

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



JULY 7, 2025

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

RES. 13-25 DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA DECLARING AN ECONOMIC REVITALIZATION AREA AND WAIVER OF CERTAIN REQUIREMENTS FOR MUNCIE HOTEL PARTNERS, LLC.

Rick Yencer, newsman and author, warns this will waive the law because a statement of benefits wasn't filed last year. He wonders why a millionaire that doesn't even operate much in this City is asking for tax breaks. Why would Council allow incomppliance with the law? The problem with this project is that you won't see any local or union labor on this. You are seeing a few contractors that have picked up on concrete. What is the economic benefit of having another hotel in this town? Two recently built, a new Holiday Inn Express and Hilton Suites will probably take all the business of our older hotels that were built 30 years ago. It is going to have an impact downtown. Ball State uses the Mariott for a lot of its athletic and academic events now which is all going to shift. What will be done when Mariott says they no longer have the business downtown? He doesn't think the Council is looking at the future of this because Ball State has gobbled up a lot of (tax-paying) property over the last few decades. This project has a payment in lieu of taxes and he suggests not approving it. A motion was made by Powell and seconded by Basham to Adjourn the Public Hearing. ADJOURNED.

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

PLEDGE OF ALLEGIANCE: Led by Dan Gibson.

INVOCATION: Given by William McIntosh before by a moment of silence.

CITIZEN RECOGNITION: Due to his absence last month, President Mason apologized. He noted Councilperson Selvey was not fully aware that she was up next to present the award. Therefore, the Citizen of the Month Award will continue next month with Councilperson Selvey presenting.

ROLL CALL:	PRESENT	ABSENT
Dale Basham (At-Large 1)	X	
Ro Selvey (At-Large 2)	X	
William McIntosh (At-Large 3)	X	
Jeff Green (District #1)	X	
Nora Powell (District #2)	X	
Brandon Garrett (District #3)	X	
Sara Gullion (District #4)	X	
Jerry Dishman (District #5)	X	
Harold Mason (District #6)	X	
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Dan Gibson (Legal Counsel)	X	

APPROVAL OF THE MINUTES: A motion was made by McIntosh and seconded by Green to Adopt the Minutes from the June 2, 2025 Regular Meeting. An all-in-favor vote showed 9 yeas, 0 nays. MINUTES APPROVED.

COMMITTEE REPORTS:

TAX ABATEMENT COMMITTEE

Councilperson Powell, Chair of the Tax Abatement Committee, announced the Tax Abatement Committee met earlier this evening to review and receive information regarding the tax abatement being requested by Muncie Hotel Partners LLC for res. 13-25. Obviously, there will be more discussion when it comes up on the agenda and opinions at the committee meeting were read into record. They came up with a favorable recommendation for that tax abatement and will address additional details about it later in the meeting.

FINANCE COMMITTEE

Councilperson Powell, Chair of the Finance Committee, announced that all nine (9) members of City Council are sitting members of the Finance Committee and it's gearing up to prepare for budget season. She received information from Representative Errington and due to Senate Bill 1 (SB1), Muncie Civil City will have address approximately \$1.6 decreased in property tax revenue for 2026. The DLGF budget workshop meeting will be July 31st at 9:00 a.m. and City Controller Craig Wright mentioned that City Council will be allowed to sit in on the meeting this year so Powell looks forward to attending.

Selvey asked if Powell knows who the second person from Council will be. Powell replies the email or Administration didn't say anyone specifically and she guesses all of them would be at the discretion of the Administration and Mr. Wright. The DLGF field representative said there is no reason that the Finance Chair or any member of Council cannot sit in but, again, that will be at the discretion of Mayor Ridenour. She is hopeful he will allow the Finance Chair to be there this year.

APPOINTMENTS TO BOARDS AND COMMISSIONS:

OPIOID FUND ADVISORY COMMITTEE

President Mason declares nominations open. There are three (3) initial appointments to make. A motion was made by Gullion and seconded by Powell to nominate Cory Matters. Matters addressed the Council and introduced himself as a therapist at Open Door Health Services and a trauma-informed professional. He emphasized his focus on saving lives, client-centered approaches and being trauma-informed stating that stigma kills people. He was praised for his passion and ability to connect with people and break barriers making him highly suitable for the board. His personal objective would be to get into community spaces and meet vulnerable populations to learn and address problems. A vote by acclamation showed 9 yeas, 0 nays. MOTION CARRIED. Cory Matters is declared appointed to the Opioid Fund Advisory Committee.

