



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 – PUBLIC HEARING MAYOR’S CONFERENCE ROOM – MUNCIE CITY HALL FRIDAY, OCTOBER 22, 2010 – 9:00 AM

MINUTES

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

Also Present: Bruce Baldwin, MRC Director; Brad Bookout, Economic Development Alliance; Dave Helms, Helms Properties, LLC; Kevin Cope, interested citizen; and Larry Riley, Star Press

Call to Order: Powell called the public hearing to order.

Business: Baldwin stated that the purpose of the public hearing was to consider a proposed negotiated sale of property owned by the Commission to Helms Properties, LLC. He stated that this is allowed and specifically referenced under Indiana Code 36-7-14-22.7(c) and 36-7-14-22.7(d). He also stated that notice of this public hearing was published in the Muncie Star Press on Tuesday, October 12 (10 days previous to today’s date) pursuant to Indiana Code.

Mr. Helms was asked to introduce himself and explain his project and plans for the property, the amount he is offering to pay for the property, and outline his development timeline.

Helms stated that Muncie Music Center has been in business since 1941. The business started out at 123 East Adams Street and in 1961 moved to their present location at 207 West Jackson Street, all downtown locations. He purchased the business seven years ago. He is interested in moving now because he is out of space at the present location. He said he wants to remain downtown, although, he could pretty well locate most anywhere.

The core business is in musical instrument rentals. Muncie Music Center serves some 90 clients (school corporations) in 22 counties in Indiana from Wabash in the north to Rising Sun in the south, and 4 counties in Western Ohio. They currently have 14 employees, 10 full-time and 4 part-time.

He showed an architect's rendering of the building and shared floor-plans (Exhibit A) of the proposed facility. It will be of close to 10,000 square feet in size and will be all on one floor and be tastefully done with brick and glass exterior.

Helms stated that his offer is to purchase the property for \$51,600.00 to be paid as follows: \$6,600.00 at closing to occur on or before December 1, 2010. Then he proposes to make nine (9) monthly payments on the first of each month, from January 1, 2011 to and through September 1, 2011, of \$5,000.00 each.

Baldwin stated that the Commission's role, in their decision making process was to hear comments both for and against, discuss the project and identify the benefits to be realized from the project. He also mentioned that the Commission has to secure a written consent from the Muncie YMCA before they can enter into a sale of the property to a third party (since the property was a gifted donation from the Muncie YMCA). He passed out a letter of consent from the Muncie YMCA indicating their approval of Helms Properties, LLC's plans for purchase (Exhibit B).

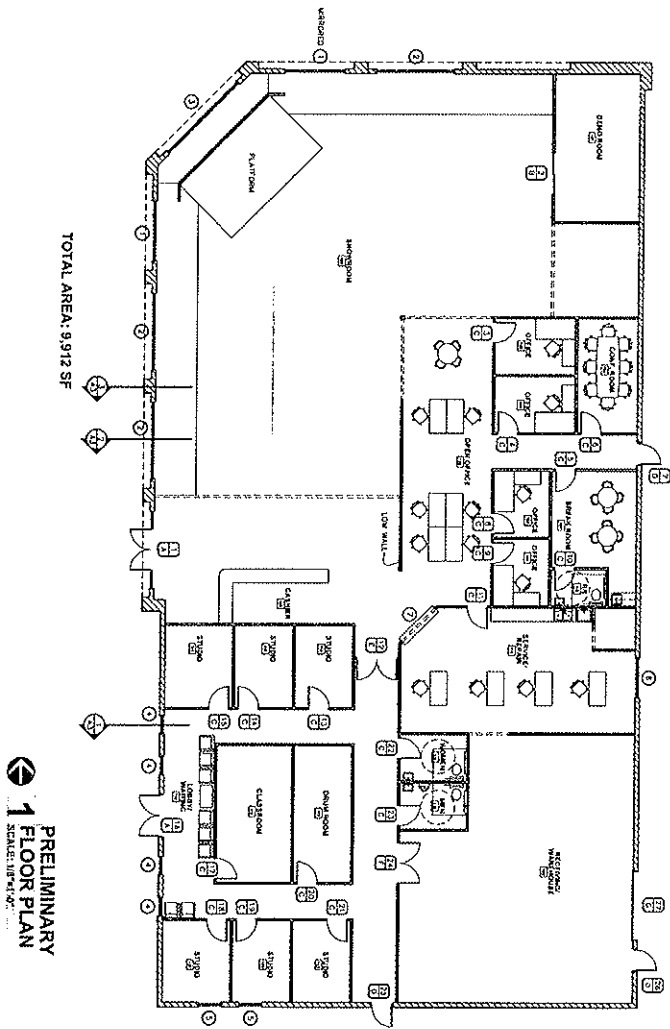
After comments, questions and discussion, a motion was made by Hughes to approve the sale with specific terms and conditions being included in a Real Estate Purchase Agreement that is agreeable to the Commission and Helms Properties, LLC. The motion was seconded by Christy and it carried by a unanimous vote.

