

## Muncie Redevelopment Commission Minutes

April 18, 2024

**Video and audio of the meeting is available for review on the City of Muncie, Indiana Facebook page.**

9:00 Zane Bishop calls the meeting to order as acting President due to the absence of Isaac Miller.

- Attendance is taken. Isaac Miller was absent.
- Motion to approve the agenda by Wagley with second by Bishop. Approved 4-0.
- Motion to amend minutes by Dale. Motion failed for lack of second. Motion to approve minutes by Wagley and second by Prybylla. Approved 3-1
- Claims presented by Controller, Craig Wright.
  - Motion to approve claims as presented by Dale and second by Prybylla; Approved 4-0
- Report from the Jeff Howe
  - Financial Position Update: Mr. Howe provided a brief update on the financial status of the various TIF Districts and the money which must be spent in those districts. Noted the focused funds balance of just over \$2.7 million and consolidated TIF funds of just over \$2.05 million.
  - Annual Report of Muncie Redevelopment Commission: Jeff provided a copy of the 2024 MRC Annual Report outlining activities, transactions, developments, and financials.
  - Property Usage Plan: Jeff indicated that he was putting together a list of MRC owned or controlled properties within the City. The plan will include information about the specific properties and their potential benefits and best uses to the City and the MRC. Jeff indicated that the plan will be comprehensive and will take some time to complete.
  - Muncie Housing Summit: Jeff presented a copy of the presentation to the members for review. The presentation included housing trends in the county as a whole but also in the City of Muncie. The present population is about 112,000 for the county which is a decline of about 20,000 from the 1970's but has largely stabilized. The report also detailed job statistics, commuter statistics, and housing stock and quality statistics.
- Other Business
  - READI 2.0: Jeff Howe discussed the award of funds by the state. Muncie's region was awarded \$35 million. The disbursement of funds to specific communities and projects has not yet been determined.
  - PILOT Recommendation: (Payment In Lieu of Property Taxes) Funds from Kilgore Avenue Project. The money does not go to the general fund directly but is directed to the City with specific statutory spending limits which deal with housing affordability. Jeff has prepared a letter to the Mayor outlining the MRC's role in the approval of the project and requesting that the funds be directed to the Muncie Land Bank to service housing needs of the City. Motion by Dale to issue the letter to Mayor with the understanding that additional support for the MLB may be discussed in the future. Second by Bishop. Approved 4-0.
  - Downtown Development: Angie Hibner provided an update on the status of the ADA compliant ramps around the downtown area. Those should be installed and completed prior to the Fire Up Downtown event in August.

- Muncie Land Bank: Mr. Howard provided an update on recent developments for the MLB. Noted that they had sold one property as a side lot. Purchased 1 house in the Old West End. MLB was awarded 40 properties via tax certificates from Delaware County Commissioners. Most of the awarded properties are the Industry and Whitley Neighborhoods.
- Public Comment:
  - Charlize Jaimeson: Noted that the MRC makes announcements about upcoming or potential projects. Questioned announcements on updates on projects, specifically the Wheeling/High gateway.
- Commissioner Comments:
  - Wagley: Noted that Muncie Board of Works has approved the bid for construction on the skate park.
  - Bishop: noted that he would like to have the handouts prior to the meetings.
- Meeting Adjourned without objection at 10:11.
- Next Meeting May 16, 2024.