

AGENDA  
Muncie Redevelopment Commission  
Regular Meeting: October 15, 2020 at 9:00 a.m.  
Conducted in the City Hall Auditorium

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. AGENDA**

**IV. MINUTES**

- a. September Regular Meeting

**V. CLAIMS**

- a. Regular Claims
- b. Claim of the Muncie Land Bank

**VI. OLD BUSINESS**

- a. City of Muncie Update
- b. MRC Muncie Land Bank Working Group Update

**VII. NEW BUSINESS**

- a. Property Applications (Bishop)
- b. Resolution 2020-23 (Bishop)
- c. Discussion of Borg Warner Site

**VIII. PUBLIC COMMENT**

**IX. ADJOURNMENT – NEXT MEETING NOVEMBER 19, 2020**



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Thursday, September 17, 2020 at 9:00AM in the Auditorium, First Floor, City Hall, 300 N. High Street, Muncie, Indiana 47305.

1. **Call to Order:** Murphy called the meeting to order at 9:00 AM
2. **Roll Call:** Commissioners Brandon Murphy (President), Shareen Wagley (Vice-President), Andrew Dale (Secretary), Dr. Cecil Bohanon, and Frank Scott were present.  
School Board Representative Jim Lowe was absent.  
The Honorable Dan Ridenour (Mayor), Trent Conway (Controller), Brian Stephens-Hotopp (Engineer), Ed Conatser (Commercial Broker), Keith Gary (Property Owner), Zane Bishop (Residential Program Administrator), and two others were present.  
Ben Freeman (counsel) was absent.
3. **Agenda:** Murphy motioned to add—after review and approval of claims—right-of-way documents, as new item six; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.  
Murphy motioned to add the Storer cleanup as item D under new business and the Muncie Land Bank as item E; Bohanon seconded; Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.  
Wagley motioned to approve the agenda as amended; Murphy seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
4. **Minutes:** Wagley motioned to approve the August 6 regular meeting minutes; Murphy seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
5. **Claims:** Dale motioned to approve the claims; Scott seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
6. **Right-of-Way Documents:** Stephens-Hotopp shared that the State of Indiana is looking to do a project along State Road 32 and is currently in the right-of-way acquisition process; specifically identifying intersections where ADA ramps are to be installed. The documents would transfer approximately 106 square feet from the MRC to INDOT at the northeast corner of Main and Mulberry, the parking lot owned by the MRC. The purchase is \$1,000, INDOT's minimum offer amount, and the project would consist of milling, resurfacing, and restriping at all four corners.  
Bohanon motioned to approve the transfer documents; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.
7. **Old Business**
  - A. **City of Muncie Update**
    - i. **White River Lofts:** Mayor Ridenour stated construction is going well and on-schedule. They are looking to finish by the end of March, with leasing starting May 1. Utility relocation and the commons area are in-progress. WS Properties of

Bloomington are working with the restaurant-management company, have agreed on a design, and are tweaking the costs. Phase II designs are starting.

Dale asked if the restaurant group was based in Bloomington.

Mayor Ridenour stated they are based in Carmel, but also have a local partner.

Bohanon asked if there was an idea about the type of cuisine.

Mayor Ridenour stated it was sandwiches, family-friendly, and also included a bar and upstairs and outdoor seating.

- ii. **BUILD Grant:** Mayor Ridenour reported the City was not awarded a BUILD grant, losing out to an Interstate 70 project in Hancock County.
- iii. **Low-Income Housing Tax Credit (LIHTC) Applications:** Mayor Ridenour stated four projects are being submitted for LIHTC awards. Kitselman Lofts is 33 apartment units with a retail component, as well. Heekin Homes at 9th and Madison includes 45 single-family houses. The Parks Department offered a small percentage of Heekin Park for the project, and would include street improvements and tennis court renovations. City View Homes is a scattered-site proposal by Miller Valentine—who completed the Lofts at the Roberts—and includes single-family and town houses in South Central and Industry. Riverbend Flats would demolish the vacant Marsh and Family Dollar stores at Burlington and Memorial and build a three- or four-story apartment building with just over 50 units.

Dale asked if the City had a preference among the projects.

