

Muncie Redevelopment Commission Meeting Memoranda

September 19, 2024

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

9:00 Isaac Miller calls the meeting to order.

- Attendance is taken. All members were present.
- Motion to approve the agenda. Motion by Wagley and Second by Bishop. Approved 5-0.
- Motion to approve July Memoranda, as amended, by Zane second by Wagley. Approved 3-1. Mr. Prybylla abstained.
- Claims presented by Controller, Craig Wright.
 - Motion to approve claims as presented by Dale and second by Prybylla; Approved 5-0
- Report from 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. Total focused funds were approximately \$2.7 million. Update on projected income from various sources and projects as well as expenditures. Total estimated funds as of 12/31/24 to be \$2.2 million dollars.
 - Muncie Land Bank: MOU has been executed and will be billed and paid in the 4th quarter of 2024.
 - The Point: City continues to work with potential anchor tenant and plans are moving forward. Project is also relying on READI 2.0 funds which have not yet been awarded.
 - New Opportunities:
 - The hotel feasibility study/update should be (hopefully) available by the October meeting.
 - Senior and Workforce Housing: there are potential developers in discussions for potential projects. Would likely involved tax credits which don't open again for applications until 2025.
 - Commercial Redevelopment/Developments: Market rate housing and other commercial rate developments are being discussed. Would also likely rely on the award of READI 2.0 funds.
- Other Business
 - Resolution 2024-04 – A Resolution of the City of Muncie Redevelopment Commission Adopting Policy on Director Spending
 - Policy creates \$10,000 spending limit for Director between meetings. Emergency expenditures can be in excess of \$10,000 upon approval of MRC President.
 - Motion to amend by Miller to limit authority to the duration of Jeff Howe's employment as Director and effective as of September 19, 2024. Second by Wagley. Motion passes 3-2 with Dale and Zane objecting.
 - YWCA: WaTasha Barnes Griffin come to provide an update on the YWCA, its mission and priorities, and its plans for a new building. The local currently provides shelter to over 300 homeless women and their children per year. However, they

have determined that their building requires significant repairs that are not feasible for the organization. A capital campaign is underway and a feasibility study for new building options is being prepared.

- YWCA has requested that the MRC take a look at the building for a potential purchase by the MRC for redevelopment into housing or other development for the benefit of downtown Muncie. Jeff Howe has taken a developer through the building and has plans to take two more through.
- Request to the MRC is for the MRC to obtain required appraisals which would be necessary or MRC purchase.
- Dale made a motion to attempt to enter into a first right of refusal with the YWCA. Motion failed for lack of a second.
- Miller made a motion to authorize Jeff Howe to obtain necessary appraisals for potential purchase. Second by Wagley. Approved 4-1 with Dale voting no.
- An individual made an application for purchase but became ill and was unable to attend. The application will be presented at a future meeting.
- Muncie Land Bank: Nate Howard provided an update. Thanked the board for the work on the MOU and its execution. One property was sold in the past month with plans to construct a duplex. Also executed a pass-through agreement with the same developer to obtain properties that can also be used for development. One property was acquired through a donation. Has made applications for grants to Ball Brothers.
- Public Comment:
 - Charlize Jaimeson: Wanted to know whether or not D.R. Horton had officially purchased the Storer Estates. Asked for an update on YMCA construction and Pointe construction.
- Commissioner Comments:
 - Miller: commented on the status of Storer Estates. Noted that the playground is complete and building is set to commence on 1/3 of the lots at a time. The YMCA is closed and is owned by the developer. Jeff Howe noted preliminary work is beginning inside the building. Engineering work is required to prepare the building to be expanded vertically and much of the current work likely won't be visible from outside. The public space in the Pointe is moving forward and bids are open.
- Meeting adjourned without objection at 10:00.
- Next Meeting October 17, 2024.