

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



APRIL 1, 2024

PUBLIC HEARING: 6:45 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

ORD. 3-24 APPROPRIATION ORDINANCE, CITY OF MUNCIE, INDIANA
Bob Swintz, London Witte & Co LLP, is here to answer any questions. No further public comments.

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

President Dishman made an announcement regarding internet issues and states the meeting will not be able to be live-streamed. No, that is not an April fool’s joke. However, it is still possible to record and upload later. *(*It was later determined that a video of the meeting did not record but a recorded audio was posted for reference.*)*

PLEDGE OF ALLEGIANCE: Led by President Dishman.

INVOCATION: Given by Pastor David Hellmann followed by a Moment of Silence in honor of the victims of the Francis Scott Key Bridge collapse in Baltimore.

CITIZEN RECOGNITION: Councilperson Powell began by thanking former councilperson Doug Marshall for coming up with the idea to present a Citizen of the Month Award. He created it in 2012 as a way to start the meetings by recognizing Muncie’s greatest resource, our people. She hopes Doug can see that this has lived on and they are still recognizing people and awarding Citizen of the Month. With that, Father Charles T. Mason was ordained as an Episcopal Priest in 1966; married his wife, Charlotte, in 1970 and together they raised 2 children, Ellen and Sam. Father Mason served as Rector for churches in both Maryland and Pennsylvania before arriving in Muncie in August of 1984 where he served as Rector for the Grace Episcopal Church from 1984 until his retirement in 2002. Following his retirement, Charlotte and Charlie chose to stay in Muncie and Muncie is so much better for it. In addition to his work with his congregation at Grace Episcopal, Father Mason championed outreach work with the East Central Neighborhood surrounding Grace Episcopal over the years. He has worked with the organization Eliminating Poverty Impact Coalition and having spoken to area churches and organizations educating and advocating for those in our community experiencing poverty. He has spoken out against discrimination of those within the LGBTQ community and has advocated for appropriate gun laws. He has given his time and his talent to organizations such as Motivate Our Minds. Cornelius Dollison credits him with helping get the Buley Center reopen after closing years ago. It was Mr. Dollison who compared his dear friend to a modern day Johnny Appleseed. A January 2021 Star Press article proclaimed Charles Mason loves trees and anyone who knows him knows that to be true. His efforts to reforest Indiana, specifically Delaware County, has earned him the nickname the ‘Tree Guy’ or the ‘Tree Preacher.’ His wife Charlotte retired from her career as a music teacher in 2007 and shortly after they and other volunteers decided to clean and clear nearly half an acre on the land beside Westview Elementary School. They wanted to clear that area of trash and invasive plants in order to give the students a nature area to walk through that was on school grounds. The following April, on Earth Day 2008, Charlie first spoke and lead 50 Westview students in planting native trees in the same spot and turning it into a wooded area for the school. From then on, Father Charlie made it his mission to inform local residents of the importance of planting native trees. He sought out businesses, churches, conservation groups and other organizations and encouraged them to plant trees on their grounds. Starting in 2009, he began personally buying seedlings, 720 that year, and started 150 saplings from seed in an effort to give them away to groups who agreed to plant them. The following year he increased that number to over 1,500 saplings and donated those to businesses and organizations such as

Muncie Public Library, Universal Unitarian Church and the Episcopal Diocese of Indianapolis. These efforts and others got him noticed and he was nominated and a finalist for The Star Press Person of the Year in 2009. In 2011, he received a Robert and Esther Cooper Conservation Award from the Robert Cooper Audubon Society, the chapter’s highest honor, for his overall contributions to conservation. Also in 2011, he was recognized by the Normal City Fly Fishing Club for his contribution of 330 trees that have been planted along the banks of the White River here in Muncie. In tribute to his conservation efforts, the Club presented him with a stone marker that sits in McCulloch Park overlooking trees that he founded. Father Mason and Charlotte have purchased over 1,000 saplings every year from the Department of Natural Resources to plant on private land. Charlotte explained, “It’s nice to plant something your grandchildren will stand over one day.” Spoiler Alert: Early on, Charlie and Charlotte did plant trees for their grandchildren at their schools in Carmel. Each year in April, they and volunteers distribute or plant over a thousand saplings and educate people along the way of the importance of native trees to our environment. This year they will be holding their annual giveaway on Sunday, April 21 from 10:00 to 2:00 at the Hub Community Garden on the corner of Main and High Streets and offering many different types of native trees. When Powell asked Father Mason which trees were his favorite, like any good father, he said he loved them all. When she asked him why he took this on, he said, “it’s something I can do, lots of things I can’t but this I can.” There is a quote by Wangari Maathai that reads, “Until you dig a hole, plant a tree, you water it and make it survive, you haven’t done a thing. You are just talking.” Father Charlie, the ‘Tree Preacher’ is responsible for planting over 30,000 trees in our area in the last 14 years. He is doing so much more than talking. Numerous area churches and multiple organizations have recognized him for his conservation efforts. Therefore, it is fitting that in the month of which both Earth Day and Arbor Day fall, it is her honor to recognize and present Father Charles T. Mason with the April 2024 Citizen of the Month Award. Charlotte, on behalf of Charlie, thank everyone for the recognition.

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 Green and seconded by Garrett to Approve the Minutes from the March 4, 2024 Regular Meeting as presented. A roll call vote showed 9 yeas. MINUTES APPROVED.

COMMITTEE REPORTS: Councilperson Powell invited a recent recipient of the Sagamore of the Wabash Award to speak about an upcoming May event coming through Muncie.

Don Finnegan acknowledged the month of May being Honor and Remember Month. Remembrance goes much deeper than Memorial Day; there are families living life every day while their sons and daughters gave up their freedom just so people like us could hold meetings like this. America has lost 1.3 million people plus just in combat deaths. This is an opportunity other than the 3-minutes on Memorial Day to honor them. The organization Honor and Remember started on Memorial Day of 2008. A young man was killed in 2005 by a sniper on patrol outside of Al-Fallujah in Iraq. His dad George lived out in the Virginia Beach area and they would travel up and down the East Coast meeting families of the Fallen. What came out of these conversations was that their sons or daughters did not die in vain and will never be forgotten. With that, the Honor and Remember flag was launched on Memorial Day 2008 as a symbol of remembrance. Mayor Ridenour flies the flag at City Hall. So far, 27 states of adopted this flag legislatively as a symbol of remembrance and Indiana was number 15. The red on the flag

stands for the blood spilled by our brave men and women throughout our military history and the white underneath is the purity of that sacrifice. The blue star originated in World War I for those serving in active conflict, usually seen hanging from the windows but not really too much these days. If the banner turned to gold that meant that hero was not returning home as gold reflects the values of life given. The folded American flag is presented to the family for their significant loss and the eternal flames for the spirit that has departed this life burns on in the memory of all who knew and loved that fallen hero. We will always honor their selfless service and remember them individually by name. With that, Honor and Remember created the Run for the Fallen with the Indiana chapter starting in 2015. It is a physical 140-mile run on May 10 to May 12 from Fort Wayne to Indianapolis. They will stop 140 times for 2 minutes to call out the names of 574 Hoosiers that have died within the last 24 years in the Global War on Terror. There will be probably around 60 to 65 families coming from all over Indiana to hear their sons and daughters' names called out during those 2-minute stops. The route will be entering Muncie on Saturday, May 11 where MPD will pick meet them at the N. Broadway and Old Highway 3 Highway further escorting them down to Martin Luther King to Wysor to Walnut coming south with a stop occurring right here at City Hall. These are very emotional stops and all he is asking to come out and support the families somewhere along their route and you can check the website, Indiana.runforthefallen.org for the routes. Please come out and pay respects to our country's colors going by because it will mean so much to the families.

ORDINANCES PREVIOUSLY INTRODUCED:

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.

