

MINUTES
LAND & TRAFFIC COMMITTEE
MUNCIE COMMON COUNCIL
300 NORTH HIGH STREET
MUNCIE, INDIANA 47305

TUESDAY, DECEMBER 1, 2020

SPECIAL MEETING: 6:00 P.M., 1ST FLOOR CITY HALL AUDITORIUM.

PLEDGE OF ALLEGIANCE: Led by Councilman Ingram.

ROLL CALL:	PRESENT	ABSENT
Jeff Robinson	X	
Troy Ingram	X	
Ralph Smith	X	

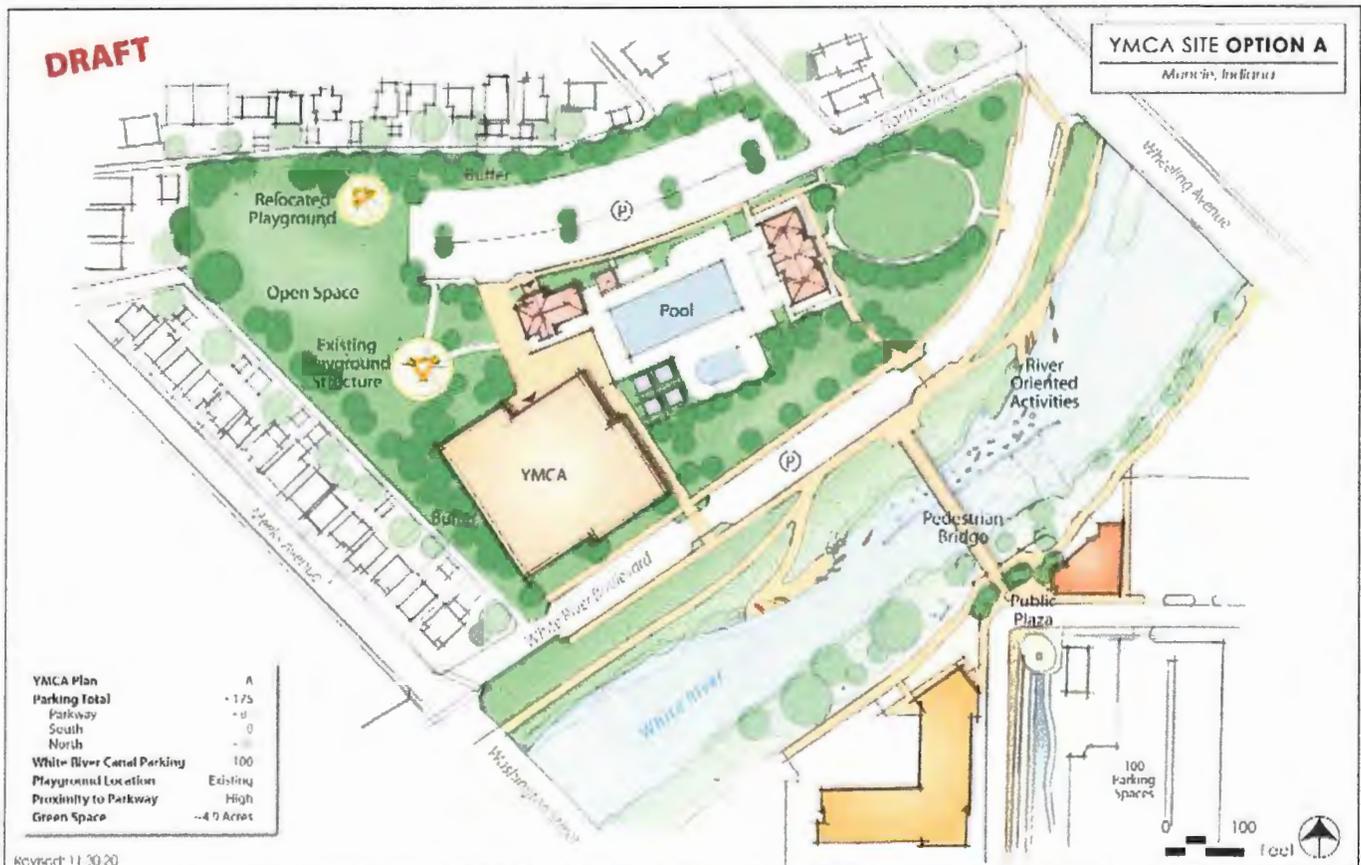
Chair of the Land & Traffic Committee, Councilman Robinson, welcomes everyone to the meeting regarding the YMCAs proposal for downtown development of Tuhey Park. Before they begin, he would like to point out and emphasize that there is no official action being proposed at this time by the City Administration or the YMCA. City Council has not received an ordinance to discuss and decide on any official action regarding this proposal. This meeting is for informational purposes, to allow key stakeholders to present their proposals and to allow adjacent neighborhoods to speak on this issue as well as members of the public to voice their support or opposition of this project. If the City Administration chooses to pursue this proposal further, action will need to be taken by the City Council to approve. If official action is proposed to the Muncie City Council, more opportunities for the public to speak and ask questions will be provided. They, as members of the Land & Traffic Committee, as well as colleagues on the entire Council, believe public engagement and input from citizens is absolutely vital to the process. Tonight’s meeting is to allow those wishing to speak on this proposal a forum to do so. They ask that everyone remain respectful and civil this evening. At the end of the day and at the end of this debate, we all care a great deal for this community even when we disagree on an issue, there is no doubt about that. Again, everyone please remain civil and respectful throughout the evening. For fairness to all involved, the meeting has been structured in the following way: the YMCA, Mayor Ridenour, Old West End and Riverside Normal City Neighborhood Associations will be given equal time to present to the Committee their thoughts on this proposal and they will be given 10 minutes a piece. The Committee is able to ask each stakeholder questions after their presentation, although Robinson does ask that the Committee keep it brief. Again, there will be more opportunities to speak on this issue down the road if something comes to the Council, which at that point, they can get more into the weeds on things. However, tonight, he requests to keep it brief so that all the people in attendance can talk. After the presentations, there will be a short 10-minute recess before reconvening and allowing each member of the public 3 minutes to address the Committee. Each member of the public wishing to speak should sign up with Lacey, the Council Secretary, at the front of the auditorium if have not already. Robinson thanks everyone for being here this evening and states it is an important beginning of a conversation on an important issue in our community.