Mayor Ridenour replied not that he wanted to put in writing.

Dale stated that the City has the ability to show preference on how the community should be developed and that a significant amount of time and financial support have gone into the City View/Miller Valentine proposal from the MRC and Community Development and that it would be advantageous to support the forgoing and present investment in that project.

Mayor Ridenour stated there is an interest in maintaining a relationship with the other developers.

- iv. **Storer Site:** Mayor Ridenour shared that a presentation was made regarding plans for the Storer site, with Scott Truex as the moderator, and that Andrew Dale attended as an MRC member. Feedback from the neighborhood was gathered. The MRC recommended filing the deed, but the County showed \$35,000 in taxes owed. Mayor Ridenour will request the removal of the taxes by the Commissioners.

Murphy asked if the deed has been filed.

Mayor Ridenour replied no, they are waiting on the taxes to be sorted out.

Murphy asked if the contractor was supposed to pay the taxes.

Mayor Ridenour replied yes.

Murphy motioned to have Freeman look at the issue and advise how to proceed; Dale seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- v. **Muncie Industrial Revolving Loan Fund (MIRLF):** Mayor Ridenour stated the former bank at the northwest corner of Hoyt and Memorial will be opening as a coffee shop with community rooms using funds from the MIRLF and elsewhere. Munsee Meats has new ownership in Jason Mauck and Jonathan Lamb, who are

requesting MIRLF funds for technology and freezers. They are looking to add an additional 20 jobs.

Dale asked what the connection was between the MRC and the MIRLF.

Mayor Ridenour stated they are two separate boards, but the executive director of the MRC also oversees the MIRLF.

- vi. **Red Carpet Inn:** Mayor Ridenour reported the building is essentially down, debris needs removed, and discussions for opportunities for the site are being had, including for retail and a restaurant.
- vii. **Bethel Pointe:** Mayor Ridenour stated they are seeking a tax-abatement on their addition of 23 rooms.

Dale asked a tax abatement would be awarded to a company that is going to make a profit on an expansion because the nursing home/convalescent industry is healthy and would need to expand regardless.

Mayor Ridenour responded that this would have been looked at differently if a 10-year complete tax-abatement was being requested, but this will start generating additional tax revenue on year two.

Dale stated his assumption is this project would happen regardless of the abatement.

Bohanon replied that that is the question.

- viii. **Chevy Site:** Mayor Ridenour stated he is looking at a solar project on the site. He met with RACER Trust and put in a grant for cleanup. He reported the neighborhood is excited about the project and recommended walking paths and benches. He added the last part of MSD's storm- and sewer-separation project is on that side of town, and the site is the most difficult and expensive due to the runoff from the concrete. He added a committee picked the specific solar company, who is from Indiana.

Bohanon asked if RACER Trust was for- or non-profit.

Mayor Ridenour replied they were formed to handle former GM sites and were setup during GM's bankruptcy. The trust wants industry, but no such luck has been had, as industries are more interested in southside sites. There has also been an idea to put together an exhibit regarding the history of the site.

- ix. **Residential Opportunity:** Mayor Ridenour added that he met with someone this afternoon about a residential opportunity on the northeast side that may require some infrastructure.

## 8. New Business

- A. **Ed Conatser Update:** Conatser stated he is a commercial broker with FC Tucker. Keith Gary stated he was with US Architects and is one of the owners of the property at Tillotson and Memorial, consisting of 29 acres.

Conatser stated the area is a food desert, with no ancillary services for the jail, adding there are retail and residential opportunities for the site. There is a six-acre spring-fed pond on the site, which was enlarged when the Tillotson Overpass was constructed. The pond could be an urban-fishing lake, with ADA accessibility and canoe, kayak, and paddle-boat rentals. A 10-foot trail is being constructed along Tillotson as a part of a \$3 million project. A sidewalk connector along Memorial is also being constructed. Their plan is to create a trailhead parking area, a small splashpad, and connect to the neighborhoods to the east and west. The property was purchased in 2007 with plans for a Dollar General, Shore's corporate headquarters, and a Stoops used-car lot.

