

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

SEPTEMBER 11, 2017

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

ORD. 37-17 AN ORDINANCE AMENDING ORD. 32-16 FIXING THE SALARY FOR THE CITY JUDGE OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2017.

No public comments made.

ORD. 38-17 AN ORDINANCE AMENDING ORD. 28-16 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2017. (CITY COURT)

No public comments made.

ORD. 39-17 AN ORDINANCE AMENDING ORD. 28-16 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2017. (MAYOR'S OFFICE AND PRAIRE CREEK)

No public comments made.

ORD. 40-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018. (MUNCIE PUBLIC TRANSPORTATION BUDGET)

No public comments made.

ORD. 41-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018. (MUNCIE SANITARY DISTRICT BUDGET)

No public comments made.

ORD. 42-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018. (MUNCIE CITY CIVIL BUDGET)

No public comments made.

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

PLEDGE OF ALLEGIANCE: Led by Boy Scout Troop #1 of Boy Scouts of America.

INVOCATION: Given by Pastor Bruce Reynolds with Old Towne Hill Baptist Church.

CITIZEN RECOGNITION: President Doug Marshall invites up the members of the Collective Coalition of Concerned Clergy. In 1984 a group of Clergy with various denominational and theological differences decided to commit themselves to matters needing a righteous direction in our community. They united under the formal title, the Collective Coalition of Concerned Clergy (CCCC). The Collective Coalition of Concerned Clergy is a Christian organization consisting of local pastors who come together to conduct religious programming with instruction and other institutional activities connected therewith of a religious, educational, charitable and benevolent character. The CCCC helps to provide leadership to the Muncie, Indiana community regardless of race, color, creed, sex and religious background. The CCCC obtains its guidance from the rules and orders of the King James version of the Bible. The CCCC has provided the African American community with a forum for discussion, support and a voice that is heard. This powerful organization has also been a force against the evils that arise in social matters. Through the years, the CCCC has worked publicly and privately to bring positive change to the Muncie community. The CCCC offers a non-renewable scholarship to high school seniors who after graduating are pursuing a college degree (Associates or Bachelors). Students from all backgrounds and income levels are eligible for the CCCC/Martin Luther King Scholarship. Scholarships are awarded to seniors who promote cultural diversity, respect and the realization of Dr. Martin Luther King's dream. Selection also considers how the student has shown dedication to academics as well as faithfulness to their local church. The goals of the CCCC are to be god lead, community focused and justice for all. The CCCC presiding officers for 2017-2018 are Pastor Kevin Woodgett D.D. (President; The Church of the Living God), Bishop Keith O'Neal (Vice-President; Destiny Christian Center Church), Pastor Andrew Draper D.D. (Treasurer; Urban Light Community Church), and Pastor Eddie Long (Secretary; Antioch Missionary Baptist Church). Muncie City Council September 2017 City of Muncie Citizen Recognition Award is presented to the Collective Coalition of Concerned Clergy. President Marshall thanks them for their generous commitment, time, and support to the Muncie community.

On behalf of the Collective Coalition of Concerned Clergy and its members, they are thankful for this recognition and are honored to be a part of a great community. They believe in Muncie and moving forward and are thankful for this honor tonight.

Councilperson Gregory informs a letter to President Marshall from the League of Women Voters of Muncie and Delaware County. The letter states:

"We are pleased to announce that beginning immediately, Caroline Sullivan has been appointed to serve as the League of Women Voters Observer of the meetings of the Muncie City Council. The purpose of the Observer of the League is to listen and learn about governmental boards, to see how they function and to find out about the issues that they face. An Observer does not speak at meetings on behalf of the league. We hope that you and members of the City Council will welcome Caroline at your meetings, send her a schedule of upcoming meetings and send her a copy of the Agenda and notify her of any Special Meetings called. Thank you for your

intention and do not hesitate to contact the league if you have questions.” Signed by Linda Hansen, spokesperson. Caroline stands to be recognized.

| ROLL CALL: | PRESENT | ABSENT |
|-------------------|----------------|---------------|
| Alison Quirk | 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 MINUTES: A motion was made by Gregory and seconded by Dishman to approve the minutes from the August 7, 2017 Council Meeting as presented. A roll call vote showed 8 yeas and 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS: Councilperson Nora Powell informs that the Finance Committee will be holding their budget meetings for the 2018 proposed budgets. The meetings will be on September 12th, 13th and 14th starting at 4:00 P.M. The Finance Committee will be asking the department heads questions and the public is welcome but comment will not be taken.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 33-17 AN ORDINANCE OF THE CITY OF MUNCIE, INDIANA AUTHORIZING THE ISSUANCE OF THE CITY OF MUNCIE, INDIANA, TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS (SUSTAINABLE MUNCIE CORP. PROJECT), AND THE LENDING OF THE PROCEEDS THEREOF TO SUSTAINABLE MUNCIE CORP., AND AUTHORIZING AND APPROVING OTHER ACTIONS IN RESPECT THERETO.

A motion was made by Powell and seconded by Quirk to Amend.

A roll call vote showed 6 yeas and 2 nays (Gregory and Ridenour). AMENDED.

A motion was made by Quirk and seconded by Dishman to Adopt as Amended.

Susan Carlock, Vice-President of Business Development and Corporate Relations with Mursix Corporation, 2401 N. Executive Park Rd, Yorktown, IN 47396 believes the MADJAX facility should receive the funding to assist the community and developing minds for manufacturing. There are workforce challenges due to drugs, disability, single-families, a decrease of males in the workforce from ages 24-45 and the county is losing population. This forces competition for talent. All of these barriers make it even more challenging for the type of life saving safety related components they at Mursix manufacture for automobiles. Their potential workers need a place where they can get hands-on training and education in the skilled trades right here in Delaware County. They have recently placed host to two global companies that are looking to

investing in the county and want to either build or purchase an existing building for production in Delaware County. The first question both of these companies asked is about workforce and our ability to get these positions filled. If we don't act now and come together as a community, working collaboratively to start replacing the aging workforce and the loss of skilled trade workers due to dislocations and developing talents in our youth in order to meet the demands of companies already invested here and those wanting to establish or relocate here, we will lose the opportunity and we may not get it back. They chose to call Delaware County "home" at Mursix and the last thing they want to do is invest millions of dollars in mechanical arms and robotics, eliminating jobs of so many here. Rather, they want to continue to make the investment here and in the people here. They do not want to have to resort in looking at employing from other counties or entertain a move where the pipeline of talent is more plentiful. The time is now to invest in a training facility like MADJAX. Delaware County will be known around the state, the county and even the world as home to a manufacturing and technological training center that can meet the demands for a skilled and talented labor force.

Steven Brand, 8770 S CR 270 W, Muncie, IN 47302, was born and raised in Delaware County and attended Cowan High School and the Muncie Area Career Center where he took two years of machine trades with Mr. Jim Cartwright. He went to work at local Tool and Die when he was 17 years old, then to General Motors which became New Venture Gear and is now with Magna. He has been in direct support or in the advanced manufacturing industry in this town for 30 years. Delaware County needs more skilled workers, and what we have been doing and are still doing today is not working as well as it should. After decades of pushing Bachelor's degrees, the United States needs more trades people. Much effort has been put into encouraging high school graduates to go to college for academic degrees rather than for training in industrial trades and many fields like advanced manufacturing face worker shortages today. Now vocational programs are left with an image problem and advanced manufacturing with far fewer skilled workers than are currently needed. This will only result in more automation when the right workforce cannot be hired. One state is spending \$6 million on a campaign to revive the reputation of vocational education and \$200 million to improve the delivery of it. Many other states have similar initiatives underway today. Research by a state community college system showed that families and employers alike didn't know of the existence or value of vocational programs and the certifications they offer. Many of which, can add tens of thousands of dollars a year to a graduate's income. This type of education today is considered second choice when it should be considered first choice and parallel with academic degrees. We need to do a better job of getting the word out. Students and their families have to buy in. Parents are the key. We need to start in middle school and even elementary school is not too early. The United States has 30 million jobs that pay an average of \$55,000 a year and do not require a Bachelor's degree according to the Georgetown Center. People with career and technical educations are actually slightly more likely to be employed than their counterparts with academic credentials according to the United States Department of Education. They are also significantly more likely to be working in their actual fields of study. Trades people are also older than workers in other fields. More than half are over 47 years old and 40% have 21 years or more of seniority meaning that luting retirements could result in even bigger shortages of skilled workers. Efforts like that of MADJAX in partnership with Purdue Polytechnic, could be

the difference maker to rebrand vocational into career skill building for advanced manufacturing in Muncie, Indiana. Just as important as the credibility that this partnership brings to the effect of education and training for advanced manufacturing for high school students in the incumbent workforce.

