

AGENDA
Muncie Redevelopment Commission
Regular Meeting: November 19, 2020 at 9:00 a.m.
Conducted at City Hall Auditorium

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA

IV. MINUTES

- a. OCTOBER 15 REGULAR MEETING

V. CLAIMS

VI. OLD BUSINESS

- a. CITY OF MUNCIE UPDATE (RIDENOUR)
- b. MRC MUNCIE LAND BANK WORKING GROUP UPDATE (DALE)

VII. NEW BUSINESS

- A. MUNCIE LAND BANK 20 PROPERTY PILOT PROJECT PRESENTATION
- B. CHANGE ORDER – WHITE RIVER LOFTS
- C. APPLICATIONS (BISHOP)
- D. RESOLUTION 2020-25 (BISHOP)
- E. STORER CLEANUP UPDATE (BISHOP)
- F. QUIET TITLE DISCUSSION (BISHOP)
- G. SUSTAINABLE MUNCIE WORKING GROUP FRAMEWORK

VIII. PUBLIC COMMENT

IX. ADJOURNMENT – NEXT MEETING December 17, 2020 at 9:00 AM



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, October 15, 2020 at 9:00AM in the Auditorium, First Floor, City Hall, 300 N. High Street, Muncie, Indiana 47305.

1. **Call to Order:** Murphy called the meeting to order at 9:00 AM
2. **Roll Call:** Commissioners Brandon Murphy (President), Shareen Wagley (Vice-President), Andrew Dale (Secretary), Dr. Cecil Bohanon, and Frank Scott were present. Jim Lowe (School Board Representative) were present.
The Honorable Dan Ridenour (Mayor & Acting Executive Director), Trent Conway (Controller), Zane Bishop (Residential Program Administrator), Ben Freeman (counsel), Glenn Vann (Muncie Land Bank (MLB) Executive Director), Brad King, Ed Conatser, and Craig Wright (Controller-appointee) were present.
3. **Agenda:** Dale motioned to add a resolution, a resolution involving the transfer of property to INDOT for right-of-way infrastructure improvements, as new business item D; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
Murphy motioned to approve the agenda as amended; Wagley seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
4. **Minutes:** Wagley motioned to approve the September 17, 2020 regular meeting minutes; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
5. **Claims**
 - a. **Regular Claims:** Dale asked if All Seasons did the landscaping on the garage.
Conway replied they just did mowing on residential properties.
Dale motioned to accept the regular claims as presented; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
 - b. **Claim of the MLB:** Bohanon motioned to move this item to old business C; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
6. **Old Business**
 - a. **City of Muncie Update**
 - i. **White River Lofts:** Mayor Ridenour stated there are twelve (12) tenants currently reserving units. They are putting together designs for Phase II and plan to start construction on that in March. They are hiring a property-management company, but want to bring the total of units to 116 in order to have on-site management. The restaurant deal has fallen apart, with concerns about costs and where the market is going; local and Indianapolis companies are being talked with to gather interest.
Scott asked how the project was being communicated to the public.
Mayor Ridenour responded that a post was made about the project this week.

- ii. **Grocery Stores:** Mayor Ridenour has talked to three grocery stores—two that are currently expanding—about trying to fill spots on the east and southeast sides.
- iii. **Northeast-Side Housing Project:** Mayor Ridenour stated a housing project on the northeast side, a project that would need to come to the MRC.
- iv. **Bethel Pointe Expansion:** Mayor Ridenour stated a small, 5-year abatement on the expansion only is going before City Council, for a project that would add 23 jobs.
- v. **Solar Project:** Mayor Ridenour reported the project on the 52-acre Chevy Plant site is moving along well. There is a finance meeting with the company today, and there have been meetings with Racer Trust, IDEM, and the EPA. An RFP will be placed by the City to do the environmentals.

Dale asked what company the Mayor was working with.

The Mayor responded Performance, out of Indianapolis, who worked on the airport project there, as well as projects in Rushville and with Oakhill Schools.

- vi. **Local Companies Looking to Expand:** Mayor Ridenour stated Munsee Meats has an Industrial Revolving Loan Fund request being worked out, which would add an additional twenty (20) jobs or so. Another local company, which also has operations in other states, is looking to add a piece to one of those sites, which would add fifteen (15) jobs as well. A third local company is looking at consolidating a facility from another state into Muncie, bringing about 100 jobs.
 - vii. **Budget:** Mayor Ridenour stated the budget was approved, but union agreements are still being worked out.
- b. **Muncie Land Band (MLB) Working Group Update:** Dale provided a comprehensive summation as to the need and process is developing the Working Groups aims and its work up-to-date. Dale stated the MRC agreed to commit up to \$15,000 annually to support the MLB's work. The Working Group recommended the MLB taking on the roles of the Neighborhood Investment Committee (NIC). Another item the Group recommended is the a 20-property pilot project, which will come before the MRC next month. The Working Group is a collaboration among a number of entities.
- Bohanon asked what NIC members thought of its roles being transferred to the MLB.
- Bishop stated they unanimously agreed to changing the structure.
- Wagley asked if enabling legislation would need to change in order for this to occur.
- Dale responded there was no legislation regarding the NIC's work.
- Freeman added action should just be reflected in a resolution.
- Bohanon asked if a motion could be passed, then a resolution made at the next meeting.
- Freeman responded yes.
- Dale motioned to convey NIC activities to the MLB; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
- Bohanon asked if it was a secret what the 20 properties would be.
- Dale stated they wanted to create some synergy between what the City is doing and what the MLB is doing.
- Vann recommended an open pipeline between the MRC and the MLB. Meaning that the process of adding and exchanging MRC residential properties be flexible as site conditions and opportunities will fluctuate.
- Wagley asked if the ultimate goal was to obtain all properties the MRC owns.

Vann stated the ultimate goal is to reduce blight.

Wagley responded that it was her thinking that the goal was for the MLB to take on the residential side of the MRC, which was the purpose of the financial support.

Dale state that conveying all of the MRC's residential portfolio would be formidable now and in the near future, however, commencing a manageable process to start the effort is what the Working Group and the MLB are structure to achieve.

Murphy stated 19 properties have been acquired by the MLB, and asked what the closest property was to being turned over.

Vann stated properties acquired for the Blight Elimination Program were just acquired in June, and other are still being worked through from Habitat.

- c. **Annual Claim of the Muncie Land Bank:** Murphy stated he would be in favor of a claim for \$12,000.

Dale stated he would advocate for \$15,000 per how the agreement is structured and that given the mission of the MLB, and its work to date, the amount of \$15,000 is actually in the favor of the MRC.

Wagley stated taking on the NIC job is a lot of work, and is worth at least \$12,000.

Bohanon asked where the \$12,000 came from.

Dale motioned to approve the \$15,000 invoice; Bohanon seconded. Bohanon, Dale, and Scott voted aye; Murphy and Wagley voted nay; motion passed.

7. New Business

- a. **Property Applications:** Bishop opened applications for MRC-owned properties:

- 3522 E. Gilbert vacant-lot application from Troy Tackett for \$200.
- 206 E. North vacant-lot application from ENJ Properties for \$200.

Dale motioned to take the applications under advisement, for review by the MLB; Murphy seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- b. **Resolution 2020-23:** Bishop stated this was to sell two properties to their applicants.

Bohanon motioned to approve 2020-23; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- c. **Storer Cleanup:** Bishop stated buried footers were found on the site, and the Mayor approved \$4,000 for the additional work out of the EDIT fund.

Murphy motioned to refer the matter of the cleanup work and cost to legal counsel.