A motion was made by Gullion and seconded by Powell to nominate Abby Gluvna. Gluvna addressed the Council and introduced herself as the Executive Director of Recovery Café Muncie. She advocated the goal to change and save lives and to engage directly with the community, meet vulnerable populations, and visit organizations like the Recovery Café and Soup Kitchen. She also emphasized the value of in-person interaction over desk-based understanding and highlighted her personal experience, empathy, and educational background as assets. A vote by acclamation showed 9 yeas, 0 nays. MOTION CARRIED. Abby Gluvna is declared appointed to the Opioid Fund Advisory Committee.

A motion was made by Gullion and seconded by McIntosh to nominate Neil Kring. Kring was unable to attend the meeting but expressed his interest in serving via email. He is a neighborhood pastor in south Muncie and works with disinvested neighborhoods. He is a Harm Reduction Specialist with the Muncie Folk Collective and the Additions Coalition of Delaware County. A vote by acclamation showed 9 yeas, 0 nays. MOTION CARRIED. Neil Kring is declared appointed to the Opioid Fund Advisory Committee.

ETHICS COMMISSION

President Mason declares nominations open. This appointment fulfills a Democrat vacancy. A motion was made by Mason and seconded by Selvey to nominate Frank Scott Jr. Scott Jr. addressed the Council and described himself as married with two children and a business owner in the community. He is focused on helping people from the inside out. He graduated, and was commencement speaker, from Muncie Central High School in 2002 before he attended Ivy Tech (first cohort) for entrepreneurship, and received “outstanding student” and “champion entrepreneur” awards. His biggest asset is his authentic self: pure, no agenda, not trying to change anything and bringing a youthful mindset and perspective. He acknowledged being unaware of all the current committee members but believe they can grow together. No other nominations. A vote by acclamation showed 9 yeas, 0 nays. MOTION CARRIED. Frank Scott Jr. is declared appointed to the Ethics Commission.

BEECH GROVE CEMETERY

President Mason declares nominations open. A motion was made by Selvey and seconded by Garrett to nominate Denise King for reappointment. She was initially appointed 2 years ago but they are 4-year terms so she was finishing the term of someone that had resigned so she'll either need to be reappointed or replaced. A vote by acclamation showed 9 yeas, 0 nays. MOTION CARRIED. Denise King is declared reappointed to the Beech Grove Cemetery Board.

ORDINANCES PREVIOUSLY INTRODUCED:

ORD. 19-25 AN ORDINANCE TO VACATE A PORTION OF A CERTAIN UNIMPROVED PUBLIC STREET AT 401 SOUTH LOMBARD DRIVE AND 400 SOUTH TARA LANE, IN THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA.

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

David Karnes, Dennis Wenger & Abrell P.C., is the attorney representing the petitioners, Stephen and Aspen Mann on the matter. He explained that the ordinance addresses a situation at 401 South Lombard Drive and 400 South Tara Lane where homeowners' driveways were on an undeveloped public street, seeking to incorporate it into their property. Adjoining members were notified and involved in the process. Petitioners Mr. and Mrs. Mann were commended for their property maintenance over 35 years. Questions called. A roll call vote showed 9 yeas, 9 nays. ADOPTED.

ORD. 20-25 AN ORDINANCE AMENDING CHAPTER 95 SECTION 95.09 OF THE CITY OF MUNCIE CODE OF ORDINANCES ENTITLED “PARKS AND RECREATION”

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

This ordinance changes the code implementing the use intoxicating beverages within the designated outdoor refreshment areas established by the City of Muncie. A motion was made by Basham and seconded by Powell to amend Sec. 95.09(B)(2) to correct a spelling error of Canan Commons. Questions called. A roll call vote showed 9 yeas, 0 nays. AMENDED. A motion was made by Powell and seconded by Garrett to Adopt as Amended. Questions called. A roll call vote showed 9 yeas, 0 nays. ADOPTED AS AMENDED.

