

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

MAY 13, 2019

PUBLIC HEARING: 7:15 P.M., 1st FLOOR CITY HALL AUDITORIUM.

RES. 7-19 A RESOLUTION CONFIRMING THE DESIGNATION OF AN ECONOMIC REVITALIZATION ARE AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (NextGen BSU Townhomes, LLC).

No public comments made.

A motion is made by Powell and seconded by Polk to close the public hearing.

A vote by acclamation shows 9 yeas and 0 nays. MEETING ADJOURNED.

REGULAR MEETING: 7:30 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

PLEDGE OF ALLEGIANCE: Led by President Marshall.

INVOCATION: Given by Minister Lydia Randolph from Church of the Living God.

CITIZEN RECOGNITION:

Moore choses to follow in Ridenours footsteps to recognize a group of individuals for this month's citizen recognition award and honors the Muncie Fire Department Union Local #1348 for the wonderful work they do for the Toys-For-Tots program. Kevin Gibson, Matthew Grindstaff and Michael Dean come forward to accept the award. Have you ever wondered what a group of firemen can accomplish? Over 40 years ago, a wonderful seed of human compassion was sewn. Right before Christmas, a Muncie family suffered a major housefire which destroyed their families Christmas presents, including those for the children in the home. Firefighters on duty that day took it upon themselves, using their own money, to purchase and deliver gifts for that family. From that humble beginning, the men and women of Muncie Fire Department Union Local #1348 have nurtured that seed. For many, many years, Tiny Adams ran the Toys-For-Tots program. Upon his retirement, Jeff Gibson took over the program and now his son, Kevin Gibson, is the chair for the Toys-For-Tots program. When you see a group of firefighters standing in traffic during a street collection, they are collecting funds to help with Toys-For-Tots. They place green collection boxes wherever businesses will let them.

Toys have been collected at many community musicals and plays. Union #1348 sponsors a Toys-For-Tots bowling tournament in December and is always a sell-out. Gibson, Grindstaff and Dean, along with Daniel Powell, are the faces many people see when they go to Toys-For-Tots headquarters. Their tireless devotion to Toys-For-Tots is outstanding. Last year, 400 families and 1200 children in our local community received toys. To our men and women of the Muncie Fire Department Local #1348, the city of Muncie thanks you for being a shining example of what can be accomplished when we all work together.

Kevin Gibson states this is truly an honor to receive this award. A lot of them do this just to help the kids in the community. They have seen time and time again where the kids they help now come back years later as an adult to volunteer. It is really awesome to see people come back and knowing they are making a huge difference. They couldn't do it without the community, with a lot of caring and giving people and businesses. Its them that are the ones that allow the department to be able to do what they do through donations (whether its toys or monetary donations.) He also encourages kids to go through their old toys because they also give out used toys. With rummage season coming around, it is encouraged to get kids to go through their bedrooms and see what they don't play with anymore and donate. It gives children an opportunity to come and check out the fire station as well because what kid doesn't like fire trucks. It has truly been an honor for him to be a part of this program as it has been a part of his life forever, with his father being chairman for many years. He couldn't imagine life without it and is blessed to be in the position, as well as the community that supports it and helps make it happen. They can't thank you all enough.

ROLL CALL:	PRESENT	ABSENT
Denise Moore	X	
Nora Powell	X	
Brad Polk	x	
Julius Anderson	X	
Jerry Dishman	X	
Doug Marshall	X	
Lynn Peters	X	
Dan Ridenour	X	
Linda Gregory	X	

APPROVAL OF THE MINUTES: Attorney Joseph Hunter refers to the Minutes from April 1, 2019 on page 12, specifically ordinance 10-19. After further reading of the title, Mr.

Hunter acknowledges it stating that it was withdrawn. It is noted that no actual motion was made and the Reading Clerk did not read the ordinance aloud. Therefore, no indication on what council member withdrew it. Since Marshall is the sponsoring council member, it was specifically him that withdrew it.

A motion is made by Polk and seconded by Powell to Approve the Minutes from the meeting held on April 1, 2019.

A roll call vote showed 9 yeas and 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS:

Powell states the council was made aware that the Police Week Ceremony is this Thursday at 11:00 am at Police Park across the street from City Hall. It is in recognition of Police Week in Muncie, Indiana. It is being hosted by the FOP Lodge #87.

Powell also reports that there is a call out for donations for the Forrest Park Senior Citizens Center Thrift Store. If anyone has anything as they clean out their closets, they are more than welcome to bring their donations to 2517 W. 8th St. They get a lot for their funding through their thrift store so donations would go towards great use.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 8-19 AN ORDINANCE AMENDING ORD. 35-18 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE POLICE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2019.

A motion is made by Moore and seconded by Powell to Adopt.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 9-19 AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-3 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE ON PREMISES LOCATED AT 614 E. STREETER AVE. MUNCIE, INDIANA.

A motion is made by Moore and seconded by Powell to Adopt.

Marshall stated they were provided with a map prior to the start of the meeting.

Brian Allardt, 7705 W. Crooked Creek Ct. Muncie, is a commercial real estate broker for Caldwell Banker Commercial, representing the seller and buyer of this property. By looking at the map he provided, the center is a rectangle with a lighter color and that is the R-3 zoning. As it can be seen, all of the zoning surrounding it and across the street is zoned BV Variety Business. The property in question is partially BV Variety Business and partially R-3 Residential. It has operated as a commercial office and an apartment for probably forty to fifty years. As a process of selling it, the survey indicated the two

different zonings. The Planning and Zoning Commission requested they change that to BV so it is consistent with the other part of the property and surrounding properties. Dishman states this got a favor of recommendation through the Metropolitan Planning Commission.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 11-19 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA AUTHORIZING THE ISSUANCE OF ITS TAX-EXEMPT ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2019 (ACCUTECH PROJECT) AND APPROVING OTHER ACTIONS WITH RESPECT THERETO.

