

Muncie Redevelopment Commission Minutes

March 21, 2024

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

9:02 Isaac Miller calls the meeting to order

- Attendance is taken with all members present.
- Motion to approve the agenda by Wagley with second by Bishop. Approved 5-0.
- Minutes were reviewed
 - Dale presented a document listing 10 comments for addition to the minutes. Motion to approve by Dale second by Prybylla. Motion passed 3-2 with Miller and Wagley voting no.
- Claims presented by Controller, Craig Wright.
 - Motion to approve claims as presented by Dale and second by Bishop; Approved 5-0
- Conflict of Interest Disclosure
 - Jeff Howe discussed the matter of disclosing personal conflicts of interest pursuant to Indiana Law. The City has a disclosure form which, if applicable, Commissioners should complete.
- 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 some of the TIF funds are a part of the consolidated TIF. Also mentioned funds committed to fund park projects and other items.
 - Skate Park: Bid for construction is out as of the 18th of March. MRC has spent approximately \$87,000 to date.
 - The Point (White River Lofts Phase 2): Jeff provided an update on the point and provided a copy of the design for the public space by REA. Construction on the project should be out for bid in early May. Commissioners provided comments on the design and asked questions of Jeff Howe on the property and development of the area.
 - Public Notice for Property Sales: MRC published notice of various properties for bid with bids due by the April MRC meeting.
 - 726 S. Luick
 - 2212, 2300, 2302, 2304 & 2306 S. Vine Street
 - Option to Purchase: 620 & 640 N. Walnut Street: The former downtown location for Concannon's Bakery has potentially come up for sale. Jeff Howe believes it is in the City/MRC's interest to option the property for site control due to the location near the new YMCA. The option price would not exceed \$30,000.00 and the purchase price would need to be the average of 2 appraisals. Discussion was had regarding the pros and cons of acquiring an option. Motion to allow Jeff Howe to negotiate an option to purchase the property for the average of 2 appraisals to be obtained by the MRC at its cost by Wagley and second by Bishop. Approved 3-2 with Bishop and Dale voting no.

- Other Business
 - Muncie Land Bank: Mr. Howard provided an update on recent developments for the MLB.
- Public Comment:
 - Audrey Freeland: Noted an interactive project to around the City and also requested use for parking at 200 E Howard Street.
 - Charlize Jaimeson: Asked to review the gateway plans and asked that they be posted on the city website. Also asked for additional information on “phase 2.” Asked a question about a private property on Walnut Street.
 - Chris Music: Asked if the MRC had ever considered the use of a land trust for development of low income housing.
- Commissioner Comments:
 - Miller: noted that the REA design is not a final rendering. Stated that he believes designs are not published until they are final.
 - Dale: noted that the REA design has now been presented in public.
 - Bishop: noted that he would like to have the handouts prior to the meetings and a list of the MRC properties.
- Meeting Adjourned without objection at 10:09.
- Next Meeting March 18, 2024.