

Muncie Redevelopment Commission Meeting Memoranda

June 20, 2024

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

9:01 Isaac Miller calls the meeting to order.

- Attendance is taken. All members present.
- Motion to approve the agenda with amendment to include update on 836 N. Jefferson Street property made by Dale with second by Bishop Approved 5-0. (motion to amend was made by Bishop with second by Dale and approved 3-2)
- Motion to table minutes until July made by Dale with second by Bishop. Motion vote is 2-2 (with Prybylla abstaining) and fails for lack of majority. Motion to approve minutes also fails for lack of majority 2-2 (with Prybylla abstaining).
- Claims presented by Controller, Craig Wright.
 - Dale had some questions about the payment to Garmong & Sons Inc. in the amount of \$17,820.18. Mr. Wagley informed the Commissioners that this is a payment from the Tyler Administration on the purchase of real estate.
 - Dale had question about payment for USI Consultants. Mr. Howe informed the Commissioner that the payment is a part of a match for grants from the READI program that the MRC committed to funding. It goes to infrastructure improvements on Columbus Avenue.
 - Motion to approve claims as presented by Dale and second by Wagley; Approved 5-0
- 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 total balance of available funds for projects to be approximately \$5 million.
 - Update on MRC Projects: Riverview Apartments; Southern Terrace; Washington Square; White River Lofts; Walnut Street Townhomes; Kilgore Place Apartments; 34 Lots at Storer Estates; 200 lots at former Sportsplex; Gilbert/Washing St. project with 14 single family homes; MRC committed money to develop area around the Till Pond in the hopes that it will help the City of Muncie receive further grant funds. Skate Park has been waiting on permitting before it can proceed which has taken about 7 months. Permits have been issued and building is ready to proceed. Till Pond and the Skate Park will be owned by the City Parks Dept.
 - 620 & 640 N. Walnut Street: Mr. Howe stated that the MRC is no longer looking to purchase the property but that several private individuals/entities have reached out in reference to the property and he has put them in contact with the owner.
 - High Street Plaza (point coming in from Wheeling Bridge) Mr. Howe and the Mayor are still working with potential investors to begin that project including a potential anchor tenant. The site will host a "Touch a Truck" event for children.
 - Potential New Restaurant: Mayor and Mr. Howe have been in contact with potential new restaurant investor and have been asked to show several properties in the downtown area which are not owned by the MRC.

- An accounting firm has also been in contact with Mr. Howe and the Mayor about potential investment in the downtown area for a potential new firm of 15-20 people. The properties in question are not owned by MRC.
- Other Developments:
 - New discussions about potential new downtown hotel.
 - Mr. Howe generally mentioned that he has had discussions with other potential developments in the downtown area which are in the very early stages of interest and names and types of developments are not available at this time.
- Other Business
 - 836 N. Jefferson St: Mr. Bishop requested an update as to whether or not the potential buyer had paid the back taxes on the property so that he could move forward with the purchase. Mr. Howe has not received an update from the potential buyer as to the payment of back taxes.
 - Land Sale Forms: MRC discussed Motion by Miller to empower Mr. Howe to update the application for lot purchases. The application is to include a simple contract to be drafted by Mr. Freeman. Member should give their input to Mr. Howe within 15 days. Second by Mr. Dale. Approved 5-0.
 - Muncie Land Bank: Nate Howard gave an update on the MLB operations. Mr. Howard that there are not a lot of specific updates related to sales or developments but that discussions and communications with the community and organizations are ongoing. Noted that MLB is working on its READI application and securing the public funding requirement. Miller requested an update about MLB receiving PILOT funds from the TWG project. Mr. Howard said that MLB is interested in receiving the funds but the matter has been referred to their legal representative as to their ability to receive the funds. Miller requested an update as to properties received by MLB from the Delaware County Commissioners. Mr. Howard noted that the MLB has received over 30 tax certificates and direct transfers from the Commissioners and that the MLB is pursuing an agreement to obtain a right of first refusal for similar properties.
- Public Comment:
 - Charlize Jaimeson: Commented regarding the Friends Church in the Old West End moving out of its buildings and a desire to see that the building is maintained. Stated desire for additional follow up on MRC contributions to projects.
 - Chris Music: Noted that he observed a food truck plaza while in Hawaii and thought the High Street Plaza could be used in a similar fashion.
 - Miller: Requested that he be given potential agenda items by the Friday prior to the meeting. Congratulated James Lowe on his retirement from Ball State University. Will continue to serve on this Commission via his appointment from Muncie Community Schools.
 - Bishop: Noted that the Columbus Street development has been in the works for at least the past 2 administrations. Noted some concerns with the potential traffic and parking (or lack thereof). Noted lack of sidewalks or usable sidewalks.
 - Freeman: noted that public comments online had mentioned they could not hear comments from Mr. Freeman and/or Howe. Upon learning that the microphones are not

currently working, suggested that all comments be made from the stand microphone until a fix is made.

- Meeting adjourned without objection at 10:01.
- Next Meeting July 18, 2024.