



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, April 20, 2023, at 9:00AM in the City Hall Auditorium, First Floor, 300 N High St. Muncie, Indiana 47305.

**Call to Order:** President Jeff Howe called the meeting to order at 9:00AM.

- I. Roll Call:** President Jeff Howe, Isaac Miller, Lorraine Tomlin, and Shareen Wagley all present. School Board Jim Lowe was present. Commissioner Steve Prybylla was absent.
- II. Agenda:** President Howe entertained a motion to approve the agenda. Lorraine Tomlin moved to approve the agenda. Isaac Miller provided second. Commissioners Isaac Miller, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- III. Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the March 16, 2023, MRC meeting. Shareen Wagley moved to approve as amended. Isaac Miller provided second. Commissioners Isaac Miller, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. Claims:** Craig Wright, City Controller, presented claims. Shareen Wagley made a motion to approve. Lorraine Tomlin provided second. Commissioners Isaac Miller, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- V. City of Muncie Update – Mayor Dan Ridenour.** Mayor Ridenour provided an update on the following items.
  - **Financials:** Mayor Ridenour stated there are no changes in parks. The amount of \$2,189.50 came out of the McKinley Live Learn Neighborhood for additional engineering. A planning session for that neighborhood is scheduled with Y architects and the schools. The engineering piece is finished on Columbus Avenue. Markets on Madison had additional change orders. Once construction is finished on the out lots the construction for features inside the parking lot will start. This includes sidewalks, retention pond, etc. The amount of \$8,000 went to Southway Plaza. Commitments have been subtracted; \$230,000 to cover the city's commitment match on the McKinley Live Learn Neighborhood. The projected revenue is listed based on experience, minus bond payments. There are dollars allocated 317 Gilbert. Storer Park is still pending. **White River Lofts – Phase II:** Groups that are making various applications. The second block would be available organizations have proposed to build on both at the same time. READI 2.0 will be used on that site. The mayor hopes it is for both blocks. No longer planning for parking lot. Financials are a large consideration. Anticipate that it will be May or June to move forward on something.

- **Riverbend Flats:** These are already taking applications. They were in with their team for the March Dream with Dan. Leases hopeful to be beginning in May. The bushes and landscape are in, grass need to be planted, and the playground is in.
- **City View 1 & 2:** Closed on this and sold all the lots. The MRC is down to 68 lots that they own. They are now responsible for all the lots, so they have been taken off the maintenance list. These are not in TIF districts, all funds will go back into helping the general fund and schools' budget. People have called asking how to get in touch with them to move into the homes. First Choice Electric, a local company, won the bid for electrical work on all these properties.
- **Storer Estates:** Storer Woods Park has begun some final landscaping work. The concrete is ready and will be putting up the curbs. The asphalt will go in about a week after concrete. The park will still be under construction. There was a request from an individual for information on one of the lots. There is one builder who wants to buy the whole thing. The mayor has put everyone off until the streets are in. Jeff Howe asked if the person who has expressed interest if they are interested in buying the balance after what is available after local buyers. The mayor stated they are interested in the whole thing with seven different designs in mind. Next meeting, we might be able to have some proposals.
- **New Construction at the Mall:** This is a huge revenue piece for the MRC. This will be going to Sheriff's sale which comes out May 10th. The property has a debt of 32 million dollars. We have some cash allocated for the property and it is part of a TIF district. Developers have potential housing interest. The Buyer's Market is not going anywhere, they are already part of the mall. Assessed value is \$11 million. The bank sold off an out lot to Panera and Target did renovations, increasing the value for both. Losing tax revenues, lots of opportunity there. Hopeful to get an owner with vision. There are 37 tenants, 29 are national companies and are on 10-year leases. The national companies would find other locations in Muncie if the mall closed. Pet Supply Plus is building on an out lot.
- **McKinley Live Learn Neighborhood:** The MRC owns several lots in that neighborhood. Zoning changes caused several developers to reach out. It is anticipated that soon there will be proposals on what direction we want to go. Looking to wait for Columbus Avenue streets to be done. Contracts are out for demolition.

Jeff Howe asked for an updated list of all the properties the MRC holds. The mayor stated yes. Lorraine Tomlin asked if the contract to maintain those properties had been filled. The mayor stated yes, some by Board of Works and others to small contractors. Jeff Howe stated he had contact with someone who is looking at the availability of real estate here. Looking at building an apartment complex with 160 units.

