

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE, INDIANA 47305



MARCH 4, 2024

REGULAR MEETING: 7:00 P.M., 1st Floor City Hall Auditorium.

PLEDGE OF ALLEGIANCE: Led by Councilperson Powell.

INVOCATION: Given by Councilperson Green.

CITIZEN RECOGNITION: Councilperson Green recalls hearing a lot last month from different people voicing concerns for various things happening in Muncie. Multiple people spoke such moving words that really affected Green but one individual especially who has had many difficulties and hardships in her life but still willing to put herself out there. Someone that deserves this award. We will find people throughout our lifetime that are givers of themselves sacrificially and many people are takers. This individual is a giver. He thanks Courtney Marsh for helping and providing these details. Jeanetta Pressley has been working with the community for many years helping those who struggle with addictions and those who are homeless and in poverty. She is a registered peer recovery coach that has walked alongside many local residents in their time of need. As the cold season came upon us, she connected with a local church that provided her space to use to provide and make hot meals for those in need. She did very well with this serving over a hundred meals a day. That is amazing. Unfortunately, due to new leadership at the church, the space became no longer available for her to use. She, as well as many community members, were devastated. This did not deter her from continuing with her determination to help others. She started collecting items (such as blankets, gloves, hats, and hand warmers) for those less fortunate. After she started collecting and bagging those items, she delivered them around the City for those without that did not have a place to shelter from the weather in the winter. Green stops, takes a moment, and asks to see a show of hands of those in the room that have done the same thing this past year, or even the year before. Some hands go up but only a few. Local churches have probably put forth an effort to do stuff like that but what would happen if we all had a heart like she has? What a difference would be made in our community. Muncie would be known as a community of love and care for all residents. After Jeanetta dropped off the items, she donated the remaining blankets to the New Norm offering around the clock weather protection for those who need it. Recently, an amazing community resource helped make connection with her to assist in getting a place to call her own. Jeanetta shared details about that blessing at the February Council Meeting. She opened a warming station for the remaining cold season and for those in need of assistance. Her goal is to provide a nice clean space for individuals to come in from out of the weather, cold or hot, having shower facilities, laundry facilities and home-cooked meals. Her long-term goal is to provide a place for women, children, and men to receive emergency placement when they need it. Her place is called "Fiona's Place" located on S. Liberty. She has been doing all this for quite a few years now all while going through her own personal difficulties, mentioning at the last meeting how she is on hospice. We could all learn from her example, leaving this City better than we found it. Green awards the March 2024 Citizen of the Month award to Jeanetta Pressley. She thanks everyone for the award and was shocked when informed it was her getting recognized tonight. She just does what she does and taking care of homeless people is one of the things she does. Her sister is the reason why and where Fiona's Place got its name because her 16-year-old niece hung herself in December. If her niece had a place where she and her family could have went to for help then maybe she wouldn't have done what she done. She decided she wasn't going to stop and was going to keep looking for a place. She had many run-ins with churches and decided to step back and not take that path anymore. She then had a gracious gentleman (who wants to stay anonymous) drop a beautiful and ready to use house in her lap. She, her partner and dogs moved in and started taking people in right away. The residents she is currently helping stand up to be recognized. They know that if it is below 29° her door will be open and they can come on in. We, as a City, need to do better. These people have checks and can afford an apartment if we just had affordable housing.

MLK DREAM TEAM ESSAY WINNERS

Susan Fisher, Muncie Public Library, is a volunteer with the MLK Dream Team joined by team members Yvonne Thompson and Ed McNeery. The reason they are here tonight is to celebrate part of the Black History Month kickoff that took place the first Saturday of February with the help of Minnetrista. It was a wonderful event and one of the highlights is the essay contest. Literally hundreds of essays were submitted from schools all through the county. In celebrating those students who won the essay contest, Northwest Bank helps honor these kids by providing a cash prize.

Yvonne Thompson thanks the City of Muncie, Minnetrista, and all the different partnerships that continue to keep the Black History Month celebration going. It is exciting and stimulating to see all of the creative talent and beautiful history that Muncie and the United States have.

Ed McNeary is glad to be a member of the MLK Dream Team and hopes that before he is gone one day that Black History will be celebrated 365 days a year. Fisher adds they are joined by two of the essay-winning students this evening and invites them up to read their essays.

How can I be an ambassador for peace in my community? There are many ways I can show peace in my community. Many people like Martin Luther King Jr. have shown peace and changed the world by doing it but you don't have to be famous to change your community or the world. One thing I can do in my community is volunteer. Small businesses and shops will benefit greatly from even just extra window cleaning. You can go to animal shelters and take care of pets, a really fun job. I can volunteer at food pantries to distribute food to people in need, not only volunteering for a community but helping people who need the most in my community too which is a nice thing. Something else that I can do is donate to shelters like animal shelters and shelters for people on the streets. Donating even just a small amount of food or money can greatly help shelters expand their community and take in more animals and people but you don't have to go places either or do things so show peace in a community. You can show it at school or at home and outside. You can work hard and be kind at school and you will make the school a better place. At home, you can do small things to make the world for your siblings or your parents. For example, before your parents wake up or if they're away surprise them by doing household chores like cleaning your room or anything like that. Outside you can get mail for your neighbor, walk your dog or help hose down a bike or car for your parents. There are many ways to show peace in a community and anyone can do it. Union, peace and agreements are powerful and once one person steps up they can create a whole wave of peace making the world a better place one piece of a time. 'Peace begins with a smile.' – Mother Teresa." Elementary Division Winner: Annabelle Shen, Teacher: Cristina Castaneda, Grade 5 at West View Elementary.

"I can contribute to bringing peace to my community by creating more opportunities for people to engage in activities together therefore promoting harmony and reducing instances of conflict. For introverted individuals who may not be comfortable participating in group activities, I can establish a reading space where they can spend time alone. In addition I can create peaceful affirmation stickers and display them throughout the town to encourage people to treat each other with kindness and respect. These are just a few examples of things that I can do to make a more balanced and peaceful community. To me peace means a place where there is little or no violence, people treat each other with kindness and where there is a sense of calm and trust so I think of a place that has little or no violence where people treat each other with kindness and there is a sense of calm and trust sounds great. As a student I believe that I can also contribute to promoting peace in my school by engaging in activities that brings students together regardless of the backgrounds. For instance, I can organize a cultural exchange program where students can learn about each other's cultures and traditions. This can help to foster a sense of understanding and respect for each other in which can go a long way in promoting peace. Furthermore I can also volunteer my time and skill to assist those who may be struggling with personal issues or conflicts. By being a good listener and offering support I can help to lessen some of the stress and tension that may be contributing to their problems. In conclusion, there are many ways I can bring peace to the community and school like creating an opportunity for people to engage in activities together." Middle School Division Winner: Gwendolyn Kristofeld, Teacher: Megan Santeen, Grade 6 at Northside Middle School.

Councilperson Garrett commends them and honors the parents because it all begins at home. He applauds both the kids and parents of the next generation.

ROLL CALL:	PRESENT	ABSENT
Dale Basham (At-Large 1)	X	
Ro Selvey (At-Large 2)	X	
William McIntosh (At-Large 3)	X	
Jeff Green (District #1)	X	
Nora Powell (District #2)	X	
Brandon Garrett (District #3)	X	
Sara Gullion (District #4)	X	
Jerry Dishman (District #5)	X	
Harold Mason (District #6)	X	

APPROVAL OF THE MINUTES: A motion was made by Selvey and seconded by Green to approve the Minutes from the Regular Meeting on February 5, 2024 as presented. A roll call vote showed 9 yeas. MINUTES APPROVED.

COMMITTEE REPORTS

Rob Keesling, Indiana Michigan Power, thanks Councilperson Powell for inviting him here to speak regarding the recently announced and started project on Tillotson Ave. They are in the process of rebuilding an existing underground transmission line that connects the substation at University and Tillotson to the substation on the north side of the Ball States campus. The project requires double lane closures on Tillotson as well as intersection closures for worker safety. The project is being moved in segments from south to north at the station at University and Tillotson until they exit road right-of-way at York Prairie Creek. The traffic plan will move along as they move along the project. One of the things that makes this project unique is the timing with the City being in close coordination with Mayor Ridenour to be well aware of the City’s upcoming paving plan and Tillotson project in 2025. The Mayor can speak to the impact of this project as it coordinates together in what is being done.

Mayor Dan Ridenour adds that Indiana Michigan Power moved this work to coordinate with the City’s paving plan and Tillotson is on the schedule for next year. This will save money, obviously, and will create some delays until this portion is done and then further delays next year as the actual paving work is set to begin. He is excited and claims they have been a good partner and are thankful for moving it forward. Councilperson Powell asks if he can speak to any outages residents may expect. Keesling informs this project should not cause any outages to residents or businesses in the area. Powell asks if any were to come up then how would the residents be notified. Keesling informs what is typically done is a phone blast 72 hours in advance (sometimes longer) but this project does not have any outages anticipated. Powell then asks the timeframe for the project. Keesling explains they have already started and the permit with the City Engineer goes through the end of the year. There will be some activities throughout since this is part of a larger project but for the Tillotson project they would like to be out of road-right-of-way by November. Powell refers to paving and asks if it will be completed once finished with the project or if this just allows the City to pave it themselves sooner than expected. Keesling states it was requested by Adam Leach, the City Engineer, for all utility companies do some repaving when doing underground work. They have been very diligent at holding them to that (permit-wise) and they will be repaving two northbound lanes from the University area to just south of York Prairie Creek so just over a mile of total lane distance.

President Dishman asks if Mayor Ridenour plans to have other utilities doing work there as well. Mayor Ridenour believes most of the others are ready to go. There was a lot of work done with the gas and water companies already. Dishman comments that being a pet peeve of his, putting in a new road or street and the utility company coming in and cutting it all up. Ridenour adds that was the main reason Riverside took so long because they weren’t going to put that road in until all the utilities were finished. As much as they would like them to be on the same time schedule, sometimes the staffing needs just require it to be on the other.

Councilperson Green asks if they will be doing this a few blocks at a time. Keesling informs they will be completing it in segments and sections shifting the work zone as they move along. It won’t be that entire distance

at once but rather coming out and a little north and move along. Green asks if it will be level when completed (curious if there will be a road difference of a few inches, road hazards, or the catch basins and lids that go on the sanitary sewers). Keesling informs there will be some temporary repairs until they can come back and fully mill. The City has requested they do a 2-inch mill and repave upon completion. Green assures there will not be a hazard for those who are traveling that street. Keesling responds that is not their intent and there will be warning signs that the level of pavement could be different so drive with caution.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 1-24 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (FIRE DEPT – EMS)

A motion was made by Powell and seconded by Green to Adopt.