Dale stated he didn't think the neighbors were being made aware of the situation and would appreciate a better means of communication being established.

Mayor Ridenour stated they were having difficulty getting information out, but they'll look at sending an email.

Murphy asked the Mayor if he had a view on the contractor situation.

Mayor Ridenour responded it's been a mess, and the arrangement was an interesting deal. Letters have been sent and received to their attorneys, and if it's something that is decided to pursue, the Freeman will be worked with to see if it's worth it.

Bohanon seconded the motion. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- d. **Resolution 2020-24:** Dale motioned to approved 2020-24 a resolution involving the transfer of property to INDOT for right-of-way infrastructure improvements; Wagley second. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
- e. **Discussion of Borg Warner Site:** Mayor Ridenour stated the City does not own nor is under obligation to own the property; the current owners have it listed for sale, but he sees no reason for the City to buy the property. The property is in a TIF district, and the City would be happy to work with a buyer. AEP had an interest in solar on the site.
Wagley stated the property is available to the County through the Commissioners, and she knows and individual who is interested.
Mayor Ridenour recommended she have the interested individual reach out to him.

8. Public Comment

- a. **King:** King thanked the MRC for supporting the MLB, and confirmed the Borg Warner site was unsold at the September tax sale.
- b. **Madjax:** Dale asked if the MRC was responsible for the Madjax bond.
Conway stated the MRC/City currently makes the payments, but Sustainable Muncie takes over in 2021.
Dale asked Conway if Sustainable Muncie is unable to make the bond payments what provision are in place as he would assume the MRC is the responsible party.
Conway responded that he's made the assumption that the MRC/City might have to make the payments if Sustainable Muncie can't.
Dale asked if this is something that should have an MRC working group in early 2021.
Mayor Ridenour stated the City doesn't have a seat at the table, that the idea is great, but it's the wrong building, and that this is something that should be looked at in January.
Bohanon stated the finances aren't accessible.
Mayor Ridenour stated that records are public, but have been difficult to access.
Conway added there are still funds in the construction account.
Conatser stated he served as the ex-officio member on the Sustainable Muncie board on behalf of the MRC, and would happy to provide some sort of report.
Dale stated the matter of not knowing the viability of Sustainable Muncie, specifically MadJax, is akin to closet that could explode. Dale advocates that the MRC take the proactive step to review the viability of Sustainable Muncie in order to determine how best to address deficiencies. Dale feels that it's the charge of the MRC to ensure any losses are mitigated.
Dale asked him if that was something he could provide by December.
Conatser stated yes.
Bohanon motioned to ask Conatser to bring a report in December; Dale seconded.
Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
- c. **Maintenance:** Dale asked who maintained the east side of Martin Street, the parking garage, and Canan Commons. He is concerned by the appearance of each location, especially Martin street which appears to be cluttered with high weeds.
Mayor Ridenour stated Jay-Crew maintained Canan through Downtown Development and that it didn't look that bad.
Dale stated it was the back side of Canan.

Mayor Ridenour stated the convention center takes over the parking garage's maintenance next year but is currently the MRC's responsibility; the issues will be taken care of next week. Mayor Ridenour stated Martin Street is the City's responsibility, and that he will look into it.

- d. **Live-Stream:** Dale stated he thinks the meetings should be live-streamed so that the public is apprised of the work of the MRC. He stated that the MRC's work is consequential and that its projects have financial consequences. He stated that he's asked the mayor through emails and at various MRC meetings with no response to date.

Mayor Ridenour stated the MRC meetings were not in the videographer's agreement as the MRC had never been broadcast before, but he told him he wanted some additional meetings for 2021, such as the MRC.

Dale thanked the mayor for his response and that he looks forward to the live-streaming of MRC meetings.

9. **Adjournment:** Bohanon motioned to adjourn; Scott seconded.

Minutes recorded by Zane Bishop.

Andrew Dale, Secretary



Controlle's

MUNCIE REDEV COMM - CK DATE 10/23/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 759 - MRC PILOT SILVERBIRCH LAND BANK										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80871 - MUNCIE LAND BANK, INC.	1500000-8/28/20	MRC	Open		08/28/2020	10/23/2020	10/23/2020			15,000.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$15,000.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$15,000.00</u>
								Fund 759 - MRC PILOT SILVERBIRCH LAND BANK Totals	Invoice Transactions 1	<u>\$15,000.00</u>
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
78100 - REGIONS BAN, BIRMINGHAM, AL (ACH)	220	ANNUAL FEE -SERIES	Open		10/23/2020	10/23/2020	10/23/2020			2,000.00
78100 - REGIONS BAN, BIRMINGHAM, AL (ACH)	221	2014A HORIZON CENTER ANNUAL FEE -SERIES	Open		10/23/2020	10/23/2020	10/23/2020			1,500.00
78889 - VANDEWALLE & ASSOCIATES, INC.	202009031	2014B HORIZON CENTER MUNCIE.REDEV IMP 16	Open		09/18/2020	10/23/2020	10/23/2020			5,385.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 3	<u>\$8,885.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 3	<u>\$8,885.00</u>
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 3	<u>\$8,885.00</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	287268411996-920	287268411996-MRC-9/20	Open		09/14/2020	10/23/2020	10/23/2020			102.40
86200 - COMCAST	1070843411-09/20	300 W. VICTOR ST. / 8529201070843411	Open		09/28/2020	10/23/2020	10/23/2020			1,168.85
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 2	<u>\$1,271.25</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 2	<u>\$1,271.25</u>
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 2	<u>\$1,271.25</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
79398 - EVENS TIME, INC.	3857	MRC PARKING GARAGE	Open		10/13/2020	10/23/2020	10/23/2020			758.34
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$758.34</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$758.34</u>
								Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 1	<u>\$758.34</u>
								Grand Totals	Invoice Transactions 7	<u>\$25,914.59</u>

City of Muncie
MRC EFT

From Payment Date: 9/30/2020 - To Payment Date: 9/30/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
3949	09/30/2020	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$380,582.75		
Type EFT Totals:									
CORPORATE - CORPORATE ACCOUNT Totals							1 Transactions	\$380,582.75	

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$380,582.75	\$0.00
	Total	1	\$380,582.75	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$380,582.75	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$380,582.75	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$380,582.75	\$0.00
	Total	1	\$380,582.75	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$380,582.75	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$380,582.75	\$0.00

Controller

City of Muncie
MRC EFTS

From Payment Date: 9/30/2020 - To Payment Date: 9/30/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
CORPORATE - CORPORATE ACCOUNT										
<u>EFT</u>										
3944	09/30/2020	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$94.83			
3945	09/30/2020	Open			Accounts Payable	STAR FINANCIAL BANK (ACH)	\$582.84			
3946	09/30/2020	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$32,561.54			
Type EFT Totals:										
CORPORATE - CORPORATE ACCOUNT Totals							3 Transactions	\$33,239.21		

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$33,239.21	\$0.00
	Total	3	\$33,239.21	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$33,239.21	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$33,239.21	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$33,239.21	\$0.00
	Total	3	\$33,239.21	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	3	\$33,239.21	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	3	\$33,239.21	\$0.00

City of Muncie
MRC EFT

From Payment Date: 8/31/2020 - To Payment Date: 8/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference	
CORPORATE - CORPORATE ACCOUNT										
<u>EFT</u>										
3941	08/31/2020	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$234,383.31			
3942	08/31/2020	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$53,683.33			
Type EFT Totals:										
CORPORATE - CORPORATE ACCOUNT Totals							2 Transactions	\$288,066.64		

