

MINUTES
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE INDIANA

JANUARY 4, 2016

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

RES. 1-16 A CONFIRMATORY RESOLUTION FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND WAIVER OF NON-COMPLIANCE. (ASSON'S CONSTRUCTION INC.)

No Comment.

PLEDGE OF ALLEGIANCE: Led by Councilperson Brad Polk.

INVOCATION: Given by Pastor Charles Coatie from Mt. Calvary Church of God in Christ.

CITIZEN RECOGNITION: Councilperson Linda Gregory presents Bonnie Mercer with the Citizenship Award for January 2016. Bonnie Mercer was a 25 year NICU nurse at IU Health Ball prior to retiring in 2005. Thanks to her retirement, the Volunteer Resources Department and Women & Children's Service Line were able to partner and create the dream program of Sindee Fry, Nurse Practitioner, NICU and former nurse manager for NICU, Donna Wilcox, known today as the "Cuddler" program.

The Program was instituted to offer helping hands of volunteers to the physicians and nursing staff to support the high volume of NICU babies who need to be cuddled and to provide good role models to parents. The volunteers also lend their hands to various tasks in the area that might go undone if it wasn't for their help, like folding baby clothes, organizing supplies and crafting special items for infants for keepsakes.

As the fundamentals of the program were put together, it took Bonnie and her life long experience to help volunteers who had little to no experience with special care babies to integrate them to the workings of the NICU area and to embrace a better understanding of the roles of the staff.

The program officially started in January of 2006 with only 6 volunteers. As of today, 40 volunteers anchor shifts that begin as early as 6:00 a.m. and end as late as 2:00 a.m. With on-going interviews that are scheduled, they hope to soon become a 24-hour volunteer service area in NICU.

Bonnie has essentially touched the lives of every single volunteer who is in this program. Each new candidate is scheduled to train during Bonnie's Monday morning shift in NICU. Without Bonnie's long history in nursing in this particular specialty, IUBMH would not have been able to sustain such a strong volunteer base to support the

staff and the parents through this program. Bonnie has been married for more than 50 years, the mother of four adult children, grandmother to four boys and great-grandmother to two girls.

ROLL CALL:	PRESENT	ABSENT
Doug Marshall	X	
Dan Ridenour	X	
Lynn Peters	X	
Brad Polk	X	
Jerry D. Dishman	X	
Julius J. Anderson	X	
Alison Quirk	X	
Nora Powell	X	
Linda Gregory	X	

2016 REORGANIZATION:

PRESIDENT: A nomination was made by Quirk and seconded by Marshall to appoint Jerry D. Dishman as President. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Dishman is declared President.

VICE-PRESIDENT: A nomination was made by Quirk and seconded by Powell to appoint Doug Marshall as Vice-President. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Marshall is declared Vice-President.

READING CLERK: A motion was made by Quirk and seconded by Marshall to appoint Nora Powell as Reading Clerk. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Powell is declared Reading Clerk.

CITY COUNCIL ATTORNEY: A motion was made by Marshall and seconded by Powell to reappoint Joseph P. Hunter as Council attorney. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Hunter is declared Counsel attorney

911 BOARD: A motion was made by Marshall and seconded by Powell to appoint Brad Polk to the 911 Board. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION: A motion was made by Quirk and seconded by Marshall to appoint Jerry D. Dishman. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

MUNCIE REDEVELOPMENT COMMISSION: A motion was made by Marshall and seconded by Powell to appoint Sam Beasley and Bill Smith. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

TAX ABATEMENT COMMITTEE: A motion was made by Powell and seconded by Marshall to appoint Lynn Peters to the Tax Abatement Committee. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

INDUSTRIAL REVOLVING LOAN FUND BOARD: A motion was made by Marshall and seconded by Powell to appoint Alison Quirk to the Industrial Revolving Loan Fund board. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

EDIT BOARD: A motion was made by Marshall and seconded by Quirk to appoint Alison Quirk, Mike King and Jason Brooks to the Edit Board. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED.

APPROVAL OF MINUTES: A motion was made by Marshall and seconded by Powell to approve minutes from December 7, 2015. A roll call vote showed 8 yeas and 1 abstain. (Ridenour). MOTION CARRIED.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 34-15 AN ORDINANCE TO AMEND THE CITY OF MUNCIE ZONING ORDINANCE FROM THE R-3 RESIDENCE ZONE TO THE R-5 RESIDENCE ZONE ON PREMISES LOCATED AT 2632-2660 N. ELM STREET, MUNCIE, INDIANA.

