09/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$1,854.03
80865 - OTIS ELEVATOR COMPANY	CIN21107001	MRC - VILLAGE Open			07/25/2022	09/23/2022	09/23/2022	Invoice Transactions 5		\$1,854.03
80865 - OTIS ELEVATOR COMPANY	CIN21237001	MRC - VILLAGE Open			09/06/2022	09/23/2022	09/23/2022			762.00
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
Department 19 - BOARD OF WORKS										
Fund 906 - VILLAGE PARKING GARAGE FUND										
Grand Totals										
										\$32,072.64

City of Muncie

MRC EFTs

From Payment Date: 8/31/2022 - To Payment Date: 8/31/2022

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
5171	08/31/2022	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL (ACH)	\$17.77		
5172	08/31/2022	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL (ACH)	\$0.23		
5173	08/31/2022	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$10,697.88		
Type EFT Totals:							\$10,715.88		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs					
Status		Count	Transaction Amount		Reconciled Amount
Open		3	\$10,715.88		\$0.00
Total		3	\$10,715.88		\$0.00
All					
Status		Count	Transaction Amount		Reconciled Amount
Open		3	\$10,715.88		\$0.00
Stopped		0	\$0.00		\$0.00
Total		3	\$10,715.88		\$0.00
EFTs					
Status		Count	Transaction Amount		Reconciled Amount
Open		3	\$10,715.88		\$0.00
Total		3	\$10,715.88		\$0.00
All					
Status		Count	Transaction Amount		Reconciled Amount
Open		3	\$10,715.88		\$0.00
Stopped		0	\$0.00		\$0.00
Total		3	\$10,715.88		\$0.00

Grand Totals:

Dan Ridenour

From: Penticuff, David <DPenticuff@muncie.gannett.com>
Sent: Friday, September 30, 2022 4:24 PM
To: Dan Ridenour
Subject: FW: Ball State University Board of Trustees Approves Transfer of 12 Acres of Land to City of Muncie
Attachments: 2022_ball-state-campus.jpg

Here you go.

From: BSUNEWS <bsunews@bsu.edu>
Sent: Friday, September 30, 2022 2:33 PM
Subject: Ball State University Board of Trustees Approves Transfer of 12 Acres of Land to City of Muncie

For Immediate Release
Sept. 30, 2022

Media Contact
Greg Fallon
Chief Digital Marketing & Communications Officer
Ball State University
O: 765-285-0048
gmfallon@bsu.edu

Ball State University Board of Trustees Approves Transfer of 12 Acres of Land to City of Muncie

MUNCIE, Indiana – The Ball State University Board of Trustees approved the transfer of 12.36 acres of land to the Muncie Redevelopment Commission (MRC) during its regularly scheduled meeting on Friday. The Board's action was part of a meeting that included several informational updates—including on the Ball State-Muncie Community Schools partnership, a new Indiana Connection Lounge at the University, and an enrollment update.

The transferred property will allow the city to work towards the development of 30-40 new homes, which, in turn, would generate additional tax revenue for both the city and Muncie Community Schools.

"Our decision to transfer this land to the city is yet another example of our University's ongoing commitment to Muncie," said Renae Conley, Ball State Board of Trustees Chair. "It is with collaborative, creative support like this that we can continue to positively advance both our University and our community."

Indiana Code allows for the transfer of the land from the University and for the City of Muncie to accept real estate as a gift. Ball State will incur no costs in the transfer.

"I'm grateful that our University can transfer this land to the city. It will ultimately provide revenue that will help our city and our public school system," Ball State University President Geoffrey S. Mearns said. "This land is not part of our University's long-term plan nor our Campus Master Plan, so this transfer makes sense for Ball State and the city."

The land is northwest of campus. It is just north of Heath Farm—located south of Riggin Road and west of Everett Road—and surrounded by other residential neighborhoods on the city’s north side.

The Trustees also received an annual update on the University’s innovative and ongoing partnership with Muncie Community Schools.

Since the partnership’s inception in July 2018, Ball State has helped raise \$5 million in philanthropic investments and \$12.9 in competitive grants for the school system. Earlier this year, MCS was awarded an [\\$8.1 million Next Generation School Improvement Grant](#) from the Indiana Department of Education for Grissom, Longfellow, and South View elementary schools.

[Ball State recently was awarded a \\$1.5 million](#) U.S. Department of Education grant for Civic Renewal through Education for Agency, Tolerance, and Engagement (CREATE). In cooperation with MCS, Ball State will develop the project as an innovative approach to instruction, student learning, and professional development in civics that will integrate American history, geography, government, and media literacy.

“I’m grateful to Dr. Lee Ann Kwiatkowski, Director of Public Education and CEO of MCS, and to the Muncie School Board members, appointed by our University, for their continued leadership,” President Mearns said. “Working together, we are maintaining stabilized enrollment, a positive operating budget, and a compensation plan focused on retaining teachers.”

In other updates to the Board, Trustees learned more about Ball State’s Indiana Connection Lounge—an innovative approach to providing an intimate space on campus where the University hosts alumni, employers, and students to facilitate one-on-one and small-group introductions.

“Kickstarting careers is the ultimate goal,” said Jim McAtee, assistant vice president and executive director for career and professional development at Ball State. “But our Indiana Connection Lounge also provides a unique, intentional space to help students build social capital through connections with alumni and our employer base.”

This month, Indiana University Health was the first employer to engage with students through the Indiana Connection Lounge. While on campus, IU Health interacted with more than 800 students during class visits and met individually with students and faculty in the lounge. Dr. Jeff Bird, President of IU Health Ball Memorial Hospital, held an hour-long program with students.

