

AGENDA
Muncie Redevelopment Commission
Regular Meeting: April 15, 2021 at 9:00 a.m.
Conducted in the City Hall Auditorium

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA

IV. MINUTES

a. MARCH REGULAR MEETING

V. CLAIMS

A. Regular Claims (CONTROLLER)

VI. SUSTAINABLE MUNCIE HEARING

VII. OLD BUSINESS

i. CITY OF MUNCIE UPDATE

VIII. NEW BUSINESS

A. PROPERTY APPLICATIONS, IF ANY (BISHOP)

B. RESOLUTION 2021-08 (BISHOP)

IX. PUBLIC COMMENT

X. ADJOURNMENT – NEXT MEETING May 20, 2021 at 9:00 AM



CITY OF MUNCIE REDEVELOPMENT COMMISSION

Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, March 18, 2021, at 9:00AM in the City Hall Auditorium, First Floor, 300 N. High Street, Muncie, Indiana 47305.

- I. **Call to Order:** Murphy called the meeting to order at 9:00 AM.
- II. **Roll Call:** Commissioners Brandon Murphy, President, Shareen Wagley, Vice-President, Andrew Dale, Secretary, Jeff Howe, and Isaac Miller were present. Jim Lowe, School Board representative was also present.
- III. **Agenda:** Wagley motioned to approve the agenda as written; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
- IV. **Minutes:** Miller motioned to approve the February 18, 2021 minutes; Wagley seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
- V. **Claims**
 - A. **Regular Claims:** Dale stated it would be helpful to see the Vandewalle invoices.
Craig Wright, City Controller, replied he had those. He added the claims this month were pretty minimal.
Dale motioned to approve the claims; Murphy seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
 - B. **Invoice from the Muncie Land Bank for \$16,667.67:** Murphy stated this was one-third of the amount approved last year.
Dale, stating that it appeared to be in order, motioned to approved; Miller seconded. Murphy, Wagley, Dale, Howe, and Miller voted aye; motion passed.
- VI. **Sustainable Muncie (SM) Hearing:** Murphy stated this is a conversation related to SM's changes and financial outlook.
Jane Ellery, SM Board Chair, stated SM was developed in 2015 as a non-profit and is setup so that if SM ever goes under, everything reverts to the City. The mission is to revitalize the low- and moderate-income community, provide personal and professional growth opportunity, provide business space, microloans, and to develop and manage commercial and retail space. SM's is at a point where a stable foundation is built that can be built upon. Currently there are three revenue streams: rent, Co:Lab and Firefly memberships, and grants. There are three charges: operating and developing Madjax, owning and managing 608 E. Main—PlySpace, which the Muncie Arts and Culture Commission is renting—and managing the Co:Lab—10,000 square feet of space between Madjax and the Lofts at the Roberts. SM also has the Future of Work initiative—grant-funded and includes the M10 network in partnership with Purdue Polytechnic—the Web of Support—in partnership with the Muncie Action Plan—and a person-centered workforce development initiative with a variety of partners. SM has some part-time staff that are grant-funded and has a nine-member volunteer board.
Howe asked how many square feet SM had to lease.

Ellery responded Madjax is 88,000 square feet but only 60,000 is rentable, of which about half is rented.

Aaron Brunzman, SM President, stated he provided a floor plan showing the breakdown in the building between leased built-out space, leased non-built-out space, Co:Lab member space, partially built-out non-leased space, and common or systems space.

Ellery added there are currently four available offices spaces at the Co:Lab at the Lofts.

Brunzman stated SM is only lacking one non-rented office space, the rest is leased or not built-out. People can rent non-built-out space.

Howe asked from a budget perspective how much space there is to lease and what the non-operating income is.

Brunzman stated that's hard to gauge because there's so much space that not built-out yet.

Howe asked how much revenue and expenses exist and what the projection is going forward.

Ellery responded that there are multiple phases. From what is built from the bond, there is one hair studio that's open and one office space, but there are no additional monies to build out additional space, so SM is leasing spaces based on the tenant's ability to build or availability of build revenue. SM currently brings in approximately \$310,000 in revenue annually but there's also a potential of \$66,000 of revenue from non-built-out spaces. Expenses are about \$10,000 a month or \$120,000 a year.

Howe stated that lease revenue exceeds expenses.

Phil Tevis, SM Board Member, stated it doesn't include deferred maintenance, such as the roof which would cost about \$1 million if replaced in one shot, so that has to be factored.

Howe asked if that is being considered.

Tevis responded that SM is just getting to the point of getting setup. Rent rolls are being resolved and rents are being brought up to par.

Howe asked what the square footage rents are.

Tevis responded those vary. There are some legacy rents that are up for renewal this year.

Brunzman reiterated that all capital projects have been stopped in order to hold money for deferred maintenance costs.

Ellery stated the Ball State is currently looking at Madjax as an eSports facility.

Corey Sharp, SM Board Member, stated SM paid for the Purdue build-out, which is one of the legacy leases to be looked at, but that space has also been used by the community.

Dale thanked Brunzman and Ellery for the tour and asked what the expectation is for the bond payments.

Tevis replied the challenge is that rent rolls need adjusted to project the adjusted leases. Some rents are also behind because of COVID.

Dale asked what the timeline is to anticipate those revenues.

Tevis stated it's an ambitious goal, but 60 days is the aim.

Dale asked if this year was looking tenuous as far as assuming the bond payment.

Tevis stated Ellery is confident that SM is going to make it.

Howe asked how much the bond payment is.

Tevis replied \$180,000 twice a year, of which MRC's obligation is \$100,000 and the gap between what SM can make and what's due.

Dale asked if SM has hired a property-management company.

Brunzman replied that was the goal, but community-minded tenants that understand the mission are also needed, not just ones that will pay rent.

Tevis added that Madjax isn't a typical business model where you have expenses and income and hope to break even or make a profit.

Ellery added that Tina Black was added as a board member and has extensive experience in rent rolls and property management.

Howe asked if SM was the leasing agent for the Lofts.

Ellery responded yes, and that they're looking at whether or traditional- or mission-minded setup is better for that location.

Dale asked if property tax was being collected on for-profit tenants.

Brunzman replied not yet, but they're hoping for that moving forward.

Howe asked what the precedent was for that.

Ellery spoke with Jim Borgman who stated it wasn't required but was good practice.

Dale stated that the collection of property from for-profit tenants is not subjective.

Howe asked, as SM is considering the maturity of legacy leases, if they anticipated those tenants leaving or staying with increased rent amounts.

Brunzman replied they didn't want to lose tenants that had difficulties with COVID but the tenants also understood the need for change and most of them wanted to stay because of the community in Madjax.

Howe asked what the increased lease amounts would add to the revenue.

Brunzman replied it's too early to tell.

Howe asked if it would add to the revenue.

Brunzman replied yes, adding that the Muncie Arts and Culture Council wanted to buy the Main Street building, but parking is a problem.

Murphy asked how many tenants had been delinquent the past year.

Brunzman replied all of them.

Murphy asked if the tenants signed a personal guarantee on the leases.

Tevis replied no.

Murphy asked how much turnover there was in the past year.