Fire Chief Dan Burford recalls speaking to the Council about this situation last month and there is a lot to it in which they cannot publicly address. He believes City Legal Counsel has been in contact with the Council Attorney for a discussion who should have then brought the councilmembers up to speed. Questions called. A roll call vote showed 9 yeas. ADOPTED.

NEW ORDINANCES:

ORD. 2-24 AN ORDINANCE OF THE CITY OF MUNCIE, INDIANA, AUTHORIZING THE ISSUANCE AND SALE OF BONDS OF THE CITY AND, IF NECESSARY, BOND ANTICIPATION NOTES, FOR THE PURPOSE OF PROVIDING FUNDS TO BE APPLIED ON THE COST OF CONSTRUCTING A NEW FIRE STATION TOGETHER WITH ALL RELATED IMPROVEMENTS, EQUIPMENT AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE OF BONDS THEREFOR.

Mayor Dan Ridenour recalls meeting with the Council back in 2023 to go over what the Administration was attempting to do with the fire stations. There was a number of questions and he provided answers. On the City website (since maybe August or September when it was first provided to the previous Council) is the 300-page study that had been done by the Committee which contained a lot of details. He provided that to the Council along with studies and all questions that were received were answered. Many of the councilmembers talked with firefighters, the Union leadership, the Fire Chief and others and that was all before the January meeting. He thanks Council Attorney Gibson for some changes to the language and the result of that was a unanimous vote to move forward. Since that, around 10 days ago, he provided an email to the Council but has been made aware one member was having email issues so can provide written documents if needed. Other members he knows have received it because they have asked him questions directly while others have not but knows other conversations have been going on. However, the final rendering was provided. After speaking to the City Engineer, it was determined that the best road cuts would change the design a little bit. The bays would now go on the south end of the building and the living quarters would go on the north end. That was the opposite of what was showed in January so the Mayor felt like the Council deserved to have the new renderings and made sure to provide that as well as the site plan in how it fit on the actual location. Also provided was a 16-page schematic design narrative getting into a lot of detail on sizes of pipes and things like that. Councilperson Garrett and Councilperson Green probably appreciated it a lot with their backgrounds. The Administration also went to the Parks Board who unanimously endorsed the development/project knowing that they're going to be without a little bit of space in the park during construction but once that building is finished the current building will be torn down and they can take that particular space back. It is going to be a typical swap but may be inconvenient for the Parks Department during the construction. Mayor Ridenour has a letter he believes the Council received from the Union President and reads it for the record. Jason Chafin writes, *"I'm writing the correspondence today regarding the upcoming ordinance that is being introduced Monday for the bond issuance to pay for the building of the new Fire Station # 6 in McCulloch Park. As I have communicated before and I believe everyone agrees that having a plan to replace the dilapidated fire stations is essential, I have previously described the years-long firefighter driven process that went into getting to where we are today with this plan of action. I, as do my members, understand that when spending and committing funds from taxpayer resources it is never an easy decision and proper diligence is*

required for your trusted positions. By this juncture, hopefully you have been able to investigate this ordinance and found the same merits of moving forward as we have the funding of this project primarily funded through EDIT funds that the Administration is pledging to repay this bond. I, personally, am biased but I really cannot think of a better way to spend these dollars. Not only have we all agreed that there is a dire need for a station replacement but by doing so we also make the fire station a beacon of the neighborhood like it is supposed to be. Pride in place and pride in community can be traced directly to the infrastructure that is provided. In this case, it will be the east side neighborhoods of Whitely, Industry and Morningside. If we keep going, the next station would be station #5 on the northwest side and new station #3 and remodels to others would follow. In reality, this has to be done in some fashion or the stations we have in place will get truly unlivable and non-functional. This is the plan we firefighters worked on with the Administration and the previous Council came up with. I know you will hear from some that we could do it cheaper, we could do it a bit differently with a lower bid taking priority. However, when you get to how we pay for it I explained in the process and detail in an earlier email. This plan is in a long-lasting functional fire station overseen by a company that builds fire stations. In conclusion, I will not be able to attend the City Council meeting in person on Monday, as I will be in Washington, D.C. lobbying for the IAFF Union leaders across the country for issues for safety and health of my colleagues. However, I implore you to successfully introduce this ordinance and keep the process moving forward. Thank you so much for being willing to serve our community with us. Any questions or concerns I always try to have my phone on me for email, text and calls. Jason Chapin, President of the IAFF Local #1348."

Mayor Ridenour reminds everyone that these bonds will be paid from EDIT funds. Some councilmembers have expressed a frustration on where some of the EDIT funds was going yet this will pull several hundred thousand dollars for a bond payment from those EDIT funds. He, personally, thinks it is a great source and wants to provide a couple of things he thinks are very important. He also makes it clear that no other City department will be getting reduced funding because of the EDIT funds paying for this. #1 this provides better safety for the neighborhood. That station is an island by itself, when trains go behind it blocking McGalliard, Centennial, Highland and Wysor, there is no obvious and easy support for the station, neighborhood, schoolchildren and everyone there on the northeast side. It is also safety for our firefighters, expressing that a number of different times. Some of these stations are deplorable and the living conditions are not good for our multi-gender firefighters. There is no separate corridors and it is not an ideal situation in which everybody can agree to. One other reason they have remained firm in building a top-notch first class facility is for retention of firefighters. We continue to lose firefighters and EMS employees to other counties primarily to the west that pay more. This is a commitment that they will see, understand, be proud of. It show that we, as a Fire Department and a City, are going a different direction when it comes to the protection of citizens and firefighters safety. It will also help in recruiting, as we do not currently have a station that is ideal for bringing potential firefighters to try to recruit them. Station #1 has been recently remodeled in the last 5 years or so but the other stations are all 1985 or older and some are in better condition than others. It will allow us to be able to bring firefighters to "our newest station" to look at. This is planning for the future. It will take decades to get to that level in all stations but is the direction we are going as a City. It will also help develop the Whitely neighborhood and other northeast side neighborhoods in that MLK corridor. A number of things are currently happening behind the scenes over there and additional things are coming. MLK is also one of the streets that getting paved this year and the City wants to make sure this fire station is a shining light for that neighborhood. It is one of the reasons the Mayor doesn't want to cut the budget and do a cheap station, adding he doesn't want anything that looks like a barn or pull barn. This has to recruit, retain and provide safety for the citizens and firefighters. Is it the least expensive way to do it? No, advises the Mayor. However, it is the best way to do it in his opinion. EDIT is paying for it so is asking the Council to bring up whatever questions they have and he hopes this will move forward to the next step. With him tonight is also Bond Counsel, Financial Advisor, and Fire and EMS Chiefs.

Jacob McClellan, Bose McKinney & Evans LLP, Bond Counsel, states the bond ordinance authorizes bonds in an amount of not to exceed \$8,700,000. If necessary bond anticipation notes it incorporates parameters received from R.W. Baird and includes that the rate will not exceed 7% and a discount for the bonds would not exceed 2%. The term would not exceed 20 years. As reference, this would pay for the replacement of Fire Station #6. The bonds will be payable primarily from EDIT and to the extent that is insufficient then it will be payable from a property tax backup. The ordinance provides a form of bond that authorizes the marketing of the bonds, official statement related to the bonds and a reserve for the bonds, if necessary, to sell the bonds. As far as timing,

assuming the vote passes to introduce tonight, the other part of this would be the appropriation ordinance. A notice would be put out and there would be a public hearing that the next meeting. During the month of April he and the team would work on marketing the bonds. Tentatively, bonds could be sold in late April with funds available in (kind of) mid-May. He is willing to answer any questions from bond counsel perspective.

Councilperson Powell confirms that there needs to be a motion made and seconded before the Council can ask questions or have open discussions. Attorney Gibson confirms correct, a motion needs to be made and seconded, followed by an all-in-favor vote after all conversations are complete. A motion was made by Powell and seconded by Green to Introduce.

Bob Swintz, London Witte & Co LLP, will serve as Municipal Advisor for the City. Mr. McClellan just mentioned that R.W. Baird is the investment banker who will be responsible for selling or placing the bonds for the City and talked about the parameters not to exceed numbers. Based on the last numbers received from Baird they are looking at an interest rate of about 4.6%. They have created a debt service payment of about \$730,000 going against the certified distribution of EDIT this year of \$4.6 million. There are some other bonds that are outstanding that have an EDIT pledge of around \$800,000 so the EDIT will be used for those purposes. As Mr. McClellan also mentioned, this is just the first step in the process as they plan to come back next month, assuming the Council wants to go forward, for approval of the ordinance and a public hearing on the appropriation. With that, he is willing to answer any questions. Councilperson Green refers to that 4.6% being locked/fixed rate. Swintz states the interest rate will be fixed for the 20-year period when they sell the bonds however cannot guarantee it is going to be 4.6% because they are not going to be in the market for probably 30-days or more and are hopeful to get some of those interest rate reductions. Green confirms they anticipate it going down and not up. Swintz is hoping they come down and not up.

Councilperson Powell recalls it was mentioned that they are pledging LIT revenues to pay debt service on the bonds and if those LIT revenues were insufficient then property taxes would be used. Swintz clarifies a property tax levy would be the backup source of payment. If all of the LIT revenues went away (or yet, a portion of LIT) then a property tax would be needed to make those payments. Powell feels like EDIT and LIT are used interchangeably here, in her understanding. There is EDIT dollars which are mostly the Mayor's discretionary funds and then the LIT (and again, in her understanding) which is the local income tax that is usually brought in for public safety. So which fund will this be coming out of? Swintz states LIT revenues is an assortment of different things such as certified shares, the EDIT shares, public safety shares, etc. This ordinance is defining the pledge revenues as the economic development income tax portion of the LIT. They are not looking to the certified shares or any of the other shares to make those payments. Powell assures these payments will not be coming out of Fund #104, #105, or #106 (any of the public safety funds).