Jane McDowell, 2005 N. Tillotson Ave, Muncie, IN 47304 is a tax payer and that is her only qualification for being at the podium during tonights meeting. She agrees that vocational training is extremely important and certainly something she is not against. On the other hand, back when MADJAX first became noticeable it had another name and was going to be a place where makers would come and somehow that changed. She does not know exactly when that changed but to her it should be something Ivy Tech would handle. People are told that this is economic development for Muncie and people who want to move to Muncie are going to look at the quality of the schools and she does not think that they are going to come until we get things in order. As a taxpayer, she has been reassured that this is going to go through TIF's and other things before it would become her liability but is still concerned that this is not something the city of Muncie needs to be involved in right now with the way everything else in Muncie is going.

Spencer Davis, 313 E. Highland Ave, Muncie, IN 47303 has lived in Muncie basically his entire life. He has several friends that have businesses that are currently located in MADJAX, including the people who are running the country's oldest letter press print shop, Tribune Showprint. He has to say that having them here is a real asset for our community. There has been at least one time where the printing community comes in and actually speaks to each other. What is being done at MADJAX as far as developing new businesses and creating a space for these businesses to exist, like the Co:Lab, Guardian Brewery, the collaborations with Ball State and possible Purdue. This money is an investment in our communities' future. This is what we need in order to be able to make the maker space. Currently, there are no laws and a huge empty area that we need the money to do some of the buildout so the tradespeople and artists have a place to actually start.

Jacob Ambrot 2304 N. Avenue St. (inaudible) has experienced this before as a whole. He is a software engineer and about 7 years ago rehabbed a 20-square foot building to incubi businesses. They have had a construction company do very well out of the building as well as the largest collaborative art project hanging on the wall (it was hanging at the airport for some time). Since then, they have grown to 55 employees, a brewery located beside them and a large software company located in the building on the other side. They have re-paved the road and increased property values by 30%. As an example of the last 7 years, they have had their own ups and downs with money and so forth but all in all they created multiple new businesses, new ideas, new products. They have dealt with everything from small businesses to Delta public airways. Things like this are great because everyone will profit.

Tom Snider, with the Indiana Small Business Development Center, 708 E. Washington St, Muncie, IN has lived here for 17 years and worked for the ISBDC for 8 years. He has seen talented and creative people with incredible ideas and products but without the means to bring

them to market. The biggest barriers to entry to these people is the ability to prototype, test and produce their products. They may lack mechanical expertise, the facilities or funds to build a shop, or have prototypes made elsewhere. Currently many entrepreneurs have to boot strap their business. In a business context, boot strapping means starting a business with little to no money, no loans, no help from venture capital firms or angel investments. It means plowing all the money from sales back into the business. As we all know, current business models rely on funding for product, development and production. MADJAX has a great potential to positively alter the business and manufacturing environment in Muncie by helping these entrepreneurs boot-strap their business in a smart and efficient way. In essence, MADJAX, like maker spaces across the country is taking the old business model of boot-strapping and re-working it into a way to provide resources the entrepreneur needs to bring their products to market. It does this all through shared experiences of all its members. MADJAX seeks to attract two basic types of makers, the non-technical hobbyists and the entrepreneurial makers. The hobbyists are those individuals that are interested in the maker movement only for personal enjoyment and to sell their products either on etsy, at craft fairs or galleries. The hobbyist grows organically when they sell more and gain a reputation for their work. This within itself will build a community of artists and craftsmen that can work together and learn from each other. Entrepreneurial makers or technological entrepreneurs are the ones that seek the prototype products that can be brought to market for commercial production. Overall, the technical entrepreneurs tend to attract more public support due to their more visible potential. There will be an overlap between these two groups. MADJAX will have a profound affect as more hobbyist might seek to become entrepreneurs and grow their business. As he sees it, one goal at MADJAX is to break down technological barriers to commercial entry. MADJAX has a strong start in this area because it currently houses the Co:Lab. The wealth of sharable expertise and knowledge of the two entities will make it easier for the entrepreneur to succeed and grow. With these two entities, an entrepreneur has access to help with certain skills.

Arnie Flatten, Director of the School of Art at Ball State University, 404 S. Inverness Ln, Yorktown, IN 47396, has only been in this area for two and a half years. He came from Myrtle Beach and usually gets asked why he came here. He tells them one of the reasons is because of the thriving art community. He is supported here by a large number of his faculty and students. He does not speak for Ball State or the College of Fine Arts but he does speak for the School of Art. Because of his short time here, he does not have the benefit of a full range of knowledge on Muncie politics or players of topography but maybe that is a benefit. It means that he can come in and see the pearl that is MADJAX and see the potential for them to join Ball State and the community together in something that isn't just only about making money. It is about a sense of place in Muncie and he hopes the council will look favorable upon supporting MADJAX.

Corey Sharp, 2801 W University Ave. Muncie, Indiana 47304 has lived in Muncie for a long time. He works at Purdue Polytechnic and they are interested in becoming a tenant at MADJAX to serve two purposes. One is to provide the help with the technical training that is need for companies like Mursix and MADJAX, specifically certificate programs (not a bachelor's degree or associates degree) that can help an individual work better and perform better in a manufacturing company that is located here in Muncie or Delaware County. The second part

addresses what Mr. Snider earlier said. Purdue wants to use MADJAX as a place to help drive innovation and entrepreneurship. What they do is help people invent and prototype new ideas and help them get it to market. It takes skilled people to make those products which is why the training is needed. They need innovators, engineers and entrepreneurs to design and come up with those new ideas. It is the ecosystem at MADJAX that attracts Purdue to want to be here and be a part of the Muncie community, which will drive more opportunity. There are makers paces that are popping up all over the state of Indiana. Why wouldn't we want Muncie to be one of those communities? He just spoke with the leadership of Shack Maker space in Kokomo and they are having their grand opening at the end of the month. They have entrepreneurs and businesses already moving in and launching new companies. Does Muncie want to be left behind or be part of the future? That is what he believes MADJAX can be for the city of Muncie and why he is proud this project is available as a citizen of Muncie.

Betty Brewer, President of Muncie Arts and Culture Council located at 125 E Charles St #202, Muncie, Indiana 47305. She was struck at listening to the previous people speak regarding the concern that the arts are not going to be in MADJAX. There is a lot of focus on technology and what this means to her is an amazing opportunity. The creative economy is not just the arts. The creative economy is everything associated with makers and thinking entrepreneurially and bringing technology and arts and culture together only benefits everyone. There is so much research that shows how that works within the brain. Everyone will improve, examples include critical thinking capabilities, problem-solving skills, whether someone is making something with their hands or coming up with the next greatest things that is going to be better than sliced bread. MADJAX has the potential to make this come together in Muncie and it is going to take a lot of work to make it happen. It is not an overnight success and will take investment, involvement and engagement. It is the kind of thing that is going to keep our creative population here in Muncie. It will keep them here and attract them from elsewhere. She really strongly encourages the council to consider this proposal.

Eric Welch, 400 N High St, Muncie, Indiana 47305 has owned a business here in Muncie for about fourteen years and certainly applaud the efforts and appreciates the compassion on both sides of this issue. This may be a wonderful thing for the city of Muncie. His only concern and issue he would raise would be the timing of it. The reality is the city being in the midst of a state takeover of the public-school corporation. It is his understanding and he believes everyone else can agree, that Indianapolis is watching what Muncie does over the next six months to see how serious the community is about resolving these issues. The statement made at last month's meeting is that economic development is not necessarily a net production of jobs. Economic development comes in the form of educational system and quality of place. He states the city has lost almost 2,800 students in the last ten years. Truly, the money does follow the student out. That is \$10,000 per student. True economic development, he thinks, is focusing on education. The school corporation needs the help from the city. While the makers hub may be fantastic in his opinion it is a luxury item. Until the educational system is fixed and school are properly funded, this should be put on hold. He found an article from the chamber of commerce in which was very interesting from the county with the top/fastest job growth in the nation that said businesses booming, job growth is the highest in the nation even Miss

Tennessee came from this county. What is the secret to success? The answer was everything starts with the education ecosystem. With great public schools, great independent schools and the great home-schooling community who all work in concert to make this county the best place for families. Talent is driven to this county because of the schools and companies are driven to this county because of the talent. The economic foundation and the most important economic asset are the schools. He closes by asking the council to re-think the timing of this.

Lynn Thornburg, 714 E Washington St, Muncie, Indiana 47305, is very passionate about her neighborhood. She does not know that the council can save the schools. If people are committed and excited about their neighborhood, they are going to stay there. Some people move and go to another school. When she first started hearing about MADJAX in her neighborhood, it was a cold dirty building and unsure of what was going to be done there. She watched it turn into an amazing asset to the neighborhood, which has persisted for forty plus years. The thought that the neighborhood would revitalize with children riding their scooters up and down the street and hanging out on front porches. With this, people will stay in the neighborhood, buy the homes, the children will go to our schools and the taxes will generate from the increase in property values that is being seen right now. Since MADJAX, the homes in the neighborhood have been selling within a few weeks of being on the market. They are all excited in the neighborhood. She has physically seen the young couple in the print shop and all their contributions that they have made to not for profits of their posters. She has seen the men working in the brewery and building that business. There is people sitting there late at night with their sewing machines and creations in which she finds very exciting. She loves that Ball State has been involved and that Purdue wants to be involved. She just loves the idea and is supporting it.

