

**BOARD OF PUBLIC WORKS AND SAFETY
MUNCIE, INDIANA**

1. Time & Place
2. Pledge of Allegiance
3. Members Present
4. Approval of the Minutes for December 4, 2024
5. Register of Claims
6. Acceptance of Muncie Compass Agreement 2024
7. Tuhey Pool Bathhouse Roofing Contract
8. Christmas 2024 and 2025 New Years BOW Meeting Dates Changed
9. Adjournment

**BOARD OF PUBLIC WORKS AND SAFETY
CITY OF MUNCIE, STATE OF INDIANA
DECEMBER 11, 2024
CLAIMS PACKET & MEETING MINUTES**

1. **Board of Public Works and safety, City of Muncie, State of Indiana, met in City Hall Auditorium, at 9:00 a.m.**
2. **Pledge of Allegiance**
3. **Roll Call Members Present:** Ted Baker – Lola Mauer – Linda Gregory
4. **Approval of the Minutes for December 4, 2024:** President Ted Baker entertained a motion to approve. Lola Mauer moved to approve minutes from the December 4, 2024 meeting as printed. Linda Gregory provided a second. Questions called. Motion passed by voice vote.
5. **Register of Claims:** Craig Wright, City Controller, wished to bring attention to a few claims:
 - ✓ Page 5 \$40,378.12 Indiana Michigan Power traffic signals & street lights.
 - ✓ Page 9 \$14,082 Portable Restroom Trailers Fire Dept for station 2 & 3 during construction.
 - ✓ Page 10 \$176,650.32 Pridemark Construction ARP Westside Skate Park.
 - ✓ Page 17 \$64,818.59 Muncie Community Schools EDIT weapons detection for Central HS.
 - ✓ EFT \$205,450.66 First Merchants Trust Muncie Fire Station payment.
 - ✓ EFT \$206,177.50 First Merchants Trust Economic Development Tax Revenue Bond 2013
 - ✓ EFTS \$140,000 Star Financial Bank 2014 A&B bond.
 - ✓ EFTS \$148,503.53 UMR

Questions called. Linda Gregory moved to approve register of claims of **366 Records** for a total amount of **\$1,291,783.31** as presented. Lola Mauer provided a second. Questions called. Motion passed by voice vote.
6. **Acceptance of Muncie Compass Agreement 2024:** Gretchen Cheesman, Director of Community Development, announced her office was awarded a low-income housing tax credit by the State of Indiana for Permanent Supportive Housing (PSH) and will be working with a developer to create 38 units of PSH with the intent of putting in about \$1.6 million of HOME funds. This is the biggest HOME project they have ever done. Most of the money is coming from the HOME-ARP grant and one of the requirements is to underwrite the Project and make sure they are not over or under subsidizing it. Her Office doesn't really have the capacity to do that because they don't work on giant projects with complicated tax credits and developers on a regular basis. With that, this is a proposal agreement letter with Compass Group. Community Development has worked with them in the past (when Bridges went out of business and there were 15 or 20 units of affordable housing needing underwritten that were still under the period of affordability). They worked together and were super helpful to her Office so they would like to work with them again to help assist with the underwriting for the HOME-ARP Project. The cost is \$20,000 and that amount was discussed with their HUD Rep who thought that was super reasonable given the amount of money being spent. Linda Gregory moved to approve the engagement letter. Lola Mauer provided the second. Questions called. Linda Gregory asked if they know where these are going to be.

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Director Cheesman replied yes, there are three (3) locations. Half the units which are one-bedroom will be placed on 12th Street west of Hoyt between the gas station and the coffee shop. It is a vacant lot now so all of that will be new construction. There will be more units at the old Harrison School at 1300 S. Hoyt and four (4) more units at 719 W. Charles. Those are all going to be historic rehabs so the buildings should look really good when they are done with them. Motion passed by voice vote.

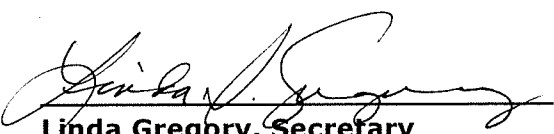
- 7. **Tuhey Pool Bathhouse Contract:** Nikita Adam, Office of Community Development, provided a contract for the Tuhey Pool bathhouse roof in which they ended up going with the lowest bid from last week which was **Mattox Roofing for \$38,900**. President Baker remembers a big discrepancy between the two (2) bids received for this. Adams replied yes, the top bid was \$117,000. President Baker makes sure this meets all the requirements. Adams responds yes, they reached out and made contact with Mattox as well. Lola Mauer moved to approve the contract for Tuhey Pool bathhouse roof. Linda Gregory provided the second. Questions called. Motion passed by voice vote.
- 8. **Christmas 2024 and 2025 New Years BOW Meeting Dates Changed:** President Ted Baker announced the scheduling of the City Hall auditorium has been confirmed and public notice has been prepared regarding the upcoming holidays in which the Board of Works was scheduled to meet. The BOW will meet on Thursday, December 26, 2024 at 9:00 a.m. and Thursday, January 2, 2025 at 9:00 a.m. to accommodate the closure of City Hall on the respected holidays.
- 9. **Adjournment:** There being no further business President Ted Baker adjourned the meeting at 9:08 a.m.

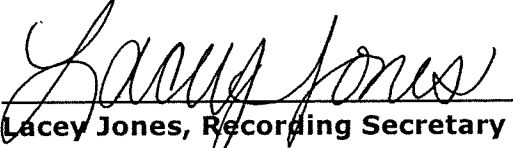
We will meet next Wednesday, December 18 at 9:00 a.m.

Board of Public Works and Safety


Ted Baker, President


Lola Mauer, Vice-President


Linda Gregory, Secretary


Lacey Jones, Recording Secretary