A motion is made by Moore and seconded by Polk to Adopt.

Gregory explains that this was amended at the special meeting on April 4, 2019.

Therefore, it has to be introduced "As Amended."

Moore Withdraws the previous motion to Adopt. Polk also Withdraws the second motion. MOTION WITHDRWN.

A motion is now made by Moore and seconded by Polk to Adopt as Amended.

Traci Lutton, Muncie Delaware County Economic Development Alliance, is joined by Adam Unger, president of Accutech Systems, and they are here to seek approval for ord. 11-19 as amended, which is the final step in authorizing a tax-exempt bond for the Accutech project in downtown Muncie. The Economic Development Commission has met since the last time the council introduced the ordinance. That took place on May 6th with an advertised public hearing, in which, no remonstrance occurred at that time. Following that, there was a meeting and the commission unanimously adopted a resolution that approved the financing documents and the findings of fact for the project. These documents have been on file in the clerk's office for anyone to review. As a result of that action, the Economic Development Commission has extended a favorable recommendation to the council for this ordinance. She knows many members of the council have been involved in this project and she is grateful for their participation. She knows they are all aware of what this company brings to downtown Muncie. For the people that are less familiar, she starts to share a little bit about the project and what they hope to do in downtown. Accutech is a high-value growth company in the tech sector. They are the kind of company that any community in the United States would love to have. They are homegrown, have been here for thirty years and actually started in downtown Muncie in the Rose Court. They have grown by leaps and bounds and here they are returning back to the heart of the city purchasing a building in downtown Muncie, the former Sears department store building where they will invest over \$5 million. They are a company that focuses on cultivating a positive and engaging work environment and for that effort they have been recognized four times by the Indiana State Chamber on one of the top 100 places to work in the state of Indiana. Most recently, they were named to that list for 2019 which was just released here

recently. Adam along with his team were able to go to the state and accept that award. In addition to investing in their employees, they invest back in the community. One example of that is the fact that they give their employees forty hours a year of paid time off to volunteer or do service projects in the community. That is just a single example. We are very fortunate to have this company in Muncie and really grateful that they have chosen to invest and grow here. They considered a number of locations outside of Muncie and even the state of Indiana. Due to a lot of teamwork and collaboration with the Muncie community and officials, they chose here. With their \$5.5 million investment in the Sears building, they are going to bring fifty-three employees and in the next few years will reach 100 employees. That will represent a payroll of \$6.5 million dollars in downtown Muncie. As she previously shared, Next Muncie has endorsed this project, in which, she forwarded a letter of support to the council last month. Additionally, the Indiana Economic Development Corporation and the Governors Economic Development Arm has endorsed the project with a pledge of \$600,000 in tax credits. She is happy to, along with Adam Unger, answer any questions anyone may have.

Gregory jokingly says that she was driving through downtown last week and saw a great big hole along the side of the building and wondered what was going on. She is glad they are here.

Anderson says its great to come back where they started at and a great opportunity for the city. It means a lot that they chose to come back here and he thanks Mr. Unger for bringing the business back and looking forward to seeing the \$6.5 million payroll in this county.

Powell also thanks them for coming to downtown Muncie. There is a lot going on and changes are being made through downtown and anything they can do to stabilize that area is fantastic.

Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

NEW ORDINANCES:

ORD. 12-19 AN ORDINANCE OF THE CITY OF MUNCIE, INDIANA, DESIGNATING AN AREA WITHIN THE CITY AS AN ECONOMIC DEVELOPMENT TARGET AREA.

A motion is made by Moore and seconded by Powell to Adopt.

Todd Donati, Muncie Redevelopment Commission, says this is a similar project to the one he brought forth last month pertaining to Bison Properties. It was a bond process. The developer has agreed to continue to try to work this development out and thinks it is going to be good for the community. He references Powell mentioning how there is a transition of downtown and that is because we are moving our justice center out of the downtown area. It is a signed, done deal, meaning that nothing about it can be done so they have to take advantage of it and try to develop the area around it. There are housing development needs in this town. Donati has sent the council two separate

studies, several documents and classifications that stated that the rental market is becoming popular and more expensive. He passed out pictures and a new diagram of the new layout prior to the meeting. The change from last month is these homes are now single-family houses, two to three bedrooms with a two-car garage and high-end amenities. There will still be a clubhouse and pool. These particular houses are going to generate at least 100 homes. He refers to page 2 and states they have a letter of intent from the developer (who signed a new one last week) that stipulates that they will develop once approved. They plan to develop a retail area across the street. This area will be a two-story development that will have retail, restaurants and coffee shops on the first floor, and then the second floor will most likely be offices because lawyers and law offices will want to be close to the justice center and choose to relocate. That won't work unless there is additional housing. There is some development about a mile away, like the Payless grocery store and miscellaneous shopping on Tillotson Ave. This will be convenient. He also asked Scott McKibben who has been a custom homebuilder for fifty-four years (because Donati is not an expert in houses) to go to Elwood and look at the houses there to give a true opinion on how they were built, if they were done cheaply or built well and if they can sustain long-term.

