

Muncie Redevelopment Commission Minutes

February 15, 2024

9:04 Isaac Miller calls the meeting to order

- Attendance is taken with all members present.
- Isaac Miller was elected President, Zane Bishop was elected Vice President and Steve Prybylla was elected Secretary.
- Agenda was approved with an amendment to correct the error of a date.
- Minutes were reviewed
 - Motion made to amend the January regular meeting minutes to correct Godman Avenue Address by Wagley with second by Prybylla. Approved 4-0 with Dale abstaining.
 - Motion made by Wagley to approve February 5th special meeting minutes with second by Prybylla; approved 4-0 with Dale abstaining.
- Claims presented by Controller, Craig Wright.
 - Motion to approve claims as presented by Bishop and second by Prybylla; Approved 5-0
- Report from the Mayor
 - Financial Position Update
 - Mayor noted that the debt for MRC has been reduced by \$7.8 million. Also noted that the MRC's actions have resulted in an increase of tax revenue to the city general fund. Despite this, MRC's revenues have increased by 11%.
 - Jeff Howe is appointed as MRC Executive Director.
 - 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 some of the TIF funds are a part of the consolidated TIF. Also mentioned funds committed to fund park projects and other items.
- Other Business
 - Appointments: MRC appointment to River District Review Committee. Motion to appoint Prybylla by Miller with second by Bishop; approved 5-0
 - Delaware Dynamics: Request for assistance at their complex including the "Glenn Tire building" 200 E. Willard Street. 10,000 sq. ft. building. Also 206 E. Willard Street former "BMW" building. Both buildings require demolition. Glenn Tire building has almost 800 old tires which remain in the building. Expected demolition costs includes \$8,000 for tire remediation, \$110,000 for demolition of the buildings and \$7,000 for landscaping and park benches. The properties will be used for the expansion of the Delaware Dynamics business including truck access to the existing properties. Trucks are "oversized load" trucks which require extra space to access the property. New project development will include castings for Tesla products. Request is for \$110,000.00 for demolition from the Delaware Dynamics TIF. Motion by Dale to fund up to \$110,000 for demolition costs from the Delaware Dynamics TIF for demolition of the buildings subject to any environmental findings (phase 1, etc.) with a second by Prybylla. Approved 5-0.
 - Muncie Land Bank: Mr. Howard provided an update on recent developments for the MLB.

- Downtown Development: Angie Hibner addressed the MRC to provide an update on the projects in the downtown corridor. Ms. Hibner provided a report on downtown ADA compliant ramps including those which still require replacement. Motion by Wagley to approve funding for ADA complaint ramps in the Downtown TIF not to exceed \$82,000 with a second by Dale; Approved 5-0.
- Public Comment:
 - Charlize Jameson: comments on development of the former YMCA building.
- Commissioner Comments:
 - Miller: Offered congratulations to Jeff Howe. Noted excitement for the development of the YMCA. Offered information on developer for old YMCA building.
 - Dale: Attended information meeting on Ball State developments.
 - Wagley: Noted that the YMCA and Gilbert Developments will not be using any City funds.
 - Bishop: Noted his excitement to work with the MRC and desire to see information about MRC properties.
- Meeting Adjourned without objection at 10:16.
- Next Meeting March 21, 2024.