ORD. 21-25 AN ORDINANCE OF THE CITY OF MUNCIE, AMENDING PARKING REGULATIONS NEAR THE VILLAGE (Ball State University).

A motion was made by McIntosh and seconded by Garrett to Adopt.

Christopher Palladino, Assistant Director for Capital Planning and Real Estate Management at Ball State University, recalled Ball States plan to revitalize the Village with construction underway. President Mearns will give an update on the overall build of the project at the Cornerstone Center for the Arts on Wednesday at 6:00 p.m. Ball State has addressed parking concerns by adding a map on their website showing over 1,700 parking spaces within a 4-minute walk of the Village core. A new app will be launched later this summer to map Ball State's

parking facilities, hours of operation, and enforcement hours, to assist the public in seeing when spaces are available for free. As part of the construction of the Center for Innovation and Projecting Art Center, 20 new on-street parking spaces will be added. This ordinance will replace current blue permit-only parking with 2-hour public on-street parking from 6:00 a.m. to 6:00 p.m., Monday through Friday. This change is consistent with other on-street parking in the area and is expected to add approximately 35 new public parking spaces. Powell appreciates them working with the Neighborhood Association and Chief Sloan who both support this move. She believes it will enhance the perception of parking in the Village. Questions called. A roll call vote showed 8 yeas, 1 absent (Mason). INTRODUCED.

NEW ORDINANCES:

ORD. 22-25 AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-1 RESIDENCE ZONE TO THE R-5 RESIDENCE ZONE ON PREMISES LOCATED AT 2700 BLK N. BENTON RD., MUNCIE, INDIANA 47304.

A motion was made by Gullion and seconded by Green to Introduce.

President Mason briefly explained this is to allow construction of a triplex on a property that is currently unimproved. Attorney Gibson explained the applicant, James Daugherty, is a client of his so presented this on his behalf to the Planning Commission. Gibson's role tonight is to simply explain the purpose of the request which is to rezone an unimproved parcel from R1 to R5. R5 allows for multi-family homes. His client wants to be able to construct a triplex and there are photos in the packet that were submitted to the Plan Commission. Mr. Daugherty is here tonight in case there are any questions about the project.

Councilperson Garrett described this as "good zoning" that opens up for housing and helps bring in more people. Councilperson Gullion noted most other properties in the area are multi-family housing. The plan is for every unit to have its own private driveway so there won't be any on-street parking. The request received a 9-0 vote favorable recommendation from the Planning Commission. Questions called. A vote by acclamation showed 9 yeas, 0 nays. INTRODUCED.

ORD. 23-25 AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-5 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE ON PREMISES LOCATED AT 2611 & 2619 W. ETHEL AVE, VAC ALLEY, & 700 BLOCK S MANNING AVE, MUNCIE, INDIANA 47304.

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

David Karnes, Dennis Wenger & Abrell P.C., is here to speak on behalf of Robert Huddleston who is the owner of this property and requesting the variance. This rezoning request aims to square off the property so it is uniformly zoned (BV Variety Business), aligning with existing business zoning in the area. Mr. Huddleston has worked over the past few months to vacate the alley (ord. 13-25) so this has been a long project. He has bought properties that were two blighted homes and has gone through the process of demolishing them leaving now unimproved area adjacent to what he owns as the Tillotson Plaza. This request also received a 9-0 favorable recommendation from the Planning Commission. Questions called. A vote by acclamation showed 9 yeas, 0 nays. INTRODUCED.

ORD. 24-25 AN ORDINANCE OF APPROVAL TO AMEND THE TEXT OF THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE REGARDING LOT WIDTH, LOT COVERAGE, SETBACKS, AND MINIMUM FLOOR AREA IN THE R-1, R-2, AND R-3 RESIDENCE ZONES, AND REGARDING ACCESSORY DWELLING USE IN THE R-4 RESIDENCE ZONE.