Mayor Ridenour stated he likes to fish, which is shared by Councilor Dudley, who supports the plan. A connection would be made along the creek to Thomas Park.

Gary stated the landscaping and piers would cost \$600,000, and the building with restrooms and educational areas would cost \$500,000.

Dale asked, to confirm, that the area was located within the consolidated TIF, which it is.

Gary stated they had been looking at an assisted-living facility for the site, who would have maintained the park, but that fell through when the facility was built along Kilgore.

Dale stated this seemed like a no-brainer to him and the amenity would be well received. He asked what they thought the future of the area would be; especially, between potential development and the former Bison Ridge TIF area.

Conatser stated the area to the south is in a floodplain, but could see these 29 acres being fully developed.

Wagley stated she liked the idea of this, but there were already several other nature areas in Muncie.

Dale stated it was good to have multiple locations in order to increase access and easily serve different quadrants of the city.

Conatser stated he represents the real estate interests of the owner of the Marhoefer property, some of which has been sold off, but 16 acres were still available, broken down into six different parcels, some with buildings, some with just land.

Dale stated that he believes that the Marhoefer site has long been a diamond-in-the-rough for the city but that advantageous planning needs to be undertaken. He said it's well worth the effort.

**B. Applications:** Bishop opened applications for MRC-owned properties.

- 1803 S. Blaine side-lot application from LC & SS Investments for \$100.
- 909 S. Wolfe vacant-lot application from Angelina Williams for \$200.

Bishop recommended taking the applications under advisement to be reviewed by the Neighborhood Investment Committee (NIC).

Murphy motioned to take the applications under advisement; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

**C. Resolution 2020-22:** Bishop stated the resolution was to transfer six lots to their applicants, noting 322 E. Washington is adjacent to the parking lots being acquired from the County.

Dale motioned to accept Resolution 2020-22; Scott seconded. Murphy, Dale, Bohanon, and Scott voted aye; Wagley voted nay; motion passed.

**D. Storer Cleanup:** Bishop stated the contractor who submitted a quote for the cleanup did not agree to all the contract specifications, so that was scaled down a little.

Dale stated that this work needed completed as soon as possible, whether it was this contractor or not, and that it needs to be a high priority as the neighbors are now cleaning up vegetation around the property. He also stated that the objective was to have the work completed by now.

Dale motioned to expend up to \$15,000 in order to complete the work by October 1; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

**E. Muncie Land Bank (MLB) Working Group Update:** Dale stated the mission of the working group is: "The intent of the Muncie Land Bank workgroup is to identify and

solidify the most efficient, straightforward, and fiscally responsible manner to address abandoned and blighted property within the city of Muncie through the mission and direction of the Muncie Land Bank and in partnership with municipal, non-profit, and philanthropic institutions.”

The group consists of Lindsey Arthur, Edward Carroll, Steven Craycraft, Gretchen Cheesman, Andrew Dale, Marta Moody, Joy Rediger, Steve Selvey, Glenn Vann, and Dr. John West.

Dale stated that the objectives were straightforward: 1) Review and act on the transfer of Neighborhood Investment Committee (NIC) duties that are fulfilled on behalf of the MRC to the Muncie Land Bank, 2) to establish and fund a 20-property pilot program to demonstrate the effectiveness and model to be used by the MRC going forward, and 3) to devise a model that includes the participation of all stakeholders (City, County, Philanthropic, Non-Profit and Financial partners) that can be put into action over the next several years for the benefit of neighborhoods and tax-base creation.

Dale stated that another member of the MRC is needed to participate in the working group. He stated that both Frank Scott and Cecil Bohanon had previously expressed interest in participating.

Murphy motioned to appoint Scott to the MLB Working Group; Bohanon seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

- F. **Contract with Hannum, Wagley & Cline (HWC) Engineering:** Mayor Ridenour presented a contract amendment with HWS for supervision of the art-piece installation at the White River Canal District. He added interactive lights were wanted for the project, and the contract was for \$6,500.

Wagley motioned to approve the amendment; Scott seconded. Murphy, Wagley, Dale, Bohanon, and Scott voted aye; motion passed.