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$288,066.64	\$0.00
	Total	2	\$288,066.64	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$288,066.64	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$288,066.64	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$288,066.64	\$0.00
	Total	2	\$288,066.64	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	2	\$288,066.64	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	2	\$288,066.64	\$0.00



Controller's

MUNCIE REDEV COMM - CK DATE 10/30/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 760 - MUNCIE CONSOLIDATED											
Department 19 - BOARD OF WORKS											
Account 439071 - OTHER SERVICES & CHARGES											
80648 - BRYCE A. ADAMS	2020-22	MRC-	Open		10/16/2020	10/30/2020	10/30/2020			1,120.00	
									Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	\$1,120.00
									Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	\$1,120.00
									Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	\$1,120.00
Fund 905 - MRC GENERAL FUND											
Department 19 - BOARD OF WORKS											
Account 439071 - OTHER SERVICES & CHARGES											
86200 - COMCAST	1070798912-10/20	420 S. HIGH ST. / DOWNTOWN -	Open		10/18/2020	10/30/2020	10/30/2020			441.34	
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-10/20	309 N. HIGH ST. -	Open		10/21/2020	10/30/2020	10/30/2020			33.62	
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-10/20	1010220028123293 315 N. HIGH ST. -	Open		10/21/2020	10/30/2020	10/30/2020			19.89	
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-10/20	1010220023161962 330 N. FRANKLIN ST. A -	Open		10/21/2020	10/30/2020	10/30/2020			22.43	
3580 - THE STAR PRESS	0004418020	1010220023600702 MNI-060315 -	Open		10/14/2020	10/30/2020	10/30/2020			11.35	
3580 - THE STAR PRESS	0004418637	MNI-060315	Open		10/15/2020	10/30/2020	10/30/2020			13.88	
									Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 6	\$542.51
									Department 19 - BOARD OF WORKS Totals	Invoice Transactions 6	\$542.51
									Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 6	\$542.51
Fund 906 - VILLAGE PARKING GARAGE FUND											
Department 19 - BOARD OF WORKS											
Account 439071 - OTHER SERVICES & CHARGES											
73810 - CINTAS CORP #716	4053356297	13431534-	Open		06/17/2020	10/30/2020	10/30/2020			207.29	
80567 - KEVIN C. SWAIN	2020-10	PARKING GARAGE	Open		10/20/2020	10/30/2020	10/30/2020			900.00	
80865 - OTIS ELEVATOR COMPANY	100400098088	725103-MRC-1623 W	Open		09/13/2020	10/30/2020	10/30/2020			8,817.12	
									Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 3	\$9,924.41
									Department 19 - BOARD OF WORKS Totals	Invoice Transactions 3	\$9,924.41
									Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 3	\$9,924.41
									Grand Totals	Invoice Transactions 10	\$11,586.92

City of Muncie
MRC EFT

From Payment Date: 9/30/2020 - To Payment Date: 9/30/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
3956	09/30/2020	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$260.24		
Type EFT Totals:					1 Transactions		\$260.24		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$260.24	\$0.00
	Total	1	\$260.24	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$260.24	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$260.24	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$260.24	\$0.00
	Total	1	\$260.24	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$260.24	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$260.24	\$0.00



Contrallie's

MUNCIE REDEV COMM - CK DATE 11/20/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80648 - BRYCE A. ADAMS	2020-24	MRC -	Open		11/16/2020	11/20/2020	11/20/2020			1,120.00
78889 - VANDEWALLE & ASSOCIATES, INC.	202010007	muncie.redev imp 16 - Redev Implementation	Open		10/20/2020	11/20/2020	11/20/2020			4,123.75
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 2		<u>\$5,243.75</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 2		<u>\$5,243.75</u>
Fund 760 - MUNCIE CONSOLIDATED Totals								Invoice Transactions 2		<u>\$5,243.75</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	32830	MRC - GENERAL	Open		11/09/2020	11/20/2020	11/20/2020			2,095.00
82500 - INDIANA MICHIGAN POWER	4418029411- 10/20	201 W. SEYMOUR ST. - 04418029411	Open		10/27/2020	11/20/2020	11/20/2020			864.37
82500 - INDIANA MICHIGAN POWER	4075852014- 10/20	309 N. HIGH ST. - 04075852014	Open		10/27/2020	11/20/2020	11/20/2020			597.72
82500 - INDIANA MICHIGAN POWER	4367987213- 10/20	425 N. HIGH ST. RM 1 - 04367987213	Open		10/27/2020	11/20/2020	11/20/2020			28.61
82500 - INDIANA MICHIGAN POWER	4379852033- 10/20	425 N. HIGH ST. STE 3 - 04379852033	Open		10/27/2020	11/20/2020	11/20/2020			25.27
82500 - INDIANA MICHIGAN POWER	4749852044- 10/20	425 N. HIGH ST. STE 5 - 04749852044	Open		10/28/2020	11/20/2020	11/20/2020			46.97
82500 - INDIANA MICHIGAN POWER	4069852046- 10/20	425 N. HIGH ST. RM 8 - 04069852046	Open		10/27/2020	11/20/2020	11/20/2020			21.23
82500 - INDIANA MICHIGAN POWER	4129852044- 10/20	425 N. HIGH ST. RM 9 - 04129852044	Open		10/27/2020	11/20/2020	11/20/2020			24.30
88700 - VECTREN ENERGY DELIVERY	5645318703- 10/20	309 N. HIGH ST. - 026006045645318703	Open		10/29/2020	11/20/2020	11/20/2020			44.10
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 9		<u>\$3,747.57</u>
Department 19 - BOARD OF WORKS Totals								Invoice Transactions 9		<u>\$3,747.57</u>
Fund 905 - MRC GENERAL FUND Totals								Invoice Transactions 9		<u>\$3,747.57</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4058323588	13431195-	Open		08/11/2020	11/20/2020	11/20/2020			36.05
73810 - CINTAS CORP #716	4066125422	13431195-	Open		11/03/2020	11/20/2020	11/20/2020			36.05
73810 - CINTAS CORP #716	4066417334	13431534-	Open		11/05/2020	11/20/2020	11/20/2020			207.29
86200 - COMCAST	1070910822- 11/20	410 N. MARTIN AVE. / 8529201070910822	Open		11/02/2020	11/20/2020	11/20/2020			270.93
86200 - COMCAST	1070843411- 10/20	300 W. VICTOR ST. / 8529201070843411	Open		10/28/2020	11/20/2020	11/20/2020			420.88
Account 439071 - OTHER SERVICES & CHARGES Totals								Invoice Transactions 5		<u>\$971.20</u>



MUNCIE REDEV COMM - CK DATE 11/20/20

Department 19 - BOARD OF WORKS Totals	Invoice Transactions 5	<u>\$971.20</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 5	<u>\$971.20</u>
Grand Totals	Invoice Transactions 16	<u>\$9,962.52</u>

Controller

City of Muncie
MRC EFT

From Payment Date: 11/13/2020 - To Payment Date: 11/13/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
3982	11/13/2020	Open			Accounts Payable	THE BANK OF NEW YORK TRUST COMPANY NA (ACH)	\$10,687.92		
Type EFT Totals:									
CORPORATE - CORPORATE ACCOUNT Totals							\$10,687.92		

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$10,687.92	\$0.00
	Total	1	\$10,687.92	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$10,687.92	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$10,687.92	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$10,687.92	\$0.00
	Total	1	\$10,687.92	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$10,687.92	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$10,687.92	\$0.00



