



City of MUNCIE

Muncie Redevelopment Commission

401 South High Street
P.O. Box 842
Muncie, Indiana 47308-0842
Phone: 765-751-9106
Fax: 765-751-9151

MUNCIE REDEVELOPMENT COMMISSION - REGULAR MONTHLY MEETING - MAYOR'S CONFERENCE ROOM – MUNCIE CITY HALL THURSDAY, APRIL 1, 2010 - 9:00 AM

MINUTES

Present: Fred Mohler, Ken Hughes, Mike Powell, Gavin Greene & Kelly Christy

Also Present: Bruce Baldwin, MRC Director, Brad Bookout, Vision 2011 Staff, Stan Hiatt, City Engineering, Larry Riley, the Star Press and Matt Wagley, Muncie's Land Bank

Call to Order

Powell called the meeting to order.

Minutes

Hughes moved to approve the minutes of the March 4, 2009 meeting. Mohler seconded. The minutes were approved unanimously.

BUSINESS

Central City TIF District

Paving / Sidewalk Updates

Stan Hiatt reported that the City has been using RA Myers Construction for much of the work on sidewalks and the new handicapped crossings. He said that they have done excellent work but now that the weather is breaking they will likely get back to their normal work with the State of Indiana.

There was some further discussion on the sidewalks south of the DeFur Voran Building on South Walnut and it was determined that if it can be done with little cost, the City is going to try to complete them. They already have completed the sidewalks on the Mulberry Street side (the YMCA side) and they want to go ahead with the Walnut Street portion.

Hughes mentioned that the downtown pavers will need ongoing maintenance and Hiatt concurred. Phil Tevis is interested in some more work and it was determined that this work could easily be a part of the

\$50,000 annual commitment toward downtown sidewalks and crossings the Commission has previously made.

Land Bank Update

Matt Wagley was present to give an update on the program. He said at present there is a conflict between NSP (Neighborhood Stabilization Program) guidelines and the redevelopment statutes. NSP criteria call for structures (in the land bank program) to be moved for the same price for which they are acquired and redevelopment statutes call for a price equaling the average of two appraisals. This is in direct conflict since homes are going to be acquired for free from the County. He said that there needs to be some additional study as to how this program can work while accumulating funding to keep it going and hopefully "free-standing".

Hughes raised the question of the former Hotel Roberts and whether or not this could be a land bank property. He indicated that Flaherty & Collins is very interested in the property but not immediately.

O.W. Krohn Invoice

Baldwin asked for payment of an invoice (Exhibit A) from O.W. Krohn & Associates for \$150.00. Hughes moved and Christy seconded for approval to pay the invoice. The motion carried by a unanimous, 5 to 0 vote.

Airpark Street Improvements

Hiatt stated that some of the paving work done on the Airpark streets in the fall months had some flaws. He said that E&B would likely be returning and performing some needed repairs.

ADJOURNMENT

Green moved to adjourn and Hughes seconded. The meeting was adjourned by a unanimous vote.

Next meeting date is Thursday, May 6, 2010 at 9:00 am in Mayor's Conference Room of City Hall.

Mike Powell, President

Exhibit A



231 E. Main Street
Westfield, Indiana 46074

Phone (317) 867-5888
www.owkcpa.com

INVOICE

Mr. Bruce Baldwin
Muncie Redevelopment Commission
401 South High Street
P.O. Box 842
Muncie, IN. 47308-0842

For professional services rendered in connection with general accounting and support services relative to providing assistance to the County Auditor's office for review and verification of Pay 2010 neutralization calculations.

PROGRESS BILLING:

Time summary through:	2/28/2010	<u>Hours</u>
CPAs		0.00
Consultants		1.50
Para-professionals		0.00
Time summary through:	2/28/2010	<u>Amount</u>
Standard time charges		\$195.00
Courtesy adjustment		-45.00
		<hr/>
INVOICE AMOUNT		<u><u>\$150.00</u></u>

2010 hourly billing rates amount to \$90 for para-professional time charges,
\$130 for consultant time charges and \$175 for CPA time charges.