## VI. Other Business

### - Extension of Partnership Agreements

- **Sustainable Muncie – Allison Robbins:** Allison Robbins, the President of the Board of Directors for Sustainable Muncie that operates MadJax and the CoLab. Ms. Robbins stated she is here for the renewal of partnership agreements between Sustainable Muncie and the City of Muncie. She stated that the commissioners have a copy of the agreement. The nature of the agreement, that has been in place for more than five years, is for the Sustainable Muncie to maintain and market the Lofts offices on High Street across from the Horizon Center. This was a vehicle in which Sustainable Muncie could earn financial support initially provided by the City as it continues today. Currently, the board supports a more business-focused approach. A meticulous review of the financial process has been done. Great strides have been made in operational efficiency of the organization. Leasing practices have been improved to provide additional income and improve tenant relations. Longer lease times are being secured. Expense controls have been put in place. Relocation of the design lab has occurred, which is a significant expansion of MadJax. This will be accessible and visible to the public and will be available to have a membership to a high-tech lab equipment. There is a fee for services which is revenue generator hoped to grow as the lab grows. A community classroom is in the process of being built. Additional office and workspace offer small business affordable office spaces. Many of these things have had an immediate impact on financial performance, nearing operational break even. Lorraine Tomlin stated near operational break-even is a huge improvement. Allison Robbins stated the financials have a ways to go. It is an 88,000 square foot space; a lot to maintain. It has been a journey. Ms. Robbins encouraged each commissioner to come take a tour. President Howe entertained a motion to renew the agreement Isaac Miller made a motion to approve. Lorraine Tomlin provided second. Jeff Howe abstained because of work he does with them. Commissioners Isaac Miller and Lorraine Tomlin voted aye. Commissioner Shareen Wagley voted nay. Motion fails. Shareen Wagley stated she has not had enough time to look at the documents. She does not want to see the MRC being stuck making bond payments, duplicating services between MadJax and Innovation Connector. She stated she does not have enough information to vote on this today. Legal counsel stated it can be reintroduced at a later meeting. Allison Robbins offered a tour to help understand what is happening. Shareen Wagley stated she first needs time to read the contract and understand who is paying what, where is secures the fact that the MRC is not going to have make MadJax bond

payment again. She stated she wants to understand the difference between MADJAX and Innovation Connector.

- **Property Acquisitions:** The mayor stated this is an application for one of the 68 properties that we do own. Email from Richard Whitmire stated he is an employee of the Street Department. He is interested in the property next to his house, an empty property with no structure. He wants to extend his yard for his kids, promising to keep it clean and maintain the address. The property address is 2709 S High St, he lives at 2711 S High St. Mr. Whitmire has offered \$500 for the lot, directly adjacent to his. The property is not part of development currently. There are no scattered site developments for this year. Isaac Miller confirmed there is no structure. The mayor stated there is no structure, it is a vacant lot. Shareen Wagley moved to accept Mr. Whitmire's offer. Isaac Miller provided second. Commissioners Isaac Miller, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- **Muncie Land Bank** – Nate Howard provided an update to the commission. See attached document on last page.

**VII. Public Comment (2 minute each): None.**

**VIII. Commission Member Comments: None.**

**IX. Adjournment:** Jeff Howe motioned to adjourn at 9:42AM.

The Muncie Redevelopment Commission will meet again on May 18, 2023, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

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Commissioner Lorraine Tomlin



**April 20, 2022**

**Muncie Land Bank Report to the Muncie Redevelopment Commission**

**Period: March 16 – April 19, 2023**

### **Property Update**

- Acquisition:
  - o Our Spring Ask to the County Commissioners is ready to be submitted upon approval at our MLB monthly board meeting tomorrow:
    - For a handful of these properties, we have Pass Through Agreements
    - Another dozen we are seeking to acquire for local CDCs that have indicated an interest in POSSIBLE future development.
    - And then for another 10 properties we are seeking to acquire for future development without a potential end user identified due to them being in a cluster or being in a more desirable location.
  - o I would say that it is becoming apparent that it is necessary that we begin to diversify our mechanisms for the acquisition of property beyond the County Tax and Deed Sales. We have started reaching out to banks about getting on their REO lists and contacting programs like the National Community Stabilization Trust's First Look Program.
- Disposition:
  - o We started taking bids for properties with structures this past month. At our last Acquisition and Disposition Committee three local bids were awarded. Upon receiving approval at our board meeting tomorrow, we will get those deeds transferred and hopefully witness the first properties with structures to go through the MLB to start on their path back to rehabilitation and productive use.

### **Other**

- First Friday: Evan Tester from Intend (April), Will Snyder BSU graduate student.
- I brought a few annual reports that I leave here for anyone who would like to take one.