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

Gregg Martz, GM Development, is happy to answer any questions. Councilperson Gullion mentions how she is new to Council so is still perplexed by the \$8 million amount and the fact this is built for 8 people. The entire Fire Department needs certain updates between all 7 stations so she is still stuck on why this is so much and being built this large. Martz states one way to answer that question is to start with a little bit of background. He has been in front of Council several times but there are some new faces here tonight which he has never presented. The public request for qualifications (PRFQ) actually went out in March of 2021. We are now exactly 3 years from the beginning of this process. They worked on the existing facilities study from April 2021 to November of 2021. At that point, they were just starting from scratch so visited every single station and compiled a massive document. He knows it might be hard to absorb all that information but that is exactly what occurred during that 7-month period in 2021. From December 2021 to July 2022 location studies were being done as well as looking at a few different things. Could fewer stations work? Do we need more stations? Are the current stations located where they should be? That was a very long process and they got a lot of data on that to the extent that if the Council needs to talk about that tonight then he is prepared. During the 2022 period there was a Committee established. He estimates it being probably somewhere around 12 to 15 people, varying as time went on with most on the Committee being from the Fire Department at various capacities. From August of 2022 to September 2023, they were taking all the data such as the location studies and the existing facility studies and first trying to prioritize what would become the most important priorities. Everyone knows we are talking about Station #6 tonight after it was pretty much narrowed down to 3 stations in the early stages before Station #6 ultimately became the number one priority over that time period. Once the decision was made to tackle Station #6, they started looking further at the land and exact location of the Station #6 by putting together the design everyone has now seen. Martz assures that really gets to the key of what Councilperson Gullion is asking; the (about) 6-month period in the middle of 2023 where by then they had honed in on this station and were working with the Committee. Martz was leading that team but those that have been following since the beginning may remember Vohn Wilson from RQAW who

previously attended Council meetings along with several other people on the design team. Hagerman Construction has also been helping with budgeting along the way. Martz explains the job at that time was to take what the Committee was saying and convert it into a drawing, which is what the Council has now received. He hopes they agree but the design is what he would describe as the ideal station based on the needs that came out of the Committee. That is how they approached it, essentially by taking that information from the community and then putting it into an illustration. Referring to Gullion's question about the budget, Martz explains the firm is currently constructing multiple fire stations and the cheapest one they are building right now is just under \$2 million while the most expensive one is right around \$13 million. Important to note, though, neither one of those fire stations would work here in Muncie. The \$2 million one works perfect in that kind of area it will be serving, not discouraging it at all because he will still be proud of that station because it is a good fit for that community. It is a pole barn type so is the reason why it is so cheap. The other one is what they consider a Taj Mahal and is a perfect fit for that specific community as well. He assures the Committee here came to what is considered an ideal station for this location, for the City of Muncie. One of the things that came out in that Committee discussion was the need for an expansion. The Committee talked a lot about how much to prepare for the future. This building will last longer than any of us here. In the way this is being constructed, likely, the way Fire Departments respond will change before this; the useful life of this building will long outlast the way operations work, if that makes sense. It is definitely about being a quality building and therefore will be built for expansions (probably) decades in to the future. Is that the correct thing to do? It gets to the main thing that drives a fire station cost which is square footage. There are 3 things that can drive the cost of a fire station the most. First would be the square footage (by far) as a pole barn structure construction would be the cheaper way of doing it but then there are other ways. Second would be a quality way of constructing. Third would be then amenities such as equipment specific to a Department that may sometimes change. Those 3 things: the square footage, quality of construction and amenities are very important. With all that being said, they took that data and made a design but it is currently just lines on paper. That is the good thing about being where they are at in process right now because it is still very easy to make changes. The bottom line is that the budget that accompanied those lines on paper is a result of those Committee meetings. Gullion acknowledges that it is what the Committee wanted then. Martz thinks that is a simple way putting it.

Councilperson Mason asks if this station could have the same level of quality with the environmental safety features allowing the level of privacy needed for less than \$8 million. Martz thinks there is a way to do that but would say anytime you're looking at fire station the number one thing you always want to look at is the air quality. Believe it or not, that really wasn't talked about much 15 years ago in fire station design so in some ways it's a good thing that the City of Muncie did not replace its fire houses when this discussion first started 20 years ago because that problem would most likely still exist. Design has advanced in a way where that would be the number one issue to tackle with various ways of doing so. There is a very quality system in this but there would be other ways to do it and still achieve very high air quality. That is just one example of where there might be some ways to save money. The second thing he would mention is being built for expansion. That is a topic the Council would just have to decide if the right approach is being taken there. The bottom answer to Mason's question is yes, there likely is something they can do to save money if that was directed.

Councilperson Powell questions if they decide to go that route then how long it would take to produce new drawings and how to go about expediting the process. Martz replies this Committee has been one of the most responsive he has ever worked with so one thing he doesn't worry about with the City of Muncie and this particular Committee is getting answers quickly. They have been very decisive and understand their jobs better than just about any Fire Department he has ever worked with. Normally, the answer to that would be it would depend on how fast they received answers but Martz doesn't worry about that with this. He thinks it would be more so just how fast can he is able to get in front of them and start discussions about parameters that are ultimately dictated from Council. He thinks they can do that very quickly but it would probably be difficult to turn anything around by the next City Council Meeting. One approach could be the Council impeding new parameters and Martz further working with the Committee to either meet those parameters or not. They could take that approach and very well may not have to come back before Council. Just working within the parameters that are dictated can be an option.

Councilperson McIntosh asks what can be shared regarding the assessment of the fire station along with its needs and placement. Martz recalls putting together those surveys and would guess they had somewhere around 20 different professionals. There were mechanical engineers, plumbing engineers, electrical engineers, constructional engineers and architects all from the firm RQAW and multiple contractors there to help understand what they were looking at from a budget standpoint. For anyone who is aware of the Beacon website, Schneider Geomatics is the one that invented that and therefore they have become somewhat of the go-to for response times and so forth due to obtaining all that data already. Therefore, Schneider Geomatics is who helped on the location studies.

Councilperson Basham requests they state the groups of people that were assembled to come up with this this process/assessment that's brought us to this point. Martz explains there are 2 ways to respond when a request for qualifications is issued. One way is responding as a team while another is responding individually as companies. Martz assures his preference and what he believes to be the right way to do it is to the way the City of Muncie did which is responding individually as companies followed by the Committee interviewing those folks and putting a team together. That is how the team was established. Thankfully, the people that were picked were architects, contractors and engineers that Martz himself had worked with for many years so he was very comfortable going in to that team. The team consisted of RQAW, GM Development and then Hagerman Construction. Schneider Geomatics did not respond initially and was later brought in by Martz after the fact. Basham clarifies that before there was a team of Firefighters and Community Stakeholders that helped create the need, responded to surveys, came to public meetings and responded to the Developers. Martz informed that is correct. There were surveys with each of the firehouses as part of this so each member of the Fire Department could actually respond to the surveys and was a critical part in the early stages. Basham clarifies it was this part of the process that really led to the large assessment that eventually led them to determine that this was the fire station in greatest need. Martz states yes, that is exactly right.

Gullion refers to Basham asking about public hearings and confirms there were public hearings held. Martz answers yes and explains underneath this procurement process after the request for qualifications, which is the public process where essentially anyone can respond, the next step is to enter into this thing under Indiana Code 5-23, the BOT statute that the Council has been talking about. That period is called a scoping period. It begins when the team and ends when that team is ready to present a budget and design to Council at a Public Hearing. That Public Hearing occurred on October 2, 2023. There were other discussions in front of Council prior to that but the actual Public Hearing itself happened on October 2. Basham clarifies, again, this process going back several years as Mr. Martz indicated earlier and councilmembers have had access to this very extensive assessment going back 3 years detailing that process over the entire 3 years so really there are no nasty little surprises. Martz confirms and assures that the only way there would be any surprises is there being so much data that it is almost overwhelming.

Powell refers to Martz mentioning expansion and building the station for 8 people (while right now it houses 5 people) and questions if it would be possible to build for 6 and add another pod later if needed. Could they do that while still offering the same level of quality? Martz provides the short answer of yes it is possible. The longer answer is when thinking about any design you almost have to think of them as Tetris pieces. Looking at the design you can see the 2 hallways and 3 columns going down the middle. If they were to remove one of those Jack and Jill style bedrooms, which would remove 2 bedrooms and a bathroom, it does not accomplish anything in itself because now they just created this open spot. By doing that, they actually created a more complicated building. What would have to be done to really make a difference is eliminating this square here and would have to find squares in this column and that column. That is when they could really make a difference but these 2 columns are the ones that are going to be a little bit harder to find space in. However, the short answer is yes it is possible. The only caveat is that, just as we all know and have seen (especially since 2020), nothing ever really goes down price-wise. The only time he can ever remember construction price going down was in 2011 and we all know why that happened and hopefully it does not happen again. They need to go in to it eyes wide open and with the mindset of when that happens it would obviously be more expensive. However, it is possible.

