

## Muncie Redevelopment Commission Minutes

August 17, 2023

- 9:00 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 Miller; Approved 5-0
- Claims presented by Controller
  - Motion to approve claims as presented by Wagley and second by Tomlin; Approved 5-0
- Report from the Mayor
  - Financial Position Update
    - Parks: City is waiting on IDEM to resolve an issue with the skate park. Once resolved the final work should be completed. Engineering has been completed. Fundraising by the skate park organization is ongoing and going well.
    - Consolidated TIF: Little financial activity as shown in claims.
  - White River Lofts: Occupancy remains strong. Market appears to be in need of additional housing as presented for the phase II project. Mayor is waiting on rules to come out for READI 2.0.
  - City View I & II: Scattered site homes continues to move forward. 9 homes are under construction and framing and several others have foundation work beginning. Construction of two multifamily structures are also moving forward in Industry and Blaine South East Neighborhoods. Homes are not yet ready for applications for leasing but a website is forthcoming.
  - River Bend Apartments: 75% occupancy after being open for 2 months. Pizza King also opened a brand-new facility across the street.
  - Hotels:
    - Holiday Inn Express: Has begun the permitting process. The new hotel will be located near the Hyundai dealership. The existing Holiday Inn Express will undergo a name change but will remain open under the Holiday Inn umbrella.
    - Hilton Home to Suites: Applied for and obtained a variance necessary to begin construction on a 102-bed hotel. Construction expected in November. Building to be located next to the Hampton Inn off Bethal Ave.
  - Pet Supplies Plus: MRC did not participate directly but it is a good development for the City. They are building their own new building which will be located within the Mall TIF district. September is the projected opening date. The company also used local builders for construction.
- Other Business
  - YMCA: Downtown YMCA has already closed as the swimming programs have been relocated to Muncie Central High School. MRC is now in control of the building pursuant to previous agreement. Mayor is requesting that the MRC transfer the utilities into its name for preservation over the winter months and would like to begin marketing the property via an RFP. Noted that he has already received requests for information on the building since the MRC became the owner. Motion to transfer the utilities by Prybylla

and second by Wagley; Vote passed 3-2 with Prybylla, Wagley and Howe voting yes and Tomlin and Miller voting no.

- Proposal for town homes on McKinley: A company has put forth a proposal for construction of town homes on MRC and DAC lots in the McKinley neighborhood along Walnut Street. Lots have already been rezoned for such purposes. Mayor will continue to engage in discussions with the developers and may bring a request for action at next meeting.
- Franklin-Gilbert-Liberty-Washington Block: Block is wholly owned by the MRC through previous acquisitions. Block had been held for potential inclusion in phase 2 of the riverfront projects. However, the currently approved plan for phase 2 does not use the lot. Mayor would like to put out an RFP for the block. Mayor would like to see owner occupied development with townhomes or rowhomes being built on the entire block. Motion to put out an RFP for the Block by Miller and second by Prybylla which passed 5-0.
- Hillcroft Services: Commercial appraisal to be ordered pursuant to prior economic development agreement. Motion by Prybylla and second by Tomlin. Motion passed 5-0.
- Sustainable Muncie: Allison Robbins is requesting approval of the MOU presented to the Commission. Motion to approve by Prybylla and second by Tomlin. Motion passed 4-0 with Howe abstaining.
- Muncie Land Bank: Nate Howard appeared for the land Bank to provide and update.
- Innovation Connector & Tech Park: Ted Baker appeared for an update on the Muncie Innovation Connector and the Tech Park. Tech Park is now able to obtain up to \$250,000 in funds from the State due to change in statute (up from \$100,000). Ted notes that the Tech Park is seeking to expand but is waiting for the approval of a funding application from the federal government. The current Tech Park is full and expansion is needed. The Innovation Connector is also full. MRC holds funds on behalf of the Innovation Connector as a passthrough unit from the State of Indiana. Ted asked for preapproval for the funds (\$250,000) to be transferred to the Innovation Connector upon receipt by the MRC. Motion to transfer upon receipt by Tomlin and second by Miller. Motion passed 5-0.
- Property Sales: None.
- Public Comment
  - Jaylen Cody: Mentioned that there is a need for a community center and questioned whether the YMCA building could be used for that purpose.
  - Jo Boyce: commented on the need for infrastructure investment in the Muncie Air Park.
- Commissioner Comments: None
- Meeting Adjourned without objection at 10:02.