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

Attorney William Hughes represents petitioners is present with CEO of Hillcroft Services Debbie Bennett and Julie Bering whom is a Board Member of Hillcroft and a Commercial Real Estate Broker. This is the first of two rezoning's that were introduced last month. He made his presentation last month. This did receive a favorable recommendation from the Planning Commission. Question called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 35-15 AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-3 RESIDENCE ZONE TO THE IL LIMITED INDUSTRIAL ZONE ON PREMISES LOCATED AT 114 E. STREETER AVENUE, 2704 N. WALNUT STREET AND 307 E. HAINES DRIVE, MUNCIE, INDIANA.

A motion was made by Powell and seconded by Marshall to Adopt. Question called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

NEW ORDINANCES:

ORD. 1-16 AN ORDINANCE AMENDING 27-15 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE FIRE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA, FOR THE YEAR 2016.

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

Controller Audrey Jones states they met with the Fire and Police Department and with AFSCME on negotiations. Within that negotiation they would like to present to the council a 3% Raise. Also with the Police and Fire ordinances Jones accidentally presented it with 26 pays in 2015 and it needs to be amended to reflect 27 pays this

year. Marshall asks if that is on both of them. Jones states yes and she didn't catch it until she made copies for everyone. A motion was made by Marshall and seconded by Powell to Amend to reflect 27 pays. Jones states it already states 27 pays. Marshall withdraws his amendment. Hunter states if this reads 27 pays then this supersedes whatever happened in October and it doesn't need amended because it is amended already. Powell states since Ord. 2-16 has 27 pays written in do they need to amend it. Hunter states yes they need to amend it. Gregory asks if they do not have contracts for Police, Fire and AFSCME. Gregory asks on what basis is this going to be done if they don't have a contract. Jones states they have contracts but they are not finalized in print. Gregory asks how they can do this with a maximum salary ordinance retroactive since it is covering January 1st pay. Jones states they can do it retroactive. Hunter states at some point she would have to transfer money. Gregory states the maximum allowed January 1st would have been the prior amount.

Gregory asks how employees can be paid with an invalid maximum. Jones states if the council decides to approve the salary in February the employees could be paid retroactive. Gregory asks if they were paid at the old amount. Jones states they were paid at the new amount and she could also take it away. Jones states for her accounting purposes it is easier to pay everyone and take it away and not pay them and reimburse employees. Gregory states she just wondered what the State Board of Accounts would do if employees were paid above what the maximum is allowed. Jones states they have done that in error before and all they have to do is reduce the pay the next time over a certain period of pays. Jones states this isn't something that can't be done. Jones states if the salary ordinance isn't approved they could take the money back. Hunter agrees due to the fact it happened to him in the county. Question called. A vote by acclamation showed 9 yeas and 0 nays. INTRODUCED.

ORD. 2-16 AN ORDINANCE AMENDING 26-15 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY MEMBER OF THE MUNCIE POLICE DEPARTMENT OF THE CITY OF MUNCIE, INDIANA FOR THE YEAR 2016.

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

Controller Audrey Jones states this is the same as the last one. A motion was made by Powell and seconded by Marshall to amend to reflect 27 pays. A roll call vote showed 9 yeas and 0 nays. AMENDED. A motion was made by Marshall and seconded by Gregory. A vote by acclamation showed 9 yeas and 0 nays. INTRODUCED AS AMENDED.

ORD. 3-16 AN ORDINANCE AMENDING ORDINANCE 28-15 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENT AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2016.

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

Controller Audrey Jones states since they have been looking at the job descriptions they noticed a groundskeeper has a CDL and there is one that doesn't have a CDL and they were making the same amount of money. In the Street Department the CDL drivers

make a little more and that is why they did two separate positions. Question called. A vote by acclamation showed 9 yeas and 0 nays. INTRODUCED.

ORD. 4-16 AN ORDINANCE AMENDING ORDINANCE 28-15 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 2016.

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

Controller Audrey Jones states this has just the employees that aren't affected by AFSCME because that contract is going to arbitration and one thing she didn't state is the raises were decisions made on the savings of the health insurance. When Kelly Zullo from Neace Lukens came to the meeting last month and anticipated around \$2 million dollars in savings next year and that was the decision where the raises will come from. Marshall concurs that the Mayor or City Council are taking raises. Jones states that no elected officials are taking raises and AFSCME employees haven't been paid a raise until arbitration is over. Polk asks what the total amount of raises is. Jones states she will bring it to the next meeting. Question called. A vote by acclamation showed 9 yeas and 0 nays. INTRODUCED.