Fire Chief Dan Burford states the Fire Department has committed some funds out of Fund #104. Obviously, they are committed to this program and willing to support it along with the obvious need for it. Out of the Center township funds, they have committed up to \$250,000 (a quarter of a million dollars) for annual bond payment to help support this. Powell confirms pledges from the #104 fund and if those will be in addition to the Mayor's EDIT dollars. Burford knows the Fire Department and Mayor have both committed dollars but he does not know what the total payment was going to be. Powell asks the same question to the Mayor.

Mayor Ridenour explains the Fire Department was very committed to making this happen, seeing two previous Administrations from both parties over the years say they were going to do something. The Fire Department said they would put in 'X' amount (originally the \$250,000 being for two stations) so the Mayor is expecting \$125,000. His EDIT budget has \$650,000 put aside for 2025, 2026, and beyond. His expectation is the EMS funds (or the #104 funds) will put in \$125,000. He is not having them pay the full \$250,000 because it was \$250,000 for the two stations. It just seemed fair and right to just have them do \$125,000. Powell asks, again for clarification, if Station #5 (the station unequipped to hold the apparatus for her District) will be coming, if the \$250,000 is still pledged and if that means the Mayor will have to pledge \$1.2 million. Mayor Ridenour answers yes, informing that is technically what he has budgeted for 2026 but is not certain that that is going to happen so depending on the Council. Nevertheless, for 2025, he has the money for this particular station set aside. With the commitment of \$250,000, it is his expectation they will put in \$125,000 per station. Powell notes that they as Council, right now, do not know what else is coming out of those funds therefore unaware of the other commitments from EDIT or Fund #104. She asks if they can get that information prior to the next meeting so they can have a breakdown. Mayor Ridenour informs that in January he submitted his annual budget to the Clerk's

Office so it is there per requirement but he can provide each councilmember a copy. It does have the fire station in there. Powell confirms it would have the EDIT plan and Mayor Ridenour answers yes, it does. There is currently only about \$800,000 committed through debt so this will take it up to about \$1.45 million per year and when the payment for the second station starts it will take it up over \$2 million. That is about half of the EDIT funds in the end. Powell refers to the mentioning of what else might come out of Fund #104 and if it is found to be insufficient would the Mayor then will make up those extra dollars from the EDIT funds (because at that point we would go to property taxes). Mayor Ridenour doesn't anticipate that but there is certainly funds that would be available. It does pull from other things that they like to help with which are some of the nonprofits and so forth. However, they wouldn't want to put Fund #104 in the negative position. Powell agrees. The Mayor adds it has not been anywhere near negative at this point and they have purchased a couple fire trucks and have acquired a new ambulance every year. There is a lot of equipment that needs to be replaced. Powell is aware and that is why she mentioned to the Fire Chief putting a list together of what all is coming out of those funds so they can get somewhat of an idea. Mayor Ridenour assures the Fire Chief can help with Fund #104. Powell agrees and can review the new information regarding EDIT now that the Mayor has provided some details. However, it is making sure there is enough in those two funds because her concern is that we would have to go property taxes. She knows that has happened in the past where unfortunately the bond was not covered by the initial entity that was supposed to cover it, although notes it was not under this Administration. The Mayor advises he has a 7-year budget before him and believes the EDIT for this year is \$4,352,000, roughly. He does not anticipate doing \$1.4 million dollars in debt is at risk but can never say. That's income tax so it is not property tax generated and it is a little more risky running on property tax because if people don't pay their property tax the City feels it but most people don't quit their jobs and that is where the LIT tax comes from and EDIT is a part of that LIT tax. Powell, again, relays her concern was reading this and it talked about how property taxes would be used if those were insufficient. The Mayor cannot imagine that and requests Bob Swintz to confirm that, being from a third party.

Swintz recalls going through this process and talking to investors having to prove to them that there are sufficient amount of EDIT dollars and as the Mayor said, you can never assume that everything is going to happen right. However, there is going to be plenty of coverage so that should never be a problem. The property tax back up is really just more insurance for an investor in case the worst-case scenario may happen. He apologizes for the earlier confusion of the #104 fund talk and is talking from a strict legal standpoint they have pledged EDIT to make the payment on the bond. Powell appreciates that.

Councilperson Gullion questions Bond Counsel if this is regular practice for the (BOT) bond authorization to be handled before the agreement. Jacob McClellan answers yes, usually you want to have a good handle on what the build-operate-transfer amount is going to be but they can run along the same timing. He is not sure what the timing is on the BOT but as long as they make sure there are enough funds available to fund the construction contract. Gullion acknowledges the fact that they all know this has to be done. She thinks the main concern is the cost and it was learned that Station #5 is coming right after completion of Station #6. With everyone doing research, she and Councilperson Mason last week took the time to drive up to Fort Wayne to see a brand new station that they just built and moved in to in October for \$4.4 million. Apples to apples; with not knowing the plans and comparing them next to one another. She brought some photos to share and show with everyone. Again, this is what \$4.4 million just bought.







PHOTO PRESENTATION: The front shows it is not a pull barn but brick with 3 bays, technically 2.5. The panoramic from the side shows the pull through. The sleeping area is all in one but there are cubbies because it is set up for both genders. There is storage space, a locker room and the mens and womens shower/bathroom area with their own locker room. There is a sleeping area off of 1 of the 2 offices. There is a report room. There is storage off to the side of the bay. There are photos showing how it was designed to keep the carcinogens out of the residence area. The area off the bay has an airlock area in between the bay and residence area. There is also a decon bathroom for those that want to shower before entering the main quarters. She is not going to go through everything and explain all of this. She just wants to show that this station has all the things they are talking about wanting for Muncie’s own Station #6.

Again, Gullion is not a building expert but knows there are certain needs. The station in these photos cost \$4.4 million and is aware it won’t be that amount for Muncie, even with it beginning soon because costs can go up. She just wonders if the \$8 million could provide two, or at least one and a half, fire stations.

Powell asks the location of that facility. Gullion responds it was in Fort Wayne on a brand new lot. Nothing was torn down and it was a brand new build. Powell asks if they used a BOT. Gullion answers they did not, they actually had savings (a capital improvement fund) that they used.

Councilperson Garrett asks when it was built. Gullion replies it was built last year and they just moved in November of 2023 with the PO at the end of 2022.

President Dishman asks the Fire Chief if there is going to be an aerial truck in that station. Chief Burford informs at this current time there is not an aerial truck assigned at Station #6. Dishman asks if it *will* have one. Burford responds there are many things that need discussed for that to happen such as staffing and money to

purchase trucks and those are all things he is very open to having conversations. What they do want to make sure is that any type of facility built that it is going to be expandable. The stations they are in now were built for fire suppression only and not EMS. They were built for three (3) men per apparatus on a suppression piece living and bunking together. The Chief is curious as to what station this is (referring to the photos Gullion brought in). Gullion mentions it is Fort Wayne Fire Station #14. Chief Burford advises he has many friends up in Fort Wayne so surely could find out. Gullion adds it is about a mile down the street from their Union Hall. Burford would just like to make some comparisons. Referring to a message from the Union President Jason Chafin, Burford claims the Fort Wayne station did not use union labor (that he knows of) and the Local Carpenters Union picketed that station when it was being built. That was something he was going to get a little into but wanted to make sure he wasn't stepping out of line recalling the motion on the floor is introduction on an ordinance in reference to a bond. He mentions Councilperson Powell stopping to see him on Friday and he appreciated that. He has invited all councilmembers to stop by or call him because he is more than willing to talk to them and try to answer any questions. He doesn't know all the answers and won't stand here saying he is a 'BOT expert' because who truly is but what they do know is there is a lot of people using them. He refers to Powell having questions that he reached out to Greg Martz from GM Development regarding. She also asked about references. Chief Burford recently attended a mandatory State Chiefs Academy in Plainfield and networked with 42 Chiefs around the state of Indiana. He provides a document that details a list of stations (not the whole list but it is a comprehensive list of stations) that Mr. Martz has built. Also provided were some references. He talked to some Chiefs who utilized his services and they were very happy. There were also questions about the revenues from building stations, which he asked Mr. Martz about. He wishes he was here tonight to speak on it but was advised when he does commercial construction, it is not a traditional (for example) 30% that they markup for general charges unlike residential where it is pretty common. Burford is a little more versed in residential construction and it is not uncommon to have a 30% general fee. He (Martz) said the max he's ever charged on a commercial is 6%. The larger the project the lower the percentage of his fees go. The Fire Chief believes that is pretty standard with other developers that are in this industry. In asking about labor, Martz told the Chief that all subcontractors will be open for competitive bidding and encourages local companies to bid. That was important. They wanted to be able to call out and encourage local contractors and subcontractors to come in and bid this work. Martz told him that any additional funds left over the end of the contract will be deducted from the total fees. Those were questions that Chief Burford has been asked by members of this Council so he just reached out and asked him. With that, if any of the councilmembers have questions or do not feel comfortable reaching out to these people then he will reach out for them. He might not have the answers right now but he is more than willing to go and check on anyone of their behalf. He also realized when looking at the photos of the Fort Wayne station that it is not what is considered a "general neutral station" and only says that because he just read an article in *Firehouse Magazine* about that today. There are stations that have separate female and male quarters but some departments are now being sued because they're not developing what is considered a general neutral area where individuals can have their own locker facility and their own restroom facilities while on shift. Through both *Firehouse Magazine* and *Fire Rescue Magazine* stories are ran on fire stations being built on a daily basis. In the last week he has seen stations that range from \$1.2 million to \$35 million, depending on what is being built for that community. The Fort Wayne station may not look like a pull barn but could very well be a pull barn construction with brick veneer. He isn't saying that as he hasn't seen that station and wasn't apart of building it, however, he would like to go and see it so is planning to reach out. Referring to the list of stations he provided, he has started calling references on that list reaching out to try and find comparable stations to Muncie. There are plenty of them out there. Chief Burford is just doing his part as well to make sure that these stations are being built to serve the community for a long time.