Tevis replied there wasn't much turnover in tenants but the Co:Lab decreased by 70%. He added the mission of the organization is to foster business that can succeed, so they can move to another location, buy real estate, and employ people.

Miller asked if that goal was being reached.

Ellery stated in the three years she's been involved, there was a lawsuit that left them scrambling to keep the building open, a year of cleaning up from that, and then COVID.

Miller asked if they were looking to hire a new executive director.

Brunzman replied that the posting would go out in the next couple weeks.

Miller stated that when he toured the building, it didn't seem like they had found a niche market, and asked if they had researched that.

Ellery stated it looked more chaotic than it really was. She got involved because her research as a faculty member at Ball State showed that this was what was needed across the country.

The market needs to move from people being consumers to makers, and everyone in the building is making Muncie's future.

Miller asked if there had been makers that didn't work out.

Ellery stated in their time on the board, Beyond I Can and the hair studio had been great. Otherwise, it's people that tape off space upstairs and most of them are there because they love the building and Muncie. They are also looking at an internal time-banking system.

Miller asked if they had a long-term plan.

Ellery replied Peggy Cenova should have that completed by the end of the year.

Wagley asked how long Madjax had been in existence.

Ellery replied that SM was formed in December 2014 and the first step was acquiring the old Cintas building that had been closed since 2007.

Wagley asked when the bond on the building would have first been due.

Ellery replied the bond was voted on in September 2007, before the board was formed and issued in 2018 due to the lawsuit. There were prior loans from the bank, the Muncie Industrial Revolving Loan Fund, and the MRC that were paid off with the bond.

Wagley asked if SM had been paying the bond payment up to last year.

Ellery replied it was paid on SM's behalf based on the bond proceeds.

Dale clarified that SM's bond payments owed prior to the City's bond refinancing of December of 2019 were essentially made current with the refinancing—thus adding cost to future bond payments and that no bond payments have been made by SM to date.

Wagley asked if there was a repayment agreement with the MRC.

Tevis stated the MRC should have the Baker Tilly letter that outlines the payment schedule, which states the MRC makes up the shortfall if SM can't deliver, in addition to MRC's \$100,000 obligation.

Wagley stated the MRC should not be tasked with making up the shortfall.

Howe asked what the liability was to the City.

Tevis replied if things were to fall apart it reverts to the City, so SM is in everyone's best interest.

Murphy stated they'd like to have an open dialogue with SM moving forward.

Dale stated it's important how that dialogue occurs, which is why he wrote a framework on how the two entities (MRC and SM) can communicate together, legally and effectively.

Ellery stated that could happen through Ed Conatser, the MRC's liaison to SM.

Wagley stated she had not received the Baker Tilly letter.

Dale replied that he had a copy of it.

VII. Old Business

a. Controller Wright

- i. **Annual Report by the Fiscal Body to the Board:** Wright stated the mission statement of the MRC "is to create opportunity for development, growth, investment and jobs, with a focus in the more blighted areas of Muncie. MRC oversees business development opportunities and is authorized to acquire and dispose of abandoned residential properties." The total debits for 2020 were \$15.8 million and total credits

were \$14.2 million. Expenses have decreased from this year compared to last year. The Ontario Park and Nebo Road TIFs have no debt obligations.

Dale asked if the difference in savings on the Consolidated TIF was just because it was decided to spend less money on improvements.

Wright replied yes, adding he worked diligently with Baker Tilly on these numbers.

Murphy asked if the total credits and debits were reversed.

Wright stated these were from Baker Tilly and he'd follow up with them.

- ii. **Bond Payment Schedule for Board:** Wright stated he provided a bond-payment schedule at the request of the MRC.

b. **Mayor Ridenour**

- i. **Parking Study Results:** Mayor Ridenour stated he worked with FlatLand Resources and the County GIS department to create a system that will eventually be on our website where a downtown property can be tagged to see how much available parking there is within certain radius, available from both public and private owners. Even though people say there's no parking downtown, there's actually 3,428 private parking spaces and 734 public stalls. He'll be working with the owners of the lots to see if they'd be open to offering their lots in the evenings and weekends. State Road 32 will also be repaved this year and spaces will be added.

Howe asked what the usage of the parking garage was.

Mayor replied the lots get plenty of use. The hotel has reserved spots in the garage and events generate revenue for the garage, but that's down in 2020 because of COVID. He stated the garage wasn't situated in the best place.

Howe replied it's in a good spot, people just need to get used to walking a little.

Dale asked if a derivative of this would be looking at a potential parking garage on the north side of downtown.

Mayor Ridenour responded absolutely, and then the lots could be potential developments.

- ii. **Canal District:** Mayor Ridenour reported they're in the process of creating a 170-space surface parking lot on the block bounded by Liberty, Gilbert, Washington, and Franklin. This would serve the retail space, commons area along the river for events and gatherings, and food trucks could also be brought onto the lot. Phase II also needs parking, and they're in the process of getting the legal work done to vacate the alleys in order to have one surface lot.

Howe asked how many spaces the lot would be.

Mayor Ridenour responded 170.

Dale asked if the vision for that block was that the lot would just be a placeholder for now until the parking lot can be developed for future development.

Mayor Ridenour said it's slated for development in Phase IV, adding that he's looking to keep the YMCA downtown but parking is an issue, and they're still looking to determine where they want to be.

Dale asked, since the Mayor mentioned the YMCA, if Tuhey was now off the table as as a site for the YMCA.

Mayor Ridenour stated that was never a deal but rather was an introduction to the neighborhood that didn't go well.

Dale asked if that wasn't going to happen if then the mayor could let the neighborhood know.

Mayor Ridenour responded that the YMCA's board meeting was this week, and they are looking at three downtown locations—one of which might be Tuhey Park—and two on the western edge of the city.

- iii. **Tillotson/Memorial Crossing Potential Development:** Mayor stated the City has an option on a lot that he intends to make an urban-fishing park that would have ADA ramps but no playground. Because of this plan, there is some interest from developers such as a 38 single-family home plan also with apartments and a pool. There's interest because of its proximity to the new Justice Center. He's looking to get an option on the whole property so he can create an RFP to attract developers. This area is in a TIF district, and infrastructure would need put in.

Murphy asked if any other development could go there.

Mayor Ridenour responded there should be commercial along there, but the southside is also missing apartments with swimming pools, so it'll be up to the responses to the RFP.

- iv. **TWG Update on 60 Unit Apartment Complex:** Mayor Ridenour stated this wasn't an MRC project but technically going through Community Development. It's where the Marsh and Family Dollar are currently and are moving forward with final plans.

- v. **City View Home 47 Unit Residential Development:** Mayor Ridenour stated the number's actually 48 units. There's been a 27.5% reduction in the number of properties the MRC's responsible for, which include the 20 that went to the Muncie Land Bank, 23 that went to neighbors and developers a couple months ago, and 21 to City View for new houses in South Central, Old West End, Blaine, and Industry. There are also 27 townhomes in the neighborhoods with an ownership, some of which are income-base and some of which are not.