While waiting for the first presenter to set up, Robinson states he received a lot of emails on this topic. He wishes to let Mr. Chad Zaucha know that everyone here is in agreement that we appreciate the YMCAs mission and appreciate what he has done in this community for so many years. Robinson wants to make sure that is very clear that certainly he, and many in the audience as well as colleagues on this Committee, understand the important of the YMCA in this community. Mr. Zaucha thanks him and appreciates it.

PRESENTATIONS:

YMCA

Chad Zaucha, President/CEO of the YMCA, thanks the Committee for the opportunity to continue the dialogue in regards to the future of the YMCA. As it is known, the YMCA’s vision is to consolidate its footprint in order to be better stewards of resources, deepen its impact and better meet its mission through programs for youth development, healthy living and social responsibility. The Tuhey site is a proposed location for the new YMCA project. The site is visible, accessible by foot, car or bus. It is safe because people feel safe gathering downtown and it can be financially feasible. In concept, this project proposal fits into a much larger vision for the development of the riverfront and represents the potential of a transformative project that could strengthen the core of the City by enhancing quality of life, quality of place, and playing a role in economic development. This big and potential \$20 million investment could strengthen the heart of our community. Zaucha knows there are several concerns that have been brought to his attention that he would like to quickly address, green space being one of them. Based on the conceptual drawing, the green pace is enhanced. It is more contiguous and safer with the ability to expand the river and connect easily to the trail system. (Larger scale of draft on page 31)



