

FILED

AUG 31 2020

Belinda Munson
MUNCIE CITY CLERK

ORDINANCE NO. 39-20

AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET AREA FOR GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC.

WHEREAS, the Indiana General Assembly has enacted a statute, I.C. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property Improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation in an area that Is declared an economic development target area; and

WHEREAS, the Act provides that the Common Council of a city may find that a particular area within the corporate limits of that city is an economic development target area after a recommendation from an Economic Development Commission: and WHEREAS, the Common Council has established standards and procedures for designation as an economic development target area by passage of Ordinance No. 46-97, as amended; and

WHEREAS, the Greater Muncie Indiana Habitat for Humanity, Inc. will undertake the construction of a new single-family owner-occupied residence and requests that the Muncie Common Council designate said area as an economic development target area:

Common Address **1803 S. Mulberry**
State Parcel **18-11-15-355-037.000-003**
Legal Description **Part of Lots 115, 116, and 117 in Gray's Addition to the City of Muncie, Indiana, described as follows:
Commencing at a point on the East line of Lot 115, Forty-five (45) feet South of the Northeast corner of Lot 115, running thence South on the East line of said Lot 115, Forty (40) feet; thence West parallel with the North line of said Lots 115, 116, and 117 to the West line of Lot 117; thence North on the West line of Lot 117, Forty (40) feet; thence East parallel with the said North line of said Lots 115, 116, 117 to the place of beginning.**

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Muncie, Indiana:

1. The Common Council finds and determines that the new single-family owner-occupied residence to be constructed by the Greater Muncie Indiana Habitat for Humanity, Inc. in the **1803 S. Mulberry**, in the City of Muncie, meets the qualifications for an economic development target area in accordance with the provisions of I.C. 6-1.1-12.1-7 and local Ordinance No. 46-97, as amended.

2. The City Clerk shall take such further actions as may be required by Ordinance No. 46-97, as amended, and other applicable ordinances and laws to carry out the purposes of this

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Ordinance to insure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said improvements for three (3) years.

3. This Ordinance shall be in full force and effect from and after its passage by the Common Council after recommendation from the Economic Development Commission and its approval by the Mayor of the City of Muncie, Indiana, and such publications as may be required by law.

4. The economic development target area designation shall terminate after five (5) years from the date it is in full force and effect.

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Passed by the Common Council this _____ day of _____, 2020.

Councilor	Yea	Nay	Abstention	Absent
Brad Polk	_____	_____	_____	_____
Richard M. Ivy	_____	_____	_____	_____
Jeff Robinson	_____	_____	_____	_____
Aaron Clark	_____	_____	_____	_____
Anitra Davis	_____	_____	_____	_____
Jerry D. Dishman	_____	_____	_____	_____
Ray Dudley	_____	_____	_____	_____
Troy A. Ingram	_____	_____	_____	_____
Ralph Smith	_____	_____	_____	_____

President, Common Council, City of Muncie

Presented by me to the Mayor for his approval, this _____ day of _____, 2020.

Belinda Munson, Clerk, City of Muncie

The above Ordinance approved/vetoed by me, this _____ day of _____, 2020.

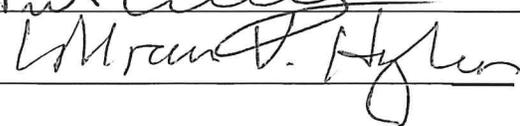
Dan Ridenour, Mayor, City of Muncie

ATTEST:

Belinda Munson, Clerk, City of Muncie

This Ordinance proposed by Councilor: 

This Ordinance is approved in form by Controller: 

This Ordinance approved in form by Legal Counsel: 

**APPLICATION FOR TAX ABATEMENT
REAL PROPERTY (Residential)**

This completed application, including a map identifying the general location, should be signed by the owner (or representative) of the new real property improvements and submitted to:

Muncie City Council
c/o Muncie Economic Development Commission
Horizon Convention Center
PO Box 842
Muncie, IN 47308-0842
Phone: (765) 216-1214 Fax: (765) 751-9151
Please type or print.