Councilperson Garrett asks if they ever threw around the idea of tackling all fire stations once instead of one by one. Martz answers yes, although not wanting to speak for the Committee, he believes it was just too

daunting of a request to bring in front of the Council. However, that was discussed at one point with the Committee, yes.

Councilperson Mason mentions the Mayor referring to a Capital Improvement plan but the Council has yet to see one so asks if one exists. Martz doesn't know about an official Capital Improvement plan because that can legally mean something specific and he is unaware if the Council has that in particular but can say they did enough studies on all of these firehouses. One other factor of the idea behind this design is that it would eventually standardize all the firehouses throughout the system meaning that it could be made larger or smaller based on each location. It is not actually that hard to budget the entire system (all 7 stations). It would just be a matter of deciding how many bedrooms and bays are needed essentially. From there the budgets are actually pretty easy to put together assuming they stick with this new standardized design going forward.

Gullion relays the Council has been questioning the budget since December. Speaking to the comments Basham earlier made, this has been going on for a long time and a lot of information is out there. However, the Council has been asking for breakdowns since they first met with the Mayor back in December and they didn't receive anything until she included Chief Burford on this last email who was able to provide information after the last City Council meeting. That is part of the reason these questions are being asked tonight; they now have information about the numbers but did not obtain it until just 2 or 3 weeks ago.

Dan Burford, Muncie Fire Chief, advises he is able to answer any questions and mentions discussions he has had with them all and the fact he has spoken up on this many times. Obviously, everyone knows we need a new fire station there. A lot of design has went in to it and after hearing about Fort Wayne's station last month, he visited and spent the day with Chief Eric Lahey at their new station. He can say it is a nice station, labeled a Type 2, with all new bays and lightweight Type 5 steel in the living quarters, which is very similar to what he and Mr. Martz have talked about and would like to see in our station. He cannot say he cared a lot for the layout of the station having worked in stations with similar layouts but there is many similarities in the pieces just separated. Chief Burford thinks some of those pieces could be applied here. He recalls asking Mr. Martz how they compare all these things. When he spoke to Chief Lahey, he was informed that they built the station for a \$4 million amount but did not include engineering and architecture as that was specific to this station. When looking through the budget and what it cost to build the station, the price per square foot was less than a 1% increase from what Fort Wayne built Station #14 for compared to what we're looking to build Station #6 for. And that is to actually build the structure. He doesn't know what the cost of inflation has been in 2 years but assumes it's greater than 1% percent. What else? Well, the fact that that station does not have a vehicle exhaust system is about another \$100,000 add on and did not include the demolition of an existing fire station. They did have a lot of new housewares and stuff but Chief Lahey admitted that came out of another budget line item and wasn't figured into the cost of the station. There is several things where it breaks a lot of those things down so that seems to be where the biggest difference is. As well as the fact that Fort Wayne paid cash for their project; the City had half and City Council approved the other half. Many things were purchased for the Fort Wayne station that Mr. Martz has included in the budget and development of the Muncie station. That could consist of beds, chairs, stoves, refrigerators, etc. Square footage wise, they are planning for a lot of extra bay space. In comparison to Fort Wayne, the bays in the station here need to be a bit longer to hold some of the appropriate pieces of equipment back to back and help keep spare equipment in a certain area. Currently staffed at Station #6 is a minimum of 5 people every day. When back to full staffing with newer employees with less vacation time to use, that station will receive another person which will take it up to 6 people. Chief Burford reminds everyone MFD is a training institution and usually have paramedic students riding along during the time paramedic school is going on. Those paramedic students work shifts in the fire stations to get their hours in. Currently, there are many days where students and firefighters are sleeping in recliners in the basement because there isn't adequate sleeping quarters at that station. He assures they want to plan for the future, something that Chief Lahey admitted they didn't plan for any potential growth whatsoever. However, that station was repositioned and landlocked so they were not going to see any kind of expansion or need. If they were to expand, it will be outward and they will build out whereas Station #6 in Muncie is a point station so the odds of needing an expansion of services to run out of this station are a greater need for the City of Muncie than it would be for Fort Wayne.

Garrett confirms that the \$4 million Fort Wayne spent was just for the construction cost. Chief Burford states that is correct. He adds of course they paid for everything in there but he was just detailing the comparison on the construction costs. He believes Gullion spoke to the Fort Wayne Fire Department when she toured their station but is unsure if she spoke to Chief Lahey specifically. Gullion responds no, she spoke with the Project Manager. Chief Burford acknowledges Fort Wayne having a Property Manager that manages all of their stations who had a big hand in working through this process with them. Garrett thanks Chief Burford for being so diligent in getting back in contact with the Council when they have reached out with questions.

Powell refers to Councilperson Gullion bringing up the budget and the Council requesting for all the information from Mayor Ridenour in December. The Chief sent that out and then later on the same day Mayor Ridenour sent out a mass email to the other councilpersons. She questions who created the budget for the project. Chief Burford insists the numbers came specifically from Mr. Martz. Powell confirms this is the budget for the \$9 million project. Greg Martz approaches the podium and explains yes, that is the budget for at least \$7.948 million of it. Powell appreciates Mayor Ridenour sending that information out a few weeks ago but it almost is as if it created more questions. The exhaust system, for instance, have they explored companies that specifically look for grants for such system? Have they explored grants that could possibly cover the cost for some of these items? Martz has not explored any grants. Powell continues and is curious as to why waterproofing is listed twice on the budget (one for \$25,000 and one for \$10,000). Martz takes a look and explains those are for different categories and could be consolidated but they are for 2 different categories. It is a good question to ask because there is a way for him to label that better. Powell insists she just doesn't know. It was something they have been asking for and when they finally received it, it was only one page. With some of the items not falling into hard or soft costs, it created more questions, as she stated so thanks him for explaining it. Martz insists the reason it is set up in the categories the way that it is is because they look at things from a trade standpoint and so everything she is looking at would be potential subcontracts.

Councilperson McIntosh wants to address this issue because he takes it personal. He has been approached and informed that both he and Councilperson Mason are being targeted as keeping this project from going through and doesn't understand why or where that is coming from. Nothing could be further from the truth. He has been told that if they (the Council) do not come through with this that organizations out there cannot come to this Administration for EDIT monies because it is all going to go towards building the fire station. With that, he is somewhat complex in his decision so wants to make that clear. He does not like being pressured that way because he feels they need to do the right thing. McIntosh assures he is always going to go with what he feels right in his heart and takes privy on any issue that involves his community so if he has to take the extra steps to get that done that that is what he will do.

Powell clarifies McIntosh's comments that someone elaborated to him that all the EDIT dollars would be used for this project. McIntosh replied that being what he was told. Powell begins to ask whom but recants.

Jason Chafin, Union President Local #1348, has spoken on this issue numerous times. There have been plans for this station going on 20 years now. In fact, just this morning he was just over at the Union Hall looking for old records and saw plans for a new station from the Canon Administration. There has been many plans over the years but they always hit a snag at some point in the process. Currently, not too many firefighters think the City is actually going to build a fire station because they are used to always hitting a snag. As Mr. Martz mentioned, this process started 3 years ago with Committee Firefighters. They, along with the Administration, picked GM Development/Mr. Martz after the RFPQ's were sent out. People should be able to see why they chose him after hearing him speak tonight. He is the person that builds fire stations and has designed a station that is exactly what the Muncie Fire Department needs. Are there different ways to look at to try to cut the cost? Probably. But the Council is looking at an illustration now that shows what all the station is about. Where would they cut? There is no good place to cut there. They could cut square footage but that is where the cost is. The space in the bays are needed to house the apparatus. What about the living space? It was mentioned that they constantly have extra personnel there besides the minimal staff. Would they make cuts within materials? Where can they cut costs down? Asking to restart or come up with a cheaper redo when they have already worked on this for over 3 years when they are so close he can almost feel it... They are just so close to actually getting this done. He believes he

can speak to the comment about the EDIT dollars. Just a fraction of the EDIT dollars will go towards this and he does not believe EDIT is over \$4 million + a year. The payment would only be a fraction of that but the Mayor has proposed to help pay this bond. Obviously, that money can be used in all kinds of different ways as development money can be pretty broadly scoped when it comes to how the Administration decides to spend those dollars. Chafin cannot think of a better way to spend those dollars but admits he somewhat biased, of course. He believes less than around 20% of those EDIT dollars will be committed to this and admits he keeps an eye on the EDIT dollars as well because contracts and other things. This is not the only thing the Fire Department is concerned about but requests they please get this done.