- vi. **Storer Housing Update:** Mayor Ridenour stated he met with the neighborhood in March 2020 and in August. He's also had meetings with Ball State, builders, realtors, recruiters, and employers. All the lots are a quarter-acre—similar to those nearby. He's ordered civil engineering work to take to the Plan Commission. The need for housing is there, but the MRC didn't have the funds to commit. He had interest from an out-of-town developer, who he asked if they'd be using local builders. They stated they'd use local labor, but that would just take away from labor needed by local builders. There are 51 lots available for builders in the City, 46 of which are at Pineview Estates at Riverside, which has a certain builder that has to be used. EDIT has spent \$84,000 so far, so to stop at this point would not be in the best interest for our city or developers. This is a small project the city could do itself. Once approved by the Plan Commission, and RFP will be put out for the infrastructure work.

Howe asked how many lots this would be.

Mayor Ridenour responded the plan is 32, 20 of which are quarter-acre, 10 fifth-acre and located at the back along the park, and two are about third-acre. There will be some component to address flooding issues. He would like to move forward on this and not come back every month to discuss.

Howe stated these would be about \$100,000 homes being constructed, resulting in about \$1.5 million that would stay in the community. Given the demand and investment that's been made, that he's not inclined to make changes.

Mayor Ridenour stated this project would take all available EDIT funds, so the infrastructure would need funded through a residential or existing TIF, so the MRC will be involved in that. There are local builders that even want to buy all these lots, but he wants individuals to buy their builder. The purchase of the lots would come back to the MRC.

Dale stated the expenses would be there regardless of the approach. He asked if the City has the deed to the property and if taxes are still owed.

Mayor Ridenour responded the City does have the deed, and he has paperwork for the taxes that needs signed and filed that would eliminate the taxes. The amount was substantial and he wasn't willing to pay it.

Murphy asked if he would be coming before the MRC with requests to transfer individual lots.

Mayor Ridenour stated the average price for a lot here is \$19,000-\$20,000. The MRC will have to approve each of those lot sales.

Murphy asked what the characteristics of the homes would look like.

The neighborhood wants a similar feel to what's there now, such as sidewalks, trees, a park feature, in the 1,400-2,300 square foot range, three bedrooms, some one-story, some two-story. They would pick their builder to custom design their home. He's pretty libertarian about wanting individuals to pick their own builder. They could use Ideal out of Fort Wayne, but he'd prefer a local builder.

Lowe asked if there would be a local homeowners association for the area.

Mayor Ridenour responded there could be; no restrictions currently except for zoning. Steve Slavin, Realtor, stated there would be architectural guidelines, such as minimum square footages and brick façades.

Howe stated the lot prices would dictate that to some extent.

Wagley stated the faster the flooding problems are fixed the better.

Mayor Ridenour responded that Brian Stephens-Hotopp, City Engineer, is working on that along with John Barlow, Muncie Sanitary District Administrator.

Howe asked what the commentary from the neighbors was.

Mayor Ridenour responded with notes from the March 11, 2020, meeting, such as wanting a wooded area with a trail, solving the flooding issues, and repairing the bridge at the back of the property. There was a meeting planned for April 22, but COVID stopped that. At the August meeting, concerns such as drainage, wanting the creek area mowed, not wanting new homes to need flood insurance, wanting sidewalks and single-family homes, and wanting a playground with ADA access. Jeff Robinson, City Councilor, and he wanted a trail that would connect Catalina to Riverside to Ball State.

Howe asked if fill was brought in when Storer was raised.

Mayor Ridenour responded there was some, but the Sanitary District will solve this.

Wagley asked what was need from the MRC.

Mayor Ridenour responded that guidance on price points will be needed.

Lowe asked if the lot had been rezoned.

Mayor Ridenour responded that it's R-2.

Lowé responded that's actually good, because R-2 doesn't allow for apartments.

Murphy stated he assumed lot prices would need determined by appraisals.

Ben Freeman, MRC Counsel, stated that will need determined in the future.

- c. **Storer Property Housing Development Request for Proposal:** Dale stated a different way to go about Storer would be a more-conventional approach that he's been advocating for the past several months, as what type of homes get built matters. He recommends an RFP process that would attract local developers, who would be approved in June. The MRC would consider architectural designs and public amenities and would stipulate that development be built within 18 months overseen by a review committee. This clearly conveys that standardized housing would not be approved. Developing the property in a piecemeal fashion would be expensive and deviate from expectations. Under the Mayor's process the MRC would likely be required to appraise each lot, making the City's government bureaucracy larger and lengthening the process for purchasers and others involved. Dale stated that he and the Mayor were presented a plan by an Illinois developer that could work very well and although he's (Dale) not advocating for this specific developer that the RFP process would produce the best result assuring the existing property owners who live around the former Storer School site assurances of protecting their property values. Dale also shared that the some of the neighborhood's residents have also seen the presentation by the Illinois developer.

Ryan Kramer, RE/MAX Real Estate Managing Partner, stated lots need developed locally. The Chicago company seems reputable but their Indiana work hasn't been established. Their prices also seem unreasonable for being able to build a 3,000-square foot house for under \$200,000, as building prices are currently up 300% for materials.

Erin Moore, resident of the neighborhood, stated she attended a Zoom meeting Dale hosted regarding the choices to be made and hadn't heard anything about the project from the City administration since the August meeting. The neighborhood just wants to know what the process is and that there will be design cohesion. Ball State faculty look for already-built housing that's move-in ready; they don't have the opportunity to work with a local builder.

Robinson stated he's also a resident of the area, wasn't advocating for one process over another, but asked if an RFP would preclude local developers from submitting proposals. Dale responded no.

Howe stated local builders may be prepared for five lots, but not 32.

Dale stated developers could come together to respond to the request.

Howe stated there's concern over lack of transparency, but this has been discussed at the last two MRC meetings as well as with neighbors, so he doesn't think that exists.

Robinson stated there's been discussion but today's the first he's heard of the City administration's plan.

Miller asked what action was being moved toward.

Murphy stated there's a draft RFP that hasn't yet been moved.

Preston Cross stated he trusted the Mayor.

Slavin stated there were only 79 houses available in the whole county, and he sold two spec-built houses last month in Pineview at Riverside. The average sale price is pushing

\$139,000, up from \$133,000 last year. Demand is down but prices are up. The stigma for the school district is down and demand is high for the West View district, which this development is in. RFP is a better process for later, 100 or so lot developments. He estimates costs at \$125 per square foot, and stated a big developer offer \$90 per square feet concerns him about what the neighborhood would look like down the road.

Kramer asked if a local builder just wanted to do six to eight homes, if that meant they could submit a proposal.

Dale stated he put this together as an RFP to attract a single developer but details could be worked out that allows multiple developers to make submission together under one RFP submission.

Howe asked if that put the project back to multiple builders.

Kramer stated multiple builders made sense, as a local company couldn't do 32 houses. Rebekah Hanna, residential realtor in Muncie, stated doing an RFP would ensure this gets done correctly.

Kevin Butler, Butler Homes owner, stated they build Johnson Circle in the 1970s and is excited about Storer opening for development for local builders, as the only lots available are in the county. He prefers building homes on speculation, but \$90 per square foot is a pipe dream, as this year costs are \$160 per square foot.