Russel Kisshock (inaudible), 301 N Madison St, Muncie, Indiana 47305 is hoping to put some context on this decision. Muncie is a lot bigger than just one neighborhood. The purpose of this council is to make decisions on behalf of everyone in Muncie, roughly 70,000 people. He does not know how many people read the MPR article this week but it put a national spotlight on Muncie. We are down to a 3.8% unemployment rate and unfortunately some of the biggest employers here have said about one out of every four employed individuals is currently out of the labor force due to drug addiction. This is a major issue and based upon his calculations if these people made roughly \$25,000 a year that would generate about \$261,000 in annual taxes to Delaware County and contribute roughly \$23.2 million to the economy by virtue of economic multipliers. We need to get this section of our workforce back into the labor pool. That is an issue in economic development. From 2013-2015, 91 people suffered a drug caused death or as many would call an over-dose. This is a major issue and to him, the biggest issue that Muncie is facing. It is an issue that possible employers that comes to Muncie are paying attention to. Furthermore, it is important to look at the quality of this investment. Previously in the last meeting it was raised that private capital won't touch this and private lending is not an option. To him, if looking at how to invest money that is rightfully the taxpayers, focus should be where the highest return would be for them. He laid out a case that could potentially have money being put into it that would generate an extra \$23.2 million into the economy as soon as that is solved. He thinks priorities are not in check and the city needs to be looking at opportunity

costs as decisions are being made. The responsibility of the council is to ensure that all of the options for this money are put on the table and a case is made to taxpayers as to why this is the best method. He urges the council to at least try and make the case more before voting yes on this. \$4.5 million is a lot of money that can go towards a lot of people.

Shawn Vanness, President of Muncie Delaware Robotics, is here to provide a voice for a group of great kids that are already in MADJAX and learning a bunch of great things on the cannibal side, programming, engineering, cad, innovation, documentation. They have kids from six different counties, every high school in the area and people just do not know about them. This year, they are the number one team from Indiana representing Muncie at the world championships in St. Louis. Two years ago, they represented Muncie at the world championships and finished 38th out of 4,000 teams worldwide. The opportunities at MADJAX are so immense. He is emotional as he thinks about kids he is here to represent. They don't get the recognition that they deserve. All of their mentors are volunteers. They are in an awesome facility now with great people to work alongside of. Along with The PhyXTGears, which is the high school level team, they have just created a first Lego League team for 4th-8th graders, The Planetary Gears. They have had enough interested that he is getting ready to register a second Lego League team. They will then have three robotics teams, 4th-12th graders t MADJAX. The program helped his oldest daughter get a full ride to college in programming. He has two additional daughters who are also involved, in which his eleven-year-old will be learning CNC. They can give her an assignment and she can go turn something on. They opportunities are here along with a great program. He asks the council to please help them out and vote yes.

Mary Beth Lambert, 2010 S High St, Muncie, Indiana 47302, comes to council as a small business owner, maker, an individual that lives in a house with someone who is also a small business owner and a maker. She states they work hard and have built their businesses in this community, her by riding a bicycle and pulling a trailer, to having a pick-up truck. She turns down business daily because Muncie does not have a workforce. She comes from a long line of educators and fully and totally believes that the community and workforce begins with the education system within the community. She agrees whole-heartedly that right now this seems like an extreme amount of money to put into a project. First and foremost, she also has a college education and vocational degrees that came from Ivy Tech. Out of almost anything that anyone would want to do, the education can be received in Muncie past the community schools. What she wants to know is how because he understands what everyone is looking for in MADJAX and the thrill it has brought that neighborhood. She informs that she loves the neighborhood it is located in, the enthusiasm from the people that live there and sends people there all the time to see the prettiest neighborhood in the town. Is it worth \$4.5 million? That is coming from a small business owner that for the life of her, would love to have just \$1,000 of that to put into her business. She reflects back to Mr. Snider stating that he could vouch for that because he was her business advisor for a year. she does not understand how \$4.5 million needs to be invested into that one building to make the community better when what we are all looking for is a workforce that is educated and sober. She is a private gardener and interacts with other people who do lawn service day in and day out. She has not ran into one person yet

this summer that hasn't asked her if she is looking for more work or knows of anyone that wants to work. Everybody out there is looking for employees.

Pam Harwick, Professor of Architecture at Ball State University in the Department of Architecture in the College of Architecture and Planning and has had the privilege of working with twenty-seven amazing students since April of 2017 in the space of MADJAX where they are trying to establish a maker's hub. This initiative initially started with an academic excellence grant called Catmakes that Muncie makes. The mission of which an initiative to provide access to space and resources to impact a community of learners interested in problem-solving, designing, creativity, prototyping and making. Their focus is on building the community through design, improving the Muncie community and the quality of life for all who reside, work and learn here. This strategic alignment between Ball State and the communities designed talent is essential and has been provided a wonderful opportunity to be a part of MADJAX at the corner of Madison and Jackson Streets. There are a number of initiatives that they have started such as workshops within the community, putting in the creative crosswalks which were all developed with community members. They are currently working on the community food box which are small pantry's that go inside actual places that provide access for the community in need and those are all being build out of MADJAX. Most importantly, she has a group of her students that chose to come with her tonight in support of this as they are currently working and have been since last January on the Marion-Hunt community garden pavilions which are a set of three pavilions uniting incredible stakeholders, the public library Marion-Hunt, the Wilson Apartments (which used to be Wilson Middle School and now is housing 55-year-olds and older) and 700 children at Southview Elementary School. In a series of three pavilions that they are designing and building with the community, recently having received the Lowe's grant of \$250,000 to support this, a series of incredible opportunities are being addressed to engage and revitalize the neighborhood. Her group of students come up and introduce themselves. Zach Bench (senior), Adam Hokey (senior), Drew Fairchild (senior), states that being in college, they could have gone out and did many other things this evening but instead are here in support of this. Muncie became his home because of Ball State and to see the impact they have on the small children that ride their bikes after school and to give them a few hours of smiles and happiness is a huge impact. Zack Roker, Muncie local, chose to go to Ball State because it is a wonderful place to be and he would like to impact the community around them.

Mayor Dennis Tyler, 4300 North Manchester Road, Muncie, Indiana 47304, would like to address Mr. Welch's comments regarding Muncie schools. He thinks we all know that MCS has some challenges, but there are also a lot of great people that are working with MSC, the school corporation, the Distressed Unit Appeals Board and the emergency management board to put together some things that they think would be very successful as they put together their presentation for December heading into the Indiana General Assembly. He has a meeting on Thursday with the Emergency Management Board, some of their engineers and architects along with our engineers, bond council and a number of other people to do some special things. The issues with the opiate crisis that was also addressed earlier, is a fact. That is also a fact that every other second-class city in the state of Indiana is dealing with that same crisis. It is a national crisis and is something that needs to be addressed. Communities are not going to be

able to address it themselves. The city has reached out to Meridian Services and others along as the state of Indiana through the State Mental Health Commission on some ideas that they think might work very well here. The challenge is going to be how those partnerships are put together. There has been a lot of conversations tonight from listening to the gentlemen speak from Magna, the woman that spoke from Mursix, and all the others talking about an educated workforce and opportunities. That is what this bond is all about, opportunities for our community and our children that we haven't had in years. Right, wrong or indifferent, when the downturn happened years ago, the city was not ready for it. We did not have the training programs in place for our men and women that, at that time were employed, to become re-employed. Those types of programs are essential. That is what this building is all about. To give our children opportunities that they have never had. The effort in putting together programs there that can bring MCS children into that building and get opportunities that they never had before, in the mayor's lifetime. If we do not look into our children's future today, it will be too late. It doesn't make any difference if MCS does get fixed. Ivy Tech and MCS cannot do it and it has to be the community to achieve it. With the opportunity with the right partnerships that they are trying to place in that building will do it. Is \$4.5 million a lot of money? Yes, it is, but he does not know if they can equate that into our children's future.

Tom Bracken, 1246 W Warwick Rd, Muncie, Indiana 47304, states he will keep his remarks brief and would like to state that he has an updated Remonstrance that states simply that he believes this ordinance is being adopted not in the public utility benefit. He believes that as a tax payer, he is harmed by this ordinance. Despite all the great things that have been said, in which he does not oppose any of those, believes this is the wrong building. He continued to believe that and has been his point all along. He believes that the money that goes into this building is going to be more than the benefit that is derived and there are better alternatives for this city. With that, he submits his updated Remonstrance to the City Clerk.

