



## CITY OF MUNCIE REDEVELOPMENT COMMISSION

### Regular Meeting Minutes

The City of Muncie Redevelopment Commission (MRC) met on Friday, June 18, 2020 at 9:00AM in the City Hall Auditorium, First Floor, City Hall, 300 N. High Street, Muncie, Indiana 47305.

1. **Call to Order:** Murphy called the meeting to order at 9:00AM.
2. **Roll Call:** Commissioners Cecil Bohanon, Andrew Dale (Secretary), Brandon Murphy (President), Frank Scott, and Shareen Wagley (Vice-President) were present. Jim Lowe (School Board), Zane Bishop (Residential Program Administrator), Trent Conway (Controller), Corey Ohlenkamp (Reporter), Mikah Wilson (Mayor's Executive Assistant), Anita Brown, Nakia McCullum, Ed Conatser, Bill Lett, and two others were also present.
3. **Agenda:** Dale motioned to approve the agenda; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.
4. **Minutes:** Wagley motioned to approve the May 18, 2020 regular meeting minutes; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.  
Wagley motioned to approve the May 29, 2020 special meeting minutes; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.
5. **Claims:** Dale asked if there was anything different between the claims before the board today and what was emailed to the board previously.  
Conway replied no.  
Dale stated there were a lot of costs associated with the Village Promenade parking garage.  
Conway stated there was an elevator that wasn't functioning, and they had to repair it.  
Dale motioned to approve the claims as presented; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.
6. **Old Business:** Murphy stated that Mayor Ridenour was not present, so a number of items, including the City-County property swap, have been stricken.

### B. City of Muncie Update

3. **Tax Increment Financing (TIF) Districts:** Conway stated there are four districts he recommends being closed, which counsel is reviewing: Nebo (no more expenses to be paid), Delaware Dynamics Expansion (project was funded without the use of TIF), Waelz (Heritage Environmental backed out), and Bison Ridge (financing package turned down by City Council).

Bohanon asked if this will be for the next meeting.

Conway replied yes.

Bohanon asked if this would have any effect on tax draws.

Conway replied he spoke with the Auditor's office, and nothing was slated to be drawn until next year.

- C. **Andrew Dale Recommendations:** Dale presented his recommendations: (1) That an executive director should be appointed. (2) That in-service sessions should take place at the beginning of every meeting talking about project financing, TIF districts, and other programs in the city so that the MRC's knowledge base is increased to better fulfill the

work of the MRC. (3) Creating a map of projects, overlay and planning districts, historic preservation areas, TIF districts, the Blight Elimination Program (BEP), and Land Bank- and MRC-owned parcels. (4) Conduct a review of each TIF district and analyze whether or not they should be closed out—which is already happening. (5) Ceasing all unsolicited economic development requests until financing obligations are reviewed, audits are conducted, policies are reviewed, and cost analyses are completed for engineering services. (6) Conducting an economic development summit in January 2021 to start a 10-year strategic plan. (7) Presenting the plan no later than August 2022. (8) Evaluate the usefulness of a comprehensive entity to better-execute community and economic development activities.

Wagley stated this has been presented at every board meeting, and asked what he is expecting from the board.

Dale replied the Mayor and David Smith asked the board to provide recommendations.

Wagley stated everyone else provided these via email or phone, and asked why this is on the agenda.

Dale replied that the MRC works as a body, not as individuals.

Wagley stated Dale is assuming that no one on the board has this knowledge, and stated that if Smith hadn't gotten sick and COVID hadn't happened, then there would be a plan.

Dale stated that he hasn't heard back from the Mayor on any recommendations, adding he will continue to present his recommendations until a response is received.

Murphy stated point two is something to be considered, having one thing presented on each meeting for 15-20 minutes.

Scott stated that he's seen some of these maps, adding that if there's something that can be given beforehand, then it doesn't need discussed each time.

Bohanon asked where the MRC was with having an Executive Director.

Murphy replied the Mayor's the only one that can answer that question.

Murphy motioned to have a 15-20-minute presentation on TIF districts at the July meeting; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

## 7. New Business

- A. **Property Applications:** Bishop opened the following applications received for properties owned by the MRC: 2400 W. 7th from Randall Wilber for \$150; 1210 E. 13th from Lanora Beaty for \$200; 105 S. Edgewood from Terry Mullins for \$1,000; 1317 E. Kirby from Anita Brown for \$100; 3005 S. Madison from Mehran Rastakhiz for \$1,299; 914 S. Wolfe from Angelina Williams for \$200. Bishop asked the board to take these applications under advisement, to be reviewed by the Neighborhood Investment Committee (NIC).