Baldwin told the group that a Real Estate Purchase Agreement would be prepared and worked on by both sides to facilitate a closing on a mutually agreed upon schedule. He told Helms that they would be scheduling something to discuss a proposed Agreement.

Adjournment: There being no further business the public hearing was adjourned.

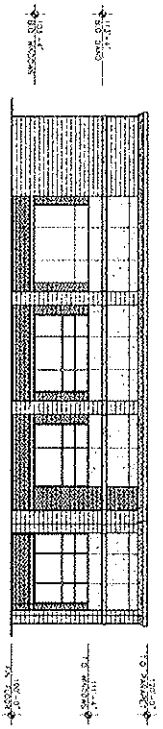
Mike Powell, President

Exhibit A

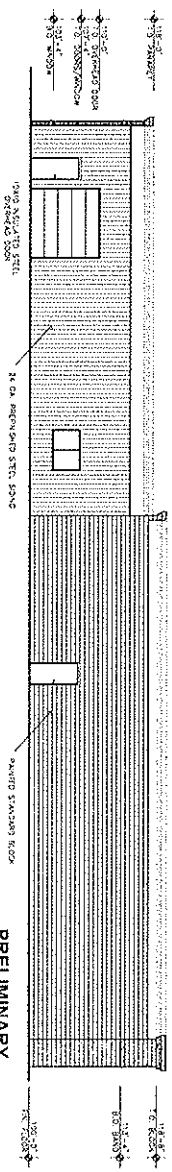


PRELIMINARY
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

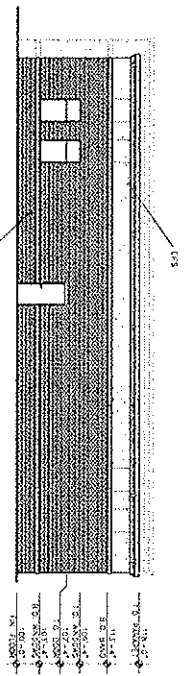
<p>US Architects</p> <p>1000 N. WASHINGTON AVE. MUNCIE, INDIANA 47304 TEL: 317-287-1100 FAX: 317-287-1102 WWW.USARCHITECTS.COM</p> <p>ARCHITECT: ANDREW W. WALKER ARCHITECT: ANDREW W. WALKER ARCHITECT: ANDREW W. WALKER</p> <p>DRAWING: _____ CHECKED: _____ REVISIONS: _____</p> <p>DATES: _____ START DATE: 06/09/00 FINISH DATE: 06/09/00</p> <p>PROJECT INFORMATION: PROJECT NAME: A-100 JOB NO.: 0000000000 JOB DATE: 06/09/00</p> <p>SHEET: _____</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>A-1</p>	<p>A NEW FACILITY FOR: MUNCIE MUSIC CENTER MUNCIE, INDIANA</p>
	<p>FLOOR PLAN</p>



