



MUNCIE
REDEVELOPMENT
COMMISSION

BOARD OF COMMISSIONERS MEETING MINUTES

**REGULAR MEETING, THURSDAY FEBRUARY 2, 2017 – 9:00AM
CITY HALL 3RD FLOOR MAYOR’S CONFERENCE ROOM, MUNCIE, IN**

OPENING

CALL TO ORDER

President, Sam Beasley called the meeting to order.

ATTENDANCE

Present:

Sam Beasley, Doug Marshall, Todd Donati, Megan Quirk, Dennis Tyler, John Fallon, Annie Poole, David Walker

Also, Present:

Jennifer Greene, Keith Roysden, Zane Bishop,
(Not always 100% complete)

Approval of Meeting Minutes:

Beasley called for a motion to approve the Regular Meeting Minutes of the January 12, 2017 regular meeting. Fallon made a motion to approve the minutes as submitted. Marshall seconded the motion. The minutes were approved.

Poole called for a motion to approve the Special Meeting Minutes of the January 19, 2017 special meeting. Fallon made a motion to approve the minutes as submitted. Marshall seconded the motion. The minutes were approved.

BUSINESS

Executive Director, Todd Donati led the discussion and presented, development and operation updates to the commission as follows;

Kitselman Pure Energy Park

Donati reported, contactor walks are complete with bids due back February 16th. Upon review a contract is expected to be awarded on February 22nd. Construction is slated to begin March 1st.

Kitselman Trailhead & Gateway

Donati reported, work currently out for bids. Bridge work to commence on Jackson with expected one lane traffic, weather permitting. The repurposed Albany bridge will be installed summer of 2017.

Nebo Road, LLC Development

Donati reported, continuation of weekly planning meetings including the plan to drain current pond location; relocating it further east. The project is anticipated to be complete December 2017.

Fresh Thyme

Donati reported, the Planning Commission's approval of the proposed rezoning variances of area housing. He further reported, the proposal to be presented to City Council for approval Monday.

Roebucks Development

Donati reported, the site design is progressing and architectural drawings are complete. Design will be completed March 1 and submitted for permitting at that time. Work at the site is expected April of 2017 and expected to complete construction December of 2017.

Muncie Cultural Trail

Donati announced the design work as 50% complete. The committee will continue to meet monthly with a focus on drawing more funding.

Crew Carwash

Donati presented, drawings for the proposed carwash project. (see distributed documentation) The projected site is located between Reserve Street and Milton Street.

The CO:LAB

Jennifer Greene provided an update of the downtown coworking space. Construction is delayed onsite at Madjax due to funding. with The target move-in date of January 1, 2017 has moved to March 1, 2017.

City of Muncie Updates, Mayor Tyler

Mayor Dennis Tyler gave a City update on the following:

- Downtown stop lights are to be installed to help combat the MITS transmitters traffic disruptions.
- Discussions underway with the Neighborhood Association to transition Washington Street into a 2-way street.
- Erskine Green recently celebrated 17 new program graduates. Due to the high volume of attendees the ceremony was relocated to the Horizon Convention Center. Fourteen of the seventeen graduates completed the program with job commitments.
- Muncie convention/tourism numbers are up 25% above previous numbers.
- State Firefighters convention to be hosted for the first time at the Courtyard Marriot/Horizon Convention Center.
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Street Department & Streetscape Updates

Vickie Veach nor Duke Campbell, were not present to give an update to the Commission. Report moved to the March regular meeting.

Muncie Downtown Development Partnership

Vickie Veach was not present to give an update to the Commission. Report moved to the March regular meeting.

Live Near Your Work

Fallon updated the board as follows:

- The 12-month initiative toward increasing the number of university and hospital employees who choose to live in Delaware County. began December 1, 2016.
- Strategic/execution meetings include Jay Jullian, Tracy Lutton, Todd Donati, Tom Farris, Charlene Alexander and the BSU Office of Community Engagement.
- Phase 1 will begin in early February, surveying those who have chosen to live outside of the area in the past four years.
- BSU is assisting with the data/research collection and will have a final draft Friday.
- Meetings to take place with Muncie Board of Realtors and Muncie Visitors Bureau with the intent spark influence.

Muncie Parks Department

Harvey Wright was not present to give an update to the Commission. Report moved to the March regular meeting.

Neighborhood Investment Committee

Zane Biship announced, a sealed bid opened by Megan Quirk for 523 Charles Street. Quick opened the bid received from Complete Property Care, LLC offering five thousand for the as is property with a 36-month development plan. The scope of work outlined the intended property for a small business endeavor. Donati recommended the bid to be placed under advisement to determine the need for significant capital to rehab with the proposed bid usage. Fallon made a motion to place the bid under advisement. Marshall seconded the motion. The motion passed unanimously. Biship presented a Resolution for Amendment on properties 406 and 408 East Jackson that were not assigned tax sale certificates located in the Quiet Zone. Marshall made a motion to adopt the Resolution Amendment. Walker seconded the motion. The motion passed unanimously.

Hardest Hit Funds

Biship, reported the completion of the first set of 11 properties. Eighty-eight additional properties are slated for awarding.

PAYMENT OF CLAIMS

Executive Director, Todd Donati presented the Commission's monthly claims and invoices. *(See presented claims)*

After review and discussion, a motion was made by Fallon to approve the claim's and invoices as presented. The motion was seconded by Marshall and passed unanimously by the board.

ADJOURNMENT

All business having been transacted, the meeting was adjourned. The next regularly scheduled meeting is for March 2, 2017 at 9:00 a.m. in the Mayor's Conference Room, City Hall 3rd Floor.

Sam Beasley, President

Recorded by: Jennifer Greene