MUNCIE REDEV COMM - CK DATE 11/06/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
80648 - BRYCE A. ADAMS	2020-23	REDEVELOPMENT	Open		10/29/2020	11/06/2020	11/06/2020			1,120.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$1,120.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$1,120.00</u>
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	<u>\$1,120.00</u>
Fund 766 - RDC T.I.F. TECH PARK ONTARIO										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
75839 - INNOVATION CONNECTOR	100000-10222020	CITYOFMUNCIE-INCOME/GROSS RETAIL	Open		10/22/2020	11/06/2020	11/06/2020			100,000.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$100,000.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$100,000.00</u>
								Fund 766 - RDC T.I.F. TECH PARK ONTARIO Totals	Invoice Transactions 1	<u>\$100,000.00</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
83700 - INDIANA AMERICAN WATER CO., INC.	0113359896-10/20	300 W. VICTOR ST. / PKG. GAR. -	Open		10/22/2020	11/06/2020	11/06/2020			39.99
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-10/20	309 N. HIGH ST. -	Open		10/21/2020	11/06/2020	11/06/2020			69.84
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-10/20	20180604	Open		10/21/2020	11/06/2020	11/06/2020			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-10/20	315 N. HIGH ST. -	Open		10/21/2020	11/06/2020	11/06/2020			23.28
88700 - VECTREN ENERGY DELIVERY	5645318703-09/20	330 N. FRANKLIN ST. #A - 20105006	Open		10/21/2020	11/06/2020	11/06/2020			23.28
		309 N. HIGH ST. -	Open		09/29/2020	11/06/2020	11/06/2020			18.19
		026006045645318703								
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 5	<u>\$174.58</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 5	<u>\$174.58</u>
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 5	<u>\$174.58</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4063870072	13431534-	Open		10/08/2020	11/06/2020	11/06/2020			207.29
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$207.29</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$207.29</u>
								Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 1	<u>\$207.29</u>
								Grand Totals	Invoice Transactions 8	<u>\$101,501.87</u>



Controller's

MUNCIE REDEV COMM - SPECIAL RUN - CK DATE 11/06/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
1380 - DELAWARE COUNTY TREASURER	782814-S/F2020	MRC - SPRING/FALL 2020 - MISC PROPERTIES TAX	Open		09/25/2020	11/06/2020	11/06/2020			7,828.14
				Account 439071 - OTHER SERVICES & CHARGES	Totals			Invoice Transactions 1		<u>\$7,828.14</u>
				Department 19 - BOARD OF WORKS	Totals			Invoice Transactions 1		<u>\$7,828.14</u>
				Fund 905 - MRC GENERAL FUND	Totals			Invoice Transactions 1		<u>\$7,828.14</u>
					Grand Totals			Invoice Transactions 1		<u>\$7,828.14</u>



Costrelleri

MUNCIE REDEV COMM - CK DATE 11/13/20

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	28726841199610	287268411996-MRC-20	Open		10/14/2020	11/13/2020	11/13/2020			102.74
88700 - VECTREN ENERGY DELIVERY	5645152266-10/20	425 N. HIGH ST. 3 - 026006045645152266	Open		10/29/2020	11/13/2020	11/13/2020			17.72
88700 - VECTREN ENERGY DELIVERY	5645207727-10/20	425 N. HIGH ST. 5 - 026006045645207727	Open		10/29/2020	11/13/2020	11/13/2020			38.99
88700 - VECTREN ENERGY DELIVERY	5645263178-10/20	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		10/29/2020	11/13/2020	11/13/2020			18.91
88700 - VECTREN ENERGY DELIVERY	5645765383-10/20	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		10/29/2020	11/13/2020	11/13/2020			18.91
							Account 439071 - OTHER SERVICES & CHARGES Totals		Invoice Transactions 5	<u>\$197.27</u>
							Department 19 - BOARD OF WORKS Totals		Invoice Transactions 5	<u>\$197.27</u>
							Fund 905 - MRC GENERAL FUND Totals		Invoice Transactions 5	<u>\$197.27</u>
							Grand Totals		Invoice Transactions 5	<u>\$197.27</u>

RESOLUTION NO. 2020- _____

**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF PROPERTY DISPOSITION REVIEW AND
RECOMMENDATION FUNCTIONS FROM THE NEIGHBORHOOD INVESTMENT
COMMITTEE TO THE MUNCIE LAND BANK, INC.**

WHEREAS, the City of Muncie Redevelopment Commission ("Commission") is authorized by to sell, exchange, transfer, grant, donate, or otherwise dispose of real property in any of the following ways:

- 1) In accordance with IC 36-7-14 Sections (12.2), (22), (22.2), (22.5), (22.6), (22.7), (30), or (36); and
- 2) In accordance with IC 36-7-17 or IC 36-7-17.1 authorizing an urban homesteading program

WHEREAS, the Commission has previously affirmed its support of the transfer of property disposition review and recommendation functions from the Neighborhood Investment Committee to the Muncie Land Bank, Inc. at its October 15, 2020 regular scheduled meeting, by way of motion supported by unanimous voice vote, the Commission now seeks to affirm transfer of said duties by way of resolution:

WHEREAS, the Commission seeks to more fully recognize the value of both services and mission of the Muncie Land Bank, Inc. by solidifying the mutually shared pursuits of both entities (the Commission and the Muncie Land Bank, Inc.) as well as a commitment to returning under-performing and under-utilized residential properties to responsible property owners with the resulting benefit of creating a more robust and stable property tax base within Muncie and Delaware County, Indiana.

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It is in the interest of the Commission that all duties and recommendations made by the Neighborhood Investment Committee be transferred to the Muncie Land Bank, Inc. to render to the Commission.

This resolution will be in full force and effect upon the adoption by the City of Muncie Redevelopment Commission on this date, November 19, 2020.

Brandon Murphy, President

Cecil Bohannon, Member

Shareen Wagley, Vice President

Frank Scott, Member

Andrew Dale, Secretary

Muncie Land Bank MRC Presentation:

Financial Input (Deb Wise, Treasurer)

- **Revenue Stream - Various sources from Grants, Donations, local groups; Community Development, Ball Brothers Foundation, First Merchants Bank, Mutual Northwest Bank, Blackbaud Giving Fund, Vectren, Fishers Governance Award and the City of Muncie**
- **Hired an Executive Director to oversee the program, which gives us day to day stability and consistency**
- **Established a local office in a historic building: space has been donated & is equipped with an office & a conference room**
- **Monthly Bank Statements & reconciliations are posted, along with a monthly financial recap - these are available to the public**
- **Tax forms were completed & submitted by Linn Crull, Whiting & Co.**
- **Board of Directors is in process of approving the 2021 budget**



TO: Chairperson Brandon Murphy
Muncie Redevelopment Commission (MRC)
FM: Muncie Land Bank, Inc.
DT: November 19, 2020
RE: 20 Properties Pilot Program

The aim of the **20 Properties Pilot Program** is to save the City money while creating a fiscally sound model for the Muncie Land Bank (MLB) to dispose of properties in three target neighborhoods: The Old West End, Industry, and McKinley.

Each year, the 190 abandoned properties that the MRC holds cost the city roughly \$1,000 per property, totaling approximately \$190,000. Abandoned property depresses tax revenue, burdens the city with maintenance costs and fees, and attracts disproportionate police and fire runs (See Appendix A). The 20 Property Pilot Project will expedite the sale of MRC blighted properties.

The MLB proposes two models for moving forward:

1) Broker: The MLB serves as the broker for marketing and disposing of up to 20 MRC owned properties in the target neighborhoods. For each successful property sale, the MLB will receive a \$2,500 fee for properties with structures or \$1,500 for vacant lots and 50% of the sale price. The land bank fee is set so that the city will recuperate its costs in two years after the property is sold.