Zaucha explains in regards to Tuhey Pool that the YMCA has no desire to privatize the pool. The pool would remain public. They simply believe there is an opportunity to leverage resources and share expenses building off the relationship that was put in place this summer where the YMCA was permitted to provide aquatic exercise classes and swim lessons to the community at Tuhey Pool. In return, the Y provided pool operations expertise to the Parks Department. Simply put, Tuhey Pool would not be able to open, legally, without the YMCA's involvement. In regards to the park, Zaucha states the YMCA has no desire to take park or playground access from the public. These spaces all would remain open and accessible to all. In addition, consideration would be given to improve the playground areas as part of the overall project desired. Now referring to access, Zaucha explains the YMCA conducts an annual campaign each year to remove financial barriers for those in need. As it is known, those families in our community qualify for free and reduced lunch. If you qualify for free or reduced lunch or are on any form of government assistance, you qualify for financial assistance to participate in YMCA programs and services. Creating access for all is one of the many ways Zaucha claims the YMCA supports their mission. In 2019, the YMCA provided over \$3 million in scholarships and programs such as these to make the YMCA open and accessible to all. Zaucha will now turn the floor over to Phil Tevis to further impact the information and ensure a little bit about what could be.

Phil Tevis states he works for a Muncie-based Land Architecture and Planning Company called FlatLand Resources and they have been involved in many Muncie projects like Minnetrista, Oakhurst, Kitselman Trailhead, Ross Community Center, The White River, Cardinal Greenway, Walnut Street and more. He is a longtime Muncie resident and lives in the Minnetrista neighborhood because of the trails and easy access to downtown, Ball State, Minnetrista and the high school. Tevis wants to take a second and thank Robinson and the Land & Traffic Committee for organizing this meeting. In the times of COVID, public meetings have become such a challenge to organize and hold. He also wants to thank the citizens of Muncie for raising concerns about the YMCA's conceptual proposal at Tuhey Park. Tevis, like those individuals, had many questions and concerns and he hopes to share some of what he has learned. This is not the first time nor will it be the last time our community will come together to discuss and contemplate legacy projects like the YMCA. Elders of Muncie would recall the controversy of moving Central High School from downtown to make way for the Ball Corporation, which is known today as Ivy Tech. Tevis, personally, recalls the outcries and opposition to Minnetrista, the Greenways, McKinley Avenue and Walnut Street. We all remember the vocal expressions and concern with Muncie Community Schools and Ball State's partnership, the closing of Southside High School, MADJAX bonding, the jail relocation, Riverside Trail and, most recently, the Waelz Recycling Facility. Community change is hard. Community engagement with healthy discourse is, at times, even harder. In Tevis' experiences, best community outcomes evolve from listening and finding common ground. In the list above and in many more projects, Tevis is always astounded, impressed and proud of Muncie's level of community engagement. We are a passionate citizenry in how lucky we are. Maybe it is because Muncie is home to one of the premier landscape architecture and planning colleges in the nation year after year, semester after semester. Since 1965, architecture students have immersed themselves in Muncie working with community members to envision ideas and to vet them with broad stakeholder input. Right now, student presence at the Muncie Mall is a curing emergent. So many across the nation only wish to have such a resource and we are very fortunate. Tevis believes that because of Ball State, our community knows how to think critically about legacy projects with stakeholder engagement. We are accustomed to sitting together around tables and in public meetings to contemplate big change. We are just the right size community to hold many conversations with our friends, colleagues and neighbors to find the best outcomes. This, for him and he hopes for everyone else, is part of what makes Muncie a unique