Dale motioned to take time to do this development right given that existing property owners' single greatest asset is often times their home and that the RFP process be utilized by the MRC to develop the former Storer School site; Murphy seconded.

Howe questioned the RFP process, as proposed, and how the MRC would go about defining expectations. Dale stated that his draft RFP is offered as presented knowing the MRC might want to make adjustments prior to release.

Dale withdrew his motion and motioned to adopt the draft proposal knowing that it needed refined over the next month; he offered this as a draft, so he moves this draft RFP for consideration; Murphy seconded. Dale voted aye; Murphy, Wagley, Howe, and Miller voted nay; motion defeated.

VIII. **New Business**

A. **Property Applications:** Zane Bishop, MRC Residential Program Administrator, opened the following applications for MRC-owned properties:

- Rodolfo Sandoval III, 11100 Pangborn Avenue, Apartment H, Downey, California: \$1,000 offer for 703 W. Adams
- Michael McDonald, 1025 W. 10th, Muncie: \$250 offer for 1027 W. 10th
- Phoenix Hile, 1907 S. Kathy, Muncie: \$1,000 offer for 2417 S. Hoyt

Bishop asked the board to take these under advisement to be reviewed by the MLB committee. Murphy made that motion; Miller seconded. Murphy, Dale, Howe, and Miller voted aye; Wagley was absent for voting; motion passed.

B. **Resolution 2021-06:** Bishop stated this would transfer 1706 S. Liberty to the Muncie Mission for development of housing.

Howe motioned to approve; Miller seconded. Murphy, Dale, Howe, and Miller voted aye; Wagley was absent for voting; motion passed.

C. **Resolution 2021-07:** Freeman stated this would approve the dedication of public rights-of-way at 1201 S. High, 123 W. 5th, and 214 W. 5th. This comes at the request of the engineer. Documentation from the past is sketchy, but this would clear things up.

Dale motioned to approve; Miller seconded. Murphy, Dale, Howe, and Miller voted aye; Wagley was absent for voting; motion passed.

IX. **Public Comment**

X. **Adjournment:** Seeing no public comment or any other business of the board, Murphy stated at 11:39AM the meeting was adjourned.

Minutes recorded by Zane Bishop.

Andrew Dale, Secretary



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MUNCIE REDEV COMM - CK DATE 04/16/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
1380 - DELAWARE COUNTY TREASURER	347705	CITYOFMUNCIE-	Open		04/12/2021	04/16/2021	04/16/2021			3,477.05
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$3,477.05</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$3,477.05</u>
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	<u>\$3,477.05</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	34269	CITY OF MUNCIE -	Open		04/06/2021	04/16/2021	04/16/2021			957.50
15654 - DELAWARE COUNTY AUDITOR	3000-040521	MRC-	Open		04/05/2021	04/16/2021	04/16/2021			30.00
81196 - ENDPOINT CREATIVE, LLC	1032	MRC - MONTHLY	Open		04/01/2021	04/16/2021	04/16/2021			150.00
3580 - THE STAR PRESS	0004646333	85453 - MUNCIE COMM	Open		03/17/2021	04/16/2021	04/16/2021			46.62
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 4	<u>\$1,184.12</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 4	<u>\$1,184.12</u>
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 4	<u>\$1,184.12</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4079543786	13431534-	Open		03/25/2021	04/16/2021	04/16/2021			207.29
73810 - CINTAS CORP #716	4079239402	15405757 -	Open		03/23/2021	04/16/2021	04/16/2021			36.05
86200 - COMCAST	1070910822-04/21	410 N. MARTIN AVE. / 8529201070910822	Open		04/02/2021	04/16/2021	04/16/2021			273.75
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 3	<u>\$517.09</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 3	<u>\$517.09</u>
								Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 3	<u>\$517.09</u>
								Grand Totals	Invoice Transactions 8	<u>\$5,178.26</u>



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MUNCIE REDEV COMM - CK DATE 04/09/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
75953 - SCHINDLER ELEVATOR CORP.	8105584508	1188233 -	Open		04/01/2021	04/09/2021	04/09/2021			4,472.04
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	\$4,472.04
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	\$4,472.04
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	\$4,472.04
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
86200 - COMCAST	1070843411-03/21	300 W. VICTOR ST. / 8529201070843411	Open		03/28/2021	04/09/2021	04/09/2021			422.44
83700 - INDIANA AMERICAN WATER CO., INC.	0028123293-03/21	309 N. HIGH ST. - 1010220028123293	Open		03/29/2021	04/09/2021	04/09/2021			60.58
83700 - INDIANA AMERICAN WATER CO., INC.	0023161962-03/21	315 N. HIGH ST. - 1010220023161962	Open		03/29/2021	04/09/2021	04/09/2021			20.40
83700 - INDIANA AMERICAN WATER CO., INC.	0023600702-03/21	330 N. FRANKLIN ST. A - 1010220023600702	Open		03/29/2021	04/09/2021	04/09/2021			21.42
83700 - INDIANA AMERICAN WATER CO., INC.	0011359896-03/21	300 W. VICTOR ST. / PKG. GAR. - 201 W. SEYMOUR ST. - 04418029411	Open		03/29/2021	04/09/2021	04/09/2021			40.13
82500 - INDIANA MICHIGAN POWER	8029411-03/30/21	201 W. SEYMOUR ST. - 04418029411	Open		03/30/2021	04/09/2021	04/09/2021			1,319.32
82500 - INDIANA MICHIGAN POWER	5852014-03/30/21	309 N. HIGH ST. - 04075852014	Open		03/30/2021	04/09/2021	04/09/2021			327.17
82500 - INDIANA MICHIGAN POWER	9852044-03/30/21	425 N. HIGH ST. RM 9 - 04129852044	Open		03/30/2021	04/09/2021	04/09/2021			26.28
88700 - VECTREN ENERGY DELIVERY	5318703-03/29/21	309 N. HIGH ST. - 026006045645318703	Open		03/29/2021	04/09/2021	04/09/2021			218.68
88700 - VECTREN ENERGY DELIVERY	5152266-03/29/21	425 N. HIGH ST. 3 - 026006045645152266	Open		03/29/2021	04/09/2021	04/09/2021			17.00
88700 - VECTREN ENERGY DELIVERY	5207727-03/29/21	425 N. HIGH ST. 5 - 026006045645207727	Open		03/29/2021	04/09/2021	04/09/2021			98.52
88700 - VECTREN ENERGY DELIVERY	5263178-03/29/21	425 N. HIGH ST. UNIT 8 - 026006045645263178	Open		03/29/2021	04/09/2021	04/09/2021			18.19
88700 - VECTREN ENERGY DELIVERY	5765383-03/29/21	425 N. HIGH ST. UNIT 9 - 026006045645765383	Open		03/29/2021	04/09/2021	04/09/2021			18.19
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 13	\$2,608.32
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 13	\$2,608.32
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 13	\$2,608.32
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
78484 - KOORSEN FIRE & SECURITY, INC.	5372738	03MUN0003 - VILLAGE PROMENAADE - FIRE	Open		03/22/2021	04/09/2021	04/09/2021			245.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	\$245.00