2) Owner: The MRC transfers title to the MLB on 20 properties in the target neighborhoods up front. The MLB takes a one-time fee of \$3,500 for each property with a structure and \$2,500 for vacant lots. The land bank fee is set so that the city will recuperate its costs three years after sale. The increased fee for the owner model reflects the risk of holding properties that do not sell.

The 20 Property Pilot Program will serve as proof of concept for an expanded partnership between the Muncie Redevelopment Commission (MRC) and the Muncie Land Bank (MLB). The goal of the long-term project is to reduce or eliminate the portfolio of abandoned properties that the MRC holds, in order to save the city money, improve property values and the tax base, and enhance quality of life for Muncie residents.

Sincerely,

John H. West

President, Board of Directors
Muncie Land Bank

Appendix A: Return on Investment Broker & Owner Options

Investment		
Option	Structure	Lot
Broker Fees	\$2,500 50% of sale revenue	\$1,500*
Owner Fees	\$3,500	\$2,500

Cost Savings to City Over Time		
	Structure	Lot
Year 1	\$1,400	\$930
Year 2	\$2,800	\$1,860
Year 3	\$4,200	\$2,790
Year 4	\$5,600	\$3,720
Year 5	\$7,000	\$4,650
Year 6	\$8,400	\$5,580
etc.

Estimated Current Annual Costs to the City for Selected Neighborhoods

Neighborhood	Property Type	Tax Revenue (Foregone)	Storm Water Fees	Maintenance Costs	Police & Fire Costs	Admin Costs	TOTAL Annual Cost
Industry	Structures	\$326	\$108	\$900	\$35	\$17	\$1,385
	Lots	\$20	\$108	\$750	\$35	\$17	\$929
Old West End	Structures	\$462	\$108	\$900	\$35	\$17	\$1,522
	Lots	\$29	\$108	\$750	\$35	\$17	\$939
McKinnley	Structures	\$389	\$108	\$900	\$35	\$17	\$1,449
	Lots	\$26	\$108	\$750	\$35	\$17	\$936

Appendix B: Pilot Project Target Neighborhood Map



- Key: Red Cluster = Old West End
- Blue Cluster = McKinnley
- Yellow Cluster = Industry
- Green Dots = Vacant Lots
- Yellow Dots = Lots with Structures

Will update when you are ready to proceed.

SECTION 00941

Change Order No. 2

Date of Issuance: **October 23, 2020** Effective Date: **October 23, 2020**
 Owner: **Muncie Redevelopment Commission** Owner's Contract No.:
 Contractor: **J G Case Construction Inc.** Contractor's Project No.:
 Engineer: **HWC Engineering** Engineer's Project No.: **2019-146-S**
 Project: **WRCD - Plaza** Contract Name: **WRCD - Plaza**

The Contract is modified as follows upon execution of this Change Order:

Description: See attached summary for multiple items.

Attachments: Summary and J G Case Additional Cost Worksheet

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 1,005,892.00	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] from previously approved Work Orders No. <u>0</u> - to No. <u>1</u> : \$ 118,054.00	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 1,123,946.00	Contract Times prior to this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
[Increase] of this Change Order: \$ 38,113.72	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Contract Price incorporating this Change Order: \$ 1,162,059.72	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

RECOMMENDED: HWC Engineering	ACCEPTED: JG Case	ACCEPTED: Muncie
By: _____ Engineer (if required)	By: _____ Owner (Authorized)	By: _____ Contractor (Authorized)
Title: <u>Project Manager</u>	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____

HWC and Contractor to approve when you are ready to take this to the RDC.

Mayor to sign when RDC has approved.

White River Canal District Public Plaza
 CHANGE ORDER NO.2: SUMMARY
 October 2020

a. Tree and Vegetation Removal (Add: \$37,840)

It was determined views of the White River should be opened up for both the plaza and the adjacent residential development. Flatland Resources identified trees and vegetation to remove and were hired by J.G. Case to complete this work before bat season began (April 1st through September 30th). Work was approved via a field order in March 2020 and was approved for payment in April 2020 via pay application No.4.

- <i>Selective Tree Removal</i>	<i>\$7,500.00</i>
- <i>Honeysuckle and Polygonum Removal</i>	<i>\$25,400.00</i>
- <i>Dormant Seeding</i>	<i>\$1,500.00</i>
- <i>10% OHP</i>	<i>\$3,440.00</i>
- <i>Total Add</i>	<i>\$37,840.00</i>

b. Storm Pipe Improvements (Add: \$13,926.50)

Post bid additional storm infrastructure was added to prepare for future development. Additions were made via the direction of the City Engineer and were outside of the contractors' original scope.

- <i>(4) Castings @ \$600.00</i>	<i>\$2,400.00</i>
- <i>(4) Concrete boxes @ \$400.00/each</i>	<i>\$1,600.00</i>
- <i>98 LFT of 12" pipe @ \$10.00 per FT.</i>	<i>\$980.00</i>
- <i>Concrete tie ins and flow lines</i>	<i>\$800.00</i>
- <i>#8 Stone fill, 40 tons @ 17.00 per ton</i>	<i>\$680.00</i>
- <i>Haul out materials</i>	<i>\$850.00</i>
- <i>Excavator and labor</i>	<i>\$4,800.00</i>
- <i>Subtotal</i>	<i>\$12,110.00</i>
- <i>15% OHP</i>	<i>\$1,816.50</i>
- <i>Total Add</i>	<i>\$13,926.50</i>

c. Trail Extension Material (Deduct: \$29,122.48)

In an effort to reduce cost, it was determined the trail extension material could be concrete rather than pavers. Once the Hanover Pavers (maroon Cultural Trail pavers) were removed from the trail extension, it was determined the small remaining sections should match the for consistency. The Hanover pavers require an aluminum edging restraint to match the existing trail along the canal, but the Reading Rock require a concrete band due to the herringbone pattern, so 180 FT. of concrete banding was added to the project.

- <i>Removal of pavers (2,488 SFT @ \$13.65 per SFT)</i>	<i>- \$33,415.20</i>
- <i>Removal of aluminum edging</i>	<i>- \$1,300.00</i>
- <i>Removal of 15% OHP</i>	<i>- \$5,207.28</i>
- <i>Added concrete banding (180 FT @ \$60.00 per FT)</i>	<i>\$10,800.00</i>
- <i>Total Deduct</i>	<i>- \$29,122.48</i>

White River Canal District Public Plaza
CHANGE ORDER NO.2: SUMMARY
October 2020

d. AEP Panel Switch (Add: \$1,217.70)

The bid plans called for a 1 phase electrical service (meter base, wire, breaker panel, labor). Once the site was further prepared by AEP, they mandated the electrical service for this project be upgraded to 3 phase, so the meter base, wire, and breaker panel had to be upgraded to 3 phase.

-	<i>Electrical Panel and Meter Base Upgrade</i>	<i>\$1,107.00</i>
-	<i>10% OHP</i>	<i>\$107.00</i>
-	<i>Total Add</i>	<i>\$1,217.00</i>

e. Art Foundations and Electrical Work (Add: \$20,152.70)

This work includes work J.G. Case will perform related to the installation of the art piece.