Gary Townsend, with the Townsend Corporation, 1015 W Jackson St, Muncie, Indiana 47305, came her to oppose this as a taxpayer in the city of Muncie. He does not feel like we have enough tax space the way it is so why subsidize more? He hears about the brewery and doesn't know why it is needed to have a subsidized brewery along with other makers. There are many ways to get to that point in having a private real estate in the city is not going to manage. When he came here, four to five years ago, they thought they were making the right move. Sometimes now he has serious doubts about that when he sees the spending that large of a bond capacity for something that may or may not be good. He does not understand why Ivy Tech wouldn't be moldable in to something that works for these people in our city. It is not good for the private industry in this town. We pay the appraised value right now which is high enough. To say that it won't come back and end up being a property tax situation he thinks is just a time frame. It will have an impact past Sustainable Muncie.

Councilperson Ridenour has a number of questions. Part of the major challenge when Res. 3-16 was discussed and passed by a 6-3 vote, many of those things were found last month to not be accurate. The council was told (Ridenour paraphrases from the minutes) that the cash flow is there and they did not anticipate this going all the way to December, only anticipated it lasting

six months. They were backing the first step and there will not be any additional support needed from the community though. That is the part that frustrate him and until one hour before the meeting last month, they did not know that his was to pay back \$1.7 million. They did not know that in addition to the million-dollar line that the city isn't already on the hook for that an additional four-hundred and some thousand was added. They already had the \$300,000 mortgage. It is hard to understand because he has friends that have businesses inside Co:Lab and visited some of those businesses when they were located downtown across from the Convention Center. Now, some of them are in MADJAX. He is not opposed to what is trying to be done here, but what they were told before is not what happened. There was a lot of borrowing and it looks to him rather than doing this whole thing, why not protect the people that are already there, make it self-sustaining which is what they were told it was going to be. As he looked at the projected rents that was provided to council on the previous Friday, the 33,691 square feet that is already leased and is not using the projected budget info because it doesn't match. Assuming that every business in the facility is non-profit (because \$5.50 a square foot is supposed to be the rent) there is enough money for them to come back and change and do this as a \$1 million bond issue to pay First Merchants off, and enough revenue based on the expenses that have been happening this year and the income that comes from the \$550 per square foot to pay for the \$1 million. He just feels like we are going too fast and wants comments regarding that.

Tod Donati, Muncie Redevelopment Commission, states Ridenours comments are valid with the exception of how they are going to get people into the building if the building is not functional. At this point in time, to put those people in there and in order to get the revenue, it has to be understood that building this type of venue, things need to be in place. When they came originally and asked for the original \$1 million revolving loan credit line (not a bond) that was supposed to last up to a year. When they went to spend that \$1 million they found that it was only going to go so far for what they had requested in interest in business. What was done to keep this going was come back and look at a long-term budget that would put this building in place so it could function properly and eventually self-sustained. In order to do that, that is where the \$4.5 million came from, which would pay back all the debt and finish the completion of building in which the council has the numbers for. It would take a little over \$1 million to get the corridors and fire rating in place in order to allow for any other businesses to go in. right now, there is a number of facilities that want to get in there and they haven't received rent yet until this month from the brewery due to it being under construction. They had to get that facility up and operational. There is a number of things that have gone up but the intent was to take the \$4.5 million and pay back all the debt so that \$1.7 million would go away. They have also anticipated that money needs to be left over to complete the other locations such as putting in standard walls, ceilings, lights and electrical outlets in. People keep eluding to this already being a failure, that this is going to be taxed at a rate of \$4.5 million which is not true. The \$4.5 million is merely a backup process and only being backed to the point of it being self-sustaining. Donati has shown revenues and projections that will pay for it. That means that it will have to be 100% relapse. There are too many people in this community that need and want this to be successful and will be participating in its success. It is not just education, it is also for business development, business building and job creation. There are over thirty-five

businesses in that facility already. Ridenour mentions it could be self-sustaining as is but that it, as is. That stops. That means they only have 33,000 square feet occupied, if even that. People have to get to those places and right now that is the focus.

Ridneour asks if the 33,000 square feet are not occupied. Meaning that they cannot get to the places that they are renting.

Donati states at this point in time it has been established that the process of limited access to those locations in order to get this operational. They have to complete this process and all the egress and fire ratings so they can use the rest of the building. Some locations are being walled in by certain assets and had to be established as temporary fire ratings in order to get in there. Basically, they are establishing this so they can keep people that want to be in there today or three months ago, to be able to be in there legally. That process has to be completed. Yes, Sustainable Muncie has not been in business very long, non-profit organization that wants to develop a makers group or hub and also an educational process. We all have seen that. It has taken a long time. There were over 30 business leaders on this committee that sat for over a year and had the same direction and idea to put this into place. It has taken a year to do that which is a little longer than they anticipated. They wanted to do it with very little out-of-pocket cash but run into the problem of it being so popular and successful that people want to be in there causing the need for the additional money. That is a good thing. Property tax dollars are not going to be used unless it is already in a person's mind like many that spoke earlier of this being a failure. It is not going to be a failure. It is going to work because the community wants it to work. The community is backing it and that is what we need to believe in. it can be looked at any way but the whole \$4.5 million is needed in order to make this work. They can't piece meal it because what would happen is people being driven away and being impatient. They could have doubled the 30 or so business that are already in there if this would have been in place. A few businesses have already gone somewhere else because they couldn't be placed in the building. Donati hopes he has answered Ridenours question the best he could. All in all, the money is needed and the money will be there along with the revenues to sustain it.

Ridenour asks specifically if the tax returns for 2016 has been filed (990) which should have been filed by May.

Donati states the council has the financials that were done by a professional firm that went through the books and got them updated for the council. Whether they filed the proper reports, he apologizes but does not know.

Ridenour states it was certainly filed in 2015.

Donati states that a different group was handing this in 2015 on quick books. They processed and transitioned it over to a CPA firm which could not properly or inadequately put these numbers based on what was previously done. This resulted in them re-building the whole process for 2016 and 2017 up to July 31. That is part of the reason it has taken so long. Whether

they have been filed, he would say probably not, but they will be because they are now updated accurate and assessible.

Ridenour informs there is something called "build-out paybacks" in the projections that was provided to them. He specifically asks what the \$107,359 is.

Donati informs that anytime a leasing is done there is an opportunity that the build-outs may have to be carried to the expectation of payback. It is done in almost any leasing operation in the business leasing operation. What they do is provide standard walls, standard ceilings, standard lighting and standard electrical. If someone comes in and wants specifics to their business, they pay that themselves. If they are not wanting to put that money out for any reason, and they feel it is something they can do, they will carry out that work and increase the lease over that period of the term.

Ridenour asks if that is the total amount of the build-outs.

Donati states that is the revenue and total amount that is projected or current.

Ridenour asks if that amount is yearly.

Donati states it is based upon the worst-case scenario, if they have to carry a certain amount of square footage, based on what is in there. If that goes down, the revenue goes down and out of pocket cost goes down. We would actually gain interest from it.

Ridenour does not believe that is a recurring item. He knows that cannot be counted.

Donati explains that in doing the projections, there is a certain amount of square footage that was based so for example, 30,000 square feet are left and the build-out is needed for all of that, then it is built in to show as revenue but also expensed out in the bond itself so it is part of the bond.

Ridneour asks if a tenant accepts the wall and ceilings as is, without any add-ons, that is not an income.

Donati states that is an income and what is called lease revenue, not build-out revenue. This is anything that is built-out that they have to participate in.

Ridenour states that in the lending world, that is not considered a continuing income. Sustainable Muncie has listed \$39,334 so far through July in salaries and yet the budget called for \$110,000 so how many employees are being looked at.

Donati states they have one employer right now that is doing the work of two people. She is a great person but they are going to need to increase the staff. A number of programs have to be managed and brought in to this facility. These are needed and active now being operated as a

capacity of one person. So much more could be done but not until they have everything up and running. At some point, they will have to take on additional employees, some being contractual employees so add an additional \$50,000 because it is unknown when they will be needed or used.

Donati asks the entire City Council how many of them has actually been inside the MADJAX facility. Everyone shows a raised hand. Donati is appreciative of that and thinks it is important.

Ridneour informs that when he voted no regarding the \$1 million, he met with many of those principals for lunch to get a feel for the decision to make based upon the information he was given. He did not want to make the wrong decision but had to make it upon the information provided. He feels again there is so much projection and it makes it tough.

Donati re-states that it is important for the council to go in the facility and understand the vision and mission that is in place and to physically see what it can be. It is a great facility. Could they imagine tearing it down? Donati cannot. What person in their right mind would think that they could tear down a building that is over 80,000 square feet and as durable as this when the opportunity is there to put the building so close to downtown back to use.

On the expenses that was given, (2016 through July) the debts increased \$700,001 in one year and \$690,00 in a second year. Where are those reflected on the expenses? The extra money was borrowed.

Donati informs it was probably paid out through interest payments only. Right now, he can tell everyone that the revolving loan fund that loaned the \$450,000 basically deferred the amount for the six-month period so there is no payment on that for the six months. It is then 100% paid in full with the deferred interest within six months. That was done in order to allow it to keep operating and to invest that money back into the facility as best they can. They just started paying interest on the \$1 million he believes which may not be showing slot in the expenses. Other than that, there are utilities and paying the contractor out of the \$1 million.