Wayne Scaife assures he is going to speak his mind whether he is for or against something. In the past he has come forward being totally against this project and recalls speaking out about the BOT process. At the last meeting he said to just get it done no matter how they do it but it recently came to his attention during a phone call what this was all actually about. The Reading Secretary read this ordinance and he paraphrases, an ordinance of the City of Muncie, Indiana authorizing the Mayor to get a loan to be paid back with EDIT monies and money from the Fire Department. There was no mention of General Fund money. He does not understand what the holdup is or why all the questions. The Fire Department is paying this money back. The Mayor could save this money up and pay for the whole thing in cash but is just asking the Council to get a get a loan. It is not going to come out of the General Fund and it is not going to cost taxpayers. It is coming from the Mayor's own EDIT money as it is his and he has no oversight. In addition, the Fire Department is going to chip in. W. Scaife was totally against this entire thing but admits he just didn't understand it. Now that he understands it, what is the holdup? What is with the questions about the budget? It is his money. W. Scaife does not get it. Let's approve this. It is known that W. Scaife has disagreed with a lot of stuff Mayor Ridneour has done and he even disagreed with a lot of stuff that former Mayor Dennis Tyler did. He claims he doesn't ride with Republicans nor Democrats. He stays in the middle and goes through whoever is right. This is just right. Build the fire station. Let Mayor Ridenour use his money through this loan to build the fire station. It is a no-brainer. He refers to some of the councilmembers being new and not quite understanding what was going on. That is a given and he gives them that but now that they understand it, that's all the Mayor is asking to do, to let him get a loan to build this fire station with his EDIT money and with the assistance of the Fire Department. It is a no-brainer. Councilperson Mason questions why it wasn't done 3 years ago or through the previous Council. W. Scaife doesn't know what happened 3 years ago but his problem was the process. Mason insists they are still in the first few meetings of their four-year-terms so still are getting new information. W. Scaife replies it is just a loan and permission to use his own money to pay towards the loan. All that other stuff should be out the window. He admits he was probably more against it at first than the councilmembers. All that other stuff should be out the window now that he understands what this is about. He just doesn't get it. Let's get this done and it is his hope the vote is unanimous.

Councilperson Green requests to read the Mayor's discussion from the Minutes of the March 2, 2024 City Council Meeting, "He's expecting from his EDIT funds \$650,000 put aside for the year 2025, 2026 and beyond." In laying out his own funding, that is not all of the EDIT fund dollars. He will be making the payment on this but also the Fire Department will be putting forward \$125,000 so in total they would be looking at \$775,000. It will not coming out of the common budget and will not cause a shortfall anywhere else. Those that mentioned other organizations not having the supportive funds anymore, Green just doesn't believe that to be the case. Maybe they won't get as much but will still be able to get this accomplished through the funds that are available.

Andrew Popp is aware the current discussion of the bond but asks if the next ordinance on the Agenda, ord. 3-24, will be the time to discuss interest rates and things like that or can they go ahead and discuss that now. President Dishman requests Mayor Ridneour come up to address that question.

Mayor Dan Ridenour understands that the interest rates are not set. They have not put them out yet and do not do so until authorized. Once put out they will then determine what the interest rate is. What this does is set the maximum amount. For example, the Council may request to cut \$7.5 million, it is \$7.795 million now the way it is and the way it is presented by Mr. Martz or whether they say \$8.7 (maybe). They originally came in at \$8.7 million because of potential closing costs but were able to negotiate some of those down to by several hundred thousand. All they want to do is get the fire station started and everybody agrees that it needs to be done. It can be done in a

way that is budgeted for the Mayor and affects no other services that the EDIT Funds are handling. None. If any of the councilmembers actually looked at the budget the Mayor filed with the Clerk's Office on January 31 it shows. The Mayor has filed that every year as required. Again, he would love to see the Council say go ahead to use the Edit Funds and Fire Department funds to help our Department move forward. Doing this will help as a recruiting and retention tool and is why the decision was made to build a top of the line station. That was what was said back in 2021 before many of them weren't on Council yet. Once of the things he recalls Councilperson Basham wanting to know was who was on the Committee. Ridneour advises he left a lot of that up to former Fire Chief but mentioned he wanted some experienced and new firefighters as well as a male and female. He didn't pick, the Fire Chief did. There were Fire Department representatives, the Controller, Deputy Mayor Richard Ivy and former councilperson Aaron Clark. Mr. Clark was really the one who pushed to do the Committee so that is why he was placed on there by the previous Council. They have tried to do this is a slow methodical way. At first he believed the studies would come back encouraging them to build a superstation at Tillotson and McGalliard or maybe combine 2 into one and build a 6-bay station. However, that would negatively impact those in District 2 because it then became too far away. It was quickly determined and, as he was told, previous studies showed the same thing. With the size of our City, we need multiple stations so the Committee narrowed it down to 3. The Chief and Mayor had already committed 2% of the EMS funds to go toward upgrading the fire stations. Referring to the Capital Improvement Plan, they had to come up with a system so made it to where 2% of EMS funds are already budgeted to go into replacing broken down pieces, repairing, etc. on the other stations. As he said, the goal was to have 3 stations but the cost was too much. In fact, what was really wanted at this particular station was a 4-bay with many extra things. It was decided to make some cuts to get down to this \$7.795 million number and the reason that the number came later than when they would have liked. The Mayor insisted he told them that number had to be lower so that is what Mr. Martz came up with and was presented to the Administration about the same time as the Council received it. It was \$10 million before the cuts during the Committee hearing so the initial budgets were much higher. It has been a process. With that, he would prefer the Council say today, so the interest rates can be locked in as soon as possible, what to spend. From there, it is all up to Mr. Martz to figure out what to do. If the Council says \$4 million then they will build a \$4 million dollar station. If they say \$7.9 then they will be building what the Fire Department would love to see. The \$7.9 is actually a step back from what the Department would love to see but that is what will be built. They just need authorization form the Council to move it forward. He doesn't want to sit here and go back and forth making cuts here or there. If it is coming out of a source that is beneficial to our community, which is EDIT, and the Fire Department to helping pay for it then that allows the other funds to come back to the General Fund which was the overall purpose. The Administration could have come to Council requesting to pull it from the General Fund and they would have had to figure out a way to pay for it but Mayor Ridenour believes that just didn't seem fair. EDIT is able to do it at this number and that is the challenge here.

Powell understands what Mayor Ridneour is saying and the reason she is looking at this price tag is because it was mentioned that there are seven fire stations that need to be addressed so what gets spent on this station cannot be spent on the next one. The job the Council is tasked with that the Mayor is saying these stations are in such a horrible condition of which they have seen. Mayor Ridneour confirms she agrees. Powell insists absolutely, she said that in January. It is a false narrative that they do not all agree that we need new stations here but, again, what is spent on this station cannot be put toward another station and another station. That is all she was saying. She understands it is coming from EDIT dollars and the Fire Department's money but also understands that there are 6 more stations that need to be addressed after this. Mayor Ridneour states many of those are being addressed on a smaller scale because not all of them are in as much need. It was determined that 3 stations were in the most need. They originally hoped to do 3 stations but the number was way out of line so they told Mr. Martz the can't make that happen. They then wanted to do 2 and would have brought 2 but the temporary location needed for Station #5 has to go through the Variance Board which they don't want to bring to them until the Council has approved it. That was fine so the decision was ultimately made to just start with Station #6. Again, they wanted to do those 2 stations together. Powell adds that Station #5 needs done as much. The Mayor states it is clear that Station #5 and Station #6 are the worst. Powell mentions that Station #5 is unable to house one of the trucks/apparatus needed which is a huge issue.

Gullion adds that being exactly what her concern is. The Council knows that at least other 2 stations are coming, hopefully, fairly quickly behind. She recalls the Mayor saying at the last meeting that it could be decades before getting to all of them. Mayor Ridenour clarifies he meant all seven stations as they all have work that needs to be done. Gullion believes they all need work on the air quality and breathing systems because that seems to be most important to her. Ridenour agrees and states they are addressing it. Station #5 is ready to go with the exception of going through the variance meeting.