-	<i>16" son tube for lights 24 ft @ \$7.00 per ft</i>	<i>\$168.00</i>
-	<i>12" son tube for post foundation 24 ft @ \$6.00 per ft.</i>	<i>\$144.00</i>
-	<i>#4 rebar for foundations, 8 sticks @ \$7.00 per stick</i>	<i>\$56.00</i>
-	<i>#3 rebar rings, 40 rings @ \$1.00 each</i>	<i>\$40.00</i>
-	<i>Concrete for inside lights</i>	<i>\$350.00</i>
-	<i>Concrete for foundations</i>	<i>\$450.00</i>
-	<i>Concrete for outside lights</i>	<i>\$350.00</i>
-	<i>Operator and 1845C with Auger, 8 hrs. @125.00 per hour</i>	<i>\$1,000.00</i>
-	<i>Lead man, 32 hours @ \$80.00 per hour</i>	<i>\$2,560.00</i>
-	<i>2 labors, 32 hours. Each @ \$55.00 per hour each</i>	<i>\$3,520.00</i>
-	<i>15% OHP</i>	<i>\$1,295.70</i>
-	<i>Electric for art work</i>	<i>\$6,440.00</i>
-	<i>Staking for artwork</i>	<i>\$2,850.00</i>
-	<i>10% OHP</i>	<i>\$929.00</i>
-	<i>Total</i>	<i>\$20,152.70</i>

f. Asphalt Paving (Deduct: \$5,900.00)

Because the city has hired a separate contractor to pave Liberty, Gilbert, and Franklin after the plaza project is complete, it is recommended the asphalt work on this job be removed as it is a duplication in efforts.

SUMMARY TABLE

a.	Tree and Vegetation Removal	Add	\$ 37,840.00
b.	Storm Pipe Improvements	Add	\$ 13,926.50
c.	Trail Extension Material	Deduct	- \$29,122.48
d.	AEP Panel Switch	Add	\$ 1,217.00
e.	Art Foundation and Electrical Work	Add	\$ 20,152.70
f.	Asphalt Paving	Deduct	- \$ 5,900.00
	Total	Add	\$ 38,113.72

QUOTATION

Excavating-Commercial Building-Construction Management
171 East Streeter Avenue
Muncie, IN 47303
Phone (765) 282-4953
Fax (765) 282-4960



j.g. CASE CONSTRUCTION INC.
www.jgcase.com

Submitted To City Of Muncie Redevelopment Commission	Phone	Date 2/1/2020
address 300 N. High Street	Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305	Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19
		Job Phone

We hereby submit bids for:

Tree and vegetation removal per plan and specification dated 12-9-2019

Work to be perform by Flatland Resources \$34,400.00

see attach quote 10% mark up \$3,440.00

Total cost for above work \$37,840.00

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

WE ARE PROUD TO BE A DRUG FREE UNION CONTRACTOR

SECTION 00 63 16 - WORK CHANGE DIRECTIVE

Work Change Directive No. 01

Date of Issuance:	<u>March 10th, 2020</u>	Effective Date:	<u>March 10th, 2020</u>
Owner:	<u>Muncie Redevelopment Commission</u>	Owner's Contract No.:	<u>N/A</u>
Contractor:	<u>J.G. Case Construction, Inc.</u>	Contractor's Project No.:	<u>N/A</u>
Engineer:	<u>HWC Engineering</u>	Engineer's Project No.:	<u>2019-146-S</u>
Project:	<u>White River Canal District - Public Plaza</u>	Contract Name:	<u>White River Canal District - Public Plaza</u>

Contractor is directed to proceed promptly with the following change(s):

Description:

Tree removal work per the attached proposal from Flatland Resources.

Attachments: *[List documents supporting change]*

J.G. Case Proposal (Flatland Resources).pdf

Purpose for Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to changes on Contract Price and Contract Time, is issued due to: *[check one or both of the following]*

- Non-agreement on pricing of proposed change.
- Necessity to proceed for schedule or other Project reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$ 37,840.00 increase [decrease].

Contract Time No change. [increase] [decrease].

Basis of estimated change in Contract Price:

- Lump Sum Unit Price
- Cost of the Work Other

RECOMMENDED:		AUTHORIZED BY:	RECEIVED:
By:	<u>Matt Maple, PE</u> Engineer (Authorized Signature)	By:	_____ Contractor (Authorized Signature)
Title:	<u>Project Manager</u>	Title:	<u>Mayor of Muncie</u>
Date:	<u>March 10th, 2020</u>	Date:	<u>March 10th, 2020</u>

Approved by Funding Agency (if applicable)

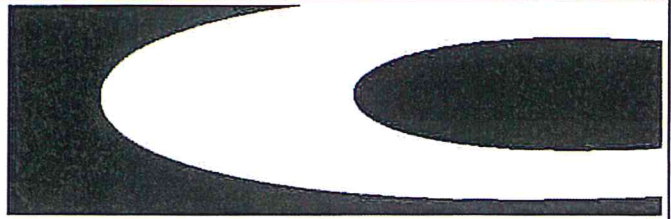
By: _____ Date: _____

Title: _____

END OF SECTION

QUOTATION

Excavating-Commercial Building-Construction Management
171 East Streeter Avenue
Muncie, IN 47303
Phone (765) 282-4953
Fax (765) 282-4960



j.g. CASE CONSTRUCTION INC.
www.jgcase.com

Submitted To City Of Muncie Redevelopment Commission		Phone	Date 2/1/2020
address 300 N. High Street		Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305		Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19	Job Phone

We hereby submit bids for:

Work to be perform by Flatland Resources

Tree and vegetation removal per plan and specification dated 12-9-2019

Selective tree removal	\$7,500.00
Honeysuckle and Polygonum removal	\$25,400.00
Dormant seeding	\$1,500.00
contractor mark up (10%)	\$3,440.00

Total cost for above work \$37,840.00

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

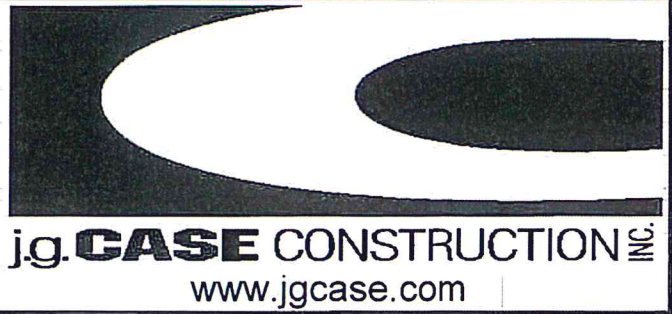
J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

WE ARE PROUD TO BE A DRUG FREE UNION CONTRACTOR

QUOTATION

Excavating-Commercial Building-Construction Management
171 East Streeter Avenue
Muncie, IN 47303
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Fax (765) 282-4960



Submitted To City Of Muncie Redevelopment Commission		Phone	Date 8/10/2020
address 300 N. High Street		Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305		Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19	Job Phone

We hereby submit bids for:

STORM PIPE MODIFICATIONS

4 Additional storm inlets		
4 Castings @ \$600.00 each		\$2,400.00
4 concrete boxes @ \$400.00 each		\$1,600.00
98 ft. of 12" pipe @ \$10.00 per ft.		\$980.00
concrete tie ins and flow lines		\$800.00
# 8 stone fill 40 tons @ \$17.00 per ton		\$680.00
haul out materials		\$850.00
lead man, Cx80 excavator with operator, 2 labors 16 hrs. each @ \$300.00		\$4,800.00
Change in pipe materials		
	sub total	\$12,110.00
	15 % OHP	\$1,816.50
	Total for above work	\$13,926.50

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

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Submitted To City Of Muncie Redevelopment Commission	Phone	Date 8/10/2020
address 300 N. High Street	Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305	Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19
		Job Phone

We hereby submit bids for:

Remove brick pavers from trail extension change order #1 2448 Sq. Ft @ \$13.65 per sq. ft.	-\$33,415.20
Removal of Aluminum Edging	-\$1,300.00
Removal of 15% OHP	-\$5,207.28
<i>Additional concrete band along trail area 180 ft. @ \$60.00 per ft.</i>	\$10,800.00
Total for above work	-\$29,122.48