MUNCIE REDEV COMM - CK DATE 04/09/21

Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$245.00</u>
Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 1	<u>\$245.00</u>
Grand Totals	Invoice Transactions 15	<u>\$7,325.36</u>



Controller's

MUNCIE REDEV COMM - CK DATE 04/01/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
76891 - AT&T MOBILITY	287268411996-321	287268411996-MRC-3/21	Open		03/14/2021	04/01/2021	04/01/2021			103.38
86200 - COMCAST	1070798912-03/21	420 S. HIGH ST. / DOWNTOWN -	Open		03/18/2021	04/01/2021	04/01/2021			446.66
82500 - INDIANA MICHIGAN POWER	7987213-03/23/21	425 N. HIGH ST. RM 1 -	Open		03/23/2021	04/01/2021	04/01/2021			16.42
82500 - INDIANA MICHIGAN POWER	9852044-03/23/21	04367987213 425 N. HIGH ST. STE 5 -	Open		03/23/2021	04/01/2021	04/01/2021			21.13
82500 - INDIANA MICHIGAN POWER	9852033-03/24/21	04749852044 425 N. HIGH ST. STE 3 -	Open		03/24/2021	04/01/2021	04/01/2021			16.11
82500 - INDIANA MICHIGAN POWER	9852046-03/24/21	04379852033 425 N. HIGH ST. RM 8 -	Open		03/24/2021	04/01/2021	04/01/2021			14.41
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20180604-03/21	04069852046 309 N. HIGH ST. -	Open		03/24/2021	04/01/2021	04/01/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20182703-03/21	20180604 315 N. HIGH ST. -	Open		03/24/2021	04/01/2021	04/01/2021			23.28
78585 - MUNCIE SANITARY DISTRICT - SEWAGE UTILITY	20105006-03/21	20182703 330 N. FRANKLIN ST. #A	Open		03/24/2021	04/01/2021	04/01/2021			23.28
79829 - ZANE BISHOP	3750-3262021	- 20105006 REIMB - POSTAGE @ UPS	Open		03/26/2021	04/01/2021	04/01/2021			37.50
Account 439071 - OTHER SERVICES & CHARGES Totals							Invoice Transactions	10		<u>\$725.45</u>
Department 19 - BOARD OF WORKS Totals							Invoice Transactions	10		<u>\$725.45</u>
Fund 905 - MRC GENERAL FUND Totals							Invoice Transactions	10		<u>\$725.45</u>
Grand Totals							Invoice Transactions	10		<u>\$725.45</u>



Costello's

MUNCIE REDEV COMM - CK DATE 03/26/21

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 760 - MUNCIE CONSOLIDATED										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
78942 - RPM ASSET VALUATION SERVICES, INC.	140000-03152021	APPRAISAL SRVS - 225 S MADISON ST	Open		03/15/2021	03/26/2021	03/26/2021			1,400.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 1	<u>\$1,400.00</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 1	<u>\$1,400.00</u>
								Fund 760 - MUNCIE CONSOLIDATED Totals	Invoice Transactions 1	<u>\$1,400.00</u>
Fund 905 - MRC GENERAL FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73398 - BEASLEY & GILKISON LLP	34067	REDEVELOPMENT	Open		03/03/2021	03/26/2021	03/26/2021			2,270.00
15900 - DELAWARE COUNTY RECORDER	2500-031921	DEED DEDICATION	Open		03/19/2021	03/26/2021	03/26/2021			25.00
3580 - THE STAR PRESS	0004643019	MNI-060315 - MRC -	Open		03/16/2021	03/26/2021	03/26/2021			7.77
3580 - THE STAR PRESS	0004643039	MNI-060315 - MIRLF -	Open		03/16/2021	03/26/2021	03/26/2021			8.88
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 4	<u>\$2,311.65</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 4	<u>\$2,311.65</u>
								Fund 905 - MRC GENERAL FUND Totals	Invoice Transactions 4	<u>\$2,311.65</u>
Fund 906 - VILLAGE PARKING GARAGE FUND										
Department 19 - BOARD OF WORKS										
Account 439071 - OTHER SERVICES & CHARGES										
73810 - CINTAS CORP #716	4076927531	13431534-	Open		02/25/2021	03/26/2021	03/26/2021			207.29
80567 - KEVIN C. SWAIN	2021-03	MRC -	Open		03/20/2021	03/26/2021	03/26/2021			900.00
								Account 439071 - OTHER SERVICES & CHARGES Totals	Invoice Transactions 2	<u>\$1,107.29</u>
								Department 19 - BOARD OF WORKS Totals	Invoice Transactions 2	<u>\$1,107.29</u>
								Fund 906 - VILLAGE PARKING GARAGE FUND Totals	Invoice Transactions 2	<u>\$1,107.29</u>
								Grand Totals	Invoice Transactions 7	<u>\$4,818.94</u>

City of Muncie
MRC EFT

From Payment Date: 3/17/2021 - To Payment Date: 3/17/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4208	03/17/2021	Open			Accounts Payable	STAR FINANCIAL BANK (ACH)	\$2,500.00		
Type EFT Totals:									
CORPORATE - CORPORATE ACCOUNT Totals							1 Transactions	\$2,500.00	

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Total	1	\$2,500.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,500.00	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Total	1	\$2,500.00	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	1	\$2,500.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	1	\$2,500.00	\$0.00

City of Muncie
MRC EFTS

From Payment Date: 2/28/2021 - To Payment Date: 2/28/2021

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
CORPORATE - CORPORATE ACCOUNT									
<u>EFT</u>									
4197	02/28/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$1,105,573.09		
4198	02/28/2021	Open			Accounts Payable	FIRST MERCHANTS TRUST CO., N.A.	\$427.27		
4199	02/28/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$78,100.00		
4200	02/28/2021	Open			Accounts Payable	REGIONS BAN, BIRMINGHAM, AL	\$430,300.00		
4201	02/28/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$86,136.35		
4202	02/28/2021	Open			Accounts Payable	US BANK, N A CM-9705 (ACH)	\$332,501.31		
Type EFT Totals:					6 Transactions		<u>\$2,033,038.02</u>		
CORPORATE - CORPORATE ACCOUNT Totals									

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$2,033,038.02	\$0.00
	Total	6	\$2,033,038.02	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$2,033,038.02	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	6	\$2,033,038.02	\$0.00

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$2,033,038.02	\$0.00
	Total	6	\$2,033,038.02	\$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	6	\$2,033,038.02	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	6	\$2,033,038.02	\$0.00

RE/MAX
Real Estate Groups



2200 W McGalliard Road
Muncie, IN 47304
765-288-0400

BROKER PRICE OPINION

LOTS LOCATED AT:

3211 W Mansfield Dr
Muncie, IN 47304
22 individual lots

FOR:
Muncie Redevelopment Commission

AS OF:
4/13/2021

BY:
Ryan Kramer, Broker/Owner RE/MAX Real Estate Groups

In accordance with your request and on the basis that agency has not been established, I have valued the real property located at 3211 W Mansfield Dr, Muncie, IN 47304 based on the attached proposed PLAT map. Valuation is based the following proposed lots:

Lots 1, 2, 3, 4, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
"proposed lots"

It is my opinion as a licensed Real Estate Broker in the state of Indiana, that the market value of the "proposed lots" is **\$19,000** each.