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

Kylene Swackhamer, Planning Commission, stated the purposed changes to the comprehensive zoning ordinance address some of the City's current needs for housing development. These amendments were developed and written by a committee comprised of Mayor Ridenour, Commissioner Stephen Brand, Jim Lowe, and herself. The goal is to update and modernize requirements of the current zoning ordinance, which was implemented in 1973, to fit the needs of the city. Proposed changes aim to increase opportunities for housing development, encourage the utilization of vacant land, address the physical decline of existing homes, align with current planning

practices and strengthen housing conditions, and finally reduce required space between properties and allow for a minimal flooring plan which could lower rental rates and make housing more affordable and development easier. Swackhamer, respectfully, asks the Council to suspend the rules and consider taking formal action tonight.

Councilperson Gullion questioned the need to suspend the rules. Swackhamer is asking because she feels some of these changes will help current development proceed. There are developers currently looking at areas and there are lots that currently could be developed and this would help that move along more quickly. It doesn't need to be decided this evening and she is just simply asking.

Councilperson Powell notes the changes and reiterates they are simply reducing the setbacks and spaces required between properties, for example 100 ft to 40 ft, 12,000 to 4,000, etc. Swackhamer replied yes and explained that a lot of parcels within the city are currently 40 feet wide. A lot of them are grandfathered in and could be developed but some of them are not and this would help *all* of them be available for housing development.

Councilperson Selvey questioned the intended purpose of permitting/redefining accessory dwelling units in the R4 zone and who'd benefit from these changes. Swackhamer explained currently in the R4 Residence Zone an accessory dwelling unit (ADU) has to have an approved special use variance. The proposed changes would make it easier to develop ADUs, benefiting students (near Ball State) and multi-generational families (aging parents living close by). The office is also looking at updating the entire comprehensive zoning ordinance throughout the city and county.

Councilperson Gullion questioned how this all came about. Swackhamer insisted that these changes are compared to South Bend's award-winning zoning ordinance, which has led to increased completed projects and fewer variance requests. She recalled the Planning Commission speak several times and even completed workshops on their ordinances. They decreased their lot size quite a bit (under 40 feet), minimized off-street parking, and allowed ADU zone in all the zones. Gullion knows South Bend is doing a lot of great things but still questions the rush.

Councilperson Garrett comes from a zoning background and what South Bend did is what we are trying to do now. This is seen as a crucial first step to modernizing zoning from 1973 to 2025, enabling developers to use existing infrastructure more easily and avoiding the tedious 60-day variance process. The changes are expected to build up neighborhoods and provide a much-needed tax base, especially in light of Senate Bill-1 reductions.

Selvey questioned how property owners will benefit from this. Swackhamer insisted that the homeowners would have more development in their neighborhoods. There could be new houses built which would encourage people to want to take ownership. It makes everybody in that area want to improve their own property and provides opportunities for a mixture coming into the neighborhood with various homes of different sizes and shapes.

Dan Ridenour, Mayor of Muncie, wanted to share the appreciation for the committee's input and insists this will take about 10 months to even get through the complete redo of the 1973 ordinances. He is aware the real challenges the developers face when they look at Muncie (requiring 100 feet). In the McKinley Neighborhood, South Central Neighborhood, and even Thomas Park Avondale Neighborhood, 90% of the lots are 40x120. All this does is make it easier for those developers to use the infrastructure already in place. The electricity, sewer, water and gas are all right there at the street. When looking at the guidelines, they look at the easiest place. In our guidelines, they come to the conclusion they would have to purchase 3 lots to build one house. This will give Muncie an upper hand compared to the other cities (unlike South Bend) that haven't done this yet. We have the infrastructure there, which is the biggest expense to housing development. We have all these lots, properties and opportunism in our neighborhoods in and around downtown. They are ready to go for a housing development which will build up those neighborhoods and build our city to provide the tax base we need. Again, this will take years for a bunch of houses to be built and many of us won't be in these same positions but we've got to put those future organizations that run this City in a position to where they are a step ahead. Most of these variances get approved but the challenge is it can be a 60-day process and the developers don't want to mess with that if they can just avoid it by going somewhere else.