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

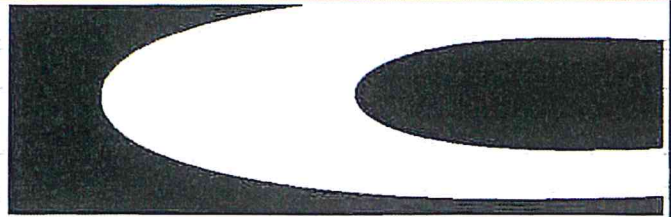
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j.g. CASE CONSTRUCTION INC
www.jgcase.com

Submitted To City Of Muncie Redevelopment Commission	Phone	Date 10/21/2020
address 300 N. High Street	Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305	Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Job Phone
	Project Number Muncie, IN 10/14/19	

We hereby submit bids for:

Electric panel and meter base upgrade to 3 phase		\$1,107.00
	10%OHP	\$110.70
	Total for above work	\$1,217.70

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

WE ARE PROUD TO BE A DRUG FREE UNION CONTRACTOR



October 19, 2020

TO: JG Case Construction
ATTN: Tim Case
SUBJECT: WRCDPP – 1phase service changed to 3phase service

Proposal is per site visit. Price includes the following:

SCOPE:

1. Change 1phase meter base, panel, and wiring to 3phase

TOTAL: **\$1,107.00**

CLARIFICATIONS:

1. Installation will be per NEC 2018
2. Sales tax is included
3. Pricing is guaranteed for a period of 30 days from proposal date.

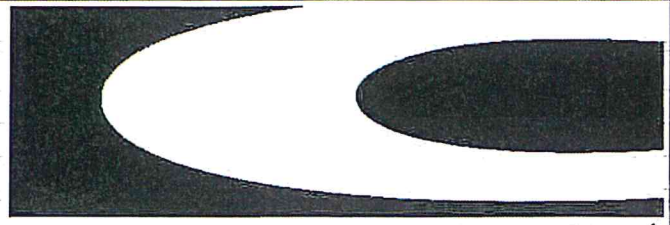
This proposal is based on today's market prices for commodities. Due to current and forecasted price fluctuations of raw materials, many finished products are experiencing constant and unprecedented price escalations. Inherently, these unforeseeable changes bring with them a potential cost and schedule impact. This shall serve as formal notification that, because of these unforeseeable events beyond our control, Titan Electric Co. hereby reserves our right to add the corresponding price increases to our proposal. We thank you for the opportunity to price this work and look forward to being of further service. If you any further questions, feel free to contact me.

Respectfully,
Rob Gardner
rob@titanelectricco.com



QUOTATION

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Muncie, IN 47303
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Submitted To City Of Muncie Redevelopment Commission		Phone	Date 10/21/2020
address 300 N. High Street		Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305		Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19	Job Phone

We hereby submit bids for:

Foundations and Electrical for Art Work

16" son tube for lights 24 ft. @ \$7.00 per ft.	\$168.00	
12" son tube for post foundation 24 ft. @ \$6.00 per ft.	\$144.00	
# 4 rebar for foundations 8 sticks @ \$ 7.00 per stick	\$56.00	
#3 rebar rings 40 rings @ \$1.00 each	\$40.00	
Concrete for inside lights fist trip	\$350.00	
Concrete for foundations	\$450.00	
Concrete for outside lights	\$350.00	
Operator and 1845C with Auger 8 hrs. @ 125.00 per hour	\$1,000.00	
Lead man 32 hours @ \$80.00 per hour	\$2,560.00	
2 labors 32 hrs. each @ \$55.00 per hour each	\$3,520.00	
	sub total	\$8,638.00
	15 % OHP	\$1,295.70
Electric for art work	\$6,440.00	
Staking for art work	\$2,850.00	
	10 % OHP	\$929.00
	TOTAL	\$20,152.70

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

WE ARE PROUD TO BE A DRUG FREE UNION CONTRACTOR



CORPORATE - MARION Office
145 E. Third Street, Marion, IN 46952
Ph (765) 662-1284 Fax (765) 668-7412
marion@rmasurveying.com

WABASH Office
261 S. Wabash Street, Wabash, IN 46992
Ph (260) 563-4467 Fax (260) 563-0462
wabash@rmasurveying.com

MUNCIE Office
333 E. Washington Street, Muncie, IN 47305
Ph (765) 289-1917 Fax (765) 289-1931
muncie@rmasurveying.com

MONTICELLO Office
134 N. Main Street, Monticello, IN 47960
Ph (574) 583-0478 Fax (574) 583-0484
monticello@rmasurveying.com

Change Order Form

Date: October 19, 2020 CO # 1
Project: White River Canal District RMA Job # 19-0208
Location: Gilbert St & Liberty St, Muncie, Indiana

Description of Change:

Art Display added to design files

Associated Costs: \$ 2,850.00

Comments:

First trip - Stake inner circle of lights; stake center and two offset stakes straight across from each other 18 inches from center for each light and a center radius stake
Second trip - Stake center of square boxes and 2 offset stakes position at the straight part of box at inner circle 18 inch's from center of straight edge, and a center radius stake
Third trip - Stake outer circle of lights; stake center and two offset stakes straight across from each other 18 inches from center for each light and a center radius stake

RMA: Jason White

Date: Oct. 19, 2020

Accepted by: _____

Date: _____



October 19, 2020

TO: JG Case Construction
ATTN: Tim Case
SUBJECT: WRCDPP – Artwork Lighting

Proposal is per site visit. Price includes the following:

SCOPE:

1. Set 12 – grade level LED light fixtures in marked and excavated locations
 - a. Fixtures provided by others
2. Provide and install:
 - a. Conduit and wire for 12 – grade level light fixtures
 - b. 2 – motion sensors
 - c. 1 – astronomical time switch

TOTAL: \$6,440.00

CLARIFICATIONS:

1. Excavation Entirely
2. Light fixtures
3. Concrete around the light fixtures
4. Installation will be per NEC 2018
5. Pricing is guaranteed for a period of 30 days from proposal date.

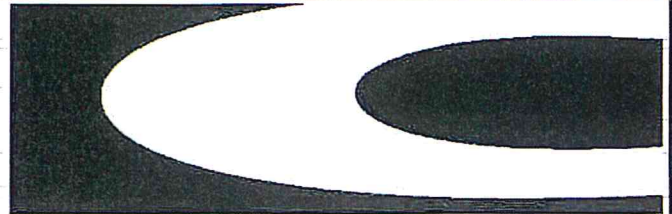
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Respectfully,
Rob Gardner
rob@titanelectricco.com



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Submitted To City Of Muncie Redevelopment Commission		Phone	Date 10/21/2020
address 300 N. High Street		Job Name White River Canal District Trail Ext.	
City, State and Zip Code Muncie, In. 47305		Job Location Muncie, Indiana	
Architect Dick Weigel @ HWC Engineering	Date of Plans	Project Number Muncie, IN 10/14/19	Job Phone

We hereby submit bids for:

Remove Asphalt paving from contract		-\$5,900.00
	Total for above work	-\$5,900.00

Note: This quotation may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted:

J. G. Case Construction, Inc.

Timothy G. Case, Project Manager

WE ARE PROUD TO BE A DRUG FREE UNION CONTRACTOR

RESOLUTION 2020-25

**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF REAL PROPERTY**

WHEREAS, the City of Muncie Redevelopment Commission (“Commission”) is authorized by IC 36-7-14-12.2 to acquire Real Property;

WHEREAS, the Commission is authorized by IC 36-7-14-22.6 to sell properties to abutting landowners;

WHEREAS, as defined by IC 36-7-14-22.6(a), an abutting landowner is an owner of property that touches, borders on, or is contiguous to the property that is the subject of sale, but does not constitute a public easement or public right-of-way;

WHEREAS, the Commission is authorized by IC 36-7-14-22 to offer properties for public sale;

WHEREAS, the properties listed in Exhibit A shall be considered by the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest, for safety and economics that the Commission transfer the properties listed in Exhibit A.