Date: August 28, 2020

1. Address of Property: 1803 S Mulberry St, Muncie, Indiana

2. Current Zoning: R4 3. Legal Description: _____

GRAY ADD MID 40FT 0.0000Acres STR: 152010 IN: 115-116-117 OUT

4. Property Owner(s):

Name Greater Muncie Indiana Habitat for Humanity

Address P.O. Box 1119

Muncie, IN 47302

5. Proposed Occupant(s):

Name Brandie Cook

Address 3544 S Juniper Ln

Muncie, IN 47302

6. Is zoning variance needed? Yes _____ No X

7. Is rezoning needed? Yes _____ No X

8. Is property served by: City Water: Yes X No _____

City Sewer: Yes X No _____

9. Size of property (Square Feet or Acres): 40x129

10. Current use of Property:

a) How is the property presently used? Vacant Lot

b) What structure(s) (if any) are on the property? None

c) What is the condition of such structure(s)? N/A

REAL ESTATE TAX ABATEMENT APPLICATION (RESIDENTIAL)
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11. Property Tax Assessment and Payment:

- a) Amount of last real property assessment: \$ 3,600
b) Amount of last land assessment: \$ 3,600
c) Amount of last assessment to improvements: \$ 0

12. How many single-family residential units will the project consist of? 1

13. Provide a brief description of the physical improvements that will be made on the property and how the property will be used. Please include floor plan and pictorial renderings of the exterior façade of the new residential unit(s).

Construction of a 1,200 sq ft single family, 4 bedroom, 2 bathroom home

14. Development Time Frame: Begin? August 2020 Completion? March 2020

15. Cost of Project (excluding land costs but including site preparation and improvements to land). Applicant must include documents of building or purchase contract and other documents as required. \$ 100,000

16. Jobs resulting from project / number of employees employed? 10+
Type of work that employees will be engaged in? Residential Construction Trades

17. Are additional municipal services anticipated as a result of the project? NO

18. What evidence can be provided that the project property or geographic area surrounding the project property has become "undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"?

South Central neighborhood has been an area in decline for a number of years resulting in many homes being vacant, abandoned, or in need of demolition. This is part of the 8twelve Coalition area seeking to revitalize and improve the quality of life in this neighborhood that has experienced significant disinvestment.

19. Developmental Objectives – Please mark the appropriate space:

- a) Make effective use of vacant or underutilized urban land. X
b) Replace a deteriorated structure.
c) Contribute to conservation and stability of neighborhood. X
d) Improve the physical appearance of the city. X
e) Increase housing in the city. X

20. Do you presently reside within the city limits? Yes X No

21. How many individuals will reside in the house? 4

22. Would you have built a new home in the city if tax abatement was not available? Yes X
No

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When submitting an application for real estate property tax abatement for new single-family owner-occupied residences, the following scenario is likely to be expected:

- 1) Interested party picks up application and accompanying forms from office of Muncie Redevelopment Commission/Economic Development Commission (MRC/EDC) in the Horizon Convention Center in downtown Muncie at 401 South High Street.
- 2) Applicant files fully completed application, supporting materials, and applicable fees made payable to the "City of Muncie" with the MRC/EDC office.
- 3) MRC/EDC Director reviews application and supporting documents and files with Muncie City Clerk's office for placement on next agenda of the Muncie City Council and files fee with the Muncie City Controller's office.
- 4) MRC/EDC Director notifies Muncie Economic Development Commission membership and schedules an EDC Meeting.
- 5) Application goes before the EDC for review and for forwarding of EDC recommendation to City Council. (Applicant should be present or be represented).
- 6) City Council introduces application for designation of an Economic Development Target Area at first reading. (Applicant should be present or be represented).
- 7) After receipt of recommendation from Muncie EDC and on second reading, Council determines whether or not property in subject application is an Economic Development Target Area. (Applicant should be present or be represented).
- 8) If Council approves designation of Economic Development Target Area the single-family owner-occupant resident must file appropriate paperwork with the Delaware County Auditor's office per required schedules and time frames and on a yearly basis thereafter to realize full benefit of abatement.

A flat non-refundable fee of \$250.00 per house or lot with a maximum fee of \$1,000.00 for multiple lot subdivisions if filed at the same time is due at filing. This fee, which covers administrative and processing expenses is to be made payable to the "City of Muncie".

The percentage to be used in calculating deductions on real property improvements over a three (3) year period will be as follows:

Year of deduction	Percentage
1 st	100%
2 nd	66%
3 rd	33%
4 th and years thereafter	0%

(This page need not be returned with application. Please file pages 1 – 3 only with the Muncie Redevelopment Commission/Economic Development Commission. Page 4 is for information purposes only and may either be kept by applicant or discarded.)