9. **Public Comment:** Murphy opened the floor for public comment. No public comments made.  
10. **Adjournment:** Dale motioned to adjourn; Murphy seconded.

Minutes recorded by Zane Bishop.

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Andrew Dale, Secretary



MUNCIE  
LAND BANK

TO: The Muncie Redevelopment Commission (MRC)  
FROM: The Muncie Land Bank, Inc. (MLB)  
DATE: August 28, 2020  
SUBJECT: Invoice – Memorandum of Grant Agreement

Please accept this notice as a formal invoice in accordance to the attached “Memorandum of Grant Agreement” between the Muncie Redevelopment Commission (MRC) and the Muncie Land Bank (MLB), for support offered by the MRC, and services rendered by the MLB for the overall goal of significantly reducing blight in the City of Muncie. The total amount of the invoice is \$15,000.

If there are questions or comments concerning this request, please feel free to contact me at (765) 201-8928, or [glennvann@muncielandbank.org](mailto:glennvann@muncielandbank.org).

I thank you in advance for your anticipated response.

Cordially,

A handwritten signature in black ink, appearing to read "Glenn D. Vann", written over a horizontal line.

Glenn D. Vann  
Executive Director

**CITY OF MUNCIE REDEVELOPMENT COMMISSION  
MEMORANDUM OF GRANT AGREEMENT  
MUNCIE LAND BANK, INC.**

This Grant Agreement is entered into by and between the City of Muncie Redevelopment Commission, a municipal corporation hereafter referred to as the "MRC," and the Muncie Land Bank, Inc., hereinafter referred to as the "Partner."

WHEREAS, the MRC desires to financially support organizations in public and private-sector partnerships related to blighted or vacant properties and related initiatives for the purposes of propelling economic development; and

WHEREAS, the Partner's mission is to is to lessen the burdens of government, reduce neighborhood tensions, revitalize neighborhoods, and stabilize the real estate market by strategically acquiring, developing, managing, and disposing of vacant and abandoned properties in cooperation with the community, developers, and localities of Muncie, Indiana; and

WHEREAS, the MRC wishes to have its interests and priorities in economic development represented and expressed during relevant community, economic, and infrastructure planning efforts underway in Muncie and believes a collaboration with Partner is one way to achieve that representation.

NOW, THEREFORE, it is mutually agreed as follows:

Scope of Partnership

The MRC will financially support the Partner's organization and administration regarding residential property issues or vacant parcels within the City of Muncie.

Grant Amount

In exchange for the Partner providing administration on activities, the MRC shall grant to the Partner in an amount of up to Fifteen Thousand Dollars (\$15,000.00) annually for five (5) years for a total of up to Seventy-Five Thousand Dollars (\$75,000.00) to be paid out of the PILOT/Silver Birch Development Fund. In performing its administration of activities, the Partner shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such activities. In addition, these activities and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.

Term

The term of this Grant Agreement is for five (5) years beginning in 2019 and continuing until year 2023. A review of the Partner's activities will need to take place in 2021 and in 2023 during a public meeting of the MRC with Partner summarizing actions and activities. This Grant Agreement may be expanded upon terms and conditions agreed upon and authorized by both parties. Any expansion of terms and conditions must be in writing.

Independent Contractor Relationship.

The Partner is engaged with the MRC only for the purpose and to the extent set forth in this Grant Agreement. The nature of the relationship between the Partner and the MRC during the period of this Grant Agreement shall be that of an independent contractor, not an employee or an entity of the MRC or City of Muncie. Specifically, but not by means of limitation, the Partner shall have no obligation to work any particular hours or particular schedule and shall retain the right to designate the means of performing the activities covered by this Grant Agreement, and the Partner shall be entitled to employ other workers at such compensation and on such other conditions as it may deem proper, provided, however, that any contract so made by the Partner is to be paid by it alone, and that employing such workers, it is acting individually and

not as an agent for the MRC or the City of Muncie. The MRC shall not be responsible for withholding or otherwise deducting federal income tax or Social Security tax or otherwise assuming the duties of an employer with respect to Partner or any employee of the Partner.