Scott McKibben, 8710 Red Bun Lane, Muncie, has been in business with this town for fifty-four years. These houses are nice homes. They are not custom, not cheap, very-well put together and stick-built. He has approximately nine of his subcontractors in the local Muncie area that would work on this project. They have held two meetings with those subcontractors but until there is approval, they need to layout everything they plan to do and get bids and estimates. They do have problems with framers because there is only two in Delaware County so they may have to bring some in. Other than that, everything is going to stay local. He is really impressed with the houses in Elwood, more than he thought he would be. He does not have any documentations but believes they have 1/3 of the homes already leased and the project is not even completed yet.

Ridenour asks if the houses in Elwood single family homes are. Donati states yes, they are all single family and apexes as well. There will still be some apexes that will border the justice center and the actual thirty-five acres. These will be maintained by the local company to mow the yards and take care of the outside and inside. It will be maintained on a daily basis so they won't be built and just left. In the independent study that was done by Tom Farris and John Fallon, with money donated by Ball State University, IU Health and the Muncie Redevelopment Commission to do the study, it showed there are over 600 employees that transition in and out of Ball State and IU Health every year. very year, they tell the MRC that it is hard to get people to come here because they cannot get a nice place to live quickly enough. They end up going to Fishers or Noblesville. This is why we are losing these opportunities when we have those people

that can be in our Muncie Community Schools and living their life here. This will help that transition because they will have a nice place to stay. There is no other nice rental property, other than college housing in Muncie. This is not for student housing, this is for families to live in.

Anderson asks that in addition to what the contractor was saying as relating to the houses in Elwood and if they would extend an invitation to the council to go and check out the houses for themselves. Donati states of course and that the invitation has been extended to anyone that wants to go. He is aware of Powell giving the contractor a call and speaking with him on several occasions. The entire council is welcome to do that. This is a development that he and the contractor hope can happen.

Powell explains that she has not only talked to the developer many times but also contacted the Mayors office and office of Economic Development and Community Development in Elwood. They have said that Bison Ridge Development is actually wonderful to work with, compliant with all of their permits, ahead of schedule and being rented as soon as completed. She also contacted the Better Business Bureau to find out if there was or is any complaints against Bison Ridge and there are none. That was very comforting to find out that everyone she spoke with, so far, did not have any complaints.

Donati thanks her for that and reminds everyone that this is an abatement, not a bond. There is no out-live money whatsoever and they don't get their abatement until they have completed the project. It will be for ten years. One of the things Powell had asked him was why does it need to be continued to be a TIF. What Donati will do is withdraw the TIF from this area, if this gets passed, and the developer starts the development so that in ten years, everything will go back on the tax rolls. There will be no reason for them to continue with it, as a TIF.

Powell asks that the agreement to release the TIF will go into effect now and if that is correct. Donati states as soon as this is passed and an agreement with the developer is signed, they will withdraw that TIF. It will be immediately done. If they get started this year, they will removal it this year. He has never withdrawn one before under his administration so he is not sure how to do it but it will get done because there will not be any need for it. In ten years, this \$15 million - \$20 million investment will go back on the tax rolls. As a bond, in a TIF area, that could have stayed there for twenty to twenty-five years. If the developer is still interested in doing this after putting their \$2 million to \$3 million in infrastructure improvements in there, they will do that on their own with this abatement. They have already agreed to do that.

Gregory asks if this should be sunsetted within ord. 12-19. Donati asks for clarification. She explains she would like a sunset date for the TIF. Donati says if they could do it in the document, he would be happy to do it.

Joseph Hunter, City Council Attorney, says he is going to have to take a look at the TIF issue and advise the council next month on what they need to do. He hasn't looked at that issue at all right now. It is easy enough to do in a month so he would be happy to do it.

Gregory asks if they have carved that area out. Donati confirms it is an allocation area. She asks if maybe they could amend that to put a sunset clause in there. Donati agrees. Hunter states when they establish the TIF, the thing to do would be rescind that. That is what Hunters thought is right now, rescind the TIF ordinance. Gregory points out that it had another allocation area in it as well, the Borg Warner site. Donati confirms that is correct and that was what happened. Hunter states it could be documented to rescind it and do an ordinance rescinding just that portion of the ordinance.

Dishman asks Donati to tell the council and the people of the audience how much taxes that property generated. Donati states its generated zero dollars. In fact, it is under the control of the Redevelopment Commission. The justice center, who the MRC sold that property and created a business, was starting to pay taxes that were supposed to pay half a million dollars' worth of taxes but somehow got written off. Now that the county owns that, that is going to pay zero again. It paid zero for twenty-some years as it was Wilson Middle School. It will continue to pay zero for as long as it is under county government. Anything that goes into effect is a plus for the community. You bring people here, hopefully and create an establishment that has value, goes back on the tax rolls, increases the tax value of what's around it and also those people that live in that area will spend money in that area. Dishman asks how much that property would generate. Donati answers they figured it would generate about \$250,000 to \$300,000 per year. By doing single family houses this way, the actual cost would come down. The rent on these homes will run anywhere between \$900 and \$1,100 a month.

