

**CITY OF MUNCIE REDEVELOPMENT COMMISSION**

**Regular Meeting Minutes**

The City of Muncie Redevelopment Commission (MRC) met on Thursday, August 18, 2022, 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.

1. **Roll Call:** President Jeff Howe, Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, and Shareen Wagley all present. School Board Jim Lowe was present.
2. **Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the July 21, 2022, MRC meeting. Isaac Miller moved to approve. Shareen Wagley provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
3. **Claims:** Craig Wright, City Controller, stated the claim are minimal. HE stated we have claims for the administration of the bond that were paid out to Bose, McKinney and Evans, LWG CPAs & Advisors, and Beasley & Gilkison. President Howe asked if we had other expenses on the Village Parking Garage fund beyond the Cintas. Craig Wright stated we clean it. President Howe entertained a motion to approve the claims. Lorraine Tomlin made a motion to approve the claims. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
4. **City of Muncie Update – Mayor Dan Ridenour –** Mayor Dan Ridenour stated the Riverbend Apartments that are in a TIF district are nearing exterior completion. He stated those will be sixty new apartments at the corner of Memorial and Burlington with the addition of a Pizza King across the street on Memorial. Mayor Ridenour stated the playground and clubhouse has yet to be constructed for the residents of the new apartment building. He stated we are excited for the new development. Mayor Ridenour stated near the new apartment building there is a location planned for Project Blue Ways for canoe and kayak launches. He stated there are about ten planned in Delaware County and a couple in the City of Muncie, funded primarily through Ball Brothers. Mayor Ridenour stated EDIT funds will get involved. He stated some of the City View Homes came without 100% clean titles. Mayor Ridenour stated all the title work has been done and should close and construction should start in September with Phase 2 starting in October. President Howe stated some of those have been owned by the city for 10-15 years. Mayor Ridenour stated that is correct. He stated one of the objectives is to get the properties back on the tax rolls. Mayor Ridenour stated some will be in the industry, some will be in South Central, Southside, Thomas Park, Avondale, most of those neighborhoods. He stated housing projects were submitted two and are waiting for state approval.
* **Hotel Feasibility Update** – Mayor Ridenour stated we received a preliminary report that is positive. He stated that he began talking to some of the landowners and they suggest four different sites. Mayor Ridenour stated the report was positive and that an east side hotel would be beneficial to our community. President Howe asked if they gave a sense of how many rooms. Mayor Ridenour stated about fifty-five room, four story hotel that includes a pool, bar, and lounge. President Howe asked if they said more than one, did they tell you what the market is short in rooms. Mayor Ridenour stated they did not give a number, but they felt more than one would be beneficial. He stated that we are still waiting for the final report and hope to have it soon.
* **Budget** – Mayor Ridenour stated there is money earmarked for the mall area, a small amount for Mad Jax, and the Central TIF. He stated we will come before you again for 2023 and 2024 to handle maintenance and upgrades to the downtown area. Mayor Ridenour stated the Christmas lights have been ordered and the maintenance has started on Walnut Street brick.
	+ **Southway Plaza** – Mayor Ridenour stated the South Side TIF area is now zero, the authorization of $87,279.45 toward demolition work. He stated he moved that down to the next line for the Markets on Madison for Southway Plaza and added $400,000 that came from the bond. Mayor Ridenour stated there will be a dollar change once the invoice comes for Phase 1 of the parking lot. He stated the property is managed by a local company and they have ordered HVAC systems, exterior painting should start soon, the playground location should be nailed down soon, and we are handling the trees in the parking lot.
	+ **McKinley Neighborhood** – Mayor Ridenour stated the $500,000 that came from the bond for McKinley and the READI grant. He stated an update that we have appraisals ordered and a few properties left that we need. Mayor Ridenour stated he had a discussion with DAC and their potential involvement with this project as well as the school. He stated the groups involved are the schools, the YMCA, and the Planning Commission.
	+ **Parks** – Mayor Ridenour stated the Till Pond Park is earmarked for $300,000 for that project and we are in the process of hearing about the DNR grant. President Howe asked how much we can anticipate that to be. Mayor Ridenour stated the state grant is $500,000 and we will have to produce the rest. He stated that there is $600,000 for parks in general. Mayor Ridenour stated there is money for Tuhey Pool, the skate park, Ball Corp Park, Heekin Park, Cowing Park, Jack’s Park, Halteman Park, Anthony Park, and Morningside Park. He stated that there is a total of nine parks plus Till Pond getting repairs, upgrades, ADA compliance, and improvements. Isaac Miller asked if $220,000 allocated to the Skate Park is correct. Mayor Ridenour stated that is correct. Isaac Miller stated that over one third of the park money is going into one. Mayor Ridenour clarified that the skate park has been a work in progress and determined that West Side Park is the best location. He stated that Deputy Mayor Ivy reached out to the model airplane group where they stated they go to the AMA. Mayor Ridenour stated there is already a park with parking, bathrooms, and other amenities. He stated that when the ARP money came available $300,000 was put in for the skate park, once the engineering came in the total cost is closer to $600,000, and that a portion of the bond could go to the skate park. Mayor Ridenour stated the original scope is still what is wanted and there are public meetings and a group that has come together to help raise the funds. He stated Rundell Ernstberger is doing the engineering for the skate park.
* **Bids on Storer Properties –** Lorraine Tomlin stated there is a bid from Melissa J Howell for $35,000 with an earnest deposit of $1,000 and the method of payment is cash with no contingencies. She stated that the buyer is a homeowner who intends to have a home built to live in as owner occupant and is only bidding to get one lot with preference of lot twenty-five. President Howe entertained a motion to accept the offer for lot twenty-five for $35,000. Shareen Wagley moved to approve. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

