



# City of MUNCIE

## Muncie Redevelopment Commission

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## **MUNCIE REDEVELOPMENT COMMISSION - REGULAR MONTHLY MEETING - MAYOR'S CONFERENCE ROOM – MUNCIE CITY HALL THURSDAY, JUNE 3, 2010 – 9:00 AM**

### **MINUTES**

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

**Also Present:** Bruce Baldwin, MRC Director; Brad Bookout, Economic Development Alliance; Stan Hiatt, City Engineering; Mary Ann Kratochvil, City Controller, representing the Mayor; Matt Wagley, Land Bank Coordinator; Phil Updike, MRC Legal Counsel; Phil Tevis, Flatland Resources; Larry Riley, Star Press and Pavel Komogorov, intern working with the Muncie-Delaware County, Indiana Economic Development Alliance.

### **Call to Order**

Powell called the meeting to order.

### **Minutes**

Hughes moved to approve the minutes of the May 6, 2010 Executive Session and the May 6, 2010 regular monthly meeting. The motion was seconded by Mohler and it was approved by a unanimous vote. The minutes of both the executive session and the regular monthly meeting were approved as submitted.

### **BUSINESS**

#### **Central City TIF District**

##### **Paving Projects Update**

Stan Hiatt reported that all sidewalk projects are completed and it appears that all property owners are now satisfied and content with their new sidewalks, curbs and gutters.

##### **Paver Replacements Update**

Phil Tevis, from Flatland Resources, stated that he has come to a standstill on the previously approved paver replacement project. Most all pavers on the west side of Walnut Street between Main Street and Jackson Street

need to be replaced. Tevis stated that he thinks this is simply a “bad batch” of pavers that were destined to fail. They appear to be in relatively good shape but when you pick them up you notice that on the underside, they are crumbling. He thought it was as a result of an inferior product from the beginning. He said this involves at least a 100’ stretch and it also appears further south on Walnut in the area of Casella’s Kitchen.

He asked the Commission to give him some guidance since his firm had been billing on an hourly basis he knew that if he continued, he would really be amassing a huge bill.

Hughes asked if he could get with Deane Rundell of Rundell Ernstberger & Associates, and/or the original company that provided and manufactured the bricks. He felt that they shouldn’t be cracking up like they are and wonders if there is any way for the original company who made and installed them to make good on their product and their workmanship. He also thought in doing so, Tevis may be in a better position to tell the Commission how much his extra work will cost.

Tevis said that he would do some research and provide the Commission with an estimate for additional costs.

#### **Land Bank Update**

Matt Wagley told the Commission that he and the program are in kind of a “holding pattern” after learning of how things are progressing at the County level. Apparently, he is going to have to wait on a community sale that is to take place after a tax sale that won’t occur until sometime in October.

The process by which the County will be delivering properties to the MRC for land bank purposes has not as yet been fully determined because there may be titles or there may be what is known as tax certificates. Wagley concluded by saying that there are due process questions that have not yet been answered.

#### **Mall/Airpark TIF District**

#### **Paving Updates**

Stan Hiatt indicated that he has no additional report to make on the paving other than to say the repairs are taking place on some streets that were paved last year. These repairs are due to unsatisfactory work that the contractor is taking care of at their own expense.

**Other Updates**

**Ditch Assessment**

Baldwin stated that the MRC will owe \$24.86 for a ditch assessment on the Sallie Mae property that we just got transferred to the MRC this past month. Hughes moved and Mohler seconded a motion to proceed with payment of the ditch assessment. The motion carried unanimously.

**Mowing**

Baldwin asked the Commission for a motion to allow for the mowing of the Airpark property and of the mowing of two different parcels in the downtown. These two downtown parcels (the former Salvation Army site and the former "Muncie" site) need to be mowed as soon as possible since they are of such high visibility. Baldwin suggested contacting JayCrew since they mowed the Airpark site at a very pleasing rate last summer.

Hughes mentioned also that it may be a good idea to check out the Community Corrections people. He said they do community service projects as a means of giving back to the community and paying their debt to society. He felt it was worthwhile to check them out for a project like this especially since there could be some cost savings.

**Brownfields Grant Proposal**

Bookout reported to the Commission that the Brownfields Area Wide Planning Pilot Program Grant has been completed and submitted for approval. The grant proposal was submitted to the US EPA office of Brownfields and Land Revitalization in Washington, D.C. Bookout indicated that this grant is highly competitive and only 20 will be awarded across the entire United States. This lumps Muncie into direct competition with other much larger communities such as Milwaukee, Chicago, Gary and others with far more severe environmental problems facing them.

**Downtown Urban Park**

Hughes suggested that more cooperation be solicited from whoever is planning the downtown urban park with representatives from the Downtown Development office. He said that since Downtown Development will be a major user of the park and will be the principal planners and coordinators of events that take place in the park they should be involved with such minor things as electrical outlets, water supply sources, etc. He felt that leaving them out of the planning process is a mistake. Kratochvil and Hiatt both suggested that much thought and planning has gone into development of the urban park planning but they

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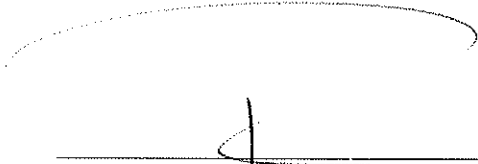
agree that it won't hurt to solicit input from an agency that will ultimately be such a major user of the park.

Hughes stated that since the MRC will probably be asked to participate financially in the development of the urban park, now would be the time to make our concerns known regarding such a potential major user as Downtown Development and the importance of their involvement in its planning.

Hughes also suggested that some more thought be put into the demolition of the former horse barn and pole barns. He feels that there may be a real need for these two facilities as the urban park is developed.

**ADJOURNMENT**

There being no further business, the meeting was adjourned. The next regularly scheduled meeting is set for 9:00 am Thursday July 1, 2010. The meeting will be held here in the Mayor's Conference Room of the Muncie City Hall.



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Mike Powell, President  
Muncie Redevelopment Commission