President Dishman recalls going with former councilmember Roger Overbey to view other fire stations built by BOT. They were excellent fire stations and are precisely what he wants for our firefighters. He doesn't want something cheap. You pay for what you get. Chief Burford relates they want to build quality stations to last. They aren't asking to house 15 to 20 people or 10 to 15 trucks at these stations. As the Chief of the Department, he would really like to have extra storage facilities at Station #6 because it is extremely close to the City garage, within blocks. Having those spare apparatus' at that station makes them more efficient. Adding bay space now is much cheaper as well. The cost overall of adding bay space is minimal in the cost of building a new station. His office is always open and phone is always on. He is even willing to grab a cup of coffee on neutral ground. He would appreciate if any members have questions then feel free to reach out to him or the rest of the staff and they will do

everything they can to find those answers if they can't answer them right away. Dishman recalls visiting an immaculate station in Westfield. Also, 2 of our Muncie firefighters have transferred there. Chief Burford corrects that number to Westfield actually having 4 previous Muncie firefighters there. Dishman recalls 2 were there when he visited. There were rooms for the men and women to stay in as well as their own alarms. Certain alarms would go off for certain people relating to the calls they get. Burford adds those things can be added to stations and there are many great things they would love to see added. Those things also require coordination with the County dispatch system. Dishman asks if Station #6 will have a place for an aerial truck. Chief Burford responds absolutely, the bays at all of the fire stations will be large enough to house aerial apparatus. That is minimal to make sure those requirements are there as far as dollars and cents. Dishman states the only thing he has against the BOT is that the job isn't bid out. Burford responds as far as the contracting and subcontracting that is bid out. That was one of the questions asked of him so he turned around and asked Mr. Martz who has been very open throughout the process encouraging local contractors to bid on the framing, electrical, mechanical, heating and cooling, plumbing, concrete work, etc. It is encouraging the Council to get in touch with local contractors they know and encourage them to bid on those jobs.

Councilperson Mason asks if it is known what the square footage of this facility is going to be. Chief Burford doesn't have exact numbers but schematic drawings have been provided to the Administration. It is an idea at this point. There is some room sizing figures available where one could sit down with a calculator and figure it all up. However, there are minimum standards that are required for bunkroom and locker area. In looking at the drawings available, he would say they will have a "Jack & Jill" bathroom in between them. The minimum requirements and codes are known so they can get close on that. For him to stand here and express the exact square footage, he cannot, because he does not believe that is actually pinned until the process after this one so cannot supply that information.

Powell, for clarification, refers to the Mayor having him state that having a new station will increase safety for the area and wishes for an explanation. Chief Burford informs the Department will staff what they can right now and the max they can have in that station is five (5) individuals. That is all they have the space for. One of the big things that securing that extra space is going to greatly improve is during those times of the year when there isn't high vacation and personal days being taken (and getting through retirements and hiring new people on). There are many times during the year where they can staff four (4) members on an engine. As long as that ambulance is there, that station will not get (4) on the engine because they have absolutely no sleeping quarters for them. Right off the bat, they can say yes. There will be times of the year that this will increase safety. Increasing the efficiency of individuals increases safety. If people are sleeping well and are well rested then that can increase safety. Powell absolutely understands how it is increasing the safety of the employees but questions how it will increase the safety of the residents around. Burford insists that on the days they can have extra people on an apparatus, the safety of the public is increased. Again, if firefighters are well rested then they are going to operate more efficiently and that critical thinking is going to happen much quicker. Those things are definitely things that play in to the safety. We know sleep deprivation is huge. Back when he attended the academy, the Chief states one of the big focuses in his class was specifically the dangers of sleep. Being able to have places where you are not sharing sleeping quarters is important. He was on the floor for 25 years and knows what it is like when you have people snoring, getting up and using the restroom, etc. disturbing your sleep. Those things can definitely play a role in the safety of the community.

Councilperson Garrett, referring to safety, always likes to use Indian Village as an example Fire Station. When he was a kid, it was popular for people to go there for Halloween. The mere presence this will put out in the neighborhood is going to go a long way. Now that the fire stations are safe stations, it is happening and they are hearing lot more about it. He believes the presence of the Fire Station is going to play a huge factor in the neighborhood in reaching out and doing community outreach as a Fire Department. He sees that playing into public safety of our firefighters being well rested, our stations are better and the employees will have a more upbeat and better attitude. Chief Burford refers to everyone wanting increased staffing and he is 100% on board with that but they need to make sure they have facilities to house those individuals. That station has met its maximum growth potential as it sits. Garrett recalls walking through Station #7 and it being impossible for two people to cook together in the kitchen. Also, if his daughter drew up and became a firefighter; that station is not gender-neutral. Burford adds it being off topic but they are working to bring in an architect to go over all fire stations and find out what improvements can be made. There is capital improvement dollars in the EMS funds so they can

perform those improvements in all remaining stations (if they don't get the opportunity to replace them). Garrett thanks Chief Burford for being one of the Department Heads that is very well at answering questions and getting back to the councilmembers.

Councilman Mason brings up community policing being a hot topic and asks if it would be possible to have an office for that out of the new station. Chief Burford attests the Fire Department works really well with the Police Department and he sees the Chief and Deputy Chiefs daily, as their offices are right next to each other on the same floor of City Hall. They are very open to partnership. In fact, the EMS Chief is now the SWAT Medic. He works and trains with the SWAT team as a sworn police officer and goes with the SWAT team to provide emergency medical care, for them first and then any victims. Collaboration is big and can guarantee the Fire Department is not opposed to working with the Police Department. There are things that can benefit our community and that is what both entities are here for. Mason suggests that being something they might want to explore.

Councilperson Selvey wants to thank everyone involved in this process since the beginning. It has been a long road. The first station they do is going to be a standard they look for in other fire stations. The community has been waiting for this for a long time and the decisions they make from cutting or decreasing the size is a reflection of how they feel about a certain area and that is what she personally thinks. It is just talking, communicating, with the people and the area needs it. It benefits the children, businesses, future businesses and will become a mark of pride in that community. There is no amount of money, as a City, that can oversee that. Let's bring back pride in the community. She encourages every councilperson here to support this initiative and makes note she will not vote on anything that is less than what was presented to them.

Councilperson Mason advises it is evident that this Council wants to see this happen. However, they have to be good stewards of City and taxpayers dollars. There are ways to explore in getting this project done. If they elect to go with the BOT then so be it. However, he feels they need to think outside the box as well. If they could do it cheaper than \$8 million that could potentially be two (2) fire stations. Unsure of the square footage and proper standards and such, he questions the numbers of the Fort Wayne Fire Station. Councilperson Gullion mentions it was 7500 square feet.

Councilperson Green believes the City has done its due diligence to come up with a plan for this fire station to move us forward and it behooves them as a Council not to impede the progress. For the citizens, for their benefit, he appreciates Councilperson Gullion going up and getting the photos that she did but noticed something in the photos that will not be at our Muncie station. Many things were left out that have already been planned and the Chief has already expressed that there are cities that are dealing with lawsuits because they didn't have separate quarters the way they were supposed to with the restroom and shower facilities. In the new facility here, each one of them will have their own facility in that room. He believes it is important for individuals to have their privacy like that. The women are separate from the men but they have their own little area by themselves. It is imperative to do things like that. The City has done their part and he feels it is time for them, as a Council, to do their part.

Councilperson Powell also agrees that they need to move forward. Relating to the bond fees, she questions the breakdown of the \$750,000. Jacob McClellan, Bond Counsel, asks what \$750,000. Powell explains they were told by Mayor Ridenour that the bond would be for \$8.7 but the actual costs of the project is \$7.95 which makes about ¾ of a million dollars in fees. McClellan will let Bob Swintz explain that but thinks there is potential for capitalized interest, potential for if there is an increase in the cost, and potential for if there needs to be a debt service reserve to sell the bonds. It is a 'not to exceed' so those are things they might, or might not, need when going to market the bonds. Powell requests they email the Council an itemized list of what those fees will be. Mr. Swintz confirms he will do that. Powell then refers to the discussion of using local labor and questions if that is Union or just local. Chief Burford informs they expressed with Mr. Martz that they definitely wanted to concentrate on Union labor. Powell asks if they decide not to use local labor then can she can get a commitment from the Administration that they will adhere to the responsible bidders ordinance that ensures livable wage, health insurance and those things. Burford informs that is not a question he can specifically answer. Powell states that is something the Council will need to follow up on in making sure the City is adhering to the RBO if the decision is made to not use local Union labor. Lastly, she keeps going back to the fact that it says they are going to be guaranteeing with property taxes and she is very concerned about that given that one-third of City employees are still under negotiations and have not had their contract settled. She is concerned about those things and the Council would love some clarification on those items.

Councilperson Selvey wishes to call questions before moving on into public comment.

Audie Barber states the citizens were promised another Public Works Committee Meeting by the last Council yet never received that second meeting to get more information on the fire station, BOT, and GM Development. GM Development is a one-person company, subbing all the work out so far as his ability to do the work, he subs everything out. Barber thanks Councilperson Gullion and Councilperson Mason for going and checking another fire station out in Fort Wayne. He also informs Councilperson Powell that she is doing a great job. The #104 Fund is the EMS fund and he just wanted to note that for the public. The City plans to use BOT, bonds, and property taxes to back this up and also the LIT tax. A few months ago, they talked about the LIT tax and he mentioned it was going to be raised this year. Muncie has no industry left. We have Ball State and they are non-profit organization so maybe it's time to hit them up for a little bit more money and tell them to "do your part." Ball State is a big chunk of the City of Muncie and they build brand new buildings out on campus every year. There was discussions about the Union and how the project in Fort Wayne was not Union... Union is not going to cost that project to double in price. \$8.7 is \$9 million over 20 years. Again, that is 20 years of EDIT funds. For anyone that wants to run for Mayor eventually, they are going to be paying for it for the next 20 years. President Dishman's entire career on City Council is 16 years. What else will be gone in 20 years that we're not getting this money from? Let's build this fire station the way it's supposed to, bid it out for contract and get the best price on it. Referring to Gullion's photos, it didn't look to appear that Station was a pole barn. Joe Jackson makes the comment from the audience that it could be concrete block with interior walls. Barber knows a lot of councilmembers have done their due diligence and he appreciates that. The LIT tax is going to come up as it already has on this. Also, he would like to see Councilperson Selvey, as the Chair of the Public Works Committee, call to have the other meeting as it was promised. President Dishman interjects and states Selvey is no longer the Chair of that Committee as he reorganized the Standing Committees at the beginning of 2024. Dishman claims there will be one. Barber states as long as the public gets another meeting. Going back to this ordinance up for introduction this evening, it might be introduction but it is moving fast all of a sudden. Dishman comments they are trying to get GM Development here. Barber just doesn't want it to get pushed through so quick because the last Council actually stepped back to take a look at it.