RESOLUTIONS:

RES. 1-16 A CONFIRMATORY RESOLUTION FOR THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND WAIVER OF NON-COMPLIANCE. (A-SON'S CONSTRUCTION, INC.).

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

From Muncie Redevelopment Commission Todd Donati states this particular process has gone through all the steps and did go to the tax abatement committee where it reached full recommendation. It did go through the process of a declaratory resolution which passed at last month's meeting. They are here today to ask this initiative be confirmed. There are representatives from A-Son's Corporation CFO Eric Hartman and legal counsel for any questions. CFO Eric Hartman states they have submitted an application for tax abatement and is present for any questions. Ridenour states as he reviewed the minutes it indicated there are 230 jobs with currently 105 from Delaware County. It also states they will be creating 250 jobs in a three year period. Hartman states it will take a 3-5 year period. Ridenour asks how many of those would be Delaware County jobs because he knows they are a national company. Hartman states they are a national company with offices from across the United States. Hartman states if he had to guess half would be local. Ridenour asks what would be the average salary. Hartman states between \$30 and \$35. Ed McNeary asks if they have an affirmative action program. Quirk states they are an equal opportunity employee. Todd Donati states the application states there is a mixture of hires. Donati states it will state how many part-time employees. Donati states they have 40 minorities and 105 females that are a part of that original 230, which is a good number based on that percentage. Question called. A roll call vote showed 6 yeas and 3 nays. (Gregory, Polk and Ridenour). ADOPTED.

RES. 2-16 A SPECIAL RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA TO TRANSFER AND DESIGNATE FUNDS INTO AN ACCOUNT FOR THE UPKEEP & MAINTENANCE OF THE ROY C. BULEY COMMUNITY CENTER, THE GARLAND C. ROSS COMMUNITY CENTER AND THE UNITY CENTER.

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

A motion was made by Peters and seconded by Powell to Amend to include the Forest Park Senior Citizen Center. A roll call vote showed 9 yeas and 0 nays. AMENDED. A motion was made by Marshall and seconded by Quirk to Adopt as Amended.

City Attorney Megan Quirk states this is to help to pay for utility and maintenance costs as well and programming fees. Quirk states she doesn't know if anyone is aware but the utility costs run about \$15,000 a year at the Ross Center. This is money they have to do fundraisers or have basketball players use their facilities to cover expenses. Quirk states with this money they will be able to have more time to have free and greatly reduced programs for people to come in and use their center a little bit more efficiently for their true purpose, which is to benefit their community. Quirk states this is a life changing type of gift to them and appreciates their consideration. Anderson makes it clear this isn't for salaries. Quirk states this isn't for employees or employee based expenses. Quirk states this is for monthly heating and cooling costs and Wi-Fi. Quirk states their utility costs at the Ross Center the costs for heating the facility would be up to \$900 a month to heat the facility. Quirk states Wi-Fi costs are \$125.00 a month. They need computers to access things for education and entrepreneur opportunities for youth and seniors.

They have different types of senior outreach programs such as bingo and euchre that they need food or prizes for. Those types of things to get people out of their houses build community and interact with each other and essentially connect. Quirk states because they are in the business of providing opportunities for free or greatly reduced they are always in need of funds for their mission. Polk asks if they received any funds from Community Development. Quirk states with Community Development it is a HUD based grant and it goes to facility support or programming. Whenever you have those types of programs you have to come up with the specific program or specific facility upgrade which is different than what this money would allow. This is essentially for utility costs and things that CDBG doesn't cover. Quirk states this is highly competitive. With the population declining they don't receive the same amount of money as they did ten years ago. The Community Development Block Grant is spread to more organizations which led to more requirements of the organizations. This money would allow for maintenance and utility costs as well as programming expenses. Quirk states there is a section in the resolution that each organization would have to provide an itemized list or payment of receipts of what the money was spent and making sure it was spent prudently and in the confines of the resolution. This is due in December of each year.

Mark Kinman 2800 W. Memorial Drive states he is glad this was amended to include the Senior Citizens Center. He spoke with the Mayor that if all of the centers weren't included than none of them would. Mayor Tyler assured him the Senior Citizens Center

would be included. Kinman states they are extremely grateful for this. Kinman states every center that applied for funds was cut. Kinman states every one of the centers funding were cut every year. The ice machine at the senior citizens center went out completely and it will take as much money to fix it opposed to buy a new one. Kinman thanks the council and hopes this gets passed tonight.