Termination

The MRC reserves the right to terminate this Grant Agreement at any time, with or without cause by giving thirty (30) days written notice to Partner. If the Partner dissolves, re-organizes as a different entity, or is otherwise unavailable or unable to perform its mission, the MRC may, at its option, cancel this Grant Agreement immediately.

Successor and Assigns.

Neither the MRC nor the PARTNER shall assign, transfer or encumber any rights, duties or interests accruing from this Grant Agreement without the written consent of the other.

Notices.

Any notice required under this Grant Agreement will be in writing, addressed to the appropriate party and given personally, by registered or certified mail, by facsimile or by a nationally recognized overnight courier service. All notices shall be effective upon the date of receipt.

Governing Law and Venue.

This Grant Agreement shall be construed and enforced in accordance with the laws of the State of Indiana.

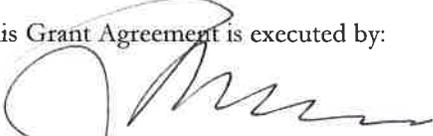
Severability.

Any provision of part of the Grant Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the MRC and Partner, who agree that this Grant Agreement shall be reformed to replace such stricken provisions or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

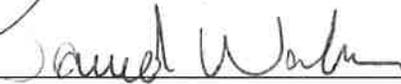
Entire Grant Agreement.

This Grant Agreement contains the entire Grant Agreement between the parties hereto and no other Grant Agreements, oral or otherwise, regarding the subject matter of this Grant Agreement, shall be deemed to exist or bind any of the parties hereto.

This Grant Agreement is executed by:

  
\_\_\_\_\_  
John Fallon, President  
City of Muncie Redevelopment Commission

Date: 10/25/19

  
\_\_\_\_\_  
David Walker, Secretary  
City of Muncie Redevelopment Commission

Date: 10/25/2019

  
\_\_\_\_\_  
Todd Donati, Executive Director  
City of Muncie Redevelopment Commission

Date: 10-25-19

  
\_\_\_\_\_  
Muncie Land Bank, Inc.

Printed Name: John H. West

Title: Chair

Date: 10/25/2019



## Accomplishments of the Muncie Land Bank

- Hiring of Executive Director
- MLB Incorporation by the State of Indiana
- IRS 501 (c)(3) Non-profit designation
- MLB development of administrative, financial, and programmatic policies and procedures
- Social media websites development
  - MLB website
  - Facebook website
  - Twitter account
  - Instagram account
- Office setup and location at 326 W. Charles Street
- Acquisition of 19 blighted, vacant, and abandoned properties
  - 10 properties acquired from private individual owners
  - 9 properties acquired from Habitat for Humanity
- Developed productive partnerships and working relationships with the following entities
  - Ball Brothers Foundation: received grant funding for general operations
  - Vectren Foundation: received grant funding for program development and administrative operations
  - Community Foundation: received grant funding for general administration and program operations
  - First Merchants Bank: received grant funding for general administration
  - City of Muncie: received EDIT grant funding for general operations from the Mayor's Office
  - State of Indiana: Participation in the Blight Elimination Program (BEP)
  - Mutual Bank Foundation: strategic planning for programmatic grant funding
  - Delaware County (County Treasurer/County Commissioners): community planning for programmatic operations
  - Urban Light Community Development Corporation: strategic planning for program development
  - Muncie Redevelopment Commission: strategic planning for coordination of project development
  - Pathstone: coordination and development of affordable housing program
  - ecoREHAB: development and coordination of green homes
  - Neighborhood Associations: neighborhood redevelopment
  - Ball State University: operational planning and resource development
  - Northwest Bank: financial planning for the provision of affordable housing operations
- Coordination & consultation w/ local developers & the general public for blighted property repurposing
- Virtual meetings established for MLB operational transparency and public participation