Wayne Scaife makes the comment to just get it built because this is getting old. It is hard for him to believe all nine City Councilmembers cannot settle this 30 days in between each meeting. Let's just get this over with because this is getting ridiculous. Not saying how to do it but however it can get done do it because, again, it's getting old. He thinks Chief Burford is a good honest man and is not going to stand up here and feed everybody crap. They must talk to each other between monthly meetings. They need to get it settled, completed, or something. He was born, raised and currently resides in Whitely and doesn't see anybody from Whitely here advocating for this Fire Station so let's not play on the intelligence of people living in Whitely on how bad it is needed. In all seriousness, they don't even talk about it and he doesn't hear anything else about it apart from a few people that come up here. Yes, it is needed but he still doesn't see how it is going to help the safety of the residents. He is not speaking against it, just speaking on some of the comments that were made. Again, he requests them to no play on their intelligence because if they want to talk about safety then get in a car and drive through Whitely because some places over there look like a third-world country. In talking about safety, address that before talking about a fire station. In closing, however the station is built, through BOT, contract, etc. it is getting old and honestly he is tired of hearing about it. Questions called. An all-in-favor vote showed 9 yeas. INTRODUCED.

ORD. 3-24 APPROPRIATION ORDINANCE, CITY OF MUNCIE, INDIANA.

A motion was made by Powell and seconded by Garrett to Introduce.

Jacob McClellan, Bond Counsel, explains this is the appropriation. There would be notice put out for a public hearing at the next meeting and all this does is appropriates the proceeds of the bonds into the budget so once the bonds are sold the City can take the proceeds into its budget and actually spend them. That is all this does.

Councilperson Powell asks what fund those proceeds would be receipted into. McClellan believes there will be a construction fund set up and the City would track those and track the expenditures coming out of that construction fund. Powell confirms it would be a completely separate fund that will be created so it would then come back to Council being asked for approval to create a line item. City Controller Craig Wright confirms from his seat in the audience. McClellan states yes.

Councilperson Gullion questions if they go through with this and the funds aren't all used then would it be able to go towards another station. McClellan explains the purpose under the bond ordinance is for this Fire Station. He supposes if there were access proceeds then they typically do with tax exempt proceeds is either use them to pay down the debt if possible or use them for another kind of similar project or related improvements. Questions called. An all-in-favor vote showed 9 yeas. INTRODUCED.

RESOLUTIONS:

RES. 1-24 A RESOLUTION OF APPROVAL FOR THE 2023 CHANGES TO THE OFFICIAL ZONE MAPS FOR THE CITY OF MUNCIE.

A motion was made by Powell and seconded by Garrett to Introduce.

Councilperson Basham asks for point of clarification this being an update that happens every year. Other councilmembers confirm.

Kylene Swackhammer, Delaware Muncie Metropolitan Planning Commission, explains this resolution is the annual update for the official zone maps for the City. Referring to the packet, there was one throughout the year so it shows that official update and that was changed back approved by the Muncie Planning Commission. The annual update has already been approved by Muncie Planning Commission so now it is before Council to approve as well. Questions called. A roll call vote showed 9 yeas. ADOPTED.

RES. 2-24 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA APPROVING A PILOT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT AND CONSTRUCTION BY TWG KILGORE, L.P. OF AN AFFORDABLE MULTI-FAMILY HOUSING APARTMENT PROJECT IN THE CITY, AND AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH.

Councilperson Basham clarifies this is the resolution that turned into an ordinance. Council Attorney Dan Gibson answers yes and explains there was a revised copy of this filed today with the only change being turned into an ordinance. He recommends somebody making a motion to amend res. 2-24 and convert it into an ordinance.

A motion was made by Gullion and seconded by Powell to amend/convert res. 2-24 into ord. 4-24. A roll call vote showed 9 yeas. AMENDED/CONVERTED TO ORDINANCE. From now on, for res, 2-24 refer to ord. 4-24.

ORD. 4-24 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA APPROVING A PILOT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT AND CONSTRUCTION BY TWG KILGORE, L.P. OF AN AFFORDABLE MULTI-FAMILY HOUSING APARTMENT PROJECT IN THE CITY, AND AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH.

A motion was made by Green and seconded by Garrett to Introduce.

Jeff Howell, Muncie Redevelopment Commission, understands the Council received information regarding this but is going to further outline the path that led to the matter being presented tonight. Section 42 low-income housing tax credit program offers tax credits to property owners and developers to establish affordable rental housing. In return, these owners must comply with occupancy restrictions for eligible households, adhere to rent restrictions and ensure safe and sanitary conditions. However, a side of the program falls under the purview of the Indiana Housing and Community Development Authority, IHCD, which conducts audits, inspections and reviews to ensure compliance. To qualify for the tax credits, developers apply under the Indiana qualified allocation plan which sets the guidelines for scoring projects by the IHCD. TWG Development (also the entity behind the development of Riverbend Flats) approached the City seeking opportunity for another project here in Muncie. During the application process it was determined that to maximize the points needed to score the project, and in order to improve the chances of getting the project, the City of Muncie would contribute funds. This was determined to be \$2.7 million. \$500,000 of which is coming from EDIT as a one-time investment, \$400,000 from the MRC with another \$8.8 million being done as a tax abatement. In exchange for the tax abatement, the City negotiated with TWG a payment in lieu of taxes, or a PILOT. We were able to get a better score because of the

contribution but then doing the PILOT doesn't take away from our score so some money is able to be received for the portions of property taxes. In running through the math, the current assessment on that property and taking in to consideration increase over the time period of the PILOT, which probably depending on how long that lot is vacant and using 3% (although probably not 3% as vacant lot). It was determined the current PILOT is paying \$6,680 a year in property taxes and the PILOT calls for payments of \$30,000 increasing by 3% every year. The PILOT will produce \$558,000 in payments during the course, which would be an increase over that lot currently at \$434,000 in revenue. With that, he is asking for Council support in moving this forward. This will produce 120-units of direly needed affordable housing. It is a thoroughfare into Muncie, depending on the direction you're coming from and what exit you take. The new facility out there would certainly make for a nice entry into the community. He has considered having this project versus not having this project. It is a project where if the needs aren't met then somebody else will come along but it will ultimately be a million-dollar-project and won't have the same effect on the property taxes. Eventually, the property taxes on this property will be somewhere in the \$250,000 a year range once fully up and running/operating. TWG Developers are in attendance this evening and can answer any questions about the project.

Councilman Garrett asks if TWG was part of the Silver Birch project as well. Marisa Conatser, Development Director with TWG Development, explains they did the construction but weren't the Developers. Councilperson Green wishes Mr. Howell to reiterate the number of units it will have. Howell responds 120. Garrett asks about the bedrooms. Conatser states 1 to 3-bedrooms. Councilperson Selvey asks the percentages of 3-bedrooms there will be.

Marisa Conatser, TWG Developments, informs they had a slideshow presentation but are having technical difficulties with the system in the auditorium. Powell, again, asks for clarification about being involved with Silver Birch. Conatser states they (TWG Construction) was involved as they worked and partnered with another developer to construct it overseeing everything with the construction side of it. She, personally, was not involved with Silver Birch but yes, the company was. She grew up here in Muncie, attended Ball State and loves everything Muncie. She is really excited about this project and to have the opportunity to bring more housing options to the City. TWG is a vertically integrated company meaning that they oversee everything from finding the site through construction and handling property management of the site for at least 15 years. That means they aren't just coming in to this project, building it and walking away. They'll be here for the long haul to see it through, again, for at least 15 years. As Mr. Howell mentioned, they did Riverbend Flats which opened this past year. Riverbend Flats was 60 apartment units, fully leased within 3 months and remains fully occupied with a wait list of over 40 people. There definitely is a need for this housing in the community and they think that Kilgore Place is a great opportunity. It would be on the site of the former in End Zone Sports Bar and Grill. A fire occurred there about 2 years ago and the site has sat vacant ever since. They think this could be a great opportunity to bring that site back to life especially because it is along such a prominent corridor into Muncie. Again, it is 120 units of housing with a mix of 1, 2 and 3-bedroom units. About 60 units will be 1-bedrooms, about 40 units are 2-bedrooms and 10% of the units will be 3-bedrooms (so 12 units). In identifying how to break this down, they hired a Market Study Consultant to come in and express the needs for the area. All of what has been put together has been backed up and verified by market study and she is always happy to share if anyone has any questions about what the area looks like and what the need currently is. Awarded rental housing tax credits on this property, they then in a very competitive process applied to the state. Part of that was this 10% contribution from a local government source. Rather than taking \$2.7 million dollars from somewhere within City funds, they wanted to explore the PILOT option. A payment in lieu of taxes allows them to make set payments for 15 years, still higher than what the property taxes have been bringing in allowing them to claim that on the application so that they were able to get the points to score higher than everyone else in our district. That is why it was possible and why it is very important to the project. The way that the state tax credits work is that whenever they apply they are committing to providing that 10% of the contribution. Once done with construction and people have moved in, the state will come back to verify that they followed through with commitments. That is why they are here today, to start this conversation, get it going and to make Kilgore Place a great place to live. She had photos of renderings and can always send those out via email due to the technical difficulties they suffered with the slideshow presentation. She adds it is an incredible property that went through and was approved through the Planning Commission last summer and they hope to see it come to life this upcoming summer.

Councilperson Mason confirms there will be sixty (60) 1-bedrooms. Conatser pulls up the rent roll and states there will be sixty-four (64) 1-bedrooms, forty-four (44) 2-bedrooms and twelve (12) 3-bedrooms. Mason asks if there is a reason why there is so many 1-bedrooms. Conatser answers yes and a few things play into that; one of them being the market study coming in to assess what housing options are currently available in the community and what is still needed. Another constraint with that is the size of the site with about 3 acres to work with and due to zoning constraints, building constraints, pricing, etc. the building is maxed out at four stories. To accommodate enough units to satisfy the needs of the community but to also make sure that they are not overcrowding the site that is how they had to fit the puzzle pieces together.

Councilperson Gullion confirms it was said that TWG is also going to be the property management company since they are going to be around for 15 years. Conatser states that is correct. They will be the property managers for a minimum of 15 years. They typically stick around longer but if for whatever reason they find a new property management company they would be open to extending that. It would function the same as Riverbend Flats where they are committed to that property for a minimum 15 years.