Powell was told that the property had not drawn any taxes in almost forty years so this would be a plus because now they would be putting things on the tax roll. She clarifies this investment is \$19 million in which the city is having no money inputted. Donati confirms. Powell asks if there is another development that they are talking about in another neighborhood that will help stabilize that. Donati explains that they worked out that the developer agreed to build six (like) houses, these will look similar to what is downtown now. They won't be modern. They are going to put six houses in empty lots that the Redevelopment Commission owns in the McKinley neighborhood. Those would

also be rentals as well, however, could be houses for sale, just depending on how they want to set that up. That would bring new houses to that area as well. Those won't be abated. Powell clarifies those will go on the tax roll and we will get some more property taxes for our investment. She then asks him to discuss the jobs. Donati explains there will be over 200 construction jobs for about two years and then about six full-time jobs that will be created from the development from the maintenance and leasing staff. Mr. McKibben is pushing for local trade and that is what the MRC encourages. They want them to try and use HVAC, plumbers and local contractors in anyway. Finding local framers is a little more tough. That is a skill that we do not have much of because we haven't been building anything (house-wise) but hopefully this brings some people in that would take this job.

Polk has a few questions and asks if a traffic study has been done. It is a two-lane county road that he just so happens to travel on every day to and from work. With the additional 100 houses or so with their traffic, along with the jail, there is going to be some traffic back-up. The road also needs repaired as is. Donati says they will certainly do a study. That area is still in a TIF so they could invest in that. If you put a lot of businesses out there, there is heavy traffic two or three times a day. Regarding residential homes, they fluctuate and come and go all throughout the day in different areas. The traffic pattern is not as feasible from that particular type of development. They will do studies but won't know what the traffic is. Maybe the county could consider partnering with the city and investing in the road development. Turn lanes are going to have to be put in for their development so that will be looked into. Polk then asks how much those six full-time jobs are going to pay per year. Donati states it will be \$30,000 plus a year. Polk simplifies that would be about \$180,000 in income.

Ridneour explains the developer is going to put in the infrastructure on the streets and asks if they will maintain it. Donati confirms and states the only way the city would maintain it is if it was offered to us and we accepted. Ridenour then asks if it will be required of the developer to follow all zoning standards and specifically sidewalks. Donati states they have already gone through the Planning Commission and got full approval. They were planning to go to the Zoning Board to offer their plan but since the project didn't pass last month, they Tabled it but didn't remove it. It will be discussed in May and come back to the Zoning Board at the end of June and present a plan. They have an overlay process where the proper landscape has to be provided along with perimeters of the edges and proper sidewalks. Unless it is absolutely necessary, they are not planning on offering any variances on this project. Ridenour asks about Cornbread Rd. and Donati states that is where the retention pond will be because that is where all the water flows to.

Powell explains that for the abatement, we will get this development, retail and office development across the street and the development in the McKinley neighborhood. She then asks Donati to explain what the yearly compliance for the abatement is. Donati states they have to file a Statement of Benefits every year by the month of May. If they miss that filing, they do not get their abatement that year. It is their responsibility, not ours, and says very clearly in the documentation for abatement is that it is up to them to file the SB1. There has been people that have missed that deadline and the council has had to deal with that in past meetings. They would have to come back and ask for it to be reinstated so it is 100% their responsibility. Powell asks if they are not following through with the agreement that they entered into with the city for the abatement then the abatement can be rescinded. Donati states that is correct.

Anderson compliments Donati because this has been pretty rigorous for the last month or so and appreciates the fact that he stayed with this. A lot of people will get high end housing, something that this city is lacking. He thanks him for working with the city and the developer. The developer did not change his mind and still wants to make an investment here in Muncie. Donati appreciates the council considering this again.

Audie Barber, is curious about the infrastructure on this and asks if this is going to be a prevailing or non-prevailing wage infrastructure. Donati answers it is not required to be a prevailing wage.

Questions called by Anderson.

Troy Tackett, 200 N. Hodson, asks if a study has been done showing that we need all of this housing built or the influx of people coming in via these projects. He is still falling back on KPEP that has a rental sign. Donati says they did a rental study in 2018 that he sent to all the members on the council. They also did a housing study for transition that was done on top of that which he mentioned earlier. In that housing study, it said we have a need for 159 quality rental properties in Muncie so yes this will fall below that but it is needed. That study was in 2018 so it was not a ten or five-year-old study, it was done recently and it was done by an expert. Marshall asks if there is anyway to make that study public. Donati states that the council has it and if they want to put it online, they are more than welcome to.

Questions called by Marshall.

Wayne Scaife, 912 S. Blaine, is curious as to who this is going to benefit. If it will benefit the residents of money then how so? From what he is hearing, the rental property is going to benefit people that do not work here. Marshall reiterates that from his

understanding, it would benefit both, residents of Muncie and professionals at Ball State and IU Ball Hospital that commute to Fishers or Carmel. We are trying to retain them instead of them going out of town and to stay in town. Mr. Scaife asks if anyone did research with those types of people, not the study that Donati was referring to, but actually reached out and asked those particular people if they would rent this property and stay here instead of driving back and forth to Fishers or Carmel. Marshall states he talked to some doctors and registered nurses at IU Ball Hospital and support staff at Ball State that brought it to his attention that we do not have anything of a higher quality for them to rent or possibly buy. That is what they are trying to start with this project.

Donati states they did a study in which Ball State and IU Health have admitted that they need this type of process. They are willing to offer incentives for the employees that they are bringing from out of county to live in this community. They don't want them living elsewhere, they want them living here and are willing to incentivize that. There are also local banks here in which they are in communication with that have said the same thing. They want their employees to live in Muncie and are willing to incentivize them to do that. That means that if they are going to build a house, they need a place to rent to get that house built or if they are going to buy a house, they need a place to rent until they find a house. Anything that we can do keep them here in Muncie to increase population and this is the way to do it. Mr. Scaife has one more question and asks how many rental units this is going to be. Members of the council reply it will be 136 units (inaccurate).