The attached report contains the market analysis and supportive data for the conclusions of value.

Ryan Kramer

License # RB14042267
Managing Partner / Broker
RE/MAX Real Estate Groups

SUBJECT PROPERTY "Proposed Lots":

22 individual lots with average size of .25 acres +/-

New proposed building phase added onto existing subdivision.

Prior use: elementary school.

Neighboring subdivision consists of homes built between 1950 and 1980 of mostly single-family owner-occupied homes with a small percentage of duplex/rental properties.

The average size home of the neighborhood is around 2000 sq ft with 3-4 bedrooms.

COMPARABLE LOT SALES:

PINEVIEW AT RIVERSIDE LOTS, located at Riverside and Jackson:

This neighborhood is geographically the closest to the subject property and currently has 5 available building lots between \$17,000-\$22,000 and 7 sold building lots in the last 24 months selling between \$7500-\$25,000. These lots are smaller averaging around .16 acre each. Homes in this subdivision average around 1600-1650 sq ft and are typically 3 bedroom 2 bath homes. This neighborhood also has a mandatory monthly HOA fee. Homes in this neighborhood are averaging above \$200,000.

EMERALD POINTE, located south of Riggin and east of Wheeling:

The remaining lots in Emerald Pointe were purchased by a developer in December of 2018 for \$363,920 and including 16 building lots equaling \$22,745 for each lot. All necessary infrastructure was complete.

COUNTRY VILLAGE SECTION Q, R, S, located east of Wheeling off of 500/Royerton Rd:

Recently the platted undeveloped section in the northwest section of Country Village sold in May 2021 to a developer. There were 52 lots in the transfer, but it appears that only 29 lots may not be impacted by the flood zone for building purposes. This property sold for \$610,000 or \$11,730 a lot including all lots. There may be road and/or draining improvements needed, but current infrastructure is present.

Considerations:

Build costs have risen noticeably in the last 12 months, outpacing the rise in existing home values. Presumably, the gap between build costs and existing homes will lessen in the near future with inventory remaining at historic lows.

The lots in Yorktown have a lower time on market but have been exposed to the market previously and were only recently listed with a Realtor. This development also comes with a restrictive HOA in terms of the unique type of home that must be built.

Some of the lots in Muncie are not comparable in terms of size, however there is so little currently available that consideration must be given.

Active Listings

Muncie Community School Corporation

Status	Price	Address	Approx. Lot Size Acres	Days On Market	City	Zip
Active	\$17,000	#37 Palomino Court	0.15	672	Muncie	47304
Active	\$18,000	#98 Autumn Wood Ct	0.15	672	Muncie	47304
Active	\$20,000	#56 Birdsong Court	0.16	672	Muncie	47304
Active	\$20,000	#27 Blue Heron Court	0.16	73	Muncie	47304
Active	\$22,000	#92 Owls Nest Court	0.17	672	Muncie	47304

Sold Listings

Muncie Community School Corporation

Status	Price	Address	Approx. Lot Size Acres	Days On Market	City	Zip
Sold	\$14,000	#5 HAWKS RIDGE Court	0.1	1631	Muncie	47304
Sold	\$16,000	#6 HAWKS RIDGE Court	0.1	1631	Muncie	47304
Sold	\$16,000	#35 WHISPERING WAY Court	0.1	1631	Muncie	47304
Sold	\$16,000	#36 WHISPERING WAY Court	0.1	1631	Muncie	47304
Sold	\$17,000	#31 WHISPERING WAY Court	0.1	1299	Muncie	47304
Sold	\$20,000	#60 Scotch Pine Court	0.1	1477	Muncie	47304
Sold	\$25,000	#99 Autumn Wood Court	0.15	1	Muncie	47304
Sold	\$27,500	#70 Windy Meadows Court	0.1	1785	Muncie	47304

Active Listings

Yorktown Community School Corporation

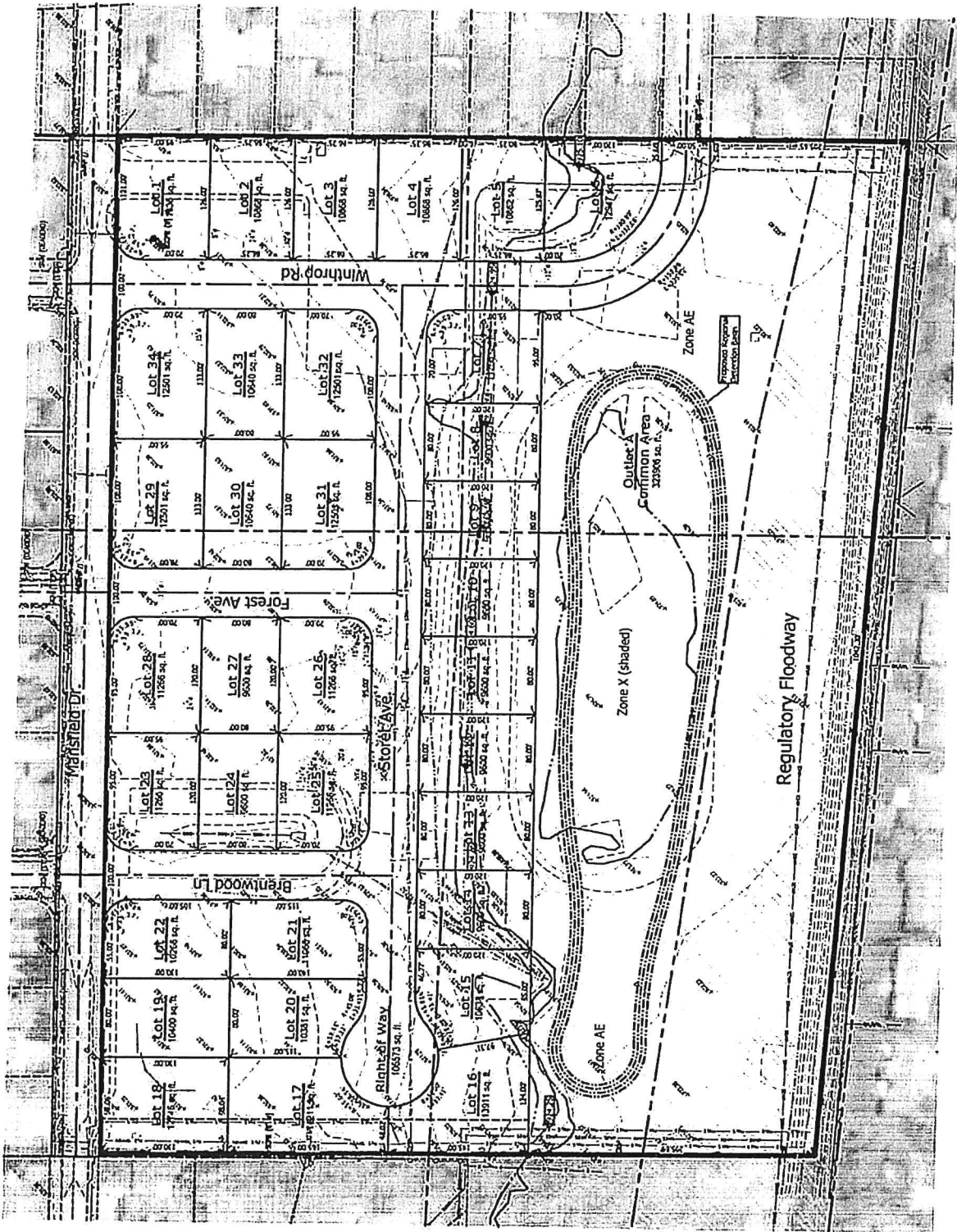
Status	Price	Address	Approx. Lot Size Acres	Days On Market	City	Zip
Active	\$23,900	Lot 8 Sawmill Lane	0.237	13	Muncie	47304
Active	\$23,900	Lot 10 Sawmill Lane	0.224	13	Muncie	47304
Active	\$23,900	Lot 12 Sawmill Lane	0.22	13	Muncie	47304
Active	\$23,900	Lot 13 Sawmill Lane	0.237	13	Muncie	47304
Active	\$23,900	Lot 39 Milkhouse Lane	0.22	13	Muncie	47304

