

MUNCIE REDEVELOPMENT COMMISSION - REGULAR MONTHLY MEETING - MAYOR'S CONFERENCE ROOM – MUNCIE CITY HALL THURSDAY, SEPTEMBER 2, 2010 – 9:00 AM

MINUTES

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

Also Present: Bruce Baldwin, MRC Director; Brad Bookout, Economic Development Alliance; Mayor Sharon McShurley; Matt Wagley, Land Bank; Phil Updike, MRC Legal Counsel; Mary Beth Lambert, Parks Board; Bill Morgan office of Community Development; Deane Rundell and Cecil Pendleton of Rundell, Ernstberger & Associates; and Larry Riley, Star Press

Call to Order

Powell called the meeting to order and welcomed newest Commission member, Tom Parker. Parker is the newly appointed school board and corporation representative on the Commission.

Minutes

A motion was made by Hughes and seconded by Mohler to approve the minutes of the August 5, 2010 regular monthly meeting. The motion carried by a unanimous approval.

BUSINESS

Muncie Mission Property

Baldwin stated that the piece of property on south High Street across from the Horizon Convention Center and immediately south of the former Hotel Roberts has been the source of some recent research and study. Given its location and its close proximity to the new urban park (Canan Commons), to the former Hotel Roberts and to the Convention Center, the Commission may be called upon at some point down the road to become more involved with the use of this property.

Mayor McShurley emphasized that the property is a pivotal piece of

MRC Meeting Minutes
Thursday, September 2, 2010
Page 2

ground in an area of high activity and she feels that the City may in some form want to take ownership of it. Her fear is that if it doesn't come under the control of the city then we may all be sorry later that an undesirable use or development would occur. She just wants to keep it on the radar to monitor it.

**Parks Board
Presentation**

Mary Beth Lambert from the Muncie Parks Board was present to make a presentation to the Commission on the soon to be developed Canan Commons urban park. She passed out a site plan and costs sheet. She indicated that the Parks Board solicited bids on the development of the park and there were two bidders. W. R. Dunkin and Son and R. L. Turner both submitted bids and Lambert and Bill Morgan from the Community Development office explained the costs that were presented in spreadsheet format.

Basically, Lambert explained, what it comes down to is there is a shortfall of funds to undertake the base work and there are also shortfalls in funding certain alternatives. Lambert and Morgan stated that the Muncie Sanitary District is going to provide up to \$140,000 for the project and there is still some \$190,000+ in the original grant available for the project but there still remains a shortfall for the total project with the identified alternatives. They also stated that one of the alternatives is a 20' by 40' performance stage. They indicated that they have some positive discussions with the Community Enhancement Program (CEP) and the CEP has stated that they are interested in funding this stage.

After some further discussions, Hughes stated that the project should be funded and with all the alternatives. He felt that to do less would be a disservice. If this park project is to be successful and is to be a venue in the downtown that everyone can be proud of, it needs to be funded in total. The total amount necessary to undertake the remainder of the project for which funds have still not been identified came out to \$118,114.59. Baldwin stated that there are some \$920,000+ in funding in the Central City TIF District of which there are a little over \$220,000+ that has been identified as committed leaving almost \$700,000 in available funds. Hughes then moved for approval of financing of up to \$120,000 for the development of the park projects listed in the spreadsheet and costs sheet. Greene seconded the motion and it carried by a unanimous 5-0 vote.

Brownfields Projects
Updates

Baldwin reported on a Board of Works (BOW) meeting that he attended on Wednesday, August 25. He stated that three different projects the Commission has discussed in past meetings were sent to them for their endorsement and approval.

The first project was a project that will be undertaken by CTL Engineering of Indiana. Karla McDonald from CTL will undertake the preparation of demolition specs for the former Kiser Plating building in downtown at 401 E. Howard. The work will amount to a \$3,000 fee and will be paid for out of remaining SEP funds previously awarded to the city for demolition purposes of brownfields sites.

