

Muncie Redevelopment Commission Minutes

September 21, 2023

- 9:01 Jeff Howe calls the meeting to order
- Attendance is taken with all members present: Howe, Miller, Tomlin, Prybylla and Wagley
- Minutes were reviewed
 - Motion to approve minutes as presented by Wagley and second by Miller; Approved 5-0
- Claims presented by Controller
 - Motion to approve claims as presented by Miller and second by Tomlin; Approved 5-0
- Property Transfers & Acquisitions – request by Gretchen Cheesman of Community Dev.
 - Brownfield property previously transferred to MRC by Community Dev has now been determined to have lead in the water. Gretchen has determined that the property can be cleaned up by East Central Indiana Community Development Corporation. The cleanup will be done with state funds and then the property will be transferred back to MRC. Motion to approve by Miller and Second by Wagley. Passed 4-0 with Tomlin abstaining.
 - 701 N. Jefferson, 208 E Columbus and 705 N. Mulberry all went up for tax sale and failed to sell. The properties are located in the McKinley neighborhood and are valuable to the MRC. Gretchen suggests that the MRC request that the tax sale certificates be assigned to the MRC. Motion to approve by Wagley and second by Miller. Approved 4-0 with Tomlin abstaining.
- Report from the Mayor
 - Financial Position Update
 - Parks: Only minor updates over the past month. Storer Park is moving forward but no expenses have been paid over the past month. Majority of remaining funds are for the skate park in Westside Park which is waiting for permit approval before construction.
 - White River Lofts: Mayor is working on a financial agreement for phase 2. No agreement has been reached yet. The intention was to use REDI 2.0 funds, but those timelines have changed. If agreement cannot be reached by end of 2023, the developer may need to move on. Negotiations are ongoing. MSD and MRC are going to move forward with certain infrastructure improvements which require the upgrade of a sewer pipe. The surface level cannot be improved for buildings so the MRC plans to create an entry way feature to be viewed when crossing the White River from Wheeling.
 - City View I & II: Construction continues with town homes going up on 8th street and Macedonia as well as Jefferson. Other single-family homes are in various stages of construction and all are moving forward.

- Canal District Development: Mayor put out an RFP for the construction of single family homes and/or row homes on the lot owned by the MRC downtown adjacent to White River Lofts. Responses are due in October prior to the October MRC meeting.
- Storer Estates: The paving for the streets has been completed and the curbs have been installed. D.R. Horton – Indiana, LLC has put forth a purchase offer to purchase all 34 lots for \$30,000 each. Resolution 2023-08 is presented to approve the offer to purchase the lots. Motion to approve Resolution by Miller and second by Tomlin. Approved 5-0.
- Other Business
 - Emerald Point Properties: Mayor has spoken with Trust that owns the vacant portions of the development about a potential purchase. Mayor stated that he isn't interested in a direct development by the City but wanted to put the matter to the MRC. MRC would be required to obtain 2 appraisals in order to purchase directly. Miller stated that he doesn't believe this sort of development is within the MRCs purview. Howe stated that he could be in favor of acting as an intermediary for another developer to continue the project. No action taken.
 - Muncie Sports Commission: DAC is going to purchase the Muncie Sports Plex from the Muncie Sports Commission. The property, once under DAC control, will be used to build single family homes. D.R. Horton – Indiana, LLC has also made an offer to purchase the entire 83 acres property and develop housing. The site will include over 200 homes. Motion to approve the MOU with DAC by Wagley and second by Tomlin. Approved 5-0.
 - Property Acquisitions: Mayor has been approached by a seller regarding the potential purchase of 4 lots in the 900 block of West 8th street. No action taken.
 - Property Sales: 926 S. Hackley Street. Offer to purchase by Jason Walker of Kidz Club Learning Center. The lot is adjacent to the existing property. It will be used to expand their playground area for the daycare. Sale request is \$500. Motion to approve sale by Wagley and second by Miller. Approved 5-0
- Public Comment:
 - Zane Bishop. Asked about sidewalks in Storer Estates. Also asked about development on existing streets on the east end of Muncie.
 - Rick Yencer: Would like to see local developers used on existing projects. Doesn't believe there are people to fill the homes to be built in Storer or the sportsplex property.
 - Andrew Popp: hopes that the MRC could take a look at Emerald Point Properties as he believes it's a good development. Would like to know if the city is going to be investing in the infrastructure at the sportplex site.
- Commissioner Comments: None.
- Meeting Adjourned without objection at 10:11.