Powell states that from what she understands, the rent is going to cost \$700 a month. Mr. Scaife states it is a ten-year tax abatement and asks Powell if the taxes would be different with the lower amount. He understands it doesn't matter because of the abatement. By looking ten years down the road, what are those dollars going to be worth? We are looking at doing something that is going to benefit us ten years later rather than benefit us now. He does not understand.

Marshall states that the property is drawing zero dollars right now and has been over the last twenty years. They are trying to take something that was not on the tax rolls and put it on the tax rolls. Gregory adds to the end of Marshall's comment, in ten years. Marshall states they are not doing anything any other city in the United States wouldn't do. They are offering incentives to businesses. Their job as a council is to build the population and take all the properties they can and turn them into working properties. They do not want properties to not draw anything. They want to put bodies in these homes and places in these areas where there is nothing. Powell adds that she did struggle with the ten-year abatement but it helped that the developer is willing to do retail development which will automatically go on the tax rolls at 3% of their assessed

values. That was something that Mr. Shaw brought up at the last meeting that he wanted to look into that that is being discussed and they are going to be building housing in the McKinley neighborhood which will help stabilize that area. Those properties will then go on the tax rolls at at least 2% because they will be rental homes.

Donati, speaking from an economic development standpoint, says everything that he does in the economic development department, is not or always going to be immediate. In fact, what somebody does ten years before him, should start to roll in, followed by the next year and the next year and the next year. You build on the future. It is hard to build on the immediate and they do try their best. A business is coming to town that is going to be immediate but there is other things included that takes a few years to develop. If you stop doing that, then you put yourself behind about five years for every year that you do not do anything. If the council wants this community to continue to move forward and continue to sustain itself for the future, they have to keep doing things like this every year. Nobody likes to do an abatement for ten years out, but if nothing comes out of it, you will have nothing in ten years. Here, you have an investment you made and in ten years that investment will come true. Not only that, but the people that come to this community and spend money now, is the investment. We have got to quit looking at this as a "housing thing" because it is a "people thing" too. It is all incumbent.

Jane McDowell, 2005 N. Tillotson Ave, says this is not exactly on topic but she believes it has some importance. 'Airbnb' is a website that allows you to rent out your spare room or entire house. She went through the process of starting a bed and breakfast two years before Airbnb was ever even imagined. She sees decent places that are renting for \$50 a night in Muncie. Since the city is wanting an investment in getting residents who are going to stay in these apartments to please be aware of the phenomenon that in some community's desirable housing that's as inexpensive as \$700 a month is going to be rented for the sole purpose of renting it on Airbnb. It could be very profitable to do that. Since they would be amending some of the ordinance anyway, they might want to look at whether or not it would be advisable to say that the person who signs the lease has to live there and can't sublease, in particular, in an Airbnb situation. As a young single professional as she was a long time ago when she was young, single and a professional (the audience chuckles) she would be a little anxious about living next to the jail.

Kathy Bland, 6104 W. Bethel Ave, is all for redevelopment and everything in the city. Her only problem with this is that it is by the jail. She has a problem with the jail moving out there anyway and tearing down the downtown, but that is another story. She delivered mail in Yorktown for thirty-two years at the Landings which are \$130,000 to \$150,000 homes and every three years she would have an influx of the medical residents coming

in. They were usually married and within that three-year period they would lease those homes, that doctor took a promotion and moved away so they kept those houses to lease them. Those families may have started a family before they left and she just does not see those people that lived out there through all these years wanting to live and raise a family next to a jail. Marshalls asks is Mrs. Bland has ever been to Pendleton and seen their huge prison and the fact that town is flourishing. Mrs. Bland responds the homes are not right up on the border like these are going to be though.

Andrew Popp, 3008 N. Pauline Ave, has a few questions and concerns. He asks if this the same project next to the jail that was voted down at the last regular meeting that is being amended. The council confirms, it is a new ordinance but pertaining to the same property with the same developers. He goes on to state that in that project, one of the major concerns that was brought up (he spoke to five of the nine council members about) was that they are going to put a playground directly at the closest point to the jail way. That has been changed and he is glad that was corrected. Speaking of young professionals, he is a single twenty-four-year-old homeowner and tax payer here in Muncie. He has several friends that work at Ball as nurses and even one friend that just got his doctorate as a surgeon, whom lives in Fishers. That is because the amenities are there. He will pay the \$900 to \$1,100 for a home because he pays \$1,200 a month for a mortgage, because the amenities are there. We don't have the amenities to support \$900 to \$1,100 a month in rent. Mr. Popp grew up in this town and understands what the rent market is and searched for a home for two years before he bought. The market is not here to support that and the population is not here to support that. If people are going to buy these properties and the developer comes in and there are no amenities there, it is never going to work. People his age just do not want to do that. He is here because his father is here, not because this is a thriving youth community. Austin, Texas and Fishers, Indiana are thriving youth communities. Muncie, Indiana, right now, is not. Another concern he has that was brought up by Donati was the TIF district. He noticed that if they agree to the tax abatement and signoff on this project then he will remove the TIF district. In discussions with Gregory, Powell and Ridneour about the TIF districts and how it effects Muncie greatly, Mr. Popp feels as if the TIF is being held over out heads to push this project through. It really needs to be thought out and thought through before they agree to this and remove the TIF. He appreciates what the council is doing in the outlook, he thinks it need to be reviewed because ten years is a long time to wait and there are a lot of "ifs" in this project that are being considered instead of known. Powell confirms this is just for Introduction and while they have done a great deal of due diligence at this point, there is still some time to look through things, talk with the developer and verify additional information. As Anderson asked about earlier, the invitation is open if they want to go visit the other projects and get any additional first-hand knowledge. Mr. Popp asks about the retail facility and if the other properties

in the McKinley neighborhood would have the retail facilities adjacent to them. Donati answers no. Mr. Popp asks what would house the facility or if that is even known yet. Gregory offers him to view her diagram that was provided by Donati prior to the meeting. Mr. Popp says so this would basically be a fast food restaurant and law offices, nothing that is going to substantiate a \$30,000 to \$40,000 income job. There is a ton of what is pictured in the diagram around Muncie (Subway and law office's).