# Muncie Land Bank

## Work Plan for October 2020

### Executive Director

No	Goal & Sub Tasks	Collaboration Needs	Resource Needs	Completion Date	Anticipated Obstacle	Solution	Progress Made
1	10 BEP property acquisitions: >Work with MLB attorney to get deeds/legal documents recorded and processed >Coordinate w/ city to assure conformity w/ BEP procedure and guidelines for MLB reimbursement >Obtain liability insurance on acquired 10 properties >Obtain total of taxes & fees per property from actual taxing sources >Payment of taxes and fees >Obtain grass mowing services >Obtain boarding services of windows & doors for needed properties >Demolition of blighted structures >Request for Reimbursement of Expenses to City BEP official	>MLB Board of Directors >MLB legal counsel >City of Muncie >MRC >IHCDA >Delaware County >State of Indiana >MSD	>Legal counsel	On or about October 31, 2020	>Unforeseen / unanticipated logistical occurrences	>Work with legal counsel, City BEP staff, service contractors, and taxing sources to secure needed services and pay related property taxes and penalties.	>All 10 properties have been acquired. Deeds have been recorded. >Liability insurance has been obtained for each property >Lawn mowing services have been obtained for each property. >Boarding service has been obtained on needed properties >All Delaware County delinquent taxes and fees have been paid on each property >Property taxes owed to city, MSD, state, and federal are being determined >MLB Treasurer has submitted Request for Reimbursement of Expenses to City BEP official >To date, the MLB has received approximately \$38k in BEP reimbursements >Demolition has started on the 10 BEP properties. Demolition will continue until all designated structures are demolished

No	Goal & Sub Tasks	Collaboration Needs	Resource Needs	Completion Date	Anticipated Obstacle	Solution	Progress Made
2	<p>MRC/MLB Program Coordination Initiative</p> <ul style="list-style-type: none"> <li>&gt;Assemble "Working Group" to plan MRC/MLB coordination of activities and projects</li> <li>&gt;MLB to assume NIC functions and responsibilities to the MRC</li> <li>&gt;MLB to start pilot project to acquire, maintain, and repurpose 20 properties from MRC</li> <li>&gt;Develop 5 yr. plan for MRC &amp; MLB coordination of services and development of programmatic activities</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Mayor's Office</li> <li>&gt;MRC</li> <li>&gt;MRC Working Group</li> <li>&gt;Delaware County</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Continued support from the Mayor's Office, MRC, and Delaware County</li> </ul>	<ul style="list-style-type: none"> <li>&gt;December 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Politics</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Continued successful coordination of efforts with the various entities processing the goals and objectives of the MRC/MLB Program Coordination Initiative</li> </ul>	<ul style="list-style-type: none"> <li>&gt;The MRC/MLB "Working Group" has made recommendations to the MRC relative to the items listed under Goals &amp; Sub Tasks of this report. Waiting for approval of recommendations by the MRC at October's board meeting</li> </ul>
3	<p>Develop productive fund raising plan:</p> <ul style="list-style-type: none"> <li>&gt;Coordinate w/ Fundraising &amp; Development Committee</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Fundraising &amp; Development Committee</li> <li>&gt;Community Foundation</li> <li>&gt;Ball Brothers Foundation</li> <li>&gt;Northwest Bank (Mutual Bank Foundation)</li> <li>&gt;Vectren Foundation</li> <li>&gt;MRC</li> <li>&gt;City of Muncie</li> <li>&gt;Individual donors</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Have adequate resources</li> </ul>	<ul style="list-style-type: none"> <li>On or about October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>&gt;No anticipated obstacles</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Continue work w/ Fundraising &amp; Development Committee to finalize draft of fundraising plan for consideration by the MLB board</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Fundraising &amp; Development Committee issued short range directives for fundraising based on the synopsis submitted for consideration</li> <li>&gt; Community Foundation approved grant for \$10,000 to acquire 9 properties from Habitat</li> <li>&gt;Northwest Bank awarded \$5,000 to MLB for general administration</li> </ul>
4	<p>Develop productive marketing plan:</p> <ul style="list-style-type: none"> <li>&gt;Coordinate w/ Public Outreach, Marketing, &amp; Communications Committee</li> <li>&gt;Enhancement of BSU Internship participation in marketing MLB acquired properties and programmatic support</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Public Outreach, Marketing, and Communications Committee</li> <li>&gt;BSU Internship Program</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Funds supporting college internships w/ MLB initiatives</li> </ul>	<ul style="list-style-type: none"> <li>On or about October 31, 2020</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Lack of resources supporting college internships for MLB initiatives</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Continue work w/ Public Outreach, Marketing, and Communications Committee to finalize draft of marketing plan for consideration by the MLB board</li> <li>&gt; Grant support for College Internships w/ MLB</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Public Outreach, Marketing, and Communications Committee issued short range directives for marketing &amp; outreach based on the synopsis submitted for consideration</li> </ul>

