

Muncie Redevelopment Commission Minutes

July 20, 2023

- 9:06 – Jeff Howe calls the meeting to order.
- Roll call – all members present: Jeff Howe, Isaac Miller, Lorraine Tomlin, Shareen Wagley. Steve Prybylla. James Lowe
- Agenda was amended to remove the Recovery Home Project from Other Business. It will be brought again at a future meeting; Motion to approve Prybylla second Miller. Vote taken by roll call and approved by unanimous vote as amended.
- Motion to approve minutes by Prybylla, second by Miller; Minutes approved 4-0 with Tomlin abstaining due to her absence in June.
- Craig Wright presented the claims for questions. Motion to approve by Miller, second by Prybylla. Claims approved 5-0 as presented.
- Report from the Mayor:
 - Mayor gave financial position update.
 - Parks: \$1,660.59 paid out for the skate park.
 - Storer Estates: Notes that the MRC will fund \$170,000 for the Storer Estates Park once the park is completed. The park cannot be completed until after the ADA ramps, streets and lots are done. Park equipment is already in storage. Mayor estimates that the work will begin in Storer in the next couple of weeks.
 - McKinley Neighborhood Update: There has been a lot of interest from local companies to do building of single-family homes in the neighborhood. Potentially ready to make a presentation in August. The YMCA broke ground this week on its new building near Muncie Central High School.
 - Morrison and Jackson Apartments: Browning Companies is interested in building an apartment community. They plan to spend funds to put together a plan to present to the MRC. Mayor will bring them to present once their plans are ready.
 - Kilgore Avenue Apartments: Passed the planning commission and the board of zoning appeals meeting. A flood zone has been changed. The project is a tax credit project. Muncie is competing with Fort Wayne and South Bend for tax credit financing on the project. The State will make awards in the fall. Possibly in November. Potential investment is approximately \$32,000,000 but will require tax credits in order to proceed.
 - Storer Estates: Not yet ready to lay asphalt. Expected to proceed in the coming weeks. Builders are prepared to make offers to purchase the entire development. The Mayor would prefer to divide up the sales to multiple local developers. Nothing is set to move forward in earnest until the paving is done. Lots are available for sale now. Commissioner Miller notes that he has received a lot of inquiries as to when the development will be ready for building. The curbs have been installed.
 - Hotels:

- Holiday Inn Express closed on the purchase of their property. Construction is scheduled to begin in August. It will be located in a TIF District.
 - Hilton Home 2 Suits on Bethel is moving forward as well. It will be presenting to the Board of Zoning Appeals for a variance. It will be located in the Morrison TIF District which is managed by Delaware County. The hotel is within the city limits but the district predates the annexation of that area into the city. The Mayor is discussing removing it from the TIF with the County so that the tax revenues can benefit the City.
- Other Business
 - **Resolution 2023-07** – A Resolution of the City of Muncie Redevelopment Commission in Support of the Ball State University and City of Muncie Collaborative Proposal for Redevelopments in the Village Neighborhood of Muncie, Indiana. Motion made by Miller, second by Prybylla. Resolution was approved 5-0.
 - **Property Purchase Application – 516 E. 5th** offer to purchase by Robert and Brenda McCoy for \$100. The McCoy's own the adjacent lot at 522 E. 5th. They would like to fence in the entire property along with theirs. They had been mowing the property for years but became aware that it was owned by the MRC and would like to purchase. MRC has owned since at least 2009. Motion to approve the sale by Tomlin, second by Wagley. Approved 5-0.
 - **READI 2.0:** Competing proposals for downtown development and submission for READI Grant Approval. Commission to pick a project for submission and provide funds for infrastructure development.
 - Anderson Partnership Developments - project on Walnut Street for approval of grant funds. It would also go a block East toward Mulberry and a block west toward North Street. It would go two blocks North toward Gilbert. This would include funds for street and cityscape improvements including lights and sidewalks. Would propose \$1.5 million for improvements. READI grant would pay 20% or approximately \$300,000. Would require bonding from the MRC to complete the work.
 - WS Properties - 66-unit development downtown with a restaurant component on the first floor overlooking the river. Would be a 1 block development. Private investment would \$13,700,000. READI funds would be \$2.6 million dollars. Would also apply for Indiana Tax credits for the project. MRC has cash sufficient to provide required match for this proposal.
 - Motion by Miller, second by Prybylla to approve the WS Properties submission. Approved 5-0.
 - **Fire Station Funding:** Committee formed to determine what challenges exist for current fire stations. Committee has determined that many fire stations are not safe for the firefighters. Buildings need to be constructed with proper ventilation and separation from equipment and fire gear that has been exposed to hazardous smoke. Two stations have been selected for improvements; Tillotson and MLK

stations. Committee had originally planned on improving three stations but due to increased in borrowing costs and construction costs, only two can be completed at this time. Fire Dept. will put in \$250,000 per year from their budget toward a bond payment for the construction. Mayor is asking the MRC to commit \$400,000 per year for bond payments. Recent change to Indiana law effective July 1, 2023, allows redevelopment commissions to provide funding for fire departments and public safety. Work on MLK can begin immediately upon approval of financing. Tillotson would receive a 3rd vehicle bay so that it can expand its service. This is important as trains often block cross streets. This could create a situation where Tillotson is the only station available to respond to a fire in that area of the city. MLK will be increased to a 4-bay station to allow for the ladder truck to be positioned near the largest city buildings near downtown. Total investment in the stations will be near \$18 million. Economic Development Income Tax will also be applied by the City toward the bond payments. Motion in support of future fire station funding in the amount \$400,000 made by Miller, second by Wagley. Motion passes 5-0.

- **Muncie Land Bank Update:** Nate Howard with the Muncie Land Bank provided an update. No new acquisitions to report in the last month. July 7th First Friday Meeting was held. Discussion of plans for future development at the neighborhood level. Next month will focus on appraisals. Board is now back at full capacity following the death of Marta Moody. Continued work on grant fundraising. A MOU has been signed with Intend Indiana to work with the land bank on neighborhood planning for potential housing developments.
- **Public Comment:**
 - **Rick Yencer:** Comments regarding fire department expansion and renovation. Supports renovation but questions the bonding. Also, does not support housing developments by city. Hopes the village development keeps the unimart building because he believes it is a landmark.
- **Commissioner Comments:**
 - **Jeff Howe:** Notes his discussion with Ball State members on village developments and also housing developers. Believes there is a need for both additional units of housing stock but also quality housing stock in Muncie. Believes the economics of home building projects makes sense for Muncie and for the MRC to participate.
 - **Steve Prybylla:** Believes additional housing is necessary to keep people in the City and not move out of the city to the county or elsewhere.
 - **Lorraine Tomlin:** Voiced her support of additional housing and her belief that Storer Estates will be very beneficial to the city.
- **Adjournment:** Jeff Howe noted that there was no additional business before the MRC. Hearing no objections, the meeting was adjourned at 10:12 am. Next meeting to be August 17, 2023.