Dale motioned to take the applications under advisement; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- B. **Resolution 2020-11A:** Bishop stated this was to purchase properties being acquired by the County Commissioners through the deed sale process for the assessment of the land, up to \$5,000 per property, in order to be demolished through the BEP. Bishop added this is essentially the same resolution approved at the May 29 meeting, but the County wanted it to be substantially similar the resolution approved at the June 1 Commissioners meeting. Bohanon motioned to approved Resolution 2020-11A; Dale seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- C. **Resolution 2020-12:** Bishop stated this is to allow the vacant lots listed to be offered directly to abutting landowners, as opposed to being offered for public sale.

Dale motioned to approved Resolution 2020-12; Wagley second. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- D. **Resolution 2020-13:** Bishop stated Resolution -13 was to transfer the three properties listed to the abutting landowners. He added these were applications received previously by the MRC that were reviewed by the NIC, found to have no delinquent taxes, code, or zoning violations by the applicants, and are being recommended for approval.

Bohanon motioned to approved Resolution 2020-13; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- E. **Miller Valentine Amendment:** Bishop stated the Mayor is still working with Miller Valentine, and asked for this to be pushed to the July meeting. Bishop added that the primary purpose of the amendment is to change the dates, reflecting the new timeline for the Low-Income Housing Tax-Credit application, which was extended due to COVID.

Murphy motioned to table the amendment; Bohanon seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- F. **Public Comment:** Anita Brown stated it's taken years to get this lot, adding every time she comes to a meeting, she's told to come to the next meeting, and the issue still isn't resolved. Brown stated she's trying to build a house on the property and the builders and financial people are waiting, asking how much longer she'll have to wait.

Bishop stated that the property has been under contract with Miller Valentine for years, and the contract needed amended to remove 1317 E. Kirby. He added that Indiana Code dictates the process and it can't be circumvented. Bishop also stated that the vacant house on the other side of the lot was just accepted by the MRC to be acquired and demolished.

Dale stated that because the Administration did not call a meeting during the months of March and April, due to the Administration's and MRC legal counsel's interpretation of Governor Holcomb's executive orders regarding how public meetings are to be handled, that Ms. Brown's legitimate concerns are an example of why the MRC should have been conducting meetings. Dale went on to state that teleconference meetings (Zoom meetings) are safe. Murphy stated that he took issue with Dale's comments and that the MRC's legal counsel advised against conducting MRC meetings. Dale responded back by stating that advice provided by the MRC's attorney is an opinion only and that their interpretation of the Governor Holcomb's executive order(s) was incorrect.

Murphy stated the board is committed to seeing that the property transaction is concluded to the satisfaction of Ms. Brown.

- G. **TIF Presentation:** Conway stated this is a presentation of any excess assessed values and plans for the TIF districts. For the Consolidated TIF District, he is projecting revenues of \$3,350,000 for 2021, and expenditures of \$3,172,365. If the revenue is more than \$200,000 of the expenditures, then there is an ability to pass the excess down to the underlying units. For the Nebo Road TIF, all the revenues will be passed down. For the Indiana Stamping TIF, the revenue projected is \$11,300, and the expenditures are equal. The expenditures are applied to the \$400,000 bond taken out in 2011, which has been paid down by roughly \$70,000. Ontario Park's anticipated collection is \$126,000—which is passed to the Innovation Connector—to pay off an anticipated \$100,000 in debt. Conway added that consulting and legal services aren't included in these projections.

Wagley asked—with concerns related to COVID and population change—if there are concerns that the payments won't be made in full next year.

Conway replied the bonds are backed by EDIT, so EDIT would be drawn if TIF couldn't. Bohanon asked if funds could be withheld from one district to pay for another's payments. Conway replied no.

Conway added the TIF districts are withholding \$2,826,000 from underlying units. Resolution 2020-14 states what the MRC intends to do with the districts, including keeping all the revenue aside from Nebo. Conway stated that all the units have been notified.

Dale motioned to accept the resolution determining what to do with the districts; Bohanon seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- H. **Permission for Controller to be Added as a Signer to All MRC Bank Accounts:** Conway stated the MRC has a checking account with just a couple thousand dollars in it that was used to pay vendors who preferred cash on deliver. He added he wants to close this account, but the signatories currently on it are no longer affiliated with the City.

Bohanon motioned to add Conway as a signer; Scott seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

- I. **Public Comment:** Dale stated that he and the other members received a bill for the board bond payments.

Conway stated that he would take the bills and have them paid for by the City.

8. **Adjournment:** Bohanon motioned to adjourn at 10:02AM; Murphy seconded. Bohanon, Dale, Murphy, Scott, and Wagley voted aye; motion passed.

Minutes recorded by Zane Bishop.

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Andrew Dale, Secretary