Megan Quirk states with a point of clarity it states within the resolution it states amount of \$15,000 would go to each organization for the years 2016, 2017, 2018 and 2019 and when they include the Unity Center the intention was to have the total amount of \$15,000 to go to each organization versus \$45,000. Hunter states the amendment is paragraph 1 and 2. Quirk states she just wanted to make sure it was understood it would be \$15,000 for each center.

President of the Muncie Unity Center Ronrico Isom thanks the council for considering the resolution. They were formally the South Madison Community Center and with the construction of the Millennium Housing they lost their center. They have been without a center for eight years. Many of them have done things out of their homes, in the park and haven taken kids to the library to help them fill out resumes' and college entrance qualifications. They are definitely in need of this just like the other centers. They help children, teenagers, young adults, their families and senior citizens. They have a broad scope of people they help and this will help them continue their services.

Community Development Director Terry Whitt Bailey states the dollars have gone down every year. They are only allowed to do with their HUD dollars is to only utilize 15% of those for public service dollars, which could be anywhere from \$150,000 to \$175,000. None of those centers mentioned asked for dollars for utilities and they are not trying to replace any dollars they have applied for through her office for dollars they are requesting today. It would be great to connect sets of dollars to help the community centers because they are a great asset to their community. Question called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

RES. 3-16 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, ESTABLISHING A REVOLVING FUND PURSUANT TO INDIANA, ESTABLISHING A REVOLVING FUND PURSUANT TO INDIANA CODE 5-1-14-14, AUTHORIZING A LOAN UNDER SUCH REVOLVING FUND, AND CERTAIN RELATED MATTERS.

A motion was made by Powell and seconded by Marshall to Adopt. From the Muncie Redevelopment Commission Todd Donati states even though this establishes a revolving loan fund, when you read number 1 it states the Common Council establishes a fund pursuant to the code subject to paragraph 7. Donati states he made it clear that the only way this would be funded is if the entity that is considering this fails to comply with their bank note, which they will go out and get. The Revolving Loan Fund is merely set up and established for a backup for this process for this 501(3) (c) corporation can get the \$1 million dollars necessary to do the improvements to this project. Donati states that he and Mayor Tyler and many other people support this project and fully support this project will move forward. The \$1 million dollars they will be acquiring will be as an establishment of getting the building ready and prepared to accept tenants.

Their ultimate goal is within the next six months to establish a bond through Sustainable Muncie Corporation which will replace this particular note. Although it is still a good ideal to have in consideration a revolving loan fund through the EDIT Corporation, it allows for an opportunity that maybe something the Revolving Loan Fund cannot do or accomplish in such an amount because they are limited. Donati makes it clear that this money will not be funded and there will not be any deposits requested to be put into this fund only in the need or necessity if the Sustainable Muncie Corporation fails to meet their obligation to pay back the \$1 million dollars. This is highly unlikely and Donati invites John Fallon to come up and speak. Executive Director of the Sustainable Muncie Corporation John Fallon states there is several board members present and introduces them. Fallon states back in October of 2014 Mayor Tyler appointed a 14 person group. This included 7 people from the University and 7 people from the community to explore a project of community development of some consequence that would benefit the University and the community and bring those two anchor institutions closer together on a major project. The group started meeting weekly and then every two weeks. In January 2015 they formed Sustainable Muncie Corporation a new non-profit in their community. In March of 2015 the formal Cintas building was purchased and shortly thereafter named Gearbox Muncie. In July Fallon went to work half-time for the Sustainable Muncie Corporation and three weeks later Scott Truex upon release from his assignment on the faculty at the Department of Urban Planning at Ball State came to work on the project half-time as well. In August of this year they began to meet with and talk to prospective tenants. People who are attracted to the maker's concept and entrepreneurs in the community and organizations that are willing to join hands with other organizations and be a part of this project. There was a ribbon cutting ceremony in December of 2015. Fallon states Hope House, which is the formal Christian Ministries Hope House across Main Street to the north was committed to this project as well. A couple of weeks ago they finalized the details on the construction plans for the project.

Fallon states Gear Box Muncie is one element in the Lynchpin element of a larger vision sustainable Muncie has for that section of the community. The other pieces include the Hope House which is being considered as a location for an outreach speech and hearing clinic that is currently operated by Ball State on campus. This in intended to be available in the East Center Indiana Neighborhood and would take up residence in Hope House as well as other projects later on. Another element is live/work spaces. As entrepanauers play out in communities it is where they work on their projects downstairs and live upstairs. They would be in close proximity to each other and network, share and help each other along the way. There are a number of curb and street modifications that are part and partial to this project as well.