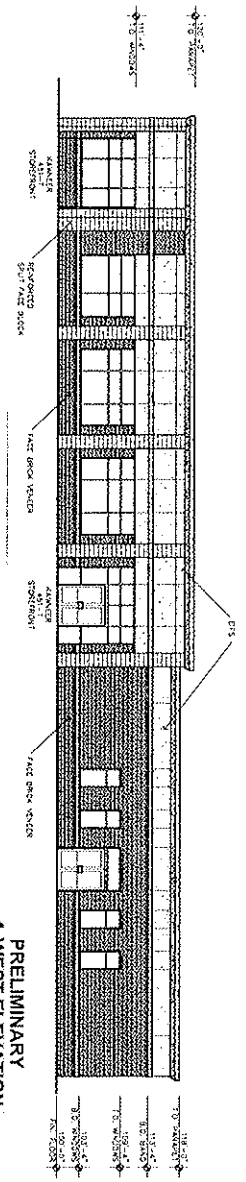
**PRELIMINARY
4 NORTH ELEVATION**
SCALE: 1/8"=1'-0"



**PRELIMINARY
3 EAST ELEVATION**
SCALE: 1/8"=1'-0"



**PRELIMINARY
2 SOUTH ELEVATION**
SCALE: 1/8"=1'-0"



**PRELIMINARY
1 WEST ELEVATION**
SCALE: 1/8"=1'-0"

<p>US Architects</p> <p>107 S. WALTON AVE. MUNCIE, INDIANA 47304 PHONE: 765-232-2255 FAX: 765-232-2255 WWW.USARCHITECTS.COM</p> <p>ARCHITECT: JEFFREY A. WATMAN PROJECT MANAGER: JEFFREY A. WATMAN DRAWN BY: JEFFREY A. WATMAN DATE: 7/19/2011</p> <p>CHECKED: _____ REVISIONS: _____</p>	<p>A NEW FACILITY FOR: MUNCIE MUSIC CENTER</p> <p>MUNCIE, INDIANA</p> <p>EXTERIOR ELEVATIONS</p>
	<p>DATES</p> <p>CD PHASE: 01/24/11 START DATE: 02/02/10 END DATE: 02/02/10 SCD INSTALLATION: 02/02/10 FILE NAME: A2.dwg PLOT DATE: 7/19/2011 11:47 CADD: JAW</p> <p>SCALE</p> <p>1/8"=1'-0"</p>

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A-2



Muncie Family YMCA

We build strong kids, strong families, strong communities.

Exhibit B

ASSOCIATION OFFICES

500 S. Mulberry St.
Muncie, IN 47305
Phone: 765.288.4448
Fax: 765.741.5556

BRANCHES

Apple Tree Child Development Center YMCA

3501 Chadam Lane
Muncie, IN 47304
Phone: 765.286.0616
Fax: 765.741.5016

Blackford County YMCA

1709 N. Walnut St.
Hartford City, IN 47348
Phone: 765.348.9622
Fax: 765.348.9627

Camp Crosley YMCA

165 EMS T2 Lane
North Webster, IN 46555
Phone: 574.834.2331
Toll Free: 877.811.6189
Fax: 574.834.3313

Downtown YMCA

500 S. Mulberry St.
Muncie, IN 47305
Phone: 765.288.4448
Fax: 765.741.5555

Northwest YMCA

3500 Chadam Lane
Muncie, IN 47304
Phone: 765.286.0818
Fax: 765.741.5550

South YMCA

3813 S. Madison St.
Muncie, IN 47302
Phone: 765.751.3316
Fax: 765.751.3313

www.muncieymca.org

18 October 2010

Bruce Baldwin
Muncie Redevelopment Commission
401 S. High Street, PO Box 842
Muncie, IN 47308-0842

Bruce,

Last Thursday morning, October 14, 2010, during the regular monthly meeting of the Board of Directors of Muncie Family YMCA, the issue of the David Helms project concerning the relocation of Muncie Music Center store, was present, voted on, and unanimously approved.

Sincerely,

Tom Leaird
Chairman of the Board of Directors, Muncie Family YMCA



*'That they all
may be one... as
We are one'*

- John 17:21

YMCA Mission: To put Christian principles into practice through programs that build healthy spirit, mind, and body for all.