Ridenour asks where the contractor expense comes in.

Donati states it is probably coming out of the straight credit line. It is totally separate from revenues and expenses because it was a direct credit line expense. They have \$1 million it is and when it comes in they pay it from that credit line.

Ridenour asks that this means they write a check from the credit line rather than from Sustainable Muncie.

Donati asks for assistance because he does not tend to the books.

Jennifer Greene, Director of Operations at MADJAX, 905 East CR 500 North, Albany, Indiana.

Ridenour apologizes she has been doing the job of two people and goes on to ask about the expenses. He sees nothing that shows contractors being paid in 2016 or 2017 and yet there is all this additional debt. There has to be contractors paid and it makes the council question what is really going on.

Greene informs that the books were transferred to her from 2016-2017. She joined Sustainable Muncie in August of 2016. At that time, Michael Wolfe resided as the President of Sustainable Muncie and also managed the books independently. There was a transition where John Fallon came back as president and those books were handed back over to John and herself to sort out. They were also with a Treasurer at the time who would have and should have been handling them. John and her together decided that under the certain circumstances it would be even better to pass those over to an independent accountant to manage for Sustainable Muncie. In getting transitioned over, there was a gap of time which was around January to March of 2017 that the books really floated for a bit, other than paying utilities and incoming bills. Now that the books have been handed back over to the accountant, they have been managed independently by him. The way that the construction payments were being made were directly from the line of credit but from Sustainable Muncie. They would draw a check from the line of credit and directly deposit it and issue payment to the contractor.

Ridenour asks if that should show up somewhere as an in-and-out?

Greene believes the record provided to Donati did.

Councilperson Anderson states that Ridenour has asked a lot of the same questions that he had relating to the finance and whether the questions have been satisfied or not, he wishes to move forward. This somewhat involves his background of technology, and he notices a lot of agencies out there with openings for the younger people in the skilled trades and in having an older workforce, there needs to be training in moving into a more technological area for the future. He does not want us to be left behind. It is a tight situation as it relates to should they pass it, should they not, they have to have faith and look at the big picture here. Young people that are up and coming that really want to make the difference. What he learned in hearing the fact that kids from Delta are going to Anderson because the kids here are not needed in the workforce here. The city will continue to be left further and further behind and he wants to make sure that they do something to help the betterment of the young people in the terms of advanced manufacturing and education. He has given a lot of thought and finds it mind-blowing that in the three years that building sat there that nobody had anything to do with it. Now that there is talk about building parks and garages, he wants to do something really positive for beautiful place of Muncie. The city is a great place to raise a family and jokingly states the Whitley Association is the best neighborhood association in the county.

Councilperson Quirk states she has taken down numerous notes and has had an opportunity to have conversations regarding this. She has heard people speak on this like Steven Brand and Todd Murray and how the search of trying to find skilled workers for the community still exists. Some things that resonated with her was Mr. Welch asking is this is the right time and how the

focus should be on education but the mayor did address that and this program will have an opportunity to address some of those needs. Her understand of what is able to be done with this building would be to strengthen Muncie Community Schools and other schools around with some of the available programs. She personally feels it is a good opportunity. Regarding the question about private investment, she asks anyone that is with Guardian Brewery to come up and help answer some questions.

Jason Phillips, with Guardian Brewery, 3420 West Fleetwood Drive, Muncie, Indiana 47302, is at the podium to address the council.

Quirk asks Phillips directly if he and his partner have made substantial personal investments within Guardian.

Phillips informs that is correct. They started with their two-barrel system at four kegs a batch. They used all their savings, personal money and put their retirements at stake. They received a lot of help from family to build out of their first spot. When they found out it was working and how truly great the product was, the times to grow seemed adequate. MADJAX was the perfect opportunity for them. That building had drains, power and tall ceilings which are all pros. They put in almost \$375,000 just in equipment.

Quirk states that is what she believed to be true but she just wanted that information public and on the record. There are people making private investments in these projects. She moves on to state that the council is here to do what is right for the community and these decisions don't come lightly and this has been a difficult decision. When she thinks about MADJAX and the honest uneasy challenges that have been presented and then thinks about doing the right thing for the community, she made note of her beliefs of why this could be a good thing for the city. Someone mentioned it supporting the arts and even though arts is a good thing, would they want to make this kind of investment in the arts. To her, MADJAX is more than supporting the arts but also supporting jobs, supporting economic development, making use of a vacant building, supporting the needs of our community, supporting the needs of our manufacturers who need people that have a specific skill set, supporting education both in Muncie and in greater areas, supporting second chances, supporting food boxes, and supporting the arts absolutely. She feels it may be somewhat of a risk but it is worth the investment for the community.

Councilperson Powell has struggled with this issue and does appreciate all the information that has been provided from Mr. Donati. It made things clearer. She states that Quirk mentioned a lot of the topics she was going to hint on as far as tying the schools in and bringing the Purdue name to recruitment of businesses and economic development. She thinks the fact this is not taking away from the schools, point made by Mayor Tyler it is very important, as well as the point that Mrs. Thornburg made regarding the assets values of homes in the surrounding neighborhood going up creating more property taxes. The people that would be employed there are paying income taxes which is fantastic news. She reached out to people on both sides of this issue and again has struggled with it but agrees. She feels that sometimes you have to

take a calculated risk with the community and proved the opportunities that need to be there. She appreciates everyone's input that has helped her find a decision.

Councilperson Gregory states that unlike the two previous speakers, she has not really struggled with this decision because she addressed it the way she does most financial situations. Why she was insistent that they have the financials and the back-up data, which they didn't get until Friday, is because she is in favor of economic development as long as it is not shuffling business from one entity to another. To some extent, that is what MADJAX has been, maybe it won't be that in the future, however. She is a supporter of the arts and education and thinks MADJAX as a concept, is a great idea. Examples of what she is less thrilled with is a 501C3 that has limited experience and longevity, a sporadic potential to detail of filing 990's (which have to be filed or would be in danger of losing the 501C3 status) and the finances that she understands for a time period were iffy (which could be why Donati prepared them as he said earlier). She is concerned because according to these projections, which she assumes are annual, she fails to see how \$107,000 of build-out payback every year meaning a lot of building. There is no line-item for insurance, examples like fire, casualty, liability. No workers comp line-item for the employees or interest payment. She is very leery of lines of credit being used as a checking account and not having it reflect anywhere in the financials. That is really risky. She would think an auditor would have a real nightmare with that. She forwarded this to one of her banker CEO friends and asked what they would do if this came to them as a loan and they said no way. This is not sound financial management and they are talking about \$4.5 million! What that amounts to ultimately is tax-payer back-up. Whether it is in the form of EDIT funding or TIF districts, it is still tax dollars that will ultimately be responsible and liable if for any reason this doesn't fly. Why did it not fly? Answers could be the turnover in the board or staff, failure to file those 990's, who knows. She has very serious reservations about this particular ordinance and will be voting no.

Councilperson Dishman is a product of MADJAX. He has been with Pepsi for almost forty-five years. He took metal fabrications, welding, automotive, woodshop, drafting, printing, any industrial arts class you could think of. There has been no one asking the industry if this would hurt our trade by not having people step up. While on the tax abatement committee, he has asked people about their hiring process and they responded with Ivy Tech but as of recently, it has decreased with them shutting down their machine shop. He is a product of this types of skill and is proud of it. He has never had to draw any unemployment and has just been a good place to work for (Pepsi). He is glad he got the training through the Area Career Center, both the old and new building. He believes we need facilities like the because the ones around now, aren't able to be funded by the schools, just like Ivy Tech could not support the machine shops. Until these legislatures do something and start helping the school system out instead of letting it fail the way they do. All in all, a program like this has worked for him and he supports it and will be voting yes.

Councilperson Peters informs that other council members have already covered a lot of the things she had questions about. Like, Powell, she has also struggled with the questions they had while waiting for answers and is glad they received the numbers. She was hesitant regarding

the fact of how long it took them to receive them though. She did, however, had enough time to go over things and this has been the first vote that she has ever had to make in which she really struggled with looking for answers. She thinks we need this and is super excited about the concept. She hopes everything will work out and everyone will pull together to make this be very successful. Her vote will definitely be yes.