Active	\$23,900	Lot 40 Milkhouse Lane	0.22	13	Muncie	47304
Active	\$23,900	Lot 41 Milkhouse Lane	0.22	13	Muncie	47304
Active	\$24,900	Lot 28 Milkhouse Lane	0.218	13	Muncie	47304
Active	\$24,900	Lot 29 Milkhouse Lane	0.218	13	Muncie	47304
Active	\$24,900	Lot 30 Milkhouse Lane	0.218	13	Muncie	47304
Active	\$24,900	Lot 31 Milkhouse Lane	0.218	13	Muncie	47304
Active	\$24,900	Lot 55 Sawmill Lane	0.185	13	Muncie	47304
Active	\$24,900	Lot 56 Sawmill Lane	0.22	13	Muncie	47304
Active	\$24,900	Lot 57 Sawmill Lane	0.205	13	Muncie	47304
Active	\$24,900	Lot 34 Hitching Post Ln	0.229	13	Muncie	47304
Active	\$24,900	Lot 35 Hitching Post Ln	0.224	13	Muncie	47304
Active	\$24,900	Lot 37 Hitching Post Ln	0.239	13	Muncie	47304
Active	\$25,900	Lot 6 Sawmill Lane	0.275	13	Muncie	47304
Active	\$26,900	Lot 27 Milkhouse Lane	0.213	13	Muncie	47304
Active	\$26,900	Lot 47 Hitching Post Ln	0.27	13	Muncie	47304
Active	\$26,900	Lot 2 Sawmill Court	0.179	13	Muncie	47304
Active	\$26,900	Lot 3 Sawmill Court	0.158	13	Muncie	47304
Active	\$26,900	Lot 4 Sawmill Court	0.153	13	Muncie	47304
Active	\$27,900	Lot 42 Sawmill Ln	0.177	13	Muncie	47304
Active	\$27,900	Lot 32 Hitching Post Ln	0.235	13	Muncie	47304
Active	\$28,900	Lot 49 Blacksmith Ct	0.197	13	Muncie	47304
Active	\$28,900	Lot 50 Blacksmith Ct	0.175	13	Muncie	47304
Active	\$28,900	Lot 51 Blacksmith Ct	0.18	13	Muncie	47304

Sold Listings

Yorktown Community School Corporation

Status	Price	Address	Approx. Lot Size Acres	Days On Market	City	Zip
Sold	\$18,000	Lot 11 Sawmill Ln	0.224	712	Muncie	47304





April 7, 2021

To whom it may concern:

I was asked by the Mayor of Muncie , Indiana, Dan Ridenour, to provide a BPO (Broker Price Opinion) of property owned by the City of Muncie.

The property address is: 3211 W. Mansfield Drive Muncie,IN 47304.

The property, referred to as the 'Storer housing subdivision', is titled in the name of:

Muncie Redevelopment Commission

Parcel ID# 1811-11-05-355-006.000-003

Brief tax description: PT OF SW QTR of SW QTR 18.52 Acres STR: 052010

This parcel of land contains 18.52 acres and has been divided and platted containing 34 residential building lots. This subdivision will include a large retention pond, walking trails, and a playground. All city utilities and Comcast services are available for each lot.


The lots currently available for sale are lot numbers: 1, 2, 3, 4, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34.

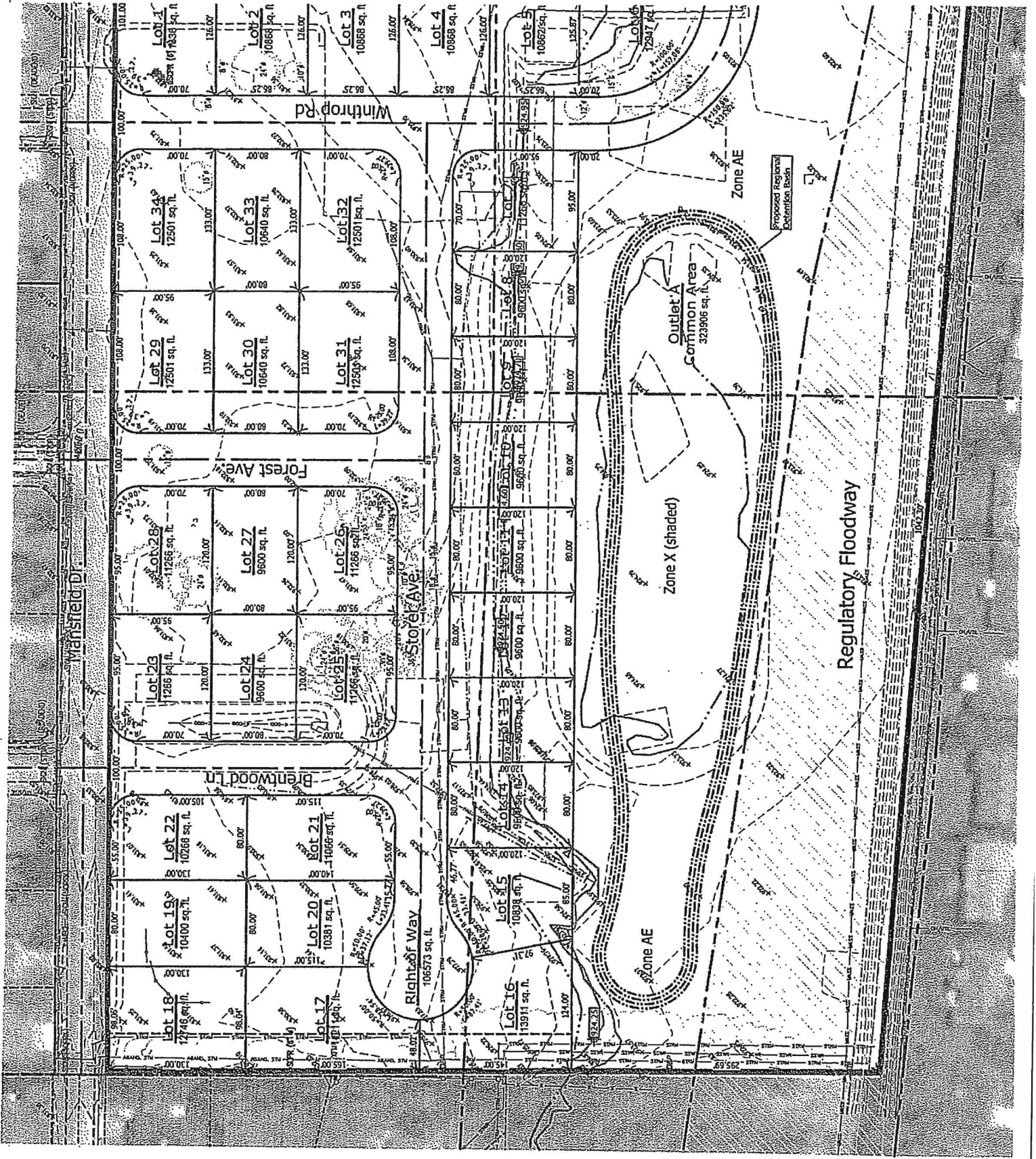
The Storer housing subdivision is bordered by and adjacent to the Johnson Woods, Sunset Knoll, Westbriar, and Pettigrew Acres subdivisions. These are all mature subdivisions that were built from 1950 - 1980. There are no lots available for sale in any of those subdivisions.