Marshall says they would love for that to be there but they can only attract what wants to be there. If there was a big company that said they wanted to put jobs there, he is sure the rest of the council would be all for that. An example consists of the Heritage group on Kilgore that is going to bring in high-end manufacturing jobs. They are trying to build that area back up and can only get people there who want to be there. In trying to attract these people, these are the kind of things they look for (tax abatement, help with bonds, etc.) Mr. Popp understands but is just wondering with that area, are they looking to do what in in the photo which is move the law offices and a Subway restaurant out there or are they looking to save that space to develop into something that is more fruitful and a long-term job that could support the housing being put across the street.

Powell explains that is something they have to throw back to the economic development team, such as Traci Lutton and Todd Donati, to go out and aggressively recruit. What will come is what they pitch so everyone needs to be out there aggressively pitching themselves. That rendering isn't necessarily a done deal and a Subway isn't contracted to go out there. It means that this is an idea and this developer is willing to develop a non-evaded project that will immediately go on the tax rolls at 3%. If that means a dry cleaner or a gas station, high-end eatery's or Subway, the market will drive that. She does not know that there is anything actually set in stone there other than he is willing to commit to doing that development non-evading.

Leo Robinson, 1000 N. Oakden, Muncie, is nervous because this is the first meeting he has ever been to. Regarding Mr. Popp who just spoke, Mr. Robinson thinks he would support something that he said, actually, maybe all he said. He used to work at Ball State before retiring and worked with people who chose to live in Fishers and Carmel. They are not living there because they couldn't find housing here, they are living there because the amenities are there. Also, it is the elephant in the room that nobody is talking about, people are not satisfied with the Muncie Community Schools. That is a big factor and why people won't live here. He understands there is a big demand for this kind of housing. If there is a big demand for the housing, it seems to him like a developer would be all over this and doesn't need any tax consideration. If there is money to be made, he does not understand why the city has to entice the developer to do this project if there is such a demand for this housing.

Troy Tackett, 200 N. Hodson, Muncie, again, asks how fast the taxes from the six homes in the McKinley neighborhood would come back to the city. Donati says that's immediate. Mr. Tackett asks if that is already in writing, a done deal and the surrogate rental Subway stuff is a done deal. He then clarifies that this is not a manifesto (referring to KPEP). That building is empty. From the tobacco store on Hodson to where the road is split in Main and Jackson. Where he once saw houses, he now sees a bare empty field with a rental sign in it. That is his concern. That was the same process of turning in bids and KPEP said this would be great and they would have this and that and then it came down to forty-one-bedroom houses of low income.

Questions called by Marshall. He reminds everyone this is just for introduction and they will vote on this again (to finalize) at the next month's meeting.

Scott McKibben, 8710 Red Bun Lane, Muncie, again, has developed two different locations since he has been in this area. There are not a lot of homes that he has developed but one was "(inaudible) Creek" with thirteen homes and the other was "Westbrook" with about twenty homes. There is not one developer or builder in Muncie that will do this project. They don't want to stick their neck out there and spend that type of money. These people will do that because they've got a lot of money. We need that brought in. there is not one developer here that will go out and take that ground and develop it. He wants to see something start happening and is tired of people going to Carmel and Fishers that need to stay here. He understands they won't stay out there but that's the rollover and it is going to be that way. At least these homes are going to be nice. He suggests taking a look at them and he went through the house on three separate occasions. He thinks people would be impressed with what they are offering, like the energy efficient all stainless-steel appliances.

Lynn Thornburg, 714 E. Washington, has been listening to the discussions. She explains that we are begging the jail not to move from downtown but, as downtown developed, all of the living spaces are all higher-end, fair-market and not subsidized. So, if wealthy people are choosing to live downtown because there is a jail and we do not want the jail to move, this is a double standard. Once we move the jail then nobody is going to live near that jail, but they are currently living near the jail downtown. When the jail came downtown, we didn't have some of the high-end eatery's and some of the high-quality development downtown. She does not know whether the jail and lawyers are aware of what is happening downtown or not. By building these next to the jail then other things might come out there. She also works at the hospital in the surgery waiting room and they have a lot of surgeons (during the winter especially) that get stuck on I69. Surgeries get delayed and there are situations where they are tied up in traffic. They have

traveling nurses and traveling anesthesiologists, that are here for nine months to a year and then they are gone. One in particular that has been here twice but actually lives in Washington. He rented here in Muncie so she is sure that he would have liked to have a nice house where he could entertain and be down the street from where he works. Thirdly, she knows that President Mearns (President of Ball State University) is trying to encourage his faculty and staff to live where they work, same with Dr. Byrd. This argument about there not being a need or issue, doesn't make sense. She thinks we do need this and it will be used by Ball State faculty and hospital staff.