The next two projects were both from Symbiont. Tina Reese from Symbiont who also made a presentation to the Commission at an earlier meeting, will do a Phase I Update and prepare a comfort letter request of the state for the former American Lawn Mower site at 705 E. 18th Street. This work will be done for \$1,500.00 and will be paid for out of EDIT funds. The third project (also from Symbiont and Tina Reese) involves the performance of a Phase II study on the former Frank Foundries property in the 2000 and 2100 blocks of E. 8th Street. This proposal is for \$21,480 and will also be paid for out of EDIT funds.

Baldwin reported that each of these three projects was taken to the BOW for endorsement and approval even though these SEP funds and EDIT funds aren't always approved by the BOW. It was just felt the best and most open and public way of gaining approval for these projects would be to have the BOW review them.

Brad Bookout reminded the Commission of a public meeting that will be held at 4:00 pm on Wednesday, September 22 in the Horizon Convention Center. The purpose of the meeting will be for public information and input to discuss other brownfield initiatives to be undertaken locally. Among these initiatives Bookout mentioned are a \$200,000 grant for cleanup of the Car Doctors site, \$200,000 grant for cleanup of the former American Lawn Mower site, a \$400,000 grant for sites impacted by petroleum based products (former gas stations, etc.) and a \$200,000 grant for cleanup of the former Muncie Paper Processing site (a county jurisdiction site) that can be rolled into the overall initiative.

Land Bank Updates

Matt Wagley reported on the latest initiatives of the program. He stated that an earlier grant to the Ball Brothers Foundation was pared down a bit and further funding will be sought from them next year for another round.

Wagley also reported on a property that could ultimately be the very first property owned by the Land Bank. Flagstar Bank had made a proposal to Wagley for donation of a single family residential property located at 1011 E. Memorial Drive. Flagstar, since their only presence in Muncie is through a WalMart, really has no desire to own real estate and continue to bear expenses. Wagley stated that he and Baldwin toured the property and both feel that this could be a good first start to the program. He felt that after looking the property over that it was in decent condition and with a little work here and there could possibly be the kind of property that could generate a modest return.

There was much discussion about how to dispose of the property should the Commission agree to accept it as the first property for the Land Bank Program. Updike mentioned some of the possibilities for offering and ultimate disposal. There was some other additional discussion regarding both good and bad properties that could be in the list of properties that the County is considering donating to the Land Bank Program and Wagley indicated that this list would be closely scrutinized so that the Land Bank is not stuck with properties for which there would be no market or for which there would only be a market after much expense on the part of the program. This is what he'd try to avoid.

After some further discussion, Greene moved for approval of acceptance of the property at 1011 E. Memorial Drive from Flagstar Bank (conditioned on their paying whatever it takes to remove all liens and encumbrances now existing on the property), Hughes seconded the motion and it was approved unanimously.

Other Business

Baldwin reported that he had noticed that the lots at Mulberry and Seymour (the former Salvation Army building and "the Muncie") had been mowed. He assumed that Kyle Temple of Temple Lawn Services had gone ahead and mowed the lots for the second time since that was going to be the arrangement. When he called Temple however, to request a statement, Temple told him that he had not mowed the lots but noticed that they had been mowed and assumed the Commission had decided to give the work to someone else. Baldwin stated that he would try to

MRC Meeting Minutes
Thursday, September 2, 2010
Page 5

determine who had mowed the lots. He was hopeful that the city had not come along and mowed them due to the growth. Mayor McShurley stated that Baldwin could check with Joyce Dick of the Code Enforcement Office to find out if they had mowed the site.

Baldwin also reported to the Commission that he and Bookout had attended a meeting of the Redevelopment Association of Indiana (RAI) in Marion on Wednesday, August 18. He stated that the meeting included a tour of some of the downtown sites and parts of their city parks in Marion where they have been quite successful in the utilization of some creative financing to accomplish some of their undertakings. The Mayor of Marion discussed some of their achievements including a special needs park for the disabled, the Marion Splash Park and other downtown developments.

Adjournment

All business having been transacted, the meeting was adjourned. The next regularly scheduled meeting is set for 9:00 am Thursday October 7, 2010. The meeting will be held in the Mayor's Conference Room of the Muncie City Hall.

Mike Powell, President
Muncie Redevelopment Commission