This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date **November 19, 2020**.

COMMISSIONER	YEA	NAY	ABSTAIN	ABSENT
Brandon Murphy	_____	_____	_____	_____
Shareen Wagley	_____	_____	_____	_____
Andrew Dale	_____	_____	_____	_____
Dr. Cecil Bohanon	_____	_____	_____	_____
Frank Scott	_____	_____	_____	_____

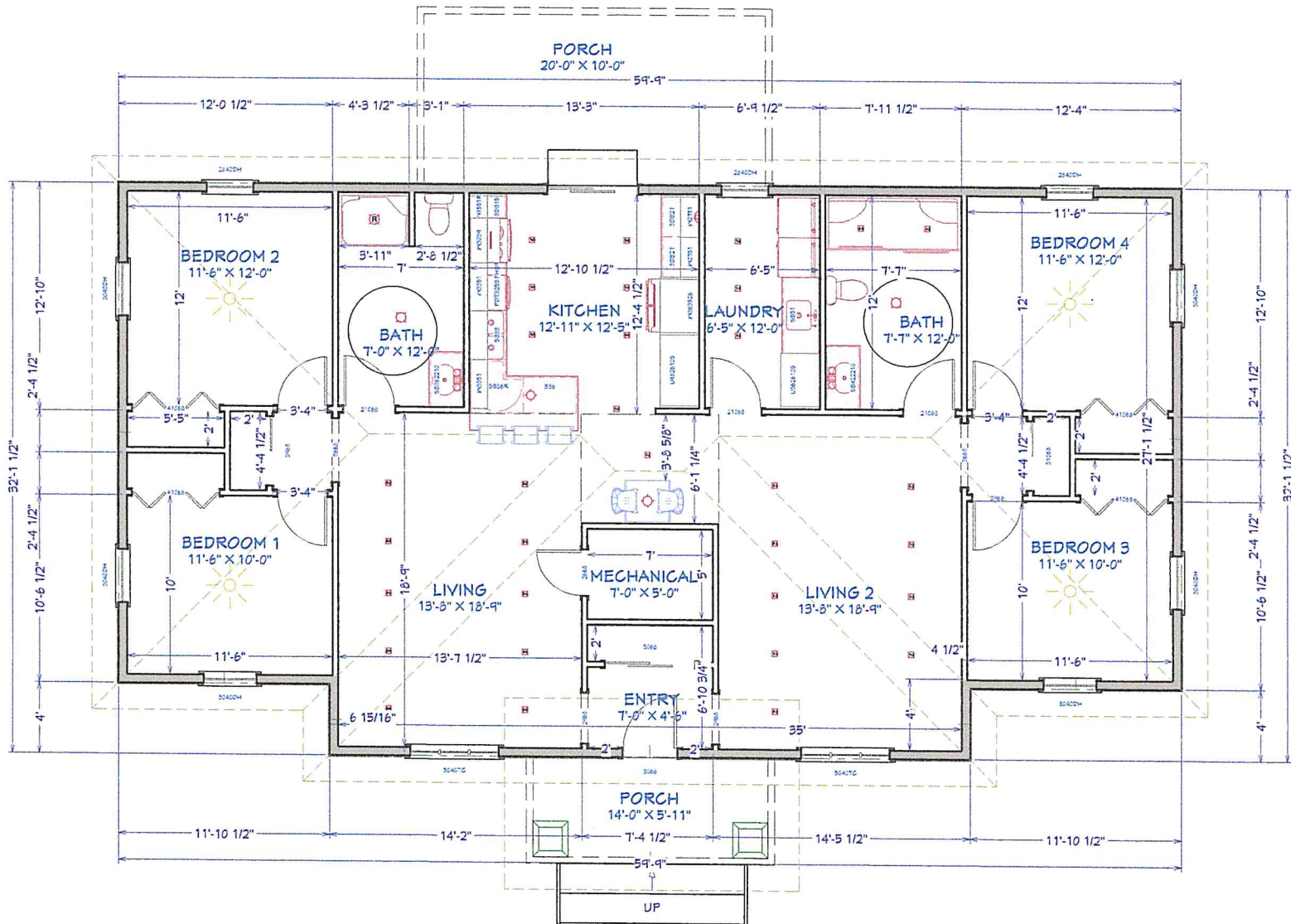
Brandon Murphy, President
City of Muncie Redevelopment Commission

EXHIBIT A

COMMON ADDRESS & PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	PRICE (\$)	PROPOSED USE
1803 S. Blaine 18-11-15-491-006. 000-003	City of Muncie Redevelopment Commission	LC & SS Investments, Inc. 2513 Oliver Drive Muncie, Indiana 47302	100.00	Side-Lot
3522 E. Gilbert ¹ 18-11-12-354-009. 000-003	City of Muncie Redevelopment Commission	Troy E. Tackett 200 N. Hodson Muncie, Indiana 47303	200.00	Garden
206 E. North ² 18-11-10-312-013. 000-003	City of Muncie Redevelopment Commission	ENJ Properties, LLC 4166 Elkhorn Way Westfield, Indiana 46062	200.00	Construction of one house over two lots
210-212 E. North ² 18-11-10-312-014. 000-003	City of Muncie Redevelopment Commission	ENJ Properties, LLC 4166 Elkhorn Way Westfield, Indiana 46062	250.00	Construction of one house over two lots

Notes from Muncie Land Bank Disposition Committee:

1. For 3522 E. Gilbert, the existing Commission policies do not specify the disposition of unimproved lots to non-abutting owners, but no issues were identified, the proposed use aligns with other policy allotments, and state law allows this disposition.
2. For 206 and 210-210 E. North, the design does not meet the standards of the historic district or neighborhood context, but a need is recognized for infill construction.



LIVING AREA
1824 SQ FT

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:			
JOURNEY PLAN			
SHEET TITLE:			
FLOOR PLAN			

DRAWINGS PROVIDED BY:			
RECLAIMING DESIGN LLC			
(INFORMATIONAL ONLY)			
DATE:			
03.23.20			
SCALE:			
SHEET:			
A-1			



Elevation 1

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FLOOR PLAN

PROJECT DESCRIPTION:
JOURNEY PLAN

DRAWINGS PROVIDED BY:
**RECLAIMING
 DESIGN LLC
 (INFORMATIONAL ONLY)**

DATE:

06.03.20

SCALE:

SHEET:

A-1



1110312004000

1110312006000

1110312019000

1110313003000

1110311001000

Police Memorial Park

206 & 210-212
E. North

1110312005000

1110312017000

1110312007000

1110312018000

1110351008000

1110352016000

1110352007000

1110353003000

MULBERRY ST

JEFFERSON ST

NORTH ST

31.2

57

38

50

75

27.2

30

30

65

62.5

62.5

62.5

62.5

55

37

62.5

62.5

62.5

62.5

61

62.5

31.25 31.25 31.25 36

62.5

62.5

53.75

30

46.25

36.25

31.25

31.25 31.25 28 39

125

5

6

125

125

7

8

125

125

5

6

62.5

62.5