Council president Marshall states a gentleman came up earlier and said that they are elected to represent their district, him being through district 1, and he sees faces from his district that is in favor of this. He has had numerous phone calls, people stopping by his house, telling him how much in support they are of this. He received only two e-mails that were not in favor of this. His e-mail, along with the rest of the council, is on the city website. One of the other things that he thinks is important to know is the Sustainable Muncie Board has changed their bylaws so whatever happened in the past, they have seen and corrected the mistakes and are moving positively forward. Council president has two appointments to the Sustainable Muncie Board and the MRC has passed a resolution to try and be the last fail safe before tax payer backup. He sees good things happening in that building and is so excited for the robotics program. All those teams that competed in the nationals and Muncie had a team that placed 38th. That makes him exceptionally proud. Regarding the comments made about the current brewery, there has been other breweries. Donati confirms they have helped a number of businesses, especially local, either through abatement or infrastructure support. An example is Elm Street Brewery who came to the MRC a few months ago and needed help getting some things in order for them. The sidewalks were redone so safe access was available to the building as well as adequate parking for the participants in their building. It is not just this facility but they have supported numerous local businesses in many ways on growth, infrastructure or improvements of some kind in the area. In downtown alone, millions of dollars have been spent to improve the business there and everyone is benefiting through grants or infrastructure improvements. He did not see anybody concerned about that. It improved downtown, made it better and that is what is expected with MADJAX. Marshall goes on to state that two major companies are also in favor of this, Mursix and Magna. Those are high-paying jobs and hard to find. This is going to be one of the tools used to try and get that workforce trained so they can get into those high-paying jobs. With that being said, he is going to support this.

Questions called.

A roll call vote showed 6 yeas, 2 nays (Ridenour and Gregory), 1 absent (Polk). ADOPTED.

ORD. 31-17 AN ADDITIONAL APPROPRIATION ORDINANCE WITHIN THE GENERAL POLICE FUND. A motion was made by Quirk and seconded by Powell to Adopt. Sarah Beach, Personnel Director for the City of Muncie, is here to answer any questions anyone might have. This was introduced last month regarding an inappropriate transfer of funds within city budgets that they are trying to correct. It was a transfer of funds from the police fund to code enforcement from the previous police chief and previous controller who moved funds from the police budget into the street department budget. Questions called. A roll call vote showed 8 yeas and 0 nays (1 absent). ADOPTED.

ORD. 32-17 AN ORDINANCE AMENDING, RESTATING AND SUPERSEDING ORD. 7-17, VACATING CERTAIN PUBLIC ROADS AND ALLEYS IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA. A motion was made by Quirk and seconded by Powell to Adopt. Nick Tokar, 400 South Walnut Street, is present of behalf of the petitioners and gives a brief reminder of what this request is. In April of 2017, the council adopted an ordinance that vacated some streets and alleys and this ordinance replaces the description of those streets and alleys with a description prepared by a surveyor in order to satisfy some of the requirements by the Auditors office. Questions called. Anderson asked there had been any complaints of the vacating of the street and alley in this location. Tokar answers no, not that he knows of. A roll call vote showed 8 yeas and 0 nays (1 absent). ADOPTED.

ORD. 34-17 AN ORDINANCE DECLARING AN ECONOMIC DEVELOPMENT TARGET AREA FOR GREATER MUNCIE INDIANA HABITAT FOR HUMANITY, INC. A motion was made by Quirk and seconded by Powell to Adopt. A motion was made by Ridenour and seconded by Quirk to Amend to correct the address in paragraph 1 to 1420 West Memorial Drive. A roll call vote showed 8 yeas and 0 nays (1 absent). AMENDED. A motion was made by Powell and seconded by Quirk to Adopt as Amended. A roll call vote showed 8 yeas and 0 nays (1 absent). ADOPTED AS AMENDED.

NEW ORDINANCES:

ORD. 35-17 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 3101 N. ELM STREET, MUNCIE, INDIANA. A motion was made by Quirk and seconded by Powell to Introduce. Richard McIntire, the owner of the property at 3101 North Elm Street. There is roughly an acre and a half of property there that is L-shaped that goes up behind the Payless shoe store which is also owned by his family. After 41 years, Payless is no longer doing business there. The property is for sale with an offer to purchase if they could extend the property 100 feet to the south. They are asking to re-zone this property to Variety Business to extend the parking lot of Payless. At this time, that 100 feet will show on the deed with 227 East McGalliard Road. Hopefully the new owners will know that they have to meet all the new zoning standards,

greenspace, signage, etc. They are here tonight to ask for the re-zoning of the (roughly) 100 feet by 149 feet on the south of the property of the Payless shoe store.

Quirk notices McIntire got a recommendation from the Metropolitan Planning commission and asked if there were any public comments or concerns made at that time. McIntire informs one neighbor is concerned with the dumpsters because they wake him up in the morning, but that's from Wendy's, Fazoli's and Payless. That was his only concern. There will still be 75 feet of greenspace between this parking lot to his property line at the closest spot. The dumpster will sit approximately 300 feet from his house, Fazoli's being 200 feet from his house. Ridenour asks if this would include the house that is north of this property. McIntire states McGalliard Road is north of this property along with the Payless store. He then steps up to Ridenour and physically shows him on the picture provided in the ordinance. Ridenour thanks him for clarifying and states that was helpful. Questions called.

An all-in-favor vote shoed 8 yeas and 0 nays (1 absent). INTRODUCED.

A motion was made by Dishman and seconded by Peters to Suspend the Rules to Adopt.

A roll call vote showed 6 yeas, 1 nay (Gregory), 1 vote not casted (Ridenour), 1 absent (Polk).

ORD. 36-17 AN ORDINANCE TO AMEND THE TEXT OF THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE REGARDING PUBLIC WORKS, SWIMMING POOLS, RESIDENTIAL FACILITIES, USES IN THE BL LIMITED BUSINESS ZONE, THE FA FLOOD AREA ZONE, CORRIDOR DEVELOPMENT STANDARDS FOR GROUND SIGNS, AND WAIVER AUTHORIZATION IN THE UNIVERSITY VILLAGE OVERLAY DISTRICT.

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

Marta Moody, Executive Director for the Delaware Muncie Metropolitan Planning Commission, informs her office has been collecting what they call "little edits" that are needed to the zoning ordinance. They either involve clarifications that are needed, a possible correction of an omission, changes as a result of changes in the state statute. Also, to name an example, the swimming pool section of this amendment fixes the regulating of it in two different places of the zoning ordinance. Basically, they deleted the one section of the ordinance and made reference there to the other section where they are regulated. For residential facilities for individuals with mental or developmental disabilities, the state statue had changed from when those sections were initially put in the ordinance so they went through and changed the language so that it now matches the state statue requirements. The flood area zone was based upon the recently adopted Flood Plan Management ordinance for the city of Muncie. The references were corrected that were in the FA flood area zone and then reference the newly adopted Flood Plan Management ordinance. Regarding the corridor development standards, the commission realized that they only allow one ground sign and realized this when FreshThyme came up because they had frontage on two streets. The huge property spread out and had one on Dunn Avenue and the other on McGalliard Road. They had to request a variance to allow them to have two ground signs. They fixed that. The waiver in the Village Overlay District said the executive director has the authority to grant a waiver under certain circumstances and they just added the provision about "or an authorized representative" which is typical language. Basically, this was a bunch of small edits to get the language cleared up. Quirk asks if they had public meetings regarding this. Moody informs that they didn't have a series of public meetings the way they normally do when making a big change and this is a

result of discussions with the people who use the ordinances. Public hearing in front of the planning commission is the process they have already went about. Questions called. An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

ORD. 37-17 AN ORDINANCE AMENDING ORD. 32-16 FIXING THE SALARY FOR THE CITY JUDGE OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2017.

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

Amanda Dunnuck, City Court Judge, 114 South Walnut Street, states as she was preparing for budgets this year and looking at the numbers, she found out the numbers in the salary ordinance do not match the numbers in the budget. She had some staff being paid more and some staff being paid less.

Sarah Beach, Personnel Director, states that once again this is an effort to clean up things that were not done properly by the previous Controller with the city of Muncie. During the budget process last year, the City Council adopted a budget for the City Court. The salary ordinance does not match what was budgeted. This ordinance, along with the next two ordinances to be introduced, is to correct the salary ordinance to match the adopted budget for 2017. Powell asks, not pertaining to the Court but if review of other departments has been done to make sure this issue isn't reoccurring. Beach informs that the next two ordinances 38-17 and 39-17 also corrects issues. Powell makes sure steps are being put into place to make sure this doesn't happen again. Beach states yes. Questions called.

An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

ORD. 38-17 AN ORDINANCE AMENDING ORD. 28-16 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2017. (CITY COURT)

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

Sarah Beach, Personnel Director, and Amanda Dunnuck, City Court Judge, states this ordinance is correcting the salary for her staff of a Probation Officer, two court secretaries and a court reporter. Their salaries in the salary ordinance do not match that of the budget that was adopted by council for 2017. Marshall asks if any employees had to make any reimbursements. Beach and Dunnuck reply yes, one employee did which has been taken care of already. They caught the issues going through the budget process but she also hired a replacement employee who will start Monday. Beach states they were getting ready to hire the new employee and the HR department in checking to make sure that the salary matches the salary ordinance discovered that the employee was not getting paid what the salary ordinance specified that they be paid. This caused an investigation into what is going on. Marshall asks if employees were being shorted. Beach informs yes. Peters and Marshall inform they are glad it was caught. Questions called. An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

A motion was made by Powell and seconded by Peters to Suspend the Rules to Adopt so the employee starting on Monday can compensate at the appropriate rate.