Jim Lowe fist thanked the Council for appointing Frank Scott II to the Ethics Commission as he is also a sitting member. He will be a great addition and add some youth. Regarding this ordinance, he supports it and thanked the Mayor and Plan Commission for allowing him to serve. He went on to explain how he sits on the Muncie Land Bank and they have sold a lot of properties that cannot be built upon. People would buy them and put in gardens. That is great but there is no facility being built because of the restrictions in R1 through R4 zoning. This will allow those vacant lots to establish an affordable house in those areas. As Ms. Swackhamer noted, it was

over 50 years ago that these were established. In the early 1990's he served on both the Planning Commission and the Board of Zoning Appeals and it was apparent *then* that our zoning ordinance should be revisited frequently with potential modifications to align with current and future citizens of the community. The point there being this shouldn't be just a one-time thing and we should be doing this frequently to address the changes in our community. We have lost a lot of industry over the years and so forth. Again, he supports the requested amendments to the residential development standards regarding lot width, lot area, setbacks, floor area, accessory dwellings as noted in ord. 24-25. The changes will stimulate urban development and provide new housing opportunities by well-preservation. He requested the Council to support it.

Stephen Brand, County Commissioner, said it is important to think about this long-term. Powell earlier talked about the loses of property taxes and we need to be able to replace that with a local income tax. One way to not raise the local income taxes to grow the total payroll of the county so we need to increase our population throughout Delaware County including the inside of the City of Muncie. If we can do that by stimulating housing by making it easier for developers to build housing then that will go a long way to how current property owners will benefit from this. If we can raise the total payroll of the county and raise more local income tax and not raise the local income tax then that will benefit those folks by not having to raise those taxes. He asked the Council to approve this and consider suspending the rules to adopt. Selvey later asked of his recollection of the meetings if they were open to the public. Brand referred to the 9-0 vote favorable recommendation at the Planning Commission. The meetings the Committee has were not necessarily public.

Steve Craig also supports it but doesn't support suspending the rules. Questions called. A vote by acclamation showed 9 yeas, 0 nays. INTRODUCED.

A motion was made by Selvey and seconded by Basham to Suspend the Rules. Discussion amongst Council ensued about suspending the rules for immediate adoption with arguments for doing so due to the urgency of needed changes and arguments against for allowing more public input. Questions called. A roll call vote showed 5 yeas (Dishman, Selvey, Garrett, Basham, Green) and 4 nays (Powell, Gullion, Mason, McIntosh). MOTION DEFEATED – has to be unanimous. Ordinance 24-25 will remain Introduced and Adoption will be considered at the next meeting.

ORD. 25-25 AN ORDINANCE AMENDING CHAPTER 35, SECTION 22 OF THE MUNCIE CITY ORDINANCES ENTITLED EMERGENCY MEDICAL SERVICES FEES AND COLLECTION.

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

President Mason indicated this seeks to amend EMS fees and provisions related to the collection of EMS fees in response to House Bill 1385 that was adopted in 2024 and took effect January 1, 2025.

Dan Burford, Muncie Fire Chief, explained that House Bill 1385 (passed last year) changed EMS billing throughout the state. Muncie Fire EMS transport service began in 2019 and a billing ordinance was put in place and amended for ALS back in 2021. Muncie Fire EMS adopted Delaware County's rate at the time and what had been in place since at least 2014. It had not had any adjustments. Key changes through this amendment include the addition of a "treat no transport" charge for services previously unbillable (Narcan administrations, lifts, diabetic wake-ups, etc.). Another modification was introducing a Mobile Integrated Health option to allow paramedics to visit residences for non-emergency checks (blood pressure, medication management), freeing up transporting ambulances. Most significantly, the change was made of setting a 400% billing rate of Medicare for insurance companies, a state mandate to ensure insurers pay their share rather than shifting costs to patients. With that, a reduction in billing for self-paying/uninsured individuals to 60% of the rate which will provide financial relief. There is even a new provision allowing citizens to petition the Fire Chief if they cannot pay their bills. It was noted that while the state mandates 400% billing, some insurance companies are challenging this in litigation. Lowering rates for the uninsured is expected to increase collection rates. Councilperson Powell speaks for all members when they do not want to pass legislation that will create any financial hardship for the community. Regarding petitioning the Fire Chief to waive any unpaid bills, are those insured or uninsured? There is a lot of moving parts there. Chief Burford explained with the way the current billing is right now, what is collected is what insurance provides (for those insured individuals) so those people shouldn't be coming asking for a waiver. It is those self-paying people who might not. This is the first time the EMS ordinance has been significantly revisited since its introduction in 2019 and going forward will be reviewed annually within the Department.

