



City of MUNCIE

Muncie Redevelopment Commission

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MUNCIE REDEVELOPMENT COMMISSION - REGULAR MONTHLY MEETING - MAYOR'S CONFERENCE ROOM – MUNCIE CITY HALL THURSDAY, JULY 8, 2010 – 9:00 AM

MINUTES

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

Also Present: Bruce Baldwin, MRC Director; Brad Bookout, Economic Development Alliance; Mayor Sharon McShurley; David Gillay, Barnes & Thornburg; Beth Grigsby, ATC Associates; Stan Hiatt, City Engineering; Pete Heuer, Department of Public Works; Matt Wagley, Land Bank Coordinator; 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

A motion was made by Hughes and seconded by Mohler to approve the minutes of the June 3, 2010 regular monthly meeting. It was approved unanimously.

BUSINESS

General Business

Invoices

Baldwin presented several invoices for payment.

The first was an invoice from Barnes & Thornburg for legal counsel on various matters. The invoice was in the amount of \$2,289.50. Hughes moved for approval and Mohler seconded. The motion carried by a unanimous vote.

A second invoice for \$250.00 was for financial services from O.W. Krohn & Associates. Hughes made a motion for approval of the Krohn invoice. The motion was seconded by Mohler and it was approved unanimously.

Two more invoices were discussed one was from Temple Lawn Services for \$85.00, for mowing of the Mulberry Street properties and another from Swackhammer Lawn Service for \$525.00 for mowing of the currently vacant 11+ acre lot in the Airpark. Once again, Hughes moved and Mohler seconded to approve payment of these mowing invoices. The motion carried by a unanimous vote.

David Gillay – Barnes & Thornburg

David Gillay, an attorney with Barnes & Thornburg in Indianapolis made a presentation to the Commission regarding insurance recovery on brownfield sites. He said that insurance recovery efforts in Indiana are much easier given the favorable legislation.

Mayor McShurley stated that the city is looking at whatever assistance there is available to clean up some of the local brownfield sites. Past city of Muncie efforts at looking into this insurance recovery program have not been successful so that is why Mr. Gillay was asked to visit.

Mr. Gillay gave numerous examples and stated that he can return with more information.

Beth Grigsby – ATC Associates

Beth Grigsby stated that she has been in the environmental and brownfields business for fifteen years. She gave a presentation on a specific technical assistance program in which she has had significant experience that is operated in conjunction with a professor from Kansas State University.

She said that the federal EPA Region 5 office has identified a local GM (Manual Transmissions of Muncie) site as a target for some of the \$800 million Trust Fund from the Federal government. This program was established for cleanup of former automotive (GM) sites across the country. She is offering to work with the city of Muncie on this particular site on West 8th Street and would like to have a planning session to formulate some highest and best use scenarios for this former GM site.

She thanked the Commission for allowing her the opportunity to speak to them.

Pole Barn & Horse Barn demolition request by city of Muncie

Pete Heuer of the city of Muncie's Department of Public Works stated that the city presently has a bid for the demolition of two buildings (a pole building that had been used for storage and a small building that had been formerly used by the city of Muncie's horse patrol). Both buildings are on MRC property immediately south of the Muncie YMCA across Seymour Street.

He said the low bid for the demolition was made by Garver Construction in the amount of \$9,350.00.

A motion was made by Greene and seconded by Mohler for approval of the request to reimburse the city of Muncie for its \$9,350.00 in demolition expenses.

The motion passed by a unanimous vote.

Hughes asked about the proposed use for the property.

Mayor McShurley stated that there is an interested party in this real estate. Her goal, the Mayor said, is to see that the property is owned by a private individual or operation that will ultimately provide jobs and pay taxes. At present, since the property is in MRC hands, there are no tax revenues to benefit the city.

Baldwin stated that there is a process that has been outlined for disposition of the property. He said that since there is interest in the property and the city is interested in selling it, a determination of value has to be arrived at.

At present the two appraisals that were performed in 2008 can be used however, it could be argued that they are outdated. So a new updated appraisal can be obtained. After this updated appraisal is acquired, an employee of the city who is familiar with land values in the city and with this specific property can get together with the appraiser and together they can come up with a joint appraisal.