No	Goal & Sub Tasks	Collaboration Needs	Resource Needs	Completion Date	Anticipated Obstacle	Solution	Progress Made
5	<p>MLB Office Setup:</p> <ul style="list-style-type: none"> <li>&gt;Secure printer</li> <li>&gt;Secure office signs (exterior &amp; interior)</li> <li>&gt;Secure office mailbox (inside &amp; portable)</li> <li>&gt;Develop letterhead</li> <li>&gt;Develop Logo</li> <li>&gt;Develop and print business Cards</li> <li>&gt;Setup Zoom &amp; Facebook Live Streaming for MLB Board Meetings</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Public Outreach, Marketing, and Communications Committee</li> <li>&gt;MLB Executive Committee</li> <li>&gt;Jes Beals</li> <li>&gt;BSU internships</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Adequate resources</li> <li>&gt;Zoom account &amp; Facebook Account</li> </ul>	On or about October 31, 2020	>No anticipated obstacles	<ul style="list-style-type: none"> <li>&gt;Continue to pursue goal &amp; sub tasks</li> <li>&gt;Utilize Zoom &amp; Facebook to Live Stream MLB Board Meetings</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Completed acquisition of office furniture, phone services, internet services, office supplies, office computer, office printer, office cleaning supplies, and office furnishings</li> <li>&gt;Have set up Zoom &amp; Facebook accounts to live stream MLB Board Meetings</li> </ul>
6	<p>Strategic planning:</p> <ul style="list-style-type: none"> <li>&gt;Monthly Board Meeting</li> <li>&gt;Weekly meetings with Pres BOD</li> <li>&gt;Develop Work Plan for November</li> <li>&gt;Draft annual plan</li> <li>&gt;BOD Planning Initiative</li> </ul>	<ul style="list-style-type: none"> <li>&gt;MLB Board of Directors</li> <li>&gt;MLB Board Committees</li> <li>&gt;Consultants for Planning Initiative</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Have adequate resources</li> </ul>	On or about October 31, 2020	>No anticipated obstacles	<ul style="list-style-type: none"> <li>&gt;BOD meetings</li> <li>&gt;BOD committee meetings</li> <li>&gt;Weekly meetings w/ Pres, BOD</li> <li>&gt;Select consultant for Planning Initiative</li> </ul>	<ul style="list-style-type: none"> <li>&gt;BOD meeting set for October 16, 2020</li> <li>&gt;Secured funding for consultant services</li> </ul>
7	<p>Grant &amp; Funding Source Compliance:</p> <ul style="list-style-type: none"> <li>&gt;MRC Funds</li> <li>&gt;Ball Brothers Foundation grant</li> <li>&gt;Northwest Bank (Mutual Bank Foundation) grant</li> <li>&gt;Community Foundation grant</li> <li>&gt;Mayor of Muncie, EDIT Funds</li> </ul>	<ul style="list-style-type: none"> <li>&gt;President BOD</li> <li>&gt;Executive Committee</li> <li>&gt;Board Treasurer</li> <li>&gt;Grant funding sources</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Grant program designs and funders agreements</li> </ul>	On or about October 31, 2020	>No anticipated obstacles	<ul style="list-style-type: none"> <li>&gt;Review approved grant applications, funding source program designs, funders agreements, and related websites</li> <li>&gt;Complete BBF Monthly Progress Report</li> </ul>	>In process
8	<p>Research and review relevant land banking articles and reports:</p> <ul style="list-style-type: none"> <li>&gt;Related websites, articles, and reviews</li> <li>&gt;Prosperity Indiana: Real-estate Development Academy</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Related websites and Reviews</li> <li>&gt;Prosperity Indiana</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Have adequate resources</li> </ul>	On or about October 31, 2020	>No anticipated obstacles	<ul style="list-style-type: none"> <li>&gt;Relevant web searchings, articles and publications</li> <li>&gt;Prosperity Indiana</li> </ul>	<ul style="list-style-type: none"> <li>&gt;In process</li> <li>&gt;Will attend Prosperity Indiana: Real-estate Development Academy</li> </ul>
9	<p>Fund Development:</p> <ul style="list-style-type: none"> <li>&gt;Complete and submit grant application to the Vectren Foundation</li> <li>&gt;Complete and submit Grant application to Mutual Bank Foundation</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Vectren Foundation officials</li> <li>&gt;Mutual Bank Foundation officials</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Adequate resources</li> </ul>	On or about October 31, 2020	>No anticipated obstacles	<ul style="list-style-type: none"> <li>&gt;Productive collaboration w/ Vectren Fndt. officials and Mutual Bank Foundation officials</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Awarded \$5,000 by Frist Merchants Bank</li> <li>&gt;Completing grant application w/ Vectren Foundation</li> </ul>