A roll call vote showed 8 yeas and 0 nays (1 absent). RULES SUSPENDED.

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

A roll call vote showed 8 yeas and 0 nays (1 absent). ADOPTED.

ORD. 39-17 AN ORDINANCE AMENDING ORD. 28-16 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2017. (MAYOR'S OFFICE AND PRAIRE CREEK)

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

Sarah Beach, Personnel Director, along with Kevin Nemyer, City Controller, states it came to their attention that some employees in the city were not being paid according to the salary ordinance. This prompted an investigation into the entire city and they have discovered that there are three positions within the city that are being paid correctly but the salary ordinance was not updated at the time it came before council last year. All of these positions that are listed, she believes went before council at various different times and they increased the salaries on those positions and then went it went through the budget process, the previous controller did not update the salary ordinance to reflect that. These employees that are affected by this are being paid correctly right now, but they have to make sure the salary ordinance reflects what they are being paid. Questions called.

An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

ORD. 40-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018. (MUNCIE PUBLIC TRANSPORTATION BUDGET).

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

Questions called. An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

ORD. 41-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018 (MUNCIE SANITARY DISTRICT BUDGET).

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

Questions called. An all-in-favor vote showed 7 yeas, 0 nays, 1 abstain (Marshall) and 1 absent (Polk). INTRODUCED.

ORD. 42-17 AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR THE YEAR 2018 (MUNCIE CIVIL CITY BUDGET).

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

Ridenour states in his memory from past years, the police and fire chief have had very close salaries but this year it is gapped. It seems like a bad precedent to him and it could be something they address. One is getting \$2,300 more than the other.

Kevin Nemyer, City Controller informs he is not sure why but will check into that. Mayor Tyler indicates to Nemyer that it could be longevity.

Questions called. An all-in-favor vote showed 8 yeas and 0 nays. INTRODUCED.

ORD. 43-17 AN ADDITIONAL APPROPRIATION ORDINANCE PERTAINING TO THE POLICE DEPARTMENT. (FILED ON AUGUST 29, 2017)

A motion was made by Powell and seconded by Quirk to Suspend the Rules to add this ordinance to the Agenda due to being filed a day late waiting on a signature.

A roll call vote showed 8 yeas and 0 nays. RULES SUSPENDED.

A motion was made by Quirk and seconded by Powell to introduce.

Muncie Police Chief, Joe Winkle, states that in April of this year he came before council and spoke about the heroin epidemic that is being faced within cities all across the United States. When he met with Mayor Tyler before accepting this position, they talked about the needs of the department and things he thought needed to be changed. One of their agreements was that Chief Winkle would have the ability to run that place as he thought it needed to be ran as far as allocation of the people and the way to handle that responsibility. The Mayor agreed to that. As it is known, they are very young in their priority. In the beginning it was getting these new people trained properly. They planned to get all of the senior people up to par before any other changes. However, there were three homicides within the first two and a half months of the year. That took a lot of people out of training phase into the investigation side. Then came the heroin overdoses. At some point they had to decide that they can't continue to sit back and let this happen. They had to take a more strategic, drug enforcement stance. That is what they did. They served sixteen search warrants in the month of April, ten more followed in May. They have been about as active as possible and the division was upped to ten people at one point. His personal and professional opinion is the drug unit has not been staffed with enough people let alone the right people. This goes way back through the McShurley administration and also through the leadership of Chief Stanley. Some of the right people were there but not enough to actually do anything positive for this. They are starting from scratch. It takes time to build cases and a lot of things go into this. They feel they have made a huge impact. In fact, just last night they made probably one of the biggest heroin arrests and drug raids that they have ever made in the history of this police department along with Indiana State Police in Indianapolis but it was heroin that was coming to Muncie. They have tracked it, know it is coming here and where it is coming from. It is easy for Chief Winkle to say how much hard work his officers are putting in, doing all these good things and that they need this money because it takes overtime to do this kind of cases. But, he asked Zach to come tonight because he works directly with this unit from the prosecutor's office and is out there with them all the time. He is a county official but what he can tell and relate to the council is the work that is being done is second to none and not a forty-hour week. They can't time when it is going to happen, when informers are going to call or when drug trafficking is going to happen. They just have to be responsive to it and they have been proactive but sometimes you have to be reactive. A lot of time they go in as a unit and it doesn't happen but they still go in. The manpower is still there. Every time they serve a search warrant they call in their tactical team. That's about a fifteen-man unit and the reason they do that is because they find guns in every raid they do. This isn't a black issue, this isn't a white issue, this is a drug issue. Of the 55 arrests they have made through these search warrants and buy busts, 30 are black and 35 are white. This is a heroin issue. They are taking a really strong stance and are not done but out of overtime money. He told the council he would probably be back and here he is. He thinks \$140,000 may be more than they need and hopes it is. But he doesn't want to come back in December in a panic and say he doesn't have the money to pay these people and they stop what they are doing.

Zach Craig, Chief Administrative Deputy Prosecutor, states on behalf of him and his boss Jeffrey Arnold, elected Prosecutor in Delaware County, completely support what Chief Winkle is asking for. He has been a deputy prosecutor for almost eight years now and has been working homicides for over six years. Since the beginning of the year he has been running the felony

drug unit and like Winkle said, they have completely changed the game on how the Muncie Police Department are investigating these cases and how his office is prosecuting these cases. In the three years before the first of this year, they were as an office (only prosecuting the cases that are brought to them) filing somewhere just under 30% of high level felony drug dealing cases. The cases that were actually put in front of a Judge and have a Judge consistently able to send these people to prison and get out of the community other than selling their poison on our streets. This year, that number of high level felonies has jumped up to over 65% of all drug dealing cases. It is not that they have stopped filing drug-dealing cases or dropped their number of filings down. They are filing the same number of cases, but the percentage of high level felony cases has jumped to 65%. These are people that when they appear in court and he is trying to convince the judge to send them to prison, Craig, as a prosecutor, will have the weight of the drugs, the amount of drugs, number of times they are dealing. He will be able to back that up and that will then send those people to prison, get them out of the community for a longer period of time to where they can help addicts who these pushers are praying on and making their money. As the Chief said, these types of crimes do not fall within the 8:00 to 5:00 business hours. He does not have a county issues phone, he gets calls on his personal phone at all hours of the night multiple times a week. The other thing he thinks is important to understand is that as drugs go, so does homicides. He would say maybe 90%-95% of all homicides are drug-related. It may be higher than that and the same with all other violent felony offenses. Tackling the drug issue is a must. As Craig was sitting listening to the earlier discussion on MADJAX, he referred to Mrs. Thornburg on East Washington Street, talking about the revitalization of that neighborhood. As much as something like MADJAX may help the community, drugs if we are not really tackling it and dealing with that problem, it will hurt our community even more than anything like MADJAX. This is something that absolutely needs to be done.

Chief Winkle thinks it is worth noting that they have seven people that are on the Drop Program in which they are still being carried on the books as employees but they are not here. Those numbers will start go away, one on October, another couple in December, two or three more in March, so they are working with about 96 police officers. They are budgeted for 104 but because of the Drop Program, someone in the military for a full year and one going next June for a full year. He believes they will be back to full speed by Spring and this overtime will not be as big of an issue. It will, however, still be an issue if they continue this fight. He could put five more people in that unit and carry fifteen and it wouldn't change the work other than adding more to it. He did not budget for more overtime this year, because he thinks it is something to do as it comes and they may not need the money. When this money goes into their overtime it stays there and any that doesn't get used still goes back to the department. It is an investment in what they are trying to do which is make a difference. Will they stop this heroin epidemic? Probably not. But what they are trying to do right now is leave these people on the street that are addicts and focus on the people that are bringing in the large amounts of heroin making the money. Most of those people don't even do drugs. It is a business venture. That is what they are doing and why they are asking for the overtime.

Anderson thanks Chief Winkle for the large bust the night before. It is not just here. He then inquires on how to get funding from the federal government so the police department can use

it. If Muncie is considered one of the highest in the nation then there should be some grants available for us to get a bite of that cheese.

Chief Winkle states in 1993 when he ran the Drug Task Force, they worked completely off of a grant that was a joint grant with more than one agency. That worked for several years, at times with the county, Ball State and Indiana State Police but those grants went away. With that, they became self-funded. With these seizures they do, they will get a percentage of that money they took back and that is what they will work off of. That is how they take care of their vehicles and that unit as far as what they need. It is a difficult process to try to fund a drug unit that is that active. It would be easy to put four people out there and answer to overdose calls, show up and take information, maybe take a few interviews. If you really want to make an impact, they have to do surveillance, make multiple buys to serve search warrants, to get informants to serve more search warrants, basically a ladder process moving up until they get as high as they can get. Regarding the drug ring leading into Indianapolis, based upon some of the things being brought to law enforcements attention, could extent on to California or somewhere else. They are pulling back to Muncie but it is a question on how much enforcement do you want to provide. The first ten search warrants they served were people not even from Muncie, but from Indianapolis, Michigan, Dayton, Ohio or Chicago, Illinois. Those people are setting up shop here because were easy prey. We have not been affective for the last nine years. When they know you're not affective, they know it is an easy business to run. He thinks that has changed. They make a point to let them know if they are from out of town how they feel about it but there are people from this community that do it too. He could probably spend another \$200,000 if he really wanted to add to this unit but he is smart enough to know that there are other things for them to do. They won't solve the drug issue with law enforcement arresting their way out of an epidemic. They need to do their part in trying to slow it down which is what they are trying to do.

