

## Muncie Redevelopment Commission Minutes

December 21, 2023

- 9:00 Jeff Howe called the meeting to order
- Attendance: Present; Jeff Howe, Isaac Miller, Lorraine Tomlin, Steve Prybylla and Shareen Wagley with Mr. Lowe being absent.
- Minutes were reviewed
  - Motion to approve minutes as presented by Wagley and second by Miller; Approved 5-0
- Claims presented by Controller, Craig Wright.
  - Motion to approve claims as presented by Miller and second by Wagley; 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. Noted funds specifically required to be spent in and around Delaware Dynamics.
    - Brief update on remaining park funds previously set aside. City is still waiting to continue work on the skate park due to permitting issues related to the flood zone. Wagley requested that the Commission be provided with photographs of the various parks to show the changes resulting from MRC funds.
  - City View I & II: Scattered site single family homes and several townhomes continue to be built in the southwest, southeast and southcentral areas of Muncie. Majority of the lots were sold by MRC to the developer. Mayor believes 5 homes have already received occupancy permits and 1 may even have been rented. Others are actively seeking tenants.
  - Southern Terrace: 46 total units with 25 townhomes will be built near Crestview Golf Club by S. Walnut and 26<sup>th</sup>. 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 the last week of 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.
  - Ball State University Village Upgrade: BSU was a Lily Grant recipient for \$35 Million for their plan to revitalize the village area of Muncie. The total development is \$174.5 Million. The work will be in collaboration with Muncie as part of READI 2.0. This will include new apartments for faculty and Muncie residence. They will be market rent and are not intended to be marked to students. Buildings will also include retail. The 5 site project will also include a new hotel, an innovation center, gathering spaces, and townhomes/single family homes. All 5 sites will begin construction simultaneously. \$1 million of the Lily funds are earmarked for a trail from BSU to downtown.
  - READI 2.0: State will be touring Muncie to review the results of READI 1.0. Mayor anticipates that ECI will receive \$30 to \$40 million this round. Mayor is working with surrounding city and county officials toward the various applications and believes the area will score well. Muncie has partnered with BSU's project to increase the scoring on the application and the matching requirement. The grant application includes potential

upgrades the riverfront, bridges, upgrades to the fieldhouse, potential neighborhood developments in the downtown area.

- Other Business
  - Townhomes on N. Walnut:
  - Former Muncie Sanitary District Lots:
    - 514 W. Howard. Rebecca Hanna owns 524 W. Howard. 514 is adjacent and she would like to use 514 for a dog park. Offer to purchase of \$100. Motion to approve by Miller and Second by Prybylla; Approved 4-0 with Tomlin abstaining.
    - 2212, 2300, 2302, 2304 and 2306 S. Vine Street will be going out for purchase offers.
  - 2201 W. Godman Ave. Small lot currently owned by MSD to be transferred to MRC. Motion by Wagley and second by Miller. Approved 5-0.
  - Purchase Offer:
    - 514 W. Howard Street:
    - 710, 712, 714, 716 & 718 N. Walnut: Offer to purchase by CRU Construction LLC for development. The lots will be used to build 7 townhomes across from Muncie Central High School. Motion to approve purchase agreement subject to review by MRC counsel by Wagley and second by Miller. Passed 5-0.
    - 225 S. Madison. Motion to transfer title to City of Muncie by Tomlin and second by Miller. Approved 5-0.
  - Muncie Lank Bank Update: Nate Howard provided an update. MLB is also an applicant for READI 2.0 but also is working to partner with other potential investors in the event no money is awarded. Funds would be focused on the Old West End Neighborhood. Currently working on multiple property acquisitions. No recent sales but properties continue to be marketed.
- Public Comment:
  - Ed Conatser: Introduced a couple new residents who are interested in working on developments in the area.
- Commissioner Comments:
  - Jeff Howe: Noted his appreciation for the work done by MRC and the Mayor for the City in the past year.
  - Shareen Wagley: Commented on how nice the new Christmas lights are in downtown Muncie and that it was a good use of MRC funds.
- Meeting Adjourned without objection at 10:04.
- Next Meeting January 18, 2024.