No	Goal & Sub Tasks	Collaboration Needs	Resource Needs	Completion Date	Anticipated Obstacle	Solution	Progress Made
9	Fund Development (cont'd): >Community Foundation: Submitted grant application for \$30,000 for 9 property acquisitions (from Habitat) and related maintenance	>MLB & Community Foundation officials	>Adequate resources	On or about October 31, 2020	>No anticipated obstacles	>Productive collaboration between MLB & Community Foundation officials	>Completing grant application w/ Mutual Bank Fndn >The Community Foundation has approved the application for \$10,000 for the acquisition and maintenance of nine properties
10	Program Development: >Vacant Property Registry (VPR)  >Revolving Loan Fund for home loans and small business development	>MLB Programs Committee Meeting w/ City Director of Community Development >MLB Programs Committee members have contacted other cities with a Vacant Property Registry programs  >MLB Programs Committee meetings w/ the Mayor's Office, City Council, & banks	>Adequate resources  >Adequate resources	On or about October 31, 2020  On or about October 31, 2020	>No anticipated obstacles  >No anticipated obstacles	>Productive collaboration between MLB & City Department of Community Development >MLB Programs Committee members have contacted South Bend, Yorktown, Marion, and Michigan City concerning VPRs  >Productive meetings with City officials and participating banks	>The MLB Programs Committee is considering the next step in pursuing a VPR for the City of Muncie.  >Executive Director has had a productive meeting with the City of Muncie
11	Habitat: 9 vacant property acquisitions/donations: >Title Search >Insurance >Grass cutting services >Marketing >Property Deed development >Property Donation Agreement >Sales Disclosure Form	>Habitat for Humanity	>Legal Counsel	On or about October 31, 2020	>No anticipated obstacles	>Work w/ legal counsel and Habitat officials	>Title Record Search completed on all nine properties >Have initiate legal proceedings to acquire properties from Habitat
12	Acquire Land Banking Software: >Software comparisons >User Friendliness >Features: MLB accounting, property acquisition, and maintenance care >Price/cost	>Land banking software companies	>Funding to purchase	On or about October 31, 2020	>Funding sources supporting the purchase of land banking software	>Grants and donations	>Researching possible grant funding sources

**RESOLUTION 2020-23**

**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 **October 15, 2020**.

COMMISSIONER	YEA	NAY	ABSTAIN	ABSENT
Brandon Murphy	_____	_____	_____	_____
Shareen Wagley	_____	_____	_____	_____
Andrew Dale	_____	_____	_____	_____
Dr. Cecil Bohanon	_____	_____	_____	_____
Frank Scott	_____	_____	_____	_____

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Brandon Murphy, President  
City of Muncie Redevelopment Commission

**Exhibit A**

PARCEL	ADDRESS	TYPE	APPLICANT TAXING ADDRESS	PRICE
1110305017000	619 N. Mulberry	Vacant Lot	Joseph & Virgena Fleming 621 N. Mulberry Muncie, Indiana 47305	\$100.00
1115285010000	909 S. Wolfe	Vacant Lot	Angelina M. Williams 208 W. Roosevelt Muncie, In. 47303	\$200.00