and special place. FlatLand Resources and Tevis, personally, are neither for nor against the YMCA at Tuhey. Flatland's role tonight is to provide context and discussion for process. As presented in the Facebook Live stream, posted in many locations, the Y has explained that after many years of study they need to consolidate facilities in order to strengthen their mission. Once the Y made the decision to work towards consolidation, they determined that the core of their mission was a long history of being in the Muncie/downtown area. Y leaders have told Tevis that vacating downtown is not outside the realm of possibilities in this consideration. We should all be asking what happens if the Y leaves the Central City area. Do we wish for the Y to remain in the Central City? If so, how do we work as a community to help the Y remain? Tevis would suggest stakeholder engagement. He would suggest that the Y in the Central City area is a vital, quality of place asset that should remain. For context, about 40 years ago, the Y considered fully closing the downtown branch. It was believed that downtown was dead and gone with no chance of revitalization. At that time, the Y leadership and many dedicated members committed to remain in the downtown as a support of a far reach and hope that downtown Muncie would, again, regain vitality. We should all be glad that the Y has remained a downtown fixture through those trying years. Our elders remember the empty downtown. There are few of them but most of us know Muncie as it is today. We should all encourage the YMCA to remain in the Central City area with a consolidation effort. Right now, the Y appears to be committed to Muncie Central City, but not fully. This decision does not follow the national trend in YMCAs but placing a community college or maintaining a high school in the urban core in the heart of the city doesn't either. This, for Tevis, makes Muncie a unique and special place. He has to believe it does for everyone else, as well. With the YMCA quest to find a Central City location, the Y established a Site Selection Committee. This Committee, like any business relocation effort, began to look confidentially at site locations that would need or exceed the list of Y needs. The Committee began meeting with the Mayor, at the time, NEXT Muncie, Vanderwell & Associates and the planners implemented the Central City Master Plan. They met with Muncie Downtown Development, Delaware Advancement Corporation and the economic development teams of our community. During these early investigations, this steered community leadership encouraged the Y to look towards the Riverfront District area. The Committee explored many sites and conducted a SWOT analysis of each site that lists strengths, weaknesses, opportunities and threats. They then compared that SWOT analysis to their Y mission and the Y programmatic desires. Some sites did not make the short list because of economic hurdles while others had environmental contamination concerns, unsurmountable utility relocation or better removal costs. Others, yet, would take prime market real estate off the tax rolls, something all involved decided to avoid given the challenges Muncie has faced with declining property tax income. Of note, several of the sites listed are shown also on the "Save Tuhey" Facebook page. The Y would be happy to meet with anyone to discuss the sites that they have reviewed. During this confidential investigation, the Central City Planning Team began the consideration of Tuhey Pool. Tuhey showed promise and that it met all the Y's problematic desires. The Tuhey location was in keeping with the Central City Riverfront Master Plan. In their considerations, the Y site found its routes in the 1987 Central City Master Plan. It has taken more than 30 years to implement the critical elements of that plan. Muncie continues to follow that Plan with the recent focus on the riverfront. The 1987 Plan has served as a springboard for the outdated City Central Plan that was created by Vanderwell & Associates about 5 years ago. Both plans encouraged the riverfront development that would be water oriented. It has taken over 30 years to create enough traction in the riverfront area to even consider how the Y could fit in the division. The Cantilever and the White River Greenway are outcomes of the 1987 Plan which is in response to the, at that time, new Minnetrista. Since the 1987 plan, Tuhey Park has had many suggested water-oriented community ideas put forth

such as dam rebuilds, elaborate bridges, closing White River Boulevard, a large waterpark, and an indoor Olympic pool, just to name a few. There has always been consensus that Tuhey is the City pool for all. In the 1990's, private funds were rallied to repurpose the pool on the eastside where the bison sits today. About 10 years ago, the community rallied again to save Tuhey Pool. A memory is that the City struggled to find the funds to reconstruct and it was a non-for-profit foundation sector that stepped up to financially rescue the city pool. One could argue that Tuhey, the Tuhey rebuilds and the Greenway are part of the catalyst of much of the recent riverfront synergies. Strategic investment against strategic investment. Most may not know that the YMCA has been at the Tuhey Pool ever since the first closing to help offset the lack of public financial resources. In some capacity, the Y has held swimming programming, pool operators and lifeguard assistance. The Y's long history with Tuhey is why the Y began to lean towards Tuhey for a new facility. The Y believes that the new facility at Tuhey will bring the community much more than, not less than. So, should the Y leave downtown, the Y's support for Tuhey is to also cease. Tevis states it has been explained to him that the Y has no plans or desire to alter cost of entry to the Muncie citizens of Tuhey Pool. There seems to be misinformation circulating in this regard. The fact is that the YMCA plans to be able to provide year around pool access to Muncie residents by opening the indoor pool to Muncie during the outdoor off-pool seasons.