After some further discussion, Greene moved and Mohler seconded to proceed with an updated appraisal. This motion passed unanimously.

A second motion was made to proceed with the preparation of an offering sheet for the property once the joint appraisal is acquired. Greene again made this motion and Mohler again, seconded it. This motion was approved by a unanimous vote.

Land Bank report –

Matt Wagley reported that he is presently, or will soon be, submitting grant requests from both the Community Foundation and the Ball Brothers Foundation.

He also said that it has not quite been determined yet, whether the proposed properties now owned by Delaware County will go through a tax sale or a vacant and abandoned sale.

He will follow up on these issues and keep the Commission informed and updated of any developments.

Resolution Nos. 1-2010, 2-2010 and 3-2010

Baldwin reported that these are identical resolutions (except for the TIF District references) and are new this year. The Commission officially notifies the County Auditor of its intent to capture all increment from each of the city's three TIF Districts – the Central City, the Mall/Airpark and the Ontario Place CT Park.

Notice of the passage of these resolutions will then be forwarded to all taxing entities affected by TIF including the Center Township Trustee, the City of Muncie, the Delaware County Airport Authority, the Muncie Public Library, the Muncie Community Schools, Muncie Public Transportation (MITS), the Muncie Sanitary District and Delaware County.

Hughes moved and Greene seconded to approve each resolution and forward notice of the passage of same to all entities involved. The motion carried unanimously.

Façade Loan Bond Payment

Baldwin stated that this year's payment is due on the 15th of July and is in the amount of \$182,736.45. As in past years, this façade loan payment is split up between the Façade checking account at STAR Bank and the regular checking account at First Merchants Bank. The plan is to pay \$170,000.00 out of the STAR account and the remaining \$12,736.45 out of the First Merchants account. Hughes moved to approve this method of payment. Mohler seconded the motion and it was approved by a unanimous vote.

Other Business

Flatland Resources Pavers Work in Downtown

Heuer brought up the issue of the pavers in the downtown. He indicated that he has an invoice from Flat Land Resources in the amount of \$6,898.75. Phil Tevis, from Flatland Resources, explained the invoice and discussed his work to date. He said this invoice is for the original \$2,080.00 but includes the billing for the extra work the Commission had asked him to do prior to it all coming to a standstill after the condition of the pavers were discovered. This amounted to an additional \$4,818.75.

There was some additional lengthy discussion about the overall condition of the pavers and in specific areas (including the area fronting Chase Bank).

Hughes moved for approval of the \$6,898.75 and Greene seconded. The motion passed unanimously.

Muncie National Night Out

Baldwin circulated information regarding Muncie National Night Out. Greene stated that he was representing the 2010 Committee and was wondering if the Commission was interested in participating in any of the funding for this year's event which is scheduled for Tuesday, August 3. The amount of funds still needed amounts to \$4,558.00.

There was some discussion whether or not this constituted an eligible use of Commission funds and Baldwin was instructed to seek an opinion of Phil Updike, MRC legal counsel. He was to get word to Commission

members as soon as he found something out since the next MRC meeting falls after the date of this event.

Overview of TIF in Indiana

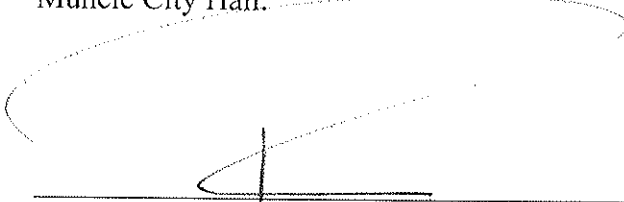
The Commission was presented with a handout from Barnes & Thornburg in Indianapolis regarding Tax Increment Finance in Indiana.

Report on School Board Member

Baldwin reported that he had had a conversation with Dr. Eric King, Superintendent of the Muncie Community Schools. Dr. King is aware of the need for the corporation to recommend a name to Mayor McShurley for appointment to the Commission as a non-voting designee of the corporation.

Adjournment

There being no further business, the meeting was adjourned. The next regularly scheduled meeting is set for 9:00 am Thursday August 5, 2010. The meeting will be held here in the Mayor's Conference Room of the Muncie City Hall.



Mike Powell, President
Muncie Redevelopment Commission