In other matters, the Board heard an update on Ball State student enrollment during Friday’s meeting.

Ball State’s 2022-23 freshman class includes 3,482 students, a 6% increase over last Fall. The freshman class has a high academic profile—an average high school GPA of 3.56, which is the highest of any incoming freshman class in University history.

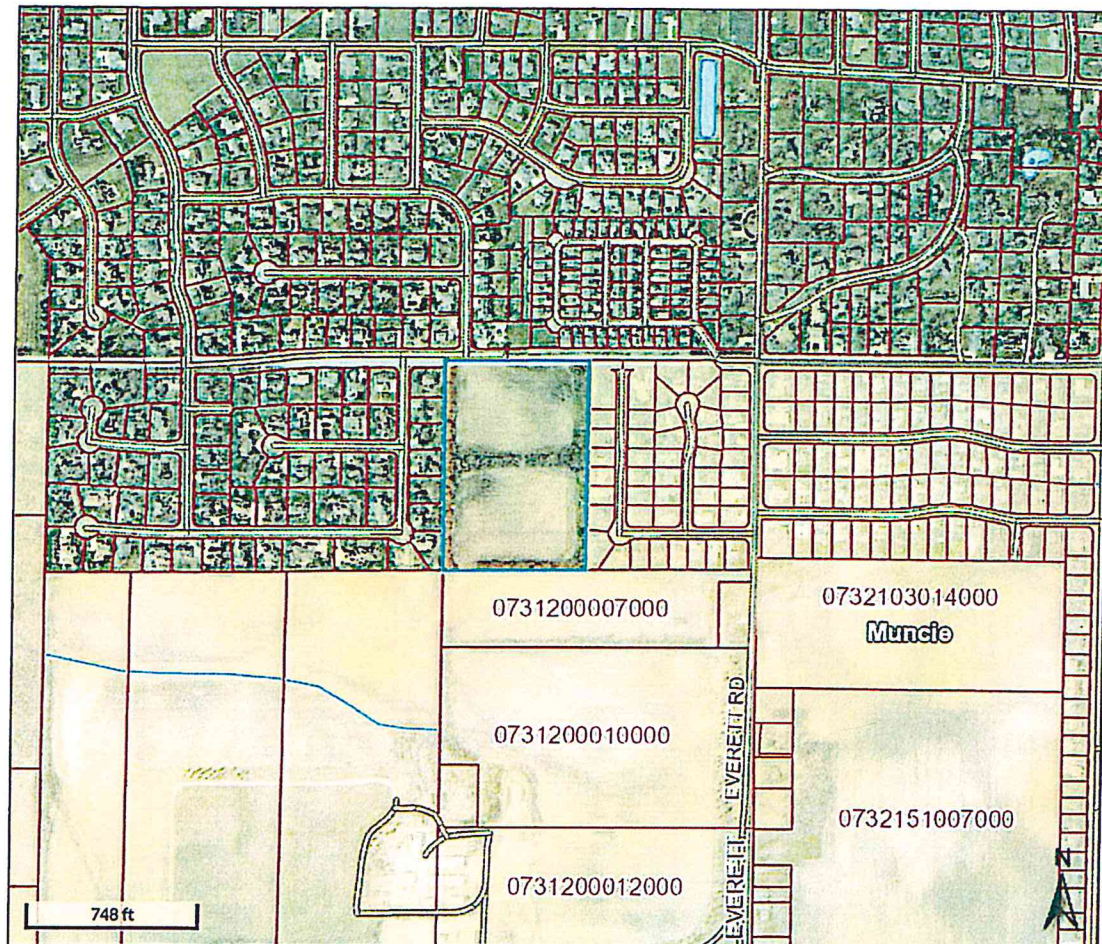
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About Ball State

Founded in 1918 and located in Muncie, Ball State University is one of Indiana’s premier universities and an economic driver for the state. Ball State’s 21,600 students come from all over Indiana, the nation, and the world. The 790-acre campus is large enough to accommodate first-rate facilities and 19 NCAA Division I sports, but our welcoming and inclusive campus is small enough to ensure the friendliness, personal attention, and access that are the hallmarks of the University. Destination 2040: Our Flight Path establishes Ball State’s ambitious goals for our second century. We Fly!



BeaconTM Delaware County, IN



Overview



Legend

- Major Roads
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
 - Geocoded Streets
- RR Lines
- Airport Runways
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds
- Streams and Ditches
- Corporate Boundaries
 - <all other values>
 - Albany
 - Chesterfield
 - Daleville
 - Eaton
 - Gaston
 - Muncie
 - Selma
 - Yorktown
- Political Township

Parcel ID	0731200003000	Alternate ID	18-07-31-200-003.000-002	Owner Address	BALL STATE UNIVERSITY BD OF TRUSTEE
Sec/Twp/Rng	n/a	ID			ADMINISTRATION BLDG 103
Property	0	Class	Exempt, Private Academy or College		MUNCIE, IN 47306
Address		Acreage	12.36		
District	CENTER SAN				
Brief Tax Description	PT NE QTR NE QTR S31 T21 R10 12.360 AC				
	(Note: Not to be used on legal documents)				

Land Records: The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are for GRAPHIC REPRESENTATION AND INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes no warranties for the accuracy or completeness of this information.

Property Addresses as shown in the parcel record:

Property Addresses shown in the parcel record report are generated from the County Auditor's and Assessor's databases. There is potential for an incorrect property address to be shown. The County is currently working to fix these issues. Verify official address by turning on the "Address Point" layer in the map table of contents. Any questions about addresses can be forwarded to the Delaware-Muncie Metropolitan Plan Commission at 765-747-7740.