

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

1. Time & Place
2. Pledge of Allegiance
3. Members Present
4. Approval of the Minutes for August 13, 2025
5. Register of Claims
6. Temporary Parking Request – Andrew Seager, 2354 W. Warwick Rd.
7. Office of Community Development, Developer Agreement with Greater Muncie Habitat for Humanity, 2704 W. Charles St.
8. Adjournment

**BOARD OF PUBLIC WORKS AND SAFETY  
CITY OF MUNCIE, STATE OF INDIANA  
AUGUST 20, 2025  
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 August 13, 2025:** President Ted Baker entertained a motion to approve. Lola Mauer moved to approve minutes from the August 13, 2025 meeting as printed. Linda Gregory provided the 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 \$15,715.25 Pridemark Construction MFD station 2 payment for construction.
  - ✓ EFTS \$189,826.84 UMR
  - ✓ EFT \$22,110.54 Wex Bank MPD July fuel charges.

Questions called. President Ted Baker raised a question regarding Other Services & Charges on Page 2, where the budget of \$217,000 showed a negative remaining balance of approximately \$127,000 – \$128,000. Mr. Wright confirmed that money would be transferred towards the end of the year to address this. Linda Gregory moved to approve register of claims of **156 Records** for a total amount of **\$412,921.47** as presented. Lola Mauer provided the second. Questions called. Motion passed by voice vote.
6. **Temporary Parking Request – Andrew Seager, 2354 W. Warwick Rd.:** President Baker noted that Mr. Seager had made similar requests in the past and had not caused any trouble. He communicated his inability to attend the meeting in advance. Mr. Seager requested temporary parking for a simple gathering at his house on Sunday, August 24th. The request was to allow four to five cars to be parked on the street, as there is no regular parking available there. Linda Gregory moved to approve the temporary parking request. Lola Mauer provided the second. Questions called. Motion passed by voice vote.
7. **Office of Community Development, Developer Agreement with Greater Muncie Habitat for Humanity, 2704 W. Charles St.:** Gretchen Cheesman, Director of Community Development, presented a developer agreement with Greater Muncie Habitat for Humanity. The agreement is for \$85,000 for the development of a single-family home at 2704 West Charles Street in Muncie. Habitat for Humanity is collaborating with the building trades program at Muncie Community Schools on this project. The property owner acquired the lot through a tax sale and has been working with Habitat. The environmental review for the project was recently completed. The location was clarified to be east of Tillotson, very close to Celia and Charles Streets. Linda Gregory moved to approve the developer agreement. Lola Mauer provided the second. Motion passed by voice vote.
8. **Public Comments – Rick Yencer:** Rick Yencer, author and former newsman, raised concerns about the lack of economic activity in South Muncie, specifically mentioning the Memorial and Madison area, which he described as a "dead zone" after Walgreens moved

out, and other closures including a convenience store, a bank, and an auto store. He questioned what government could do to stimulate business there. Mr. Yencer noted that Dollar General is reportedly moving out of Southway Plaza, potentially leaving it empty by the end of the year, and reiterated the City's responsibility to address this. He mentioned that some neighborhood groups in South Muncie felt they hadn't received sufficient infrastructure work this year. He brought up the East Central Neighborhood and Indiana Landmarks' concerns about proposed roundabouts, stating his personal belief that roundabouts are not needed and could harm the neighborhood, despite the state's likely push to implement them. He mentioned recent information indicating the City having issues with The Common Market either over zoning or fire code issues, and urged the Board to continue helping businesses.

9. **Adjournment:** There being no further business President Ted Baker adjourned the meeting at 9:03 a.m.

We will meet next Wednesday, August 27 at 9:00 a.m.

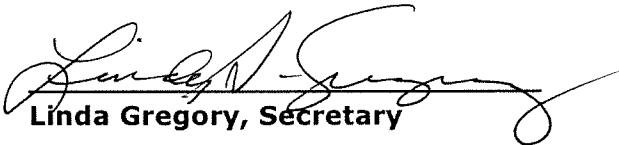
**Board of Public Works and Safety**



**Ted Baker, President**



**Lola Mauer, Vice-President**



**Linda Gregory, Secretary**



**Lacey Jones, Recording Secretary**

Board of Public Works & Safety 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>

**Appointing Authority Disclosure:**

**Mayoral Appointments:**

- Ted Baker – Current Term: 01/02/2024 – 12/31/2027
- Lola Mauer – Current Term: 01/02/2024 – 12/31/2027
- Linda Gregory – Current Term: 01/02/2024 – 12/31/2027