Councilperson Basham thanks them for their commitment to affordable housing. He is interested to know if there have been conversations with MITS to extend bus services to that stretch of Kilgore. Conatser answers yes, absolutely, informing they have been in contact with Amanda Price Clark at MITS to see what the options are in working that into their bus stops. On the architectural site plans, there is a bus pull off and they would love to make that an activated bus stop through MITS. With that, they are working through conversations of what makes the most sense so that MITS isn't inconvenienced but it could also activate that stretch of Kilgore.

Councilperson Garrett thanks them, as well, for diving into affordable housing. This is located in his District and he loves what is going on. He really likes the layout of the lane and understands why they are doing it (referring to the large amount of 1-bedrooms according to the study) that way. It is a hidden thoroughfare that no one really thinks about and an eyesore. He recalls spending many nights at the End Zone and was when it was burned down. He is glad it is getting revitalized. TWG has a really good track record working in and with the City so he thanks them for taking the initiative to build up his District. We really need that affordable housing in the area as his District is hit hard and knows those 3-bedrooms will rent right out. Mr. Kelly (another TWG representative) has been in contact with him and he is really excited to see what it'll look like.

Councilperson Powell thanks TWG for their commitment to low-income housing as well as Conatser's own explanation on the tax credits because that was one of the best she has heard. However, she does have some questions. It has been confirmed they were involved in Silver Birch which also has a PILOT program. Conatser states yes, they were involved on the construction side. Powell questions if they are no longer managing it and are no longer involved now. Conatser states that is correct. Powell asks if Riverbend Flats had a PILOT or tax abatement. Conatser explains that Riverbend Flats had a 10-year tax abatement at 75%. At the time, Riverbend Flats was in the planning process so cannot recall if it had been passed yet that PILOT's could be applied to affordable housing developments like this. It is a recently new resolution/bill that was passed in what she believes was in 2022. At the time of Riverbend Flats, it was not an option or a well-known option. Powell asks how they came about the \$30,000 a year total because she is aware that Silver Birch is \$50,000 so is just curious how they came to that number and also where will that \$30,000 be receded in to in regards to the General Fund because the \$50,000 goes into Community Development. She, obviously, wants to get as much of that into the General Fund as possible. Conatser can speak on the calculations for the amount but would ask the Mayor for a little assistance in explaining where the funds would be going. They referred this 10% of total development costs to meet through the state to land on the \$30,000 amount. To do that, they were trying to see what the City would be able to contribute to the project and what still needed to be made up elsewhere. When they found that it was about \$1.8 million, they took the estimated tax revenue they would have had once the property was complete and fully occupied and then look to see what discount to that tax revenue could be made in order to meet the \$1.8 million contribution over the 15 years. In waiting for the answer from the Administration on where that is being receded into, Powell asks if they will commit to using local labor and if there be any job creation beyond that construction. Conatser states as far as construction goes, TWG Construction will be the General Contractor of record. From there, they will subcontract work to whoever would like to bid. They always encourage local companies and anyone that would like to participate in that process to try and get as many local folks as possible because they often find the local folks know the area a little bit better, know what works and what doesn't. Therefore, they always love to use as much local labor as possible but it ultimately comes down to who wants to submit a bid for the property. Jeff Howell, MRC,

confirms the funds will go in to the General Fund. Conatser continues, as far as job creation following construction and once Kilgore Place is fully opened, they will have one (1) Property Manager fulltime and one (1) fulltime Maintenance Staff. They hope to have an additional fulltime Assistance Property Manager, especially during those beginning months and some staff they could utilize both at Riverbend Flats and Kilgore Place to make the most of both communities and create some additional jobs. Garrett commends how prepared Conatser is.

Councilperson Selvey questions the bidding process for supplies and materials. Questions are always asked labor asked but what about the several supply businesses and companies we have here. Does the company notify the businesses that this is coming up and do they take their bids? How do they initiate that process? Conatser cannot speak too much to that process yet but will be back in the office tomorrow with the construction team and will gather as much information as possible to pass along. She is not too familiar with getting into details about supplies but will gather everything she can and get Selvey into contact with them. Selvey adds many times she hears from business owners who hear about the City doing projects but either no one will ask them to put in a bid or they aren't informed of it. With that, she would appreciate if they would make an effort there. Conatser responds of course.

Councilperson Green asks how soon they are going to start the bid process. Conatser answers they plan to start construction mid to late May of this year and right now are finalizing architectural plans which are at about 85% so as soon as that gets to about a 90% bit set then construction team will then take that over and begin the bidding process. She would say probably late March is when that would be happening.

Audie Barber has some concerns and questions who gets the tax credit points from this project. Do they go out of state? Conatser advises the point system is for scoring for the application. In order to get awarded the tax credits, it works on a competitive scoring system so they had to get a minimum of certain points but then whoever received the most points gets awarded the tax credits. Barber continues, Silver Birch is an assisted living facility for people over the age of 55 years old with disabilities that are unable to live on their own, however, do have apartments on their own. This is on a state highway, State Road 32, and these people at Silver Birch have no sidewalks to get to the bus stop let alone any sidewalks there whatsoever. Silver Birch is three stories. This new complex is going to be a four-story building right next to Silver Birch that houses elderly people or low-income housing people. He understands they have to have somewhere to live but questions if there has even been any discussions with the people that live in Silver Birch? People in wheelchairs are driving down the roadway because there's no sidewalks. This is something we need to look into because disabled people are still a part of our community and they need to be brought into the mix too, not just TWG construction or whoever else. It is going to be right next door to these people. He hates stereotyping but when you get low-income housing you other things there too, not in a positive light. His wife works at Silver Birch and the people that live in Silver Birch do not want this project. The Council needs to take that into consideration when voting on this that many of those people do not want that project to go in.

Joseph Romero asks if the rent will be a sliding scale. Nowadays we are hearing that the annual income that qualifies for someone being low-income is \$24,000 a year to qualify but what about someone who only makes \$600 a month. Will this address any of that? Conatser explains the rent this property will be for AMI's at 50% to 60% of the area's median income so the target range for those incomes would be \$23,000 to \$47,000 annually. Now, those amounts do fluctuate each year. HUD puts out a report every year to adjust that by County to make sure the rental companies are adhering to what people are actually making. Based on those, residents will pay no more than 30% of their income toward rent, including utilities. The Developer will cover Wi-Fi, water, sewer/trash and all of that together is never more than 30% of their annual income.

Powell makes a comment saying the same, that low-income housing means it will not exceed 60%. Low-income housing is some of our teachers, parents in our schools, and it was even her at one point as a young mother. She takes issue with Conatser's statement, respecting her opinion, but taking issue with it because she doesn't feel it is a fair assessment of our Muncie residents. Conatser appreciates that and adds before coming in here this evening she researched what incomes those qualify for Muncie residents and it would mean that even entry level EMS responders would meet the income requirements. She believes she saw a document that stated it is \$42,000 to \$43,000 for entry level police officer so they, too, would qualify to live here. Teachers, preschool teachers, grocery store clerks, all those things that make Muncie a great place to live are people that are able to live here. They think it is a really great opportunity to provide some safe and attainable housing for these folks. In addressing some previous comments made by Barber, Conatser assures they will be putting a sidewalk in front of the property to

help improve that area. They have also spoken to INDOT to ensure that they would not need any additional traffic impact studies because they're comfortable with the amount of units and residents that will be living there and turning on to Kilgore Avenue. In conclusion, the site right now is just an empty lot but with this, there are plans to put in a brand new apartment development with landscaping, a playground, and doing everything they can to beautify that area right along the river and make a great spot when you're entering Muncie from Yorktown.

Selvey is trying to picture if there is a crosswalk there at Kilgore and Batavia and questions if having additional residents there would they need to address the crosswalk for people to be able to cross Batavia. That is concerning to her and she would like more research on it and there needs to be a stoplight to cross or something because that is a safety concern.

Green asks if there will be any type of a buffer zone between the two buildings. Conatser answers yes that right now the chiropractor office in between the two which is planning to remain. There are setbacks from that property they are aligning with which would be the landscaping. Green confirms there are no plans for a fence barrier. Conatser states no, they do not have plans for that portion but do have plans towards the river for safety. If that is something they are interested in then she is happy to take a look at it. Green suggests some trees or some type of large growing hedge or greenery could go through there and maybe that might provide some calmness of not having the low-income people encroach up on the property of the assisted living people (if that is a concern).

Garrett asks if they had to get any variances on their setbacks or if they all mostly meet the criteria through the Planning Commission. Conatser explains they did the multi-unit development plan with the Planning Commission. The aim with that was to take the Silver Birch site and flip everything onto this site. She believes the setback on that side is a 10-ft setback but doesn't know if that would be a variance off the top of her head due to going the multi-unit development route. Garrett has talked with a couple of business owners and knows this is going to increase business and such at Riverside. He knows the thoroughfare is going to look better coming down there and appreciates the sidewalk, which is nice. They probably could look into a stoplight/crosswalk for that area since it is unsafe to even drive that intersection sometimes especially when a train is coming through. Lastly, Conatser was very helpful answering all their questions.

Mayor Ridenour addresses the meeting that occurred back in June of 2023 approving it unanimously 5 to 0. They did have trees as part of the plan because it is required. The reason they had to go in for a variance was due to it being slightly under the parking requirement so that had to get approved. Then it was 50 feet but they had to approve it at 55 feet because of having something to do with how far back the river could go. Both of those were things addressed at that meeting. He also wanted to mention another part of the agreement that Conatser hadn't mentioned yet. The City also committed \$50,000 for additional improvements within a quarter mile. It hasn't been decided what the City wants to do and was planning on working with TWG. Right now, there is a property between Silver Birch and this development and there was talk about looking at doing sidewalk in between the two. That way, they can at least have some sidewalk there and could then start the other direction toward the Riverside Café. They could look at that or if the Council would rather them spend the funds elsewhere. There is \$50,000 (coming from Public Works Department) not part of the \$2.7 million. They could use it on the intersection if that is the preference or (what the Administration was leaning toward) trying to connect the sidewalk to Tillotson. Overall, the Mayor explains that was all going to be up to the Developer on what didn't hinder them but there are extra funds available that are not part of this transaction, just something agreed upon. Garrett asks Mayor Ridenour if he was present at the variance meeting. Mayor Ridenour answers he was. Garrett questions if anybody spoke against a variance at that meeting. The Mayor states not one person got up to speak as opposed but several were there in favor including some local businesses.