Yong Jirus, 814 W. North St, Muncie, asks if this is just the introduction of this plan and was wondering because there is a lot of professionals that come from Ball State or the hospital and stay here for a year or two as mentioned. There is a big need for being able to buy a new house around Muncie, which from his experience, has been an issue to find something that is new and not worn down. Even the houses that are fifteen to twenty years old might not be in the best neighborhood or something. He wonders if there is an option to maybe give the people the option to purchase the house. That would also attract people to stay in the Muncie area for a longer period of time.

Troy Ingram, 2905 W. Woodbridge, Muncie, has two questions. He refers to Mr. McKibben stating that no local developers would do this and asks him why he thinks that is. The second question is if there have been any studies that show what the residents of Muncie pay in general in rent because \$900 to \$1,100 seems pretty expensive. He doesn't pay that for a mortgage and lives in Halteman Village. It seems like it would be a better option to purchase something that you are going to own rather than live in something rented.

Donati can answer his questions and says that his youngest son moved into a beatdown, two-bedroom duplex on Moore Rd. where the carpet was fifteen years old and the vinyl was peeling up in the kitchen. He paid \$700 a month. Donati gives another example and says that his wife's mother passed away and they are still maintaining her forty-year old, two-bedroom home. Their niece currently lives there and pays \$800 a month. People are paying that much for rent. It is beyond him, but they do because maybe they don't want to make an investment right now or don't want the responsibility. We can not decide that. Here is the thing, we have a developer that is willing to spend \$20 million here whether it is next to a justice center or not and believes these houses will be rented. He is not going to make this investment if he did not believe that and we are sitting up here questioning his decision. This is why people don't come to Muncie.

Questions called by Anderson.

An all-in-favor vote showed 7 yeas and 2 nays (Gregory and Polk). INTRODUCED.

ORD. 13-19 AN ORDINANCE AMENDING ORD. 36-18 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE FIRE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2019.

A motion is made by Moore and seconded by Polk to Introduce.

Kevin Nemyer, City Controller, explains there is a base pay that has to be established that PERF (Public Employees Retirement Fund) base their calculations on. It has been increased for the Muncie Police Department. The Muncie Fire Department invoked the parity clause asking for the same thing. This is that ordinance. They also invoke the parity clause for tech pay to match that of the police department as well as the parity clause to add the education pay, as is, in the police contract.

Gregory noticed page 4 has all of the council members names to record what their vote was still has lists Alison Quirk instead of Denise Moore. She hopes that can get corrected in the future.

Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 14-19 AN ORDINANCE AMENDING ORD. 8-19 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE POLICE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2019.

A motion is made by Moore and seconded by Powell to Adopt.

Kevin Nemyer, City Controller, explains after the police department invoking the parity clause to match what was given to the fire department in the area of clothing allowance. This matches the police departments clothing allowance to that of the firefighter's contract.

Moore states that the figures are not the same on the police and fire uniform clothing allowance. On this ordinance, they received \$2,000 total and on the fire department, it states \$1,900.

Nemyer notices and states it should be \$900 for the June pay period and \$1,000 for the December pay period.

A motion is made by Powell and seconded by Peters to Amend Ord. 14-19 to reflect the clothing allowance first pay of June to \$900 and first pay of December to \$1,000.

A roll call vote showed 9 yeas and 0 nays. AMENDED.

A motion is made by Powell and seconded by Peters to Introduce as Amended.

Polk asks Nemyer to stay around after the meeting because there is something he need to talk to him about. Nemyer tells him that he can bring it up now if he would like. Polk explains that he is on the 911 Board and found out at their last meeting that the dispatch center has not received the city's pay and asked why that is. Nemyer has been advised by the city attorney not to do that. Polk states it is due and the city is in violation of a contract. That contract is still in effect. Nemyer asks which payment he is talking about. Polk states it was a payment to the county. Nemyer asks what this

payment would be paying. Polk says the only thing mentioned in the discussion was the amount of \$300,000. Nemyer says there is a couple different bills we pay for the 911 center and will look into it. Polk verifies the city has not paid anything yet of this year. Powell asks if the city attorneys could give a report to the council members as to why the city is not paying their bills. Polk would like to have that as well. Nemyer states that he can ask.

Questions called.

An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED AS AMENDED.

RESOLUTIONS:

RES. 7-19 A RESOLUTION CONFIRMING THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (NextGen BSU Townhomes, LLC).

A motion is made by Moore and seconded by Powell to Adopt.

Todd Donati, Muncie Redevelopment Commission, states that this is confirming the declaratory resolution that the council did last month (Res. 5-19) regarding the abatement. There was a Public Hearing on it earlier. This abatement is for the NextGen development in The Village.

Questions called.

A roll call vote showed 7 yeas and 3 nays (Ridenour, Polk and Gregory). ADOPTED.

RES. 8-19 A PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION REAL PROPERTY TAX ABATEMENT (Bison Properties).

A motion is made by Moore and seconded by Powell to Adopt.

A motion is made by Gregory and seconded by Polk to Amend section 4 on the lower half of page 2, currently each year is at 100% reduction of taxes and she would like to amend that to follow the normal schedule of 100%, 90%, 80%, 70%, 60%, 50%, 40%, 30%, 20% and 10%.

A roll call vote showed 6 yeas and 3 nays (Marshall, Peters and Moore). AMENDED.

Donati explains that because of this amendment, he asks that Ord. 12-19 be Withdrawn. That was predicated on the developer staying here.