There are other facilities and properties immediately adjacent to the main Gear Box facility that they are in conversation with the owners about getting access to those facilities as well. They have planned to establish a verge community under the umbrella of Sustainable Muncie Corp. that will likely take rise in the Gear Box Facility. The verge community is nothing more than an organization of startup entrepreneurs that get together on a regular basis and share information and network. In a recent

development is a prospect of positioning Muncie as a smart city taking advantage of the intellectual resources at Ball State particularly in the person of Dr. J. Gillette who is an international expert in smart cities throughout the world. He will be working with a group of students during the spring semester in the next week or so to begin an assessment of their community to see if it is ready to be a smart city. They have been active raising money and some of it has been committed and a little of it has been received. Fallon states the funds that have been committed from Ball State Foundation \$320,000, City of Muncie \$284,500, Ball Brothers Foundation \$190,000, Community Foundation \$30,000, Muncie Redevelopment Commission \$90,500, Mutual Bank \$6,100. They will have an additional \$230,000 pending and other prospects \$340,000. Fundraising is active and this building requires a lot of financial support. In terms of prospect of tenants, conversations are active now with profit groups and non-profit groups. A bakery, two breweries with a prospect of more and a Robotics initiative funded by the Ball Brothers Foundation, Arts Advocacy organization, Fabrication Lab, Food Hub, Speech and Hearing Clinic, Restaurant, Various Metals and Fitness Operation.

There are lots of partnerships behind this initiative. Two merit special mention and one is Cornerstone Center for the Arts and they have been in conversation with the leadership with them and hope they will both have strong investments in that neighborhood that they value the concept of makers and they can take the arts to a different level. The Muncie Arts and Culture Council have already held two events there. Architectural drawings to the state by 1/15/16, Interior Demolition/Prep begins 1/22/16, final bid packet released 1/29/16, bids due 2/19/16, State Approval 2/22/16, Construction begins 3/1/16, Tenant Build-Outs Begin 3/1/16 and construction completion 5/15/16.

Fallon introduces Scott Truex to speak. Truex states looking at the current opportunities they have to make improvements to Main, Jackson, Madison and Monroe Street. This is the site plan they used to illustrate the opportunities. The illustrations they have used to try and help build consensus in understanding shows the potential of the building. The building is structurally sound. The cost of the building was less than \$4 a square foot. They are looking a significant resource that has become available to the community and be an asset. They will bring the building to handicap accessible. Truex states they have included images for the council to visualize. There will be a lot of different venues and opportunities artists will have to do their craft and integrate into the building. Dishman states he notices there were solar panels and asks if they will have those on the building. Truex states yes they will have solar panels. It is an important part of a demonstration of what they could do with the building. Dishman states it will be nice when it develops.

Tom Bracken applauds all of the collaboration that has been done and is impressive but \$1 million dollars will not make this come true. It will cost millions of dollars to make it a reality. He has watched the development with dismay. Bracken states the wrong building has been selected. He states this building is three buildings put together. Bracken states to make the building look presentable will require far more. He states the building is an eye soar and sitting across the street from one of the most significant

buildings in the community. It is being smothered by the Cintas building and has been since the Cintas building has existed. The solution is to tear the Cintas building down. This can be located in another building around town. Bracken states the Cintas building should be torn down and made green space. Bracken believes the project is flawed. Donati states there has been a lot of people involved in this and they can't keep taking buildings and tearing them down. There is a lot of history in this town and this is history and it is a super strong building and they wouldn't want to tear it down. It is what is developing and happening on the inside. They want to keep BSU Students and Ivy Tech Students here or even people that have a dream. Donati asks the council to look past that and support this project.

Powell thanks Fallon and Truex for coming with their presentation. She has watched the building sit alone. Powell and the neighborhood are very excited about the project and having development there. Andersons states the collaboration with the community and others coming in and bringing the community together and he does support this. Ridenour asks how much of the money is actually in hand. Fallon states in the neighborhood of \$120,000 with commitments well beyond that. Ridenour asks what is his vision for not-for-profit designation and what his charitable push is. Fallon states to create a venue where the community can come together and facilitate community development, entrepreneur ventures, collaboration between not-for-profit and profit venue.