Quirk supports everything Chief Winkle is saying and recognizes the need to have more people available to go out and address some of the concerns they have as a community but wants to be walked through the numbers and if the overtime is only for the remaining months of this year. Winkle states they are spending about \$35,000 a month. They put in for the four months counting September. This won't be voted on until October and he believes they could survive until then but they also can do some other things if they run into an overtime issue. They can use comp time. The issue with that is if he has eight or ten officers out there that are busier nonstop and some are using comp time then he might not have enough people. It is a double edge sward. They can use it but it slows down what they are trying to do. Realistically, they are using \$17,000 a pay in overtime for the department as a whole. One of the big expenses is serving search warrants. They have served forty-one in the last five months and every time they serve one they have their Tactical Team there which is a minimum of four or five hours for fifteen people at time and a half. That is a pretty big chunk but the upside is the Chief not wanting any of his people getting hurt.

Quirk asked if the figures used came from the \$35,000 a month over the four-month period with some give or take.

Chief Winkle agrees. He states it could go down once they get to October. The homicides in the last few months have been extremely solvable and didn't require a large group of people. It is more of an estimation of what they have done in the past.

Powell thanks for the explanation about using comp time because that was a suggestion of hers. She thinks the spreadsheets that the Chief showed her was a good representation of who is getting the overtime and what crimes are billing more overtime. She suggests he make that available to the rest of the council. She also thanks his explanation from start to finish on why this is costing so much money. Obviously, they want to keep those costs down but do right by the community.

Gregory asks where this money is coming from because it has to be appropriated from something.

Kevin Nemyer, City Controller, indicated he would have to check on that but his first instinct would be the general fund.

Questions called. An all-in-favor vote showed 8 yeas and 0 nays (1 absent). INTRODUCED.

RESOLUTIONS:

RES. 24-17 A RESOLUTION MAKING TRANSFERS WITHIN THE STREET DEPARTMENT.

A motion was made by Quirk and seconded by Powell for Approval.

A roll call vote showed 8 yeas and 0 nays (1 absent). APPROVED.

RES. 25-17 A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT REGARDING ALLOCATION OF EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT FUNDS.

A motion was made by Quirk and seconded by Peters for Approval.

Gregory asks if this is one that they do annually.

Questions called. A roll call vote showed 8 yeas and 0 nays (1 absent). APPROVED.

RES. 26-17 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, APPROVING A LEASE BETWEEN SUSTAINABLE MUNCIE SORP., AS LESSOR, AND THE CITY OF MUNCIE REDEVOPMENT COMMISSION, AS LESSEE, AND ADDRESSING MATTERS RELATED THERETO.

A motion was made by Quirk and seconded by Powell for Approval.

Todd Donati, Muncie Redevelopment Commission, thanks all of the council for their support in the MADJAX operation. This resolution is the protection asset of the MADJAX ordinance which will allow them to control the assets and protect having to go to a property tax backup if worse things go into play. He wishes this was brought before them earlier.

Gregory refers to section 2 pledging the levy of ad valorem property tax. She knows this was covered at the time of the downtown parking garage, it also has an ad valorem property tax on it. If it came to the fact that this tax had to be levied is that before. Donati confirms it is inside the caps. He states the reason they are doing this is because it would save them about 2% which was probably over \$2 million over the life of the bond.

Questions called. A roll call vote showed 6 yeas, 2 nays (Gregory, Ridenour), and 1 absent (Polk). APPROVED.

RES. 27-17 A SPECIAL RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA TO AMEND THE CITY OF MUNCIE HISTORIC PRESERVATION PLAN.

A motion was made by Quirk and seconded by Powell for Approval.

Megan Quirk, City Attorney, helped minimally with the Historic Preservation Plan that was before council last year but needed to do some tweaking as far as the additional neighborhoods included in the historically significant areas. In the resolution itself it has sixteen historically significant areas which is the full list located within the city of Muncie. What the 170-page Historic Preservation Plan does is place us on par with the other second-tiered or second-class cities within the state of Indiana. It is a Comprehensive Prehistoric Preservation Plan that we have not had for some time. It updates the plan that was done in 2007. This is also part of the project that the Historic Preservation Commission worked with Scout Muncie and the Delaware County Historical Society to get a full assessment and inventory of all of the built structures within the city of Muncie boundaries.

Marshall states all the areas out of his district are not in here. Quirk confirms that is correct. Marshall then asks the other council members if there are areas in their districts in which they have a problem with.

Quirk says that does not mean that if a neighborhood wants to be added later, that they could not do that. That option is there for them.

Marshall states it should be their choice.

Quirk states that what where they started was looking at the actual build structures and indicating that is a historical structure and this neighborhood has a significant amount of them. That is where that initial baseline was. When this was introduced last year, there were some confusion and concern on what that would mean if it was deemed a historical district or individual landmark. She also wants to clarify that just by being placed on this historically significant area list, that does not mean there will be that there will be any Historic Preservation Commission oversight or restrictions placed on those areas. Each neighborhood then would need to go apply within the National Trust or State Office in conjunction with the Historic Preservation Commission here locally to get that designation. This opens the pathway for a neighborhood if they so-choose to be on those different types of designated lists.

Mark Kinman, 2800 West Memorial Drive asks regarding the Forest Park Neighborhood Association and understands that if on this list they can be taken off until they decide if they want to be added.

Quirk indicates that Forrest Park has been taken off so if they decide, as a neighborhood, then they can do that at a later date. They wanted to go ahead and get this plan into place because there are neighborhoods that are actively excited and wanting to become a district.

Questions called. A roll call vote showed 8 yeas and 0 nays (1 absent). APPROVED.

OTHER BUSINESS:

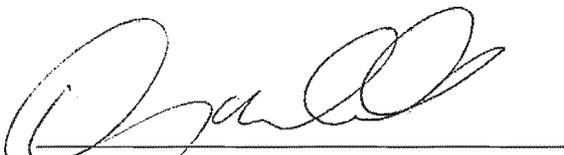
Daniel Stallings, 2908 West Beechwood Avenue would like to take a moment to thank and applaud Ball State University and the leadership of the new president Jeffrey Mearns and his wife for demonstrating that we are better together. We are grateful for the generous offer of the First-Generation scholarships for students graduating from Muncie Central High School. Next on behalf of the Citizens Action Coalition, he wants to make the council members and the public aware of the purposed rate increases by our local utility, I&M Electric Power, which has a monopoly on our geographic area. This proposal was referenced as cause 44967. There is

currently a public comment period available through October 11th to the Indiana office of Utility Consumer Counselor and IURC. Additionally, the IURC will be holding a mandatory public forum on Monday, October 30th at 5:30 P.M. in the City Hall Auditorium. I&M wants to raise your basic electric rate by 25% with a monthly fixed customer charge that will increase by an additional 147%. I&M wants to significantly increase our monthly fixed charge currently just to have access to the grid before we have turned on the light switch, we pay \$7.30 per month. They are purposing to raise that to \$18.00. This amount would be regardless of how much energy you use. Despite the average bill increase of over 17% since their last base rate case in 2012. I&M has filed a new base rate that the Indiana Utility Regulatory Commission, monthly electric bills have increased 62% since 2007 and 36% over the last five years. This is affecting a community that already has concern in terms of people ability to pay their bills in Delaware County. The same time, Hoosier households struggle with declining income wages and significant increases in the cost of energy, healthcare, food and other necessities. He encourages all the members of the council to share with their constituents to tell the IURC regulators to oppose the I&M request to increase the fixed monthly cost and charge more for using less. To oppose customers paying more for I&M bad business decisions and fight residential consumers ability to pay their monthly bill.

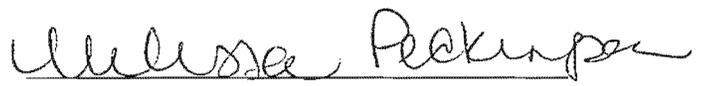
Powell reminds every one of the Old Washington Street Festival being this weekend.

ADJOURNMENT:

A motion was made by Marshall and seconded by Quirk to Adjourn. A vote by acclamation showed 8 yeas and 0 nays. ADJOURNED



Doug Marshall, President of
The Muncie Common Council



Melissa Peckinpaugh, Muncie City Clerk
of the Muncie Common Council