Jason Chafin, President of Local #1348, assured this is something the body has asked for for quite a while. There is opportunity to bring in revenue through the insurance companies since co-pays aren't taken. What insurance pays is what they get. At the same time, opportunity is there to also reduce that rate for non-payers. Anderson does that really successfully in their program. In all reality, a person is much more likely pay their bill if it is something affordable, \$100 is feasible but \$900 is two months' rent. Lowering the cost for uninsured has the opportunity to bring in more than currently coming in because so much is being wrote off for the uninsured. Lowering that to 60% will hopefully make that bill that comes in the mail affordable.

Councilperson Green questions if Chief Burford feels that being the sole person to hear the hardship cases would overwhelm him compared to his other duties. Will he need to being another person on to assist? Chief Burford referred to the number of self-paying people which is a relatively small percentage. The majority of transports are Medicare/Medicaid (over 70%, with 36% and 38% respectively between them). The number of people that would apply to this is small but it could be. Everyone that gets a bill may want to write a letter in petition and in that case, they may want to say "the Chief or his designee." Green confirmed he would be okay if they changed the wording. Chief Burford agreed and understood this is just for introduction tonight. He is willing to answer questions and continue conversations regarding this.

Councilperson Selvey questioned how often this will be reviewed going forward and if there will be a process in place. Chief Burford insisted he would be happy to implement a process and recalled discussing it within the Department every year in the 3 years since he has been a member of the Administration. In talking with other Chiefs around the state, something that they are looking into is since the law changed and uses Medicare as its standard, potentially we could look at setting our rates at 400% (4 times the Medicare rates) and that would be able to carry on as Medicare makes their changes, we can make those same changes. That isn't necessarily a bad thing, but compared to where we are right now, it was urgent to set those rates specifically. Selvey questioned if they can do an actual review, other than discussing it. She also confirmed whether or not they plan to change their third-party billing service. Chief Burford replied no, they are under contract with a company called Med-Bill who does an extremely good job.

Powell asked a follow-up question, if they are aware in using the new fee schedule how much of an increase in revenue they will see. Chief Burford cannot provide a number standing here tonight but will be happy to go back through his findings.

Councilperson Gullion made comments about the wording that Chief Burford was just referencing. She wonders if it would be worth amending the wording so they won't have to come back every time a change is made. Chief Burford would entertain that and thinks that is a great idea. He is eager to continue conversations. The Fire and EMS Chief was commended for transparency and collaboration by various councilmembers. Questions called. A vote by acclamation showed 9 yeas, 0 nays. INTRODUCED.

RESOLUTIONS:

RES. 14-25 A RESOLUTION CONFIRMING RESOLUTION 13-25, DECLARING AN ECONOMIC REVITALIZATION AREA AND WAIVER OF CERTAIN REQUIREMENTS FOR MUNCIE HOTEL PARTNERS, LLC, QUALIFYING CERTAIN PROPOSED REAL PROPERTY FOR TAX ABATEMENT, AND APPROVING PAYMENTS IN LIEU OF TAX AGREEMENT.

A motion was made by Basham and seconded by Garrett to Adopt.

This resolution cleans up a previous approval for a pilot agreement with Muncie Hotel Partners LLC for a Tapestry Hotel Project. The project is subject to property tax because it is being leased to a private developer, not owned by Ball State.

Matt Ehinger with Ice Miller LLP, representing the Developer (Muncie Hotel Partners) was here last month as well as at the Tax Abatement Committee meeting earlier this evening. He explained how this project represents a new partnership with Ball State that can generate tax revenue. It is projected to create 50 jobs, with 65% full-time (expected to receive traditional healthcare benefits) and 35% part-time. Wage structure has yet to be identified. The project is anticipated to bring significant tax revenue to the City, a welcome change as Ball State properties

typically do not generate taxes. It is seen as fostering a beneficial partnership with Ball State. Mayor Ridenour confirms there being very few properties that the City of Muncie receives tax revenue on. He explained how this will benefit the City of Muncie now and well into the future.