Lorraine Tomlin stated that the lot is listed as $33,750 on the sheet of all lots and prices. Ben Freeman stated for the public that additional bids may come in after the deadline and still be approved. He stated for the next 30 days the posted process remain the minimum amount the lots can be sold for. President Howe stated our carrying cost are considered as a sunk cost on these. Mayor Ridenour stated there is other interest in MRC lots. He stated 805 N Jefferson, 1101 and 1105 N Blaine will need to be signed on at this meeting. Mayor Ridenour stated he is waiting on one property on 9th Street.

1. **Other Business**
	* **Muncie Land Bank – Nate Howard.** Mr. Howard updated the board that the Land Bank has acquired three new properties, two vacant lots and one with a structure. He stated that the Land Bank has sold two properties, one that is a vacant lot intended for gardening and the second is another vacant lot. Mr. Howard stated the Land Bank has applied for four grants this month, all pending. He stated that the property profile software is still being installed and looking to expand staff at the Land Bank. Mr. Howard stated the Land Bank is trying to do their work more strategically on a neighborhood-by-neighborhood basis. He stated that they are going to try to acquire properties with structures in the future with input from the community with the hope of future redevelopment. Mr. Howard stated they are working on new ideas with the county and the Building Commissioner.
	* **Innovation Connector – Ted Baker.** Mr. Baker stated that the Innovation Connector is one of 22 Indiana Certified Technology Park Systems in the state. He stated that the state general assembly allows the Innovation Connector to collect money from the state based on performance each year of up to $100,000. Mr. Baker stated the Innovation Connector has met those requirements for last year and the money should be coming about. He stated the money is sent to the local Redevelopment Commissions of each community as a pass through to the Certified Tech Park. Mr. Baker stated the Innovation Connector will be receiving the full $100,000 and asked the board’s permission or approval for the Innovation Connector to receive that back and be done formally. He stated that there are five benefits of Certifies Tech Parks (CTP): CTPs are innovation hubs for communities; CTPS are develop locally grown and operated businesses; CTPs are vital to economic diversity of industries and companies; CTPs offer a safety net for business support; and CTPs leverage national, local, regional, and national funding to deliver the resources. Mr. Baker stated he plans to work with the General Assembly in the future and up the game so the Innovation Connector can hopefully receive a $3 million grant. He stated that there are 1,300 to 1,400 employees with the average wage being $66,690, and about $93 million of payroll was generated from the Tech Park here in Muncie. Mr. Baker stated not included in that were another 133 1099 contractors that received a significant part of their revenue from people within the Tech Park, an additional $5.6 million. He stated about 93% of the jobs are identified as tech or tech enabled jobs, but also realize that innovation and entrepreneurship go beyond tech. Mr. Baker stated just in the Innovation Connector itself, last year, there were 124 full-time employees, twenty-five businesses, and payroll just under $7 million. He stated as an announcement, November 14 through 19, the Innovation Connector is deeming that as Entrepreneur Showcase Week that coincides with Global Entrepreneurship Week. Mr. Baker stated there will be twenty events put on by the Innovation Connector within one week. He stated that on November 15 all ARP recipients will be invited to a tailgate at the Ball State home football game to celebrate. President Howe entertained a motion to approve the funding. Isaac Miller moved to approve. Lorraine Tomlin provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
	* **Two Property Applications – Mayor Dan Ridenour.** Mayor Ridenour stated he has two property applications. The applicant lives at 1000 N Macedonia and would like to purchase 1002 and 1006 N Macedonia that are right next to his property. The applicant would like to purchase these lots to maintain them and add on to his existing property space, not to add building. The applicant offered $500. Mayor Ridenour would like to follow the procedure and send the offer to the Land Bank with the Board’s approval. President Howe entertained a motion to send the offer to the Land Bank. Shareen Wagley moved to approve. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
2. **Commission Member Comments –** None.
3. **Public Comment (3 minute each):** No public comments.
4. **Adjournment:** Jeff Howe motioned to adjourn at 9:55AM.

The Muncie Redevelopment Commission will meet again on September 15, 2022, at 9:00AM

Respectively prepared by, Respectively submitted by,

Maggie Bales

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Commissioner Lorraine Tomlin