Marshall asks that he wishes this resolution be Withdrawn as well. Gregory states it would have to be the sponsoring councilperson to withdraw, not Donati.

Marshall Withdraws BOTH Res. 8-19 and Ord. 12-19. WITHDRAWN.

Attorney Hunter states it has already been addressed but ord. 12-19 was Introduced which was the declaration of the economic development target area.

Donati states if they amend the resolution, he is withdrawing the ordinance too. The developer will not come here based on that scale. The legislators put the adjustable scale in place for anyone to make the adjustment. They are not required to go the

normal 100%, 90%, 80% scale. It can be adjusted and we have done it before. They are asking for that to be adjusted and the council just voted it down so they are not going to come here and do the development based on that scale. He thanks the council for their time and appreciates them considering this again. If that amendment stands then they ask that the ordinance 12-19 be Withdrawn as well.

OTHER BUSINESS:

Jodi Moissan, 500 E. Washington, Muncie, asks if it is possible to get a committee up with the council's approval to study ways to make the running of red lights something we don't have to deal with as often as we do. She lives on the corner of Washington and Madison and the pictures she provided are of car accidents that happened within a week of each other in front of her house. Two of the rollovers on the van were back to back one day and then the next day. The one that shows the truck that was pushed up onto her property, her son mows that grass. There are families from the Muncie Inn that walk to McDonalds on that sidewalk. If there had been a family there or her son mowing there, they would've been killed. There are 800 people a year killed by people that run red lights. In Muncie, there has been eight. These photos she provided just so happen to be from the past few months. She has been doing a lot of research on ways to try and prevent people from running red lights and just wanted to see if there is a possibility to get a committee together to do some funding to get the information to the citizens as well as the police. She has spoke with them and they are willing to work with her a little bit. She is also going to try and get ahold of the newspaper to see if they would be willing to do some stories. Her point is that it is not a victimless crime, it is actually killing people. She owns a toys store at that corner and there are kids there all the time. Marshall informs her that he could get her in touch with the Land and Traffic Committee to see if anything could come from that.

Audie Barber, 610 W. 11th St, Muncie, has a problem with a few thing that were brought to his attention. He went back and tried to find Finance Committee meeting Minutes but the only ones he could find were from 2018. He would like to know what happened between 2012 and 2017 since there are not Minutes for the Finance Committee. Also, he is aware that Powell is the finance chair and asks how it is she is able to negotiate the contracts for their pay, with her son being on the police department and her ex-husband being on the fire department. That is a conflict of interest. That is setting her family's payrate. He would like to see her resign from the chair and an investigation be done. The council wants to be transparent and everything but there are issues with some people in the administration not being honest and he wants to make sure that the

council stays honest. Also, he wants to know where the fire-based EMS ordinance is at this time, he knows it was tabled or set back but would like to vote on that tonight and either pass it or do away with it completely, whatever the council decides. That is a big issue and he does not want to see it snuck back in after the election in November and it pass or not pass because people are leaving office. He asks that it at least be brought up again in the next month or two.

Peters comments saying that out of anybody sitting on the council, Powell is the number one smartest, hardest working, numbers digging person she has ever met in her entire life, and Peters was a grocery store manager for many years. She will give due credit to Powell for the fact that she does dig-in and research. She doesn't even know when she has time to sleep. Peters appreciates Mr. Barber's opinion on that. As far as the fire-based EMS, she appreciates that also. Peters just wanted to state to everyone that Powell works extremely hard for very little pay.

Marshall explains that the budget hearings are open to the public. They are advertised in the newspaper and everybody is welcome to come. It is an open-door policy.

Mr. Barber tries to speak again but is informed by Marshall that his time is up.

Terry Whit-Bailey, Community Development Director, was hoping Anderson would remind the council about next Thursday, May 23rd which is the presentation of the statue for representative Hurley Goodall. She was told the statue made its way to Muncie today so it is here. At 6:00 PM at Cornerstone Park there will be a dedication of the statue. May 23rd is also Mr. Goodall's 92nd birthday. He and the family would be happy to see everyone at 6:00 PM. This is a momentous occasion, to have a statue erected of a person who is still living. She hopes that everyone will be there next Thursday.

Anderson thanks her and explains he drew a blank there. He would like to add that Ball State University is having a community event at Heekin Park where they are moving the community from the campus out to Heekin Park. It is an ice cream social so please come, enjoy and have a great time on Ball State's time.

Mr. Barber, again, tries to speak but is informed by Marshall that his time is relinquished.

Andrew Popp, 3008 N. Pauline Dr, Muncie, again, asks about the bill presented by Donati, then amended by Gregory and if it was the specific one where phase one was completed and they were trying to start phase two. Gregory informs him it was, in fact, a different ordinance (NextGen). His last question is for Anderson on what time the event at Heekin Park is again. Anderson answers it is from 1:00 PM to 4:00 PM and tells Mr. Popp to come to eat.

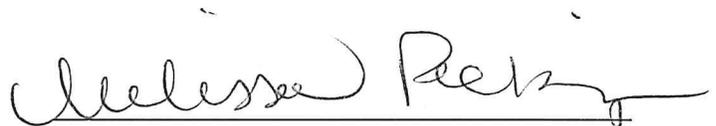
ADJOURNMENT:

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

After adjournment, Audie Barber approaches the podium while the public are preparing to leave and says that he wants it to be on the record that Marshall refused to answer any of his questions.



Doug Marshall, President of
The Muncie Common Council



Melissa Peckinpaugh, Muncie City Clerk
of the Muncie Common Council