Councilperson Gullion mentioned the fact this hotel is not owned by Ball State but they are leasing the land to the developer. Mayor Ridenour confirmed.

Councilperson Selvey noted public concerns about how this would affect the schools. She talked with Muncie Community Schools CEO, Dr. Chuck Reynolds, who supports the project, viewing it as a contribution to community growth and revitalization benefiting students and families.

Rick Yencer, author and newsman, raised concerns regarding the lack of local/union labor, the developer's past non-compliance, and the perceived unfairness of tax breaks for developers amidst rising property taxes for citizens. He argued that tax payers are tired of seeing tax breaks for the rich as it does not help average working people. He also claimed the Tax Abatement Committee meeting was about the developer's failure to comply with the law by not filing a statement of benefits last year. Questions called. A roll call vote showed 8 yeas, 1 nay (McIntosh). ADOPTED.

RES. 15-25 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MUNCIE ESTABLISHING A COMMITTEE TO STUDY THE DEVELOPMENT OF A COMMUNITY CENTER TO REPLACE THE FORMER SOUTH MADISON COMMUNITY CENTER.

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

This resolution aims to create a committee to address the long-standing need for a community center to replace the former South Madison Community Center, which was torn down in 2006.

Councilperson Green has been pushing for this. Last fall, a meeting was held at the Parks Department in Heekin Park and discussions continued. He agrees, whole-heartedly, that this needs to be done but was greatly upset that the Southside Neighborhood Association was not mentioned and would like to amend the language to include them and President Courtney Marsh. All the other neighborhoods currently have a place to meet but the Southside Neighborhood meets at various different locations because they do not have a permanent place. Those involved in the Southside Neighborhood Association would really like to see a permanent place. A motion was made by McIntosh and seconded by Garrett to Amend (to include the Southside Neighborhood Association). A roll call vote showed 9 yeas, 0 nays. AMENDED.

President Mason thanked Green for bringing that up but insists Southside was contemplated. When creating this they figured all the bordering neighborhoods would benefit from this which includes Industry, South Central, Southside, and Blaine but apologized for not having that language in the resolution.

Councilperson Selvey questioned if Morningside was included and if not would like to make that amendment. President Mason explained with this being a community center, they were more concerned with the communities surrounding that center. Morningside is an awfully long way away from South Madison and people might not wish to travel that distance. It was originally thought that it would better serve the neighborhoods that surround that particular area, however anyone is welcome to make any amendments. A motion was made by Selvey and seconded by Dishman to Amend (to include Morningside Neighborhood Association and language regarding the number of board members from 5 to 7). A roll call vote showed 9 yeas, 0 nays. AMENDED II.

A motion was made by Gullion and seconded by Powell to Adopt As Amended. Questions called. A roll call vote showed 9 yeas, 0 nays. ADOPTED AS AMENDED.

OTHER BUSINESS:

DESIGNATED OUTDOOR REFRESHMENT AREAS (DORA) UPDATE

Amber Greene, Communications Director, provided an update on the DORAs (ord. 26-24) which went live today to coincide with the Ironman event on Saturday. Implementation involved extensive coordination by a committee of city staff, business leaders, public safety, and public works. Their duties consisted of mapping boundaries, creating signage, and navigating state approvals. Maps are available on the City website:

(muncie.in.gov/DORA) and are posted in participating businesses in each of the 3 districts. Approximately 50% of businesses participated in informational sessions. She thanks the extensive work of the Administration, Council, and committee members. This marks an exciting chapter for Muncie's economic and cultural development and this success stems from committed follow-through, collaboration, and months of administrative effort after the ordinance was passed. All support in enabling this project is appreciated.

Roger Overbey, Vice-President of the Morningside Neighborhood Association, highlighted issues in his neighborhood such as vandalism and invasive plants (Canadian thistles) and thanked Mayor Ridenour and Councilperson Dishman for their help. They were able to get more equipment in the neighborhood and additional focus on the park.