Councilperson Garrett asks if other stations are in need of being torn down or able to be refurbished. Ridenour responds there are some that has the flexibility to be able to refurbished and added on to. Station #5 is restricted in location so there they have to build up. There is one expectation besides the variance that another entity owns the property for the temporary location. Stations #6 has a lot of space with major needs so #6 and #5 are clearly the top 2.

Councilperson McIntosh confirms that by passing this ordinance, it will move the process forward and the Council will be involved in and have say on the finances. Mayor Ridenour responds that is what this meeting is, to bring forward what originally was \$8.7 million including some closing costs. They could still approve the \$8.7 million and what isn't needed in closing costs, which is \$700,000, could go toward doing some of the needed air work in one or two of the other stations. Or, they could cut it down to what Ridenour suggested in an emailed because they knew the closing costs were going to be less. Yes, it's all about the Council giving a number and then it is up to Mr. Martz to make that number work. It is already not exactly what the Fire Department wanted but is better than what Fort Wayne got and yet the price per square foot is almost identical. The Administration just needs to know how to move forward and if they need to make any amendments then they are able to do that per legal.

Councilperson Selvey thanks Mayor Ridenour for sticking with this over the past 3 years and being here to support public servants. She is aware the Council has given him a hard time and appreciates everything he has done. Mayor Ridenour thanks her in return and believes it is worth it. He hopes the Council will move forward with an amount so they can work with that amount (although he hopes it is the full amount but if not that is fine). Let's do something for Station #6.

Andrew Popp, still at the podium, acknowledges how his first question brought up great conversation. He mentions how it was brought up that EDIT dollars will be funding this as well as some funds coming out of the #104 EMS Fund as well. He confirms, though, that it was said last month that this is all going to be backed by property tax dollars should there be a shortfall somewhere (not predicted). Powell states yes. Popp assures there is a discussion to be had with the tax dollars there. Obviously, we hope that nothing happens with the EDIT funds or the #104 Fund but that is a point to make. He also points out that that the conversation of retention has come up quite a bit in this discussion. We have a lot of competition and salary, salary that would come out of property tax as we already pay some salaries out of the #104 Fund so there is already commitments. Popp would also point out that while probably the right way to tie up EDIT dollars, as somebody who has been very critical on how EDIT dollars are spent in the City, this bond is going to far outlast any elected official here. With that, this is committing future EDIT dollars. Again, Popp is okay with that as he would like to see more of it committed just because he doesn't like that it's used with very little oversight at best. There is conversation to have on how much money we're spending, where the money is coming from, what challenges the City is going to face in terms of salary, recruitment and retention on that front. He thinks we just need to make sure that when we're committing our dollars that they're our dollars and not somebody's dollars 8, 12, 16 or even 20 years down the road.

Mayor Ridenour thanks Mr. Popp for the questions and explains the EDIT funds come from income taxes so it is a portion of the County tax on somebody's payroll. They do not come from property taxes. It is a small portion of the County tax. He figured it up in order for the City to not be able to make this payment, 64.8% of Delaware County residents would have to lose their jobs and pay zero. Therefore, there is plenty of room to do this. Next year's budget will show Station #5 coming out of EDIT funds as well with plenty of funds to cover it. He refers to Powell asking how EDIT will look in the future and there will still be plenty of EDIT funds available unless people lose their jobs. That is not super likely.

Powell clarifies Mayor Ridenour is committing 25% of the EDIT dollars for both stations for 20 years backed by property taxes. In the past, the previous administration had given a percentage of the EDIT dollars to the

General Fund to subsidize the raises that were given and confirms that the Ridneour Administration chose to resend that and stop giving and doing that. Ridneour states they paid \$900,000 of EDIT funds in the first year but it was no longer needed by the second year of his term. They also gave increases that far exceeded any of the previous Administrations. Powell is not asking that, she is saying there were EDIT dollars committed to the General Fund from the previous Administration and Mayor Ridneour made the choice to change that. Ridenour states he did, as they restructured the budget. Powell asks then if future Administrations could choose not to pay this bond payment with EDIT dollars. Ridneour assures that being a great question because he currently, through EDIT funds, has been making bond payments on the Horizon and Convention Center Hotel, which is a multi-year bond. He also pays a portion of the EDIT Funds each and every year for MADJAX which was created back in 2019 and not only has impacted the first term of his mayoral time but also his second. He claims that's okay. White River Lofts is another one that has a payment out of EDIT. However, no. Ridenour doesn't believe that a Mayor would do that because it would negatively impact their bond rating. He is not concerned with tying up future Administrations necessarily for this type of public infrastructure for fire safety. He would not want to do borrowing that tied up EDIT funds for something that had to do with a developer getting money. He is 100% okay with doing it in this particular case because it will be affecting future Mayors until this amount is paid off. Powell questions what if any of those Mayors potentially decide they don't want the EDIT dollars to go towards that bond payment. Mayor Ridneour claims the City would be foreclosed on and it would mean something very bad for the City.

Mary Stilts suggest the Council think about the firefighter that just lost his life a couple weeks ago to cancer from all the carcinogens he was exposed to in the firehouses as well as on the job. We have lost approximately 3 firefighters to cancer in the last five years which is 3 too many. These fire stations are not set up to take care of the environment needed for these firefighters. Are we going to lose 10 more before we fix these issues? Think about the quality of what these firefighters are being put in. Do we want them breathing in the same air they have been breathing while in these old building for all these years? Or alternatively, do we want to fix them up? It will save some lives as well as the people with the homes or businesses that are burning down. Let's save our firefighters lives. It is a no-brainer. Yes, it is expensive but can you put a price on those firefighters lives?

Robert Scaife wants to address Councilperson McIntosh and the elephant in the room because it was him. He admits he is not a heavy fan of the Mayor and is a concerned community member that lives in Whitely that is for the fire station. He understood the terms and where the money is coming from and wants what is best for his community. The area has been underserved for decades. He recalls approaching the Mayor planning to ask for some EDIT fund money. The Mayor was willing but the only concern was it was hinged on this. It wasn't a threat that he was going to use all of the money, it was just saying that if it wasn't passed it was an option to use all of the EDIT funds to do that until it was paid off. He actually appreciates and commends him for being willing to do that. R. Scaife took it upon himself to approach some councilmembers that had happened to be unaware of this. They, too, live in his community and represent his District and he is referring to Councilperson Mason and Councilperson McIntosh. He approached them as a community person to see where they were and it wasn't a threat to tell them that that he was going to use it. That was not how it was communicated. It was an option. He appreciates the fact the Council doing their due diligence in this matter but he really wants them to understand that Whitely is on the corridors of this fire station and it will be a huge benefit for the Whitely Community as they get a state-of-the-art fire station needed not only in our community but across our City. This is one of many that will be built and so we already know the ins and outs. He just don't want us to be majoring in the minors too long because we're going to miss out on doing some big things. Our firefighters need that and even for the future, if we want to build on. Again, it was not a threat. It was a conversation with the Mayor in terms of how anybody would approach for some EDIT funds and the Mayor mentioning he was willing to do that but it is an option for him to use the money to build a fire station. That is commendable. It wasn't a threat at all and he wasn't going to anybody as a heavy or anything like that. He was coming as a concerned community member so just wanted to clear the air on that.

McIntosh confirms he didn't felt threatened, as that is a strong word to use, but did feel pressured. He apologized if he offended anyone but had to speak his heart. R. Scaife appreciates it, as he felt thrown under the bus.

Jason Chafin refers to Gullion's comments earlier about grants and tells her they do apply for them. Just today, he was working with the Union Vice-President, for example, they recently applied for a grant for ear washers for all 7 stations. Certain grants have criteria and guidelines through the federal government or others. Some they can only apply for once a year but they are always working other grants throughout the year. He assumes if they get that grant then they will not need to purchase a new ear washer for Station #6 so the money would be redirected to something else. Whatever grants they get then they will obviously not have to purchase new when completing this station as it is possible it might already be covered.