Councilman Robinson asks if there is much more that Tevis has on the presentation because he is well past his time allowed, at this point. Tevis states he has 3 more points and was trying to knock it out the best he can. Councilman Smith suggests submitting it for the record. Councilman Ingram states he wants to hear everybody but knows that, unfortunately, they aren't going to have time for that. Ingram is okay with giving the presenters a few more minutes as long as they all get the same amount of time. Robinson states he is okay to let Tevis finish. Tevis apologizes. Robinson states it is okay; he just wanted to make sure to get consensus with the Committee.

Tevis continues to explain the ambitious goal of the YMCA core mission is to teach the youth how to swim (which is why they wanted to look at Tuhey Pool). The Y also believes it could provide Tuhey Pool operation costs at a great reduction to the Muncie Parks budget. To Tevis, it seems that relief of the Tuhey Pool operation expenses would be something that City Council would wish to explore. Should savings to the Parks budget be found by the Y's presence, the Tuhey Pool operational savings could be redirected to other needs of the Muncie Parks system for many years to come. More neighborhood parks is always a high priority in the planning process and in the community. There are references in the Muncie Parks Master Plan as to why the YMCA looked towards Tuhey, as well. The Muncie Master Plan states the Parks Department should create partnerships to expand park recreational opportunities. Ball State and the Muncie Community Schools are both mentioned as preferred park partners. The YMCA has a longstanding relationship with both Ball State and the MCS in collaborating. The YMCA has the ability to bridge Ball State, MCS and Parks partnerships at Tuhey in unprecedented ways, not unlike the recent Muncie/Ball State relationship. The Mitchell School is a prime example of such a Y and Ball State partnership. The Y can tap into private donations for Tuhey Pool much more creatively than Ball State, MCS, or the City as a longstanding and long trusted non-for-profit in Muncie creating financial relief for the Muncie Park system. The Y's focus on Tuhey is also rendered in the Muncie Action Plan. Task Force 4 goal #1 states that the Muncie Action Plan will support the implementation of the Downtown Master Plan. The Downtown Master Planning Firm and stakeholder group tied to the Plan are of the belief that Tuhey is a good fit for the Y. MAP and Task Force 4 further states that future downtown development should be concentrated near MITS bus routing. MITS access is a high priority site selection goal of the Y. Tuhey has access to more bus routes than any other location in the Central City area. Other MAP tenants support the Y by fostering any collaboration. The Tuhey site

is tied to the Chamber of Commerce's vision 2021 Plan to enhance the quality of place and focus on the downtown areas. To Central City, the YMCA matters. With these understandings that Tuhey appears to be a good fit for the Y, the Y then broadened its inquiry about the Tuhey location with new major employers in the new City Administration. Ball State, IU, Ball Memorial Hospital, First Merchants, MCS, many non-for-profit foundations including Ball Brothers, Ivy Tech, Accutech, Muncie Power and many more also support the Y at Tuhey. The YMCA has been encouraged at all meetings to explore the Tuhey location. With the broad support, the YMCA made its first public meeting or statement at the Muncie Parks Board, which the Board raised no objections. This has been followed by the first public introduction of the concept last week on Facebook live. The next step in the YMCA selection process is to move beyond employers and funders to community neighborhood leadership. The Y would like to move the conceptual conversations at a 30,000 ft view to those that matter most, the surrounding neighborhoods. The Y recognizes that it must be a great neighbor if the Tuhey site is a correct fit. The Y is seeking guidance, assessment and understanding of the community's long-term desires to develop Tuhey Pool into Muncie's premiere destination playground. The YMCA's goal is to use the least amount of land so that the maximum park playground can be created. At the conceptual level that has been estimated that less than 7% of the parkland would be required for the new building. The parking lot is a close walk if North Street is vacated. The current concept would consolidate the north-west area of the park into contiguous parkland, making the park safer. This also opens up the areas for more playground park possibilities. The YMCA is confident that it can bring broader community resources through local and national connections to build much more than a building at Tuhey. The YMCA knows that it has programming capabilities that can go far beyond the limitations of the City Parks budget. The YMCA is confident that when it embarks on a capital campaign to raise \$20 million that it will include in the fundraising efforts that money needed to create the park. Tevis then claims to the Committee that he is down to a page and a half of his presentation. Robinson states that Tevis said he had 3 pages 4 minutes ago. Robinson states Tevis does need to wrap it up because they are rolling on about 20 minutes at this point (16 minutes and 45 seconds). Robinson states the Committee wants to give the presenters some time but they also have to afford the same time to everybody else.