Charlize Jamison recently drove past the old Chevy plant and it looks terrible, like nothing has been done since the solar project flopped. It is an eyesore. Another concern is Storer Estates. What has turned out to be a beautiful area with new homes and freshly paved homes has no designated parking. The Mayor was quoted saying there is some sort of agreement with a church that is nearby but that could be a problem, especially in terms of ADA. How can a housing complex be developed without parking? It has led to cars parking on the street which could be dangerous if small children are getting out of said cars on the street. Lastly, Jamison would like to make a suggestion regarding the Citizen of the Month award since one wasn't presented earlier in the evening. Jeremy Koons has been giving his time and money to make our City look better by painting over graffiti and repainting over graffiti. It has been such a heartbreak for him to do all that work only to see his work undone.

Judith Hill, Whitely Neighborhood, brought up the issue of blocking off 32 East rerouting traffic to Bunch Blvd. There has been a death and at least 2 wrecks. Cars waiting to turn onto Martin Luther King Jr. will create traffic congestion. She recommended putting in a temporary stop light because she doesn't want to see any more people die when something could be done. She doesn't think this was thought about when they planned to reroute all that traffic. President Mason informed they have since reopened Jackson to one-lane.

Troy Watters, Beech Grove Cemetery Superintendent, wished to wait until next month to mention what he planned to discuss. Regarding union contractors on the hotel project, local contractor 3D is involved.

Ralph Privett, Vice-President of the Granville Neighborhood Association, highlighted issues with vehicles, boats, and trucks illegally parking in front yards, noting difficulties with enforcement by code enforcement and police. A Land and Traffic Meeting was suggested to address this.

Christopher Barber raised issues with a hazardous intersection near his home, Wheeling and Bethel. He claims it is unsafe due to a hidden bus stop, lack of pedestrian markings, speeding drivers, and a discontinuous sidewalk issues forcing pedestrians out of their way. He was told by the Street Department that a crosswalk was not current policy.

Curtis Westbrook continued to press the Council Attorney for information on how to initiate a referendum for a city-funded community center, emphasizing the public's right to vote on such matters. Councilperson Garrett insists it all starts with a conversation. President Mason noted they are currently exploring different options. Westbrook recommends using designated tax money that is earmarked for a new community center. There are many entities here that could put money towards this. We don't need another committee to come in and study when we know what we need and this has been needed since 2007. President Mason stated they are not doing a study and mentioned a property that is already paid for with plans to start looking into funding. Attorney Gibson speaks on the financing and explained how a set process is in place determining how the current revenue streams are appropriated and spent. That is what this body and the Mayor does. Selvey believes he is referring to it being a

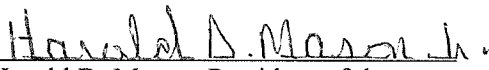
question on the ballot at the polls come election time. Westbrook replied yes. We need vision. There needs to be a collaborative effort by all entities.

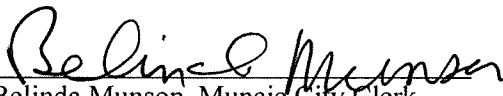
Councilperson Dishman called Mayor Ridenour up for a discussion. He wanted to commend him on the new skate park. Quoting the movie *A-Team*, "I love it when a plan comes together." H personally thanked him for making sure it got done. Mayor Ridenour admits he played a small piece as there was a lot of people involved. He greatly appreciates Dishman saying that. Dishman said those kids sure are having a good time.

Councilperson Selvey takes the opportunity to thank Mayor Ridenour for the summer youth program through the Parks Department. There are so many successful compartments to it and the kids look forward to it. It is a great program and she hears about it all the time due to her profession as a middle-school teacher. Mayor Ridenour acknowledged being able to bring that back under Carl Malone and they are excited it grows each and ever year. There were 110 involved this year through the Parks and 70 involved through TeenWorks.

ADJOURNED:

A motion was made by McIntosh and seconded by Green to Adjourn. A vote by acclamation showed 9 yeas, 0 nays. ADJOURNED.


Harold D. Mason, President of the
Muncie Common Council


Belinda Munson, Muncie City Clerk
of the Muncie Common Council

<p>Muncie City Council meetings are streamed on the City of Muncie Facebook page and archived on its YouTube page: Facebook: https://www.facebook.com/people/City-of-Muncie/100069317225158/ YouTube: https://www.youtube.com/@city.of.muncie Website: https://www.muncie.in.gov</p>
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