Fire Chief Burford piggybacks on what the Mayor said on closing costs going down and there being considerations on what the Council will allow at the stations. He does not know the total amount of the bond or if it is the total amount of the one station. Aware everyone is concerned about stations, he and the Deputy Chief are committed to revitalizing every one of these stations and are able to do that for as long as they are here. If they do not agree with the cost of the station but it is not necessarily the actual bond payment and anything left there will be committed to improvements on the existing stations. They are 100% committed to doing this. He recently found a study from 1996 and almost every single issue at the 7 stations now was listed as a need to be addressed in 1996. We are 28 years into this and still needing to address the same things. That study also suggested considering the addition a Station #8 eventually. These are all key factors the Administration is looking at. They absolutely need to replace a couple fire stations. However, in replacing these stations, they need to make sure they aren't coming right back to revisit it because it doesn't meet the current need or provides at least a little bit of expansion.

Powell asks Council Attorney Dan Gibson if this ord. 2-24 is tied specifically to Station #6. Attorney Gibson states yes it is but he reached out to Bose McKinney and spoke to Mr. Dennis Otten who explained there is a provision in the code that any money not spent on Station #6 can be used but it has to be for a similar purpose so would be restricted to the use of improving fire stations. It is on Page 17 of the ordinance where it addresses that issue.

Gullion is aware they are talking about expansion but they are also talking about needs for the entire department, not just one station. She asks how difficult it would be to size right for now and expand later on if needed like 20 years down the road. When they first started talking it was described as 'Tetris pieces' so she questions if could be an easy addition in the future. Mr. Greg Martz answers yes and she actually just hit on something important with this design. One of the things they were trying to do is design something that could be used over and over again. For example, the way it could be used repeatedly in one location might only need 4 bedrooms versus 8; there may even be somewhere that needs to have 10 so the current design is actually set up to be deflated or expanded, however they choose to look at it, to meet the needs of each location. It could be very hard if they do not think about a future expansion yet they did and that is a possibility for sure.

Don Talley is a retired military personnel that used the own the gas station at Centennial and Broadway. When he retired from the military, he came home and built a house in Whitely. When building this house, he had a teenage daughter that was 16 years old. An incident occurred and if it wasn't for the firefighters and rescue squad... He lost his daughter. We need to do whatever we can do to help these firefighters do their job. He was a trainer for 20 years and worked for Anderson Carter Express as a trainer and a truck driver. If money isn't put towards the training for these firefighters we aren't going to have anybody and the price will go up every year. What are you going to do when your house is burning down and the Fire Department can't do the job they are there to do? Questions called. A roll call vote showed 7 yeas (Garrett, Mason, Selvey, Green, McIntosh, Basham, Dishman) and 2 nays (Powell, Gullion). ADOPTED.

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

A motion was made by Selvey and seconded by Mason to Adopt.

Victor Smith, Bose McKinney & Evans LLP, Bond Counsel for the City, explains that this simply appropriates the bond proceeds from Fire Station #6 not to exceed a certain amount.

Councilperson Powell clarifies this would appropriate the entire \$8.7 million to this project. Smith confirms this would set a not to exceed number and they could be used for other fire projects should all of those proceeds not be utilized for that project.

Councilperson Gullion asks Attorney Gibson if they could look at this at a Committee level in regard to the actual cost. Attorney Gibson explains that the passage of the previous ord. 2-24 would allow them to go forward with the sale of the bonds. This is to simply authorize the use of those proceeds. Of course, they could vote to send it to a Committee but any amendment would have to be looked into to determine if a Public Hearing is necessary but assuming as long as they aren't exceeding the \$8.7 million total appropriation then there would not be any need to have another Public Hearing. However, certainly, they could do that. Gullion still has questions still about the cost. A motion was made by Gullion and seconded by Powell to Send to the Public Works Committee. A roll call vote showed 5 yeas (Mason, Gullion, Garrett, McIntosh, Powell) and 4 nays (Selvey, Basham, Green, Dishman). MOTION CARRIED & SENT TO PUBLIC WORKS COMMITTEE. Powell asks Attorney Gibson for clarification that when the Public Works Committee meets for this meeting, the Council could set a Special Meeting within 48 hours to pass this ordinance. Gibson responds sure.

ORD. 4-24 A 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 Garrett and seconded by Green to Adopt. A motion was made by Powell and seconded by Gullion to Amend. The first amendment is to add City Council on Page 1, Section 2 to read "The Mayor **and City Council** is hereby authorized to approve such amendments, additions, deletions and changes to the PILOT Agreement as the Mayor **and City Council** deem necessary." The second amendment is insisting the addition that the **Current City Council Attorney** be added with the other recipients listed on Page A-4 of the Pilot Agreement under Section 5(c) Notices that reads "Any notice, demand, request or other communication which any party hereto may be required or may desire to give hereunder shall be in writing, addressed as follows and properly delivered." This is to ensure Legal Counsel is updated on any PILOT changes within the next 15 years. A roll call vote showed 9 yeas. AMENDED. A motion was made by Powell and seconded by Selvey to Adopt as Amended. A roll call vote showed 9 yeas. ADOPTED AS AMENDED.

NEW ORDINANCES:

ORD. 5-24 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA APPROVING A PILOT AGREEMENT IN CONNECTION WITH THE DEVELOPMENT AND CONSTRUCTION OF THE VILLAGE TAPESTRY HOTEL PROJECT IN THE CITY, AND AUTHORIZING OTHER MATTERS IN CONNECTION THEREWITH.

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

Geoffrey Mearns, President of Ball State University, is grateful for the opportunity to share some information about their plan to revitalize the Village as well as the City deciding to consider participating in a transformational project for our city, county and region. The University's investment in this plan actually began more than 15 years ago when his predecessors, including a colleague named Jim Logan (who is here tonight), began purchasing property in the Village to eventually acquire a critical mass of property. In 2020, a RFP process was initiated to help a private developer who elected a firm called Fairmount Properties, a national real estate development firm based in Cleveland, Ohio with about \$2 billion worth of property under ownership and management. What was particularly attractive was their significant expertise in campus edge mixed-use projects in cities like Muncie and universities like Ball State. Fairmount had a vision for the Village and the core of that vision was to take a commercial district mostly attractive only to the students or employees in the area and really restore it to a place where people of different perspectives, demographics, and ages from all across the community, city, county and region will come to. To address and implement this vision, there are five (5) particular sites. A new Performing Arts Center and distinctive hotel will be built on what is referred to as Site 1, which is the northeast corner of McKinley and University Avenue. There will be 2 stages for Ball State's Theater and Dance Program

and more on the hotel is coming up in a moment. Site 2 will be a mixed-use site at the southeast corner of McKinley and University with some restaurants, retail, and 80 market rent apartments. The Barnes and Noble Campus Bookstore presently in the center of campus is going to be expanded and relocated to this site from a Campus Bookstore to a Campus and Community Bookstore, which we do not presently have in our City. Site 3 is immediately south to what many refer to as the Alderdice Gates which is the transition from campus to the south into the Village where they plan to build a Center for Innovation. It is planned to be an academic building where students and academic programs can connect with local and startup businesses in our community to help continue to stimulate economic growth. Site 4 is a small site at the location of the former First Merchants Bank branch that is presently underutilized. That will be a restaurant and a lot of public and gathering spaces. Site 5 is a large collection of parcels on the southeast corner, actually the transition from the Commercial District into the Riverside Normal Neighborhood that will be owner occupied housing, some combination of attached townhomes and detached single family homes. Overall, the total investment in just these five (5) sites will be nearly \$200 million. The University is going to invest between \$50 and \$60 million of their own resources in these projects and will also generate and direct about \$60 million of private philanthropy, already having raised more than \$50 million of that private philanthropy. Some people probably heard about the extraordinary gift they received from the Lily Endowment of \$35 million – the largest gift in the history of Ball State University. Last spring Lily Endowment started a Campus and Community collaboration initiative where all public and private institutions in Indiana were eligible to submit a proposal. This project here in Muncie was the single largest grant that Lily Endowment made in the state. The project will also include \$80 million of private investment including the new Tapestry by Hilton Hotel. They have shared detailed information about this this project including a few weeks ago at Cornerstone Center for the Arts and now Mr. Mearns introduces their hotel partner Greg Schahet with Schahet Hotels. He is the President of a family-owned hotel business based in Indianapolis. At the center of this plan there are 3 catalysts that will bring people to the Village; one is the Performing Arts Center which will have about 160 University performances every year and bring between 35,000 and 40,000 people to the Village. The other is the Campus and Community Bookstore he just described. The third is the Tapestry by Hilton Hotel.

