



City of MUNCIE

Muncie Redevelopment Commission

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MUNCIE REDEVELOPMENT COMMISSION - REGULAR MONTHLY MEETING - MAYOR'S CONFERENCE ROOM – MUNCIE CITY HALL THURSDAY, AUGUST 5, 2010 – 9:00 AM

MINUTES

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

Also Present: Bruce Baldwin, MRC Director; Brad Bookout, Economic Development Alliance; Mayor Sharon McShurley; Tina Reese, Symbiont; Pete Heuer, Department of Public Works; Matt Wagley, Land Bank; Dave Ring, downtown business owner; Sheila Cannon, Energize ECI; 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 Christy to approve the minutes of the July 8, 2010 regular monthly meeting. It was approved unanimously.

BUSINESS

Dave Ring

Powell asked that before the regular business was introduced that Mr. Dave Ring be allowed to speak since he has to get back to his business. Mr. Ring, a downtown business owner is also a Downtown Development Committee member. Ring stated that he was present to get an update on the demolition of the pole barn and the former horse barn on South Mulberry Street that are on MRC owned property. Ring asked that if it can all be accommodated he would like for the Commission to not proceed with demolition of the buildings. He said that the former horse barn building could be used for permanent office space for the Downtown Development office and storage could be accommodated in the pole barn that now sits on the property.

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Baldwin stated that the demolition is not something for which the MRC has any responsibility or control. He stated that this was a decision of the City's and has been approved by the Board of Works. The only role the Commission is to play in this is the approval to pay for the demolition costs of some \$9,350.00 at last month's Commission meeting.

Mayor McShurley stated that the appearance of the two buildings is not what the City wants to project in this area. She feels that the demolition of the buildings will be in the City's best interests. She further stated that a clear site at this location will be more appealing to any developer who may want to acquire the site. She is presently dealing with an interested party in the site which will take it and put it back on to the tax rolls with a new building and substantial investment.

Ring stated that if Downtown Development were able to use these buildings they could possibly do something about their appearance. Hughes asked whether or not the buildings could be saved for Downtown Development and the remainder of the property be marketed to a potential developer. He asked whether or not the potential developer the Mayor has in mind could use just those parcels that are now vacant and co-exist with the Downtown Development. Mayor McShurley said that developer has only discussed acquiring all of the property and that the plan is to put a new building on the site at a substantial personal investment.

After some further discussion Hughes moved to rescind last month's vote to provide demolition funding for the existing buildings. There was no second of the motion and at this point Christy stated that since she was on the City's Board of Works and she would abstain on any vote to rescind the earlier motion and added that she feels that the demolitions should proceed as originally planned. Dying for a lack of a second, the motion was defeated.

Ring thanked the Commission for adjusting the agenda and allowing him to speak to this issue first thing since he couldn't stay for the whole meeting.

**General
Business**

Invoices –

Baldwin presented an invoice for \$1,046.50 from Barnes & Thornburg in Indianapolis for legal work and asked for approval of same. Hughes

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moved and Christy seconded the motion and it was approved unanimously.

Pete Heuer from the Department of Public Works presented two invoices, one for \$1,250 and a second for \$10,962.50. The first was for additional concrete work in downtown Muncie performed by RA Myers. The second invoice was from E&B Paving, Inc. for \$10,962.50 for alley paving in downtown Muncie. A motion was made by Hughes and seconded by Christy to pay both invoices. All voted in favor so the motions carried unanimously.

Symbiont Proposal –

Brad Bookout presented a proposal to the Commission from Symbiont to provide assistance for preparation and submittal of four grant applications to the United States Environmental Protection Agency (EPA) for brownfields site assessment and cleanup grants. Tina Reese from Symbiont explained that she had worked closely with the city in 2007 for their a grant of some \$200,000. She stated that this work would be at Symbiont's cost and risk and there would be no cost because Symbiont is "interested in building a long-term working relationship with the city of Muncie".

After some further discussion, a motion was made by Hughes and seconded by Christy to enter into this agreement with Symbiont. The vote also authorized President Mike Powell to sign the agreement but striking the language the Standard Terms and Conditions since the language referenced costs. The motion carried unanimously.

Proposal from David Gillay, Barnes & Thornburg –

A proposal from David Gillay who made a presentation to the Commission at a previous meeting. His proposal would essentially involve hiring him to research insurance recovery payments on various brownfield sites in the city. Brad Bookout explained that Gillay would concentrate on a few of the city's major hot spot sites and perform research for \$250.00 per hour but cap all his work at a maximum of \$5,000. He would research previous owners and determine what insurance carriers could be identified in an attempt to ascertain whether or not they can be considered liable or responsible.

After some further discussion and comments the Commission decided to authorize Gillay to proceed with further research and asked Bookout to

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report back after he has had some further conversations and discussion with Gillay. A motion was made by Hughes to authorize Gillay to proceed. Christy seconded the motion and it was approved by a unanimous vote.

TAB Program –

Beth Grigsby, of the ATC Associates environmental firm, had proposed a planning session to brainstorm on the former Muncie Manual Transmissions (Chevrolet Muncie) site. Through the TAB program her firm would like to undertake this form of strategy since a federal grant program has highlighted former General Motors industrial sites as priority locations for such study. Bookout said that Grigsby would like to take this on and concentrate on this former site since it is identified as a priority site by the federal government for this kind of study.

Christy stated that the MAP (Muncie Action Plan) study indicated that the former plant site was pivotal and a frequent recipient of comments from the many MAP citizen participants in the community. She felt that it was a good site to study since it received so much attention by MAP participants.

A motion was made by Hughes and seconded by Mohler to endorse proceeding with this planning strategy and brainstorming session. It passed unanimously.

CC TIF District updates –

Baldwin reported that the public bidding process on the Mulberry Street property that was to be instigated by the Commission was delayed until a formal approach is solidified. There will be more to report at a later date since there was no formal process identified as the best route to take.

Land Bank Update –

Matt Wagley reported on his activities with the land bank initiative. He reported that he is in the process of working with the Community Foundation and the Ball Brothers Foundation in an attempt to raise some grant money for the land bank program. He also reported on his latest findings regarding conversations with Phil Updike and how the scheduling of the next tax sale process is going.

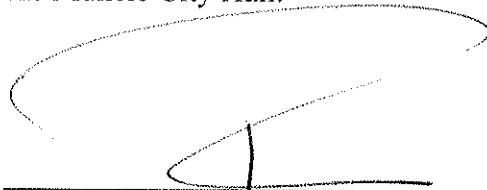
Muncie Arts and Cultural Designation –

Baldwin reported that he has maintained involvement in this initiative and has talked with Sherri Contos, the City's grant writer. She is working on

another application to the State of Indiana for designation as an official arts and cultural district. The MRC involvement could include funding down the road for an arts trail and signage. Baldwin doesn't know actual figures at this point but will keep the Commission posted.

Adjournment

There being no further business, the meeting was adjourned. The next regularly scheduled meeting is set for 9:00 am Thursday September 2, 2010. The meeting will be held here in the Mayor's Conference Room of the Muncie City Hall.

A handwritten signature in black ink, appearing to be 'Mike Powell', written over a horizontal line.

Mike Powell, President
Muncie Redevelopment Commission