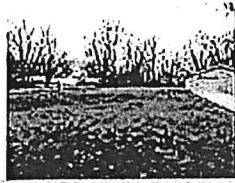
Supporting information was obtained from the Mid Eastern Indiana Association of Realtors MLS database, using current properties for sale, along with comparable properties that have recently been sold. Other information has been obtained from the Delaware County Geographic Information System.

Based on this information, the most probable selling price of these currently available lots, as of March 6, 2021, and within a 60-90 day sale time frame, would be approximately: \$25,000..

If you require more information about this property please feel free to contact me.


Tammy Parker, GRI, Broker, Owner
F.C. Tucker Muncie, Realtors
RB14044416





Property Features	Comparable	Comparable	Comparable	Comparable
Address	218 E Dartmouth Street	#75 Windy Meadows Court	2908 S Hoyl Avenue	#5 HAWKS RIDGE Court
Listing Price	\$7,000	\$15,000	\$9,900	\$14,000
Property SubType	Residential Land	Residential Land	Residential Land	Residential Land
Area	Delaware County	Delaware County	Delaware County	Delaware County
Approx. Lot Size Acres	0.2800	0.1000	1.1300	0.1000
Price per Acre	\$26,428.57	\$75,000.00	\$8,761.06	\$140,000.00
Approx. Lot Size SqFt	12,197	4,356	49,223	4,356
Price Per SQFT				
Easements	No	No	No	No
Structure/Bldg Imprvmnts	No	No	No	No
Water Type		Creek		Creek

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Property Features	Comparable	Comparable	Comparable	Comparable
Address	#6 HAWKS RIDGE Court	#35 WHISPERING WAY Court	#36 WHISPERING WAY Court	#31 WHISPERING WAY Court
Listing Price	\$16,000	\$16,000	\$16,000	\$17,000
Property SubType	Residential Land	Residential Land	Residential Land	Residential Land
Area	Delaware County	Delaware County	Delaware County	Delaware County
Approx. Lot Size Acres	0.1000	0.1000	0.1000	0.1000
Price per Acre	\$160,000.00	\$160,000.00	\$160,000.00	\$170,000.00
Approx. Lot Size SqFt	4,356	4,356	4,356	4,356
Price Per SQFT				
Easements	No	No	No	No
Structure/Bldg Imprvmnts	No	No	No	No
Water Type	Creek		Creek	Creek

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Property Features	Comparable	Comparable	Comparable	Comparable
Address	#60 Scotch Pine Court	3501 W Pelly Road	#99 Autumn Wood Court	#70 Windy Meadows Court
Listing Price	\$20,000	\$20,000	\$25,000	\$20,000
Property SubType	Residential Land	Residential Land	Residential Land	Residential Land
Area	Delaware County	Delaware County	Delaware County	Delaware County
Approx. Lot Size Acres	0.1000	0.5600	0.1500	0.1000
Price per Acre	\$200,000.00	\$40,178.57	\$166,666.67	\$275,000.00
Approx. Lot Size SqFt	4,356	24,394	6,534	4,356
Price Per SQFT				
Easements	No	Yes	No	No
Structure/Bldg Imprvmnts	No	No	No	No
Water Type	Creek		None	Creek

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Property Features	Comparable
Address	1600-1700 N Pelly Road
Listing Price	\$32,000
Property SubType	Residential Land
Area	Delaware County
Approx. Lot Size Acres	1.8800
Price per Acre	\$15,159.57
Approx. Lot Size SqFt	81,893
Price Per SQFT	
Easements	Yes
Structure/Bldg Imprvmnts	No
Water Type	

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RESOLUTION 2021-08

**A RESOLUTION OF THE CITY OF MUNCIE REDEVELOPMENT COMMISSION
AUTHORIZING THE TRANSFER OF REAL PROPERTY**

WHEREAS, the City of Muncie Redevelopment Commission (“Commission”) is authorized by IC 36-7-14-12.2 to acquire Real Property;

WHEREAS, the Commission is authorized by IC 36-7-14-22.6 to sell properties to abutting landowners;

WHEREAS, as defined by IC 36-7-14-22.6(a), an abutting landowner is an owner of property that touches, borders on, or is contiguous to the property that is the subject of sale, but does not constitute a public easement or public right-of-way;

WHEREAS, the Commission is authorized by IC 36-7-14-22 to offer properties for public sale;

WHEREAS, the properties listed in Exhibit A shall be considered by the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION THAT:

It will be in the best interest, for safety and economics that the Commission transfer the properties listed in Exhibit A.

This Resolution will be in full force and effect after adoption by the City of Muncie Redevelopment Commission on this date **April 15, 2021**.

COMMISSIONER	YEA	NAY	ABSTAIN	ABSENT
Brandon Murphy	_____	_____	_____	_____
Shareen Wagley	_____	_____	_____	_____
Andrew Dale	_____	_____	_____	_____
Jeff Howe	_____	_____	_____	_____
Isaac Miller	_____	_____	_____	_____

Shareen Wagley, Vice-President
City of Muncie Redevelopment Commission

EXHIBIT A

COMMON ADDRESS & PARCEL	GRANTOR NAME	GRANTEE NAME & TAXING ADDRESS	PRICE (\$)	PROPOSED USE
1027 W. 10th 18-11-16-385- 009.000-003	City of Muncie Redevelopment Commission	Michael R. McDonald 1025 W. 10th Muncie, Indiana 47302	250	"Extend fence, plant garden"

Notes from Muncie Land Bank Disposition Committee:

- An application from Rodolfo Sandoval III, 11100 Pangborn Ave. #H, Downey, California, for 703-705 W. Adams (house) remains on the table, as the applicant has a property owned that has an active unsafe order on it
- An application from Phoenix Hile, 1907 S. Kathy, Muncie, for 2417 S. Hoyt (house) remains on the table, as the applicant didn't provide financing information