Greg Schahet is with Schahet Hotels, based in Indianapolis, Indiana, explains they are a hotel development management and ownership company that's been in business for just over 60 years being founded in 1962 in Indianapolis. The project they are working on that President Mearns is describing will be a Tapestry collection property. What makes those different is each individual hotel part of the Tapestry collection is its own unique brand creating their own unique brand specific to Muncie. It will be a really exciting and unique project that is also affiliated with the Hilton brand so it really is the best of both worlds. It is an independent hotel while also being plugged into the worldwide system Hilton brings. The project is going to be 95 rooms uniquely branded to celebrate the heritage of Muncie. They are currently finalizing plans for 2 food and beverage outlets inside the hotel, one that pays homage to Bob Ross and another that pays homage to David Letterman. They are definitely having some fun with this. Benefits of the economic impacts of this hotel will be to create somewhere in the neighborhood of plus or minus 60 new jobs and potentially adding 120 to 130 new additional indirect jobs. It will add about \$30,000 to the food and beverage tax, \$200,000 to innkeeper's tax and approximate estimates are \$32,000 to the local income tax. They also believe it will add several million dollars to local spending, based on studies, as people who stay in hotels generally spend a lot of money outside when visiting. It will add another option for travelers coming to Muncie unlike anything else that Muncie currently has available. It is an ambitious project and there is some need for financial assistance to make the project work (examples include higher costs and a tight labor market). More importantly, the vision of this project is not just to create another Hilton Garden Inn and/or run of the mill select service hotel, the goal is to create something truly unique that really emphasizes everything wonderful here in Muncie. The proposed PILOT that has been presented would be \$50,000 a year for 5 years and then \$100,000 for 5 years. It would start in 2027 when they expect the hotel to open. Currently, the land where the hotel will be located has not paid any tax in the past 10 years so even with the PILOT the City will come out way ahead. A few primary goals with this project consist of working with the local community, both during the construction and soliciting bids and proposals from local suppliers to be a part of the project. They also expect a majority, if not all, of the staff at the hotel will be local. They have addressed parking by adding some additional

space around the site in addition to having access to the top floor of the McKinley Garage that Ball State has generously provided. The primary goal is to partner with the City of Muncie as well as the University to create something truly unique so when travelers are coming to Muncie they think to themselves this is the place they want to be. People may even decide to come here just because this hotel is here and they want to check it out.

President Mearns is happy to answer any questions but has 3 key points to make before wrapping up. The hotel is being designed at best level to avoid competing with any of the existing hotels in the City and County. There will be no hotel like it between Indianapolis and Fort Wayne so it will attract people to the community. Construction will begin later this fall and conclude sometime in 2026.

Councilperson Selvey really appreciates the use of local employment, contractors and suppliers. She asks for an explanation of strategy, method used or method that has been used in the past to help the local suppliers feel welcome and notified. She is somewhat apprehensive because she has heard it all and over again but no one has ever actually presented. Schahet explains they are currently finalizing plans on that and have been working with the general contractor who is planning of having some sort of Open House hosted on the Ball State campus. It will help get the message out to the community when they start to solicit bids for people to have an opportunity to come and talk about the project. Selvey asks how those people will be notified of the Open House. She has been told, as a councilperson, that there are suppliers here that were never notified or even given the opportunity to bid. She needs something more tangible. Schahet insists there are 2 things they can do. One thing is to talk to the contractor. The other is to talk to the Council and figure out the best way to reach out to all of these people given they are all local and the Council is here as well. Selvey suggests one thing by going through the Muncie Business Bureau who can provide a list of all the local contractors and suppliers and email addresses. Traci Lutton can help send notification out to every business supplier, owner and contractor. Selvey mentions the Black Chamber of Commerce as well. She would really appreciate it.

Councilperson Garrett recalls his time working as a Building Inspector for the City and mentions the building permits costs this would bring in. The City will get those funds when they file for their building permits and he admits that is a hefty permit. Yet, the University, as a State entity, does not have to do that but has always done so which has always helped the City. He commends them on how much they always help the Building Commissioners Office as well as enforcing the building permits and allowing the City to come out and provide a second set of eyes on their jobsites. Mr. Schahet refers to the process of getting the word out and insists they have already started that to make sure they are hiring local contractors and have invited discussions about the plans.

President Mearns further responds they have also invited and initiated conversations with officers of the Black Chamber of Commerce and decided to provide them with free office space in the Center for Innovation so that students are connecting with minority businesses in the community. The college knows those students would have employment opportunities and could provide support there as well.

Councilperson Powell thanks them for being so overwhelming with the information and asking for input in relation to details. She appreciates the investment in the community and knows, as far as the hotel, they are not trying to compete with existing hotels. That is very comforting. She echoes Councilperson Selvey how they appreciate looking at local Union labor to help make sure Muncie residents are being put to work.

Garrett has seen the Local Labor they obtain and has visited numerous job sites (such as the dorms). He walked around it as if he was walking through his own neighborhood, recognizing all the Union employees he both knows and who were selected for this work. He can contest to the use of local labor from being on the job sites. *President Mearns presents a 2-minute fly-through video to provide a visual sense of hotel and Performing Arts Center.* Powell questions if this can be made available for the public so she can show her Neighborhood Association which Mr. Mearns responds absolutely. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 6-24 AN ORDINANCE TO RESTRICT THE USE OF GROUNDWATER IN CERTAIN AREAS.

Councilperson Garrett has recently been in communication with IDEM and was going to request to Table this until conversations with them were complete. He recently got a phone call so has not had the time to discuss this with anyone else. There are a few things in which he will reach out to Attorney Gibson about tomorrow

regarding this. Attorney Gibson informs they could Table it or go ahead and Introduce and then Table it so that way when it does get brought back up again it doesn't need a second meeting.

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

Steve Murphy, DeFur Voran, is afraid this may not be as exciting as the ordinances previously considered this evening. This is very simple and is called an environmental restrictive ordinance. The problem is that there is an area in the City of Muncie in Councilperson Garrett's District (and is the reason Attorney Murphy approached him) that is kind of south and west of the now closed Osteria 32 restaurant. There were 10 properties in this zone and the problem is that area has been closed by IDEM because of contamination. This ordinance applies only to the water issue and is very simple; all that it does is say that those in this area must use City water and that it is a violation of City Ordinance to use well water. This is an approved IDEM technique used in other communities and if enacted here then eventually IDEM may be able to open up that area for further development. It is a very interesting area that Attorney Murphy had not previously seen so went out to look at. There is some fabulous older manufacturing buildings that are very well built and some interest of maybe condos or other things back there but cannot be done right now because of the closure. In talking with Garrett and others, Murphy suggested that if they do introduce this ordinance then they might want to refer it to the Environmental Impact Committee of Council. There, they could bring in the experts and notify the 10 property owners to give them a chance to speak. He advises they do not think anyone is using well water because some of the buildings are empty but still wanted to give those owners the chance to speak. He would be happy if they Introduced and voted to Send to Committee for further study and IDEM's perspective. A motion was made by Powell and seconded by Garrett to Introduce and Send to the Environmental Impact Committee. A roll call vote showed 9 yeas and 0 nays. INTRODUCED & SENT TO THE ENVIRONMENTAL IMPACT COMMITTEE.

ORD. 7-24 AN ORDINANCE AMENDING CHAPTER 76 (ABANDONED VEHICLES) OF THE MUNCIE CODE OF ORDINANCES.

As the sponsoring councilperson, Green withdraws ord. 7-24. WITHDRAWN.

ORD. 8-24 AN ORDINANCE AMENDING CHAPTER 77 (PARKING REGULATIONS) OF THE MUNCIE CODE OF ORDINANCES.

As the sponsoring councilperson, Basham withdraws ord. 8-24. WITHDRAWN.