Michael Wolf states this allows for economic development in the community. The essential goal is to development Muncie Downtown from an economic development standpoint, possess and obtain commercial properties and real estate and develop that real estate to the development of the community. Ridenour asks if there is anytime down the road a for-profit could buy that building where it would generate money again. Wolf states they decided to go this way is Muncie can retain control vision of what this building is to be and make sure it is continues to be a benefit of the community. The CDC as holding the property is for-profit companies coming into the building. There are some set aside for educational purposes that will be utilized by BSU and Ivy Tech.

The goal is to keep the building by Sustainable Muncie and occupied by businesses. There is a mortgage on the property. Ridenour asks if it is a monthly payment. Wolf states it is a quarterly loan. Ridenour asks if the \$1 million dollar loan fund be used if the payment is missed. Donati states their intent is to establish a construction fund of \$1 million dollars with interest only until they can start housing tenants. There are a number of tenants that will have a lease and revenue will be generated. They have letters of intent of people showing interest and wanting to move in. They want to use those lease contracts to establish an overall bond that will pay off the \$1 million dollars. They wanted to show the commitments they have and continue to get to establish a base to operate the facility.

Quirk thanks everyone for the presentation. Quirk states looking at an economic development multiplier and all of the people who come in there is a dollar value you could look at and the amount of money that will be generated. This is great information

they have on hand to show the draw that it brings to the neighborhood. Marshall states they have taken a non-productive building and making it productive and it is their job to bring in new citizens and applauds everyone for putting in hours of donated time and thanks them for their hard work. Gregory asks if this is basically a guarantee for a construction loan but calling it a revolving loan to be paid off by the end of December and she is unclear what the cash flow is to allow that loan to be repaid. Donati states they have money on hand and additional commitments. They have been operating with previous commitments from 2015. The cash flow is there. They don't anticipate this going all the way to December. They anticipate this may only last six months. This revolving fund will not be funded it will be there as a backup. Gregory asks if there is no intention to create another revolving loan fund. Donati states no they already have one. Donati states they do not want to keep this project going but for them to sustain itself. They are just backing this first step process. Donati states they already have interest to cover the 80,000 square feet. Donati states this is development of business, jobs and creation of opportunity. It is them creating the opportunity and not trying to get someone to come in but keep people here. Truex states the intent is for the building to be self-sufficient. All of the tenants will be paying a lease structure. It is based upon whether they are profit or not-for-profit. Right now there is a base that everyone will pay. There will not be any additional support needed from the community.

Tom Bracken states he didn't want to give the impression of not investing in Muncie but Muncie has limited resources and it needs to make its investments wisely and this building has one thing going for it and that is it is cheap. Dishman calls order if he doesn't have anything else new to say.

Jason Chafin states with any loan there are risks but all it takes is one person in a cubicle to come up with an ideal that will fill up the building. If one hits it big they all do. Question called. A roll call vote showed 6 yeas and 3 nays. (Polk, Gregory and Ridenour) ADOPTED.

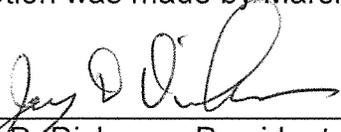
OTHER BUSINESS:

Gregory questions the two ordinances that have been tabled. Council Attorney Joe Hunter states after six months they are deemed withdrawn. Hunter states those ordinances are going to require some extensive amendments. They need to be rewritten. It isn't clear from the original draft. If their deemed withdrawn next month so be it because he has to redraft them.

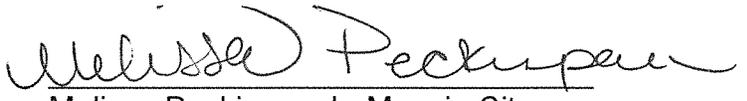
Jim Schenkel states there is an opportunity coming up. Historically there are several times during the year where churches come together and pray for unity. There is a prayer that historically took place in January and the last one took place in 2009. He was approached to try and resurrect this between January 18-25 and is approximate close to the date of the Dr. Martin Luther King Jr. Day. After consideration it will be taking place January 20th during lunch house. A light lunch will be served for those who could stay. We should do more together than separately. It will be held at Deliverance Temple. This could be a big thing for Muncie.

Director of Human Rights Commission Yvonne Thompson presents information on the upcoming Dr. Martin Luther King Jr. events that will be coming up. Thompson invites everyone to attend and thanks them for their support.

A motion was made by Marshall and seconded by Polk to Adjourn. Motion carried.



Jerry D. Dishman, President of
The Muncie Common Council



Melissa Peckinpaugh, Muncie City
Clerk of the Muncie Common Council