Powell agrees with Mr. Barber that the sidewalks are very necessary so questions if the \$50,000 isn't sufficient in putting sidewalks along that stretch if the City would be willing to look into subsidizing the rest of the sidewalks perhaps. Mayor Ridenour states it is possible, especially since this will go on in to another year. For paving, there is only \$6,400 left so not a lot of cushion left for this year because they wanted to do as much paving as possible. They will see what they can do but the sidewalks are something that probably won't happen until next year due to the construction timeline. The objective he and the City Engineer had was trying to see if they could get the sidewalk up to Tillotson so people can easily get to grocery store, something they weren't able to accomplish with Silver Birch yet some of the residents commented was a concern. The \$50,000 was set aside in the hope of that getting that done.

Brian Shaw knows local labor and materials have come up in past discussion for local deals like this where it cannot be put in as a dependency unless certain things are changed. He asks if any more thought has occurred about making that a standard thing. If we are going to supplement any sort of construction that there are requirements. Powell doesn't think they can legally require a percentage of local labor but what they can do, and did on the Planning Commission Solar Project, was amend to ask the Developer to give an estimate of the local labor that would be used and that is something that she will explore and possibly bring that the same amendment next month. She does not think, and asks Attorney Gibson to correct her if she is wrong, that legally they can say the Developer has to use "this" much local labor. What they can do is ask them to give an estimate of the local labor they would use so at least that is on record. Shaw understands just heard it debated in the past and was hoping there was some sort of resolution. He continues expressing 120 units is a lot. Unit of which would be helpful to some of the people in a recent situation with the Muncie Inn closing down. Hopefully, it would be more affordable for them and he is all for having affordable options for people. Some of the problems with the Muncie Inn residents were not having an entry into something like this; they have a past eviction or foreclosure or something that affects their credit. He asks TWG is they have any sort of programs, ideas or things that could be implemented to help those type of people get into those type of affordable housing apartments. Conatser explains with their property management team they have a set list of resident selection criteria and what they are really looking for is to make sure there is no history of violent crimes, abuse, or anything of that nature that may put other residents in harm. Another big thing they are looking for is if there is any felonies for drug related offenses. Different affordable housing options provide different resident selection criteria so just because this one is that does not mean that they all are but that is what will be applied here. As far as evictions or foreclosures, they run a credit check but that is just to make sure that there is not anything too high of concern. Something that is really great about TWG properties is that they offer resident services. Once a resident moves in, they offer programming to them to help with financial stability, getting into a new career, with job training, resume building, etc. They offer this wide variety of services to help take that next step into life (like purchasing a home or moving into a marketing unit). Really, it is to help set them up for success. Moving on, Shaw indicates he was curious about a construction like this and wouldn't call himself a "green bible thumping environmentalist" but if there are things that can be done to help mitigate some things there such as solar opportunities or loops for geothermal heating. Is that something they are exploring for this project as a possibility or had thoughts at all about it? Conatser explains TWG has committed to the National Green Building Standard (NGBS) rating of silver and are taking steps to be as environmentally friendly as possible without pushing costs over what makes sense for the development. They are doing energy efficient appliances, taking steps for low flow water, and doing everything they can to be as environmentally friendly as possible. Questions called. An all-in-favor vote showed 9 yeas. INTRODUCED.

TABLED:

RES. 18-23 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION REAL ESTATE TAX ABATEMENT (JRF MANAGEMENT LLC). (Tabled 11/13/2023; Expires in April)

A motion was made by Selvey and seconded by Garrett to Bring res. 18-23 off the Table. A roll call vote showed 9 yeas. MOTION CARRIED. Res. 18-23 is removed from Table.

Joe Jackson, JRK Management LLC, has purchased a couple properties here in Muncie, an old complex that was vacant and falling apart for years. He explains he was able to fix his property up very nice while someone else purchased the rest. Well, last year he was able to purchase some of that property back and its contains a big long silver building. It used to be rusting and multi-colored but Jackson fixed it up, aluminum coated it, replaced some of the bad metal panels, and installed new overhead doors and electrical. However, they are wanting to build a building right next to it towards Elm Street, almost where Elm and Granville intersect. A tenant was lined up to rent the building that does Amazon resell and returns and such and they were hoping to be in there last December but with the weather and by the tax abatement came along... Jackson actually thought the tax abatement was approved last September but admits he doesn't know this process well enough to know that there's multiple approvals that it has to go through evidently. With that, he was seeking tax abatement until the business got up and running to where they can afford to pay all the taxes.

President Dishman asks what the vote was on the abatement. Councilperson Selvey doesn't believe it went before the Tax Abatement Committee because it had to go through Council first. Jackson realizes and mentions that being what he didn't understand. Dishman suggests Jackson getting in touch with the person who handles the applications for the tax abatements and they will get with him at a later date. There is some confusion as to where Jackson is at in the process so one of his employees, Frank, joins him at the podium to glance at the paperwork advising the application is already filled out. Attorney Gibson explains this is a preliminary resolution and it will come back for a final resolution after a public hearing.

Councilperson Gullion mentions the tenant that Jackson said he had lined up and confirms they would definitely going to be using this for a business. Jackson would no longer say definitely because of the timeline. They were definite for December but as it is known, they were not able to meet that period. Gullion asks if he has another tenant set up yet. Jackson doesn't know. Gullion adds that means he doesn't know if he will be able to supply jobs then. Jackson says if the building isn't rented then he will probably use it himself until he can find a tenant. In fact, he owns another business named Advanced Commercial Roofing where they actually do roofing work throughout the Midwest from Chicago to Pittsburgh and Louisville, Kentucky and St. Louis. They even have an office in Florida and do work in Georgia and Florida as well dealing with business as Commercial Roofing. One of the things they have done that sort of makes their company unique is bartering and trading on part of a roof project. For example, you sell furnaces and air conditioning units but have a \$100,000 roof project that needs done and are a little tight then they might agree to take \$20,000 or \$30,000 of air conditioning units because they have manufactured some of their own materials so have a low cost allowing them to do creative things like that. They have a big warehouse (the one with aluminum coating) storing many of those building materials but would like to develop it a little differently moving forward so as a backup plan may use part of that building until they can find a tenant. Of course, he would rather have a tenant in there compared to him forgoing the rent but mentions he does have the use for it.

President Dishman asks Attorney Gibson if this has been through the Tax Abatement Committee. Gibson doesn't believe so but it can.

Powell confirms if they adopt this this evening then it will still come back. Gibson explains yes, for a confirming resolution and a Tax Abatement Committee meeting. Jackson asks when the final resolution would go before the Council. Gibson informs it can occur next month if they get the paperwork in order. Powell asks for clarification that this is for the building itself. Jackson answers yes. Powell confirms he is asking for a 5-year abatement. Jackson was under the impression it was for 10 years but was later told it was 5, whatever would help them out. Powell check if there will be job creation with this project. Jackson explains yes, he just laid off a 3-man crew but he will bring them back to start work if everything is approved. Powell realizes the job creation to build the building but asks about any additional jobs. Jackson continues yes, to operate the building there will probably be 3 to 4 people doing that.

Councilperson Selvey asks if he has spoken to the Neighborhood Association and if so how did they react. Jackson has not spoken to the Neighborhood Association but his employee, Frank, in the audience has. Selvey recalls sending them Zane Bishop's information.

Councilperson Garrett asks if Jackson had the hourly pay calculated the last time this came before the Council. Jackson answers yes, they anticipate \$14 to \$20 an hour, in fact, one of the employees laid off would get paid \$30 an hour.

Selvey refers to him having the information all prepared the first time he came before them. Again, Jackson advises he thought this was all approved already and was just waiting on the weather to break to start work.

Frank, Jackson's employee, approached the podium not understanding what is going on and claiming this, in fact, has went before the Tax Abatement Committee. He refers to a copy of a check that was made to the City on the date of April 10, 2023. He recalls giving it to the Mayor's secretary and he then spoke to Josh Taulbee, for what reason he doesn't know because he isn't even on the Tax Abatement Committee. This has been a run around thing since April 2023. He claims the Council has no idea what is going on. Garrett informs they need to vote on this first step. Attorney Gibson advises all they have before them is a preliminary resolution. Garrett refers to the check and whomever that was paid to hasn't relayed to Council. They just have the first step here when it is a 3-

step process. They adopt the preliminary resolution. It then goes to the Tax Abatement Committee. Lastly, they come back and vote on a confirming resolution. The last two steps need to occur before they can move forward. Garrett recalls speaking to Frank and they are aware Jackson has made a payment. However, he doesn't know where that communication fall came through.

Audie Barber states the reason this is going on is because Mr. Jackson never showed up to the initial Council meeting to answer questions and it was Tabled. Jackson adds he didn't realize there was any additional effort needed after the September meeting. He found out in January that he was supposed to be here in February. In February, he showed up on Tuesday instead of Monday so accidentally missed the February meeting as well.

A motion was made by Garrett and seconded by Green to Adopt. A roll call vote showed 9 yeas.

ADOPTED.

OTHER BUSINESS:

Chip Taylor, Ethics Advisory Committee, announces they will have their regular March meeting on Thursday, March 14 at 7:30 PM at Marion Hunt Library. The public is welcome to attend. They have been meeting since October with a few members of the public attend each meeting. They have really good discussions having the luxury of low attendance so the meetings are very informal. In going over topics on the Agenda, they have received some good input from the members of the public in attendance. He encourages anybody interested in in the work they are doing (to draft an ethics ordinance for the City of Muncie for City Council to eventually consider) to come out and join them in the discussion. After their March meeting, they expect to have in outline form a full draft of the ethics standards that would govern the behavior of elected officials, employees, appointees and others as it's laid out in the resolution. They would like to make that draft available to the public for their review and provide feedback while the Committee members go on and work on some of the other parts of the ordinance. The process where people can give feedback is either by coming to the meeting or sending in comments. He requests when that document is ready after the March meeting if the Council would be willing to make that document available on the Council web page on the city website to help make it very convenient to point people to so everybody can everybody can access it. The Council Secretary confirms she will make sure that is done. With that, Taylor commends the Clerk's Office for being so great to work with from the very beginning. He has been sending City Clerk Belinda Munson the final agendas, minutes, etc. so it is permanently archived on the City Website. The other issue he wishes to mention is the fact he has been contacted by a number of members of the public concerned they are not meeting in the Council Chambers and that the meetings are not live-streamed on the City Facebook page. He has explained before that when they first started it was looked into meeting here. In comparing nine people's schedules, they ended up the second and third Thursday of the month when everybody was available but the Council Chambers are used by the Police and Fire Merit Commissions on the second and third Thursdays of the month. That is why they are meeting at the library. There is Wi-Fi available there and it is technically possible to live steam it to the Facebook page but they don't have the technical capability to do that. There have been requests but he is not sure what all is involved, if that is possible or what would be involved in making that happen. He will leave that in the Council's capable hands. Garrett thanks him for his work on the Ethics Advisory Committee and refers to former Councilman Jeff Robinson for helping steer this on. He thanks Taylor for jumping on board and all that they are doing. Taylor thanks him for saying that. The resolution is laid out, acknowledging the rest of the work they are supposed to do, and they hope to have it back before Council in September/October. Powell adds that if they finish their work and wish to address the Council again he could always contact President Dishman to be moved up on the Agenda under "Committee Reports" so there would be a bigger audience and he will not have to wait as long. Taylor thanks her for that.