RESOLUTIONS:

RES. 3-24 A RESOLUTION AUTHORIZING MAYOR DAN RIDENOUR TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

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

Gretchen Cheesman, Director of Community Development, provides handouts to all of Council. She explains these are their program year 2024 budget for HOME Investment Partnership and Community Development Block Grant (CDBG) Programs. They have developed a plan that can be found on the City of Muncie Community Development webpage. They have also held 2 public hearings and had 2 30-day public comment periods although would be happy to accept any public comments tonight. The HOME budget lists the different projects in each program with a section there in the middle titled Caps. There is a 10% maximum Cap on program administration and CHDO which is a Community Housing Development Organization. In going through the steps to become a CHDO, a special amount is set aside for admin money of up to 5% (which would be \$81,353) but they only plan to spend \$20,000 at that this year. Then there is another reserve for CHDO projects; down payment assistance which is a program that is administered by PathStone and HOME Ownership projects and Rental projects. They started a new policy this year of taking applications for homeowner and rental projects quarterly due to being pretty backed up. They are still spending money from 2 or 3 years ago and projects are just starting so they plan to wait until people are ready to go. On the CDBG budget, the Cap for admin is 20% and they will spend that entire amount. They cannot spend money without people so it takes people to do that. Their public service projects have been limited to agencies that serve the homeless or provide programs that help people not be homeless. This year they have A Better Way, Christian Ministries, Muncie Mission, YWCA, and Recovery Café.

They took applications for those right after the first of the year. Clearance is demolition, with a \$305,000 limit on the amount of money that can be spent on that and right now they have \$257,438 in the budget. The Housing Rehab Program has \$295,900 and refers to roofs, ramps, tub to shower conversions and other handicapped accessibility kind of things for homeowners only. Infrastructure projects would be parks, paving and sidewalks and that line is at \$283,413. The Public Service Section of the grant is also capped at \$15,000 or 15% of the full amount of the grant. The bottom of her handout shows how all those caps are figured. The high budget has been passed by Congress but Director Cheeseman informs they have not received their allocation yet so the totals are based on what they got last year but makes note the way the projects are divided up being a little bit different than last year. They cannot submit their plan until they get the allocation but as soon as they get it, they want to be able to send it right down so they can get started on their projects on June 1, the beginning of their fiscal year. Some minor adjustments will be made to these budgets if they get more or less money. If they get more or less money in HOME, they will adjust that from the Home Ownership project and if they get more or less money in CDBG, they adjust that from the infrastructure. They also might have to tweak those capped amounts a little bit (that are at the max) but it will be minor. She asks the Council to please pass the resolution before them that authorizes the Mayor to apply for the grant so they can get started.

Councilperson Mason refers to the agencies being informed and how not everyone gets the newspaper anymore. Cheeseman responds they do run a legal notice in the newspaper. Mason has been meeting with Neighborhood Associations in his District and they would have all like to apply for CDBG funding but didn't get proper notice. Cheesman states they put the ad in the newspaper as well as on the Facebook Page and City of Muncie website. She insists those agencies need to friend them and become a friend of the City of Muncie Community Development Department and they will see it. Mason refers to another question asked of him which were the public comment meetings and the specific times of those meetings because most people are at work at 10:00 AM. He asks if there could be a better time for more people to attend. Cheesman states there could be and they have had them in the evening but still no one attends and is why they reverted back to having them at 10:00 in the morning because she doesn't have to pay her staff overtime to attend. Mason asks the total that has been allocated. Cheesman answers \$1,287,189 is what they received last year for CDBG. Mason asks about the funds that are not used. Cheeseman assures all these monies get used. The column of projects on the right of the handout she provided adds up to \$1,287,189. Mason claims the reason he is asking is because the South Central Neighborhood associates are in dire need of a signal at 12th and Walnut. Cheeseman states that is very likely going to be one of their infrastructure projects. She has been in discussion with Adam Leach, City Engineer, about that and she is aware they were putting up a new signal. Mason talked with the City Engineer last week who mentioned something about not having the money for it. Cheeseman thinks the way they're going to work it is Community Development will purchase the signal and then his staff/crew at the Street Department will install it.

Councilperson Selvey requests Cheeseman express more about the CDBG grant and how people apply for the HOME Rehab Program grants. Cheeseman explains they would just call the Community Development Office (765-747-4825) and talk with Allen Wiseley, the current staff person handling that. They work with 3 sub recipients of those projects. People come to the office and provide their income information to make sure they're income qualified for the program. Her staff also makes sure that the work that needs to be done is something that they provide in the program. They do something called a habitability inspection on their house so it doesn't have to meet housing quality standards but has to be habitable and in fairly good condition in order for them to go in and invest in it. They don't very often see a house that doesn't meet those. After they're income-qualified and inspection is complete, they refer them to either Habitat for Humanity, ecoREHAB (if they are looking for a roof) or to Home Savers (for any other services). Selvey was not aware of that process. The other question she had with HOME Ownership if that goes through PathStone. Cheeseman explains the down payment assistance goes through PathStone but the HOME Ownership Programs are either rehab of a single-family home or new builds of a single-family home. So mostly ecoREHAB, Habitat, and Path Stone are the 3 agencies that participate in that program. ecoREHAB is rehab; Path Stone mostly does rehab but may start building houses here (they do in Anderson); and Habitat does both, building or rehab a house for a homebuyer.

Mason asks for clearance and declaration about applying. Cheeseman explains there are properties that go through the Unsafe Building Hearing process and the Building Commissioner's Office sends a list of properties to Community Development stating these are the properties they would like to tear down.

Councilperson Basham appreciated the video posted on Facebook explaining much of this as it really gave him a lot background. Cheeseman refers to that being one of the Public Hearings, which are all on Facebook live. They encourage people to send, email or call comments in and they welcome all the comments.

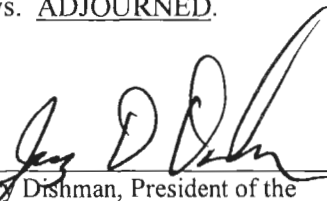
Councilperson Garrett refers to the HOME Rehab and asks if HVAC could be considered in that. Cheeseman answered yes. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

OTHER BUSINESS:

Disability Veteran Don Talley is retired military. He also retired from Carter Express in the Hall of Fame the State of Indiana of the best drivers. He has over 2 million miles (almost 3) and since retired. He built his home in the 1800 block on Winthrop when he got out of the service. It took him 3 months and 2 days. Now, there is a big project being planned for over there. They have since torn down the school and are very slowly making progress. He gets all the trash piled up because people litter and it blows around in the wind. A few construction barrels actually came over and hit his truck. He has also found a hole where they hooked into the water line and when asking nice and politely when this will be fixed he was told it is a work in progress. He called the Mayor's office who is out so decided to call the City Engineer. Talley expresses that man is the busiest person he has ever known because he never answered any of his phone calls. He isn't here to gripe and complain. He mentions the hole was filled due to its size and children were playing out around it. The rocks and weeds were cleared out from the Storer site and place in Mr. Talley's yard. He so happens to have a rock garden and the best looking yard in that neighborhood. His home is nice and he just wants answers because nobody is really telling them anything. They are only saying it is a work in progress. He will probably be dead and buried before they even get the project done. Talley informs he has a building degree as well and knows it doesn't take all that to do this. If the Mayor won't answer and the water company won't answer then who does he go to to get his yard fixed? One of the Circuit Court Judges lives nearby and in talking with her and a few other people there were questions why the road there couldn't be fixed. She has a lower car that drags closer to the ground and now it is falling apart. The curb is messed up over there now too. Do they even have the land sold? Is there any plans for the houses? Nobody knows. The last time he talked to the engineers doing the job they said it wasn't even posted. Somebody has to know something. President Dishman confirms his name. Talley does so and advises he is a very outspoken man. He used to be a Drill Sergeant and knows how to deal in certain situations but just wants to have a nice home because he is retired now. He recently had a new hip and knee replacement along with shoulder, back, and heart surgery. He is still capable of doing things and wants somebody to provide answers and come fix his yard. He thought the ordinance stated 5 feet from the curb but they must not know how to use a tape measurer because it is about 8 feet to 10 feet. Please help. Powell thanks him for his service. Talley claims it has been 30 years since he has been up to speak. He loves Muncie and that is why he came back. When his daughter passed away, he created a scholarship at Muncie Central in her name that lasted for 20 years helping the band members and the flag corps. Many good kids received some great education because of that. He and his wife even provide food at their church. He is the only one in state of Indiana that is a TA Petro Citizen Awardee located at the State Road 28 and I-69 Petro Travel Station. Not boasting, just telling it like it is.

ADJOURNED:

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



Jerry Dishman, President of the
Muncie Common Council



Belinda Munson, Muncie City Clerk
of the Muncie Common Council