

Muncie Redevelopment Commission Minutes

November 16, 2023

- 9:02 Jeff Howe calls the meeting to order
- Attendance is taken with all members present
- Minutes were reviewed
 - Motion to approve minutes as presented by Wagley and second by Prybylla; Approved 5-0
- Claims presented by Deputy Controller, Matt Wagley.
 - Motion to approve claims as presented by Prybylla and second by Miller; Approved 5-0
- Report from the Mayor
 - Financial Position Update
 - Mayor provided a brief update on the financial status of the various TIF Districts and the money which must be spent in those districts. Mayor provided an estimate of year-end financial position for MRC including fall tax draw. Mayor provided update on status of funds for various parks projects funded via MRC bond. Specifically, Jacks Park has received various updates including new basketball goals. New playground equipment is on its way. Skate Park is also moving forward but the city is waiting on flood zone update from the feds.
 - White River Lofts: No openings currently. 100% occupancy. Some leases expire in May.
 - City View I & II: New homes continue to go up around the city in the scattered sites. Certificates of Occupancy for some of the buildings will be issued soon meaning they will begin entering into leases. 2 off South Walnut, 2 of South Port and 1 on Memorial. Other multi-family units are also progressing.
 - Storer Estates: Mayor stated that the sale of all 34 lots are going through due diligence with D.R. Horton. A phase 1 environmental survey is ongoing. Closing is forthcoming but not currently scheduled. Playground equipment for Storer Woods Park is now in place and the MRC will be invoiced shortly.
 - Southern Terrace: 25 town homes will be built near Crestview Golf Club by S. Walnut and 26th. The ground for the town homes was purchased from the Apostolic Church. 20 more single family homes will be built on 19 MRC lots the sale of which will close in December. Construction will begin in 2024. Additional lots will be sold once these close and development begins. No tax abatements were used in the development of this project.
- Other Business
 - READI 2.0: Muncie continues to work with BSU on the proposal. This includes the development of a trail in the Canal District to connect to the BSU area with downtown. City will be applying for funds to upgrade the trails with lighting and upgrade the bridges. Also applying for funds to upgrade Tuhey Park/pool. Also potentially funds for Elm Street Park which is along the Cardinal Greenway.
 - Canal District Development RFP: RFP for “Canal Commons” which would be 28 new townhomes for private sale and ownership. RFP submitted by Lucius Conner, Derek Snider, and Steven Putt. Motion to establish a Canal District Development subcommittee by Tomlin and second by Miller. Approved 5-0. Prybylla and Howe volunteered to work

alongside the Mayor. Subcommittee to work toward a comprehensive Economic Development Agreement for the development project.

- Muncie Lank Bank Update: Nate Howard provided an update. MLB has been working with the County to acquire property through the tax sale process. MLB representatives went to Austin, Texas to learn about property acquisition and development process. MLB is seeking 14 properties in the Old West End of Muncie. Potential project would involve Intend Indiana. Grant funding has been secured for the purchases from the Ball Brothers Foundation. Also asking for another 22 properties mostly located on the Southside of Muncie.
- Public Comment:
 - Ed Conatser: Spoke in favor of potential development and developers for the Canal District. Also spoke in favor of the Muncie Land Bank and expressed his desire for the County to work more with the MLB.
- Commissioner Comments:
 - Isaac Miller: Thanked the developer for the submission of the RFP for the Canal District.
 - Lorraine Tomlin: Expressed excitement for the ongoing housing developments and the potential Muncie Land Bank development in the Old West End. Also thanked developers for the RFP on the Canal District.
 - Jeff Howe: Comments on his reading of the book Happy City. Expressed his desire to continue developing a city where the citizens are happy with their city and happy to live in their city. Believes a major factor is the ability to live and work in the same city while limiting the length of time commuting to work. Discussed Madison Street property.
- Meeting Adjourned without objection at 10:13.
- Next Meeting December 21, 2023.