Joseph Romero thanks the Council for embracing him last month regarding the Muncie Inn. Many found out about his work with the homeless and what he does out in the camps and recalls meeting many councilmembers at the IDEA Conference this past Saturday. The City of Muncie and its resident are starting to notice the work and many people want to know how they can help. Romero is educating people that if you're really interested in getting involved in making a difference in the community it is great to get involved with those who are already doing the work. No sense in reinventing the wheel. Since last month, they have started having services every Friday night at

the Robert Hunt Warming Center. It is an actual church service for the homeless community and many people are coming. Just one of the opportunities for residents who want to get involved can go to their website, The Shepherd's Heart and Hands. There is a volunteer page for anyone who wants to volunteer. People could bring food, serve, bring blankets, coats and jackets, etc. Romero still heads out to camps on a weekly basis (Saturdays) but on Friday night is an opportunity for all to fellowship. His phone number is 765-365-7787 and he gives that number out publicly because he gives it out to the homeless and wants them to be able to get a hold of him. The first thing they always do is evaluate what is going on with them and start connecting with the resources that are available whether it's a shelter or rehab. The link on his website is a way to help. He adds there are building projects in the works because he is very concerned about low barrier entries. Aware he is going to have to get land and building committees together to do this, it is his hope that by August there will be a couple of homes started on land they already own so are very diligent about wanting to solve problems and work with together.

T'eLar Fasel has been a resident of the Industry Neighborhood for nearly 7 years and a resident of Muncie for almost a decade. She has rarely missed one meeting since starting to attend the City Council meetings a few years ago. She is a senior in the Ball State Bachelor of Social Work Program for which she is currently working Urban Light Community Development and the local Habitat for Humanity. In partnership with multiple community members, Habitat recently hosted several community workshops and surpassed their expected attendance at each one. The week prior to and the week of the workshops, she emailed each member of the City Council at their emails listed on the city website, including the personal email of President Dishman, yet was disappointed to not have heard back from a single one, several of whom she has interacted with at many other community events. As someone else mentioned the IDEA Conference this weekend, she was even more disappointed when one of the City Council members made a point to encourage citizens to contact them through their emails listed on the City Website. In the future, she asks the Council to get to know the community members so they know who is in the room when making public comments such as those. She also asks that they regularly check their emails and attend more community events that allow for in-depth dialogue with one another and that build bridges and foster relationships just like the ones missed in February. Councilperson Mason clarifies that event was held at Union. Fasel answers yes, they held one there as well as the Buley Center, MPD, Habitat (including the concerned clergy) and more officers. Mason indicates the reason he asks is because he was at the one held at Union. Councilperson Gullion was there as well. Fasel insists she emailed the entire Council but did not receive a response and was unaware that either one of them attended so apologizes for not seeing them. Councilperson Selvey mentions the problems they are experiencing with their emails and President Dishman is aware of this. She has not been able to access any City email on her iPad this last month and thinks most of them are experiencing the same problem. The City changed from @cityofmuncie.com to @muncie.in.gov emails at the beginning of the year. Fasel asked how long it took for everyone to realize they were having issues since it has been 2 full months. Selvey explains she had to come in to City Hall for the IT Department to look at her iPad so had to take a day of work to sit with them while they worked on it because she had to put in her passwords. Fasel asks if they receive daily emails regarding their position on the City Council. Selvey advises they should and some of them do. Fasel assumes if someone noticed they aren't getting emails then they should be following up with the tech assistants. Selvey confirms. Fasel clarifies that President Dishman is having trouble with his personal email. Dishman informs he didn't see her email. Fasel suggests going back to check because the email address came from a @munciehabitat.org email. Dishman apologizes and will check. Mason was having issues too but just received his new tablet tonight. Fasel remembers they had selection of new tablets that they didn't have to have the ordinance for but were all prepared.

Audie Barber noticed the Mayor and his Administration have already left the meeting but some City employees here have still not gotten their contract approved, mentioned by Powell earlier. They can't go on strike so they are working without a contract being held captive by the Mayor that does not want to give them the raise he has given to the other employees, such as Police and Fire. Barber has begged and begged for 3 months now to please do something to make sure that the Mayor gets these people their raises. They are the ones that take care of our slick roads and go out and fill potholes. They are just as important as anybody else in this Administration. Secondly, tax abatements have been given on multiple houses that don't even look like the houses proposed. The Building Commissioner approved different looks on them as well. Many of these houses look empty still so they

need to look into how many are actually being rented to people with low-income housing. Moving on, Barber refers to the solar farm getting ready to be started on the Chevy lot. The ordinance for the County does not pertain to the City of Muncie because it is incorporated. He hopes somebody brings up the ordinance to adopt the Counties Solar Farm Project because if not we are going to have solar panels everywhere in the City, even wanting to put them on Jackson Street. There is a reason for the setbacks in the County so they need to take that into consideration and adopt one for Muncie so this does not happen.

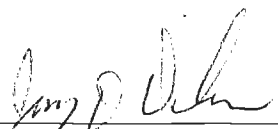
Courtney Marsh thanks Councilperson Green for the earlier recognition during Citizen of the Month. Fiona's Place is located on S. Liberty and opens its doors at 7:00 PM every night it hits below 29°. There have been some debates about the weather on changing that rule. She just wants to make sure everyone is aware of the amazing resource here in town and would like it to be utilized. There seems to be a concern or problem with getting ladies to come in that may potentially need assistance so for please let any women struggling with not having a place to be or not being in a safe place to know that there are resources out there available for them. There was a lot of discussion tonight about "affordable housing" but she doesn't think that affordable housing is the way to really talk about what was introduced tonight. Affordable housing, for many people here in Muncie, is not affordable housing. The graphics that Ms. Conatser earlier gave talked about people making anywhere between \$24,000 and \$42,000 per year while a lot of individuals in our community right now don't make anywhere near that. They won't, don't and are unable to make that kind of money. They make a social security check every month and that is bare minimum talking maybe \$600 to \$900 a month. Yet, we're throwing around the word "affordable housing" when that's not affordable for half of the people working in this town. It is sad we have all these people out here in the world, even with the amazing resources she is so thankful for, but we don't have housing where people with a steady check can go right in to stay. They can't afford the deposit, the rent, the utility issues, etc. and God forbid they have a felony on their record because that same pool of people have felonies on their records. She would almost bet that everyone here knows someone right now that doesn't make \$24,000 a year. Or has a felony on their record. Usually that all goes together and let's not even get into the eviction opportunities. If you struggle making \$24,000 a year, you almost likely have an eviction on your record. It might not be in the past 5 years of the cut off but those background checks will show it. It will show any protective orders that people have against their name, whether off true or false allegations. The background check will show any information about felonies, drug convictions, even if you do or do not receive food stamps; but what we aren't going to find is a place for those people to go on their \$600 to \$900 check and rent anything worth saying is a sheltered home or a livable establishment. There has been a lot of discussion this evening about the firefighters having a bad place to live but people in this community don't have places either. That is a problem. Yet we are potentially getting ready to get 120 units on a 3-acre piece of land. Where are these people going to park? One problem in this City is affordable housing but affordable housing is not something that you have to be booked in for \$24,000 to \$42,000 a year. That is not affordable and it is not hitting the demographic we need to hit. We really need to come together and get a plan where these people receiving income can actually receive housing because right now that is not what we're getting.

Brian Shaw threw out a few ideas the last time he was here for some changes to process or things he thought were worthy of considering. He hasn't had an opportunity to follow up with anyone via email but it sounds like there has been email problems so it wouldn't have mattered anyway. He has been tied up with a recent surgery so once he gets time will type up some user stories and whatnot associated with those suggested changes and hopefully the Council will want to talk about them more. The last time he was here, there were discussions about an IN 32 roundabout situation and wonders if anything else came about that because he hasn't heard anything new. It has come up a few times tonight regarding communication and processes that (referring to JRF Management when Mr. Jackson was speaking and his employee Frank got a little upset about the situation) for a living, Shaw documents software and some of it is complex so processes do not really frighten him. People can be intimidated by these processes that they have to follow so whatever the Council can do to help facilitate their education of those process would be appreciated. He suggests considering a communication and education Committee and then reach out to people throughout Muncie who might have a background like his, a teacher or someone in an education role, that can help outline some of these processes or maybe make some suggested changes to forms and whatnot. It would detail having to be in "this" location on "this" date for introduction, Step 1. Step 2 might be going to another


committee to be voted upon and if it passes then you come to “this” location. If people know the details of those processes, whether it is an accompanying piece of documentation along with the form they fill out or the form itself. It is not something that just has to be beneficial to the public as there are things that can be beneficial to the Council in return. Maybe one of them have a question where they are and what step they are on regarding “this” project yet there is a form to reference detailing the status. They need either to introduce it, make changes or pull it and there is an Attorney for the Council to help guide with that process. It is just in Shaw’s business of documentation, if they have the forms and notes to give the next steps X, Y, and Z. Process improvement, efficiency, effectiveness, etc. will help the Council not have such long meetings.

ADJOURNED:

A motion was made by Powell and seconded by Green to Adjourn. A vote by acclamation showed 9 yeas and 0 nays. ADJOURNED.



Jerry D. Dishman, President of the
Muncie Common Council



Belinda Munson, Muncie City Clerk
of the Muncie Common Council