In lieu of questions for the YMCA, Councilman Robinson requests for Zaucha to come up to answer any questions the Committee may have. Councilman Smith requests that the draft (pictured on page 2) be sent to all councilmembers. Smith makes a motion to allow all stakeholders at least 16 minutes and 45 seconds to present. Councilman Ingram states he wrote that time down so they can make sure to give everybody presenting the same time. Ingram also asks if there is any way the Council can get copies of the SWOT investigation they did. Zaucha states they do not formally have that. Smith questions if the Site Selection Committee constructed minutes from that meeting. Zaucha states no, they did not capture minutes from the Site Selection Committee. Ingram clarifies if Zaucha will or will not make the SWOT reports available to the entire Council. Zaucha states they do not have a formal SWOT report; it was done in conversation to figure out what sites would work and what would be appropriate to further the mission of the YMCA. Ingram asks if the Council could, at least, obtain a list of the other sites. He also questions if they are all listed on the Friends of Tuhey Facebook page or are there other ones. Zoucha states that is a great question and claims he has not visited that so he is not sure. Ingram asks if it would be possible for the Council to get a list of the properties that they did survey. Zaucha states yes and claims he can give information regarding to intersections that were tested so they could determine which sites would be feasible and wouldn't be feasible based upon impact that it would hope to deliver to the community. Ingram would be interested in any information that was used to decide which properties were more suitable. Any kind of information that the Council can

obtain would be beneficial to both properties. Zaucha states they will circle back with the Committee and see what they can do. Councilman Smith states the same thing and would like to know what the selection criteria was for each site and how many sites were assessed. Smith requests that information also be provided to all councilmembers.

Councilman Robinson refers to the feasibility study and asks if the YMCA looked at their current downtown location. Zaucha states yes and if that was an option or the right answer, they wouldn't be here tonight. Robinson doesn't typically mean "renovate" it but possibly do a complete demo and rebuild at that location. Zaucha states yes, they looked at both of those options. Part of their study and analysis with a firm called Grow and Development indicated that the Return on Investment would not be there. Essentially, they have not captured the audience from a membership participant standpoint, in order to make that feasible and work long-term. In transparency, the downtown YMCA branch has been a financial challenge for a long period of time. If you had to pick between the two sites to make sure it operated, met community needs and offered programs, it would be the northwest location. That is where most of the current members and participants are. There are 6 acres of property there and a parking lot. However, they do not believe that location will meet the needs of the community as a whole. That is why they are looking at downtown. From the information in the study, the idea is to locate somewhere in between the two locations. The intersection that was tested in the downtown corridor indicated that they would have the most impact in the riverfront, which ties into other plans that have been discussed that are just much bigger than the YMCA. They know something of this scale requires total community involvement and support. This is a community project, no matter where it is located. They are trying to grab and impact the most lives possible from all segments of the community. Downtown is a place where people feel comfortable and want to gather there. It is common ground. That is where they hope to create a true community center, where everybody feels welcome.

Robinson refers to looking at other locations, knows that parking is a bit of an issue and something they need a lot of. He asks if there is a number of parking spaces that the YMCA hopes to be able to create and adds that he has heard 300 spaces and wants to dispel any myths (if that is one). Zaucha states there is some science to that. There is 2,600 YMCA's in 10,000 communities across the country. He earlier mentioned the firm Grow and Development and states that was one of the third parties enlisted to help the Y gather their information to make data informed decisions. Based upon the program offerings and the spaces they would like to see and concept, there are peak times through the week and on the weekends. Most of the time, they do not need max parking. However, when there are many youth development programs on the weekends or it is 4:00 to 7:00 PM in January, February and March, there is higher demand for parking. To answer Robinson's question, it depends on what spaces they have in the facility to determine what the parking need would be. Potentially, they would need access to 280 and probably 180 for 90% of the time. It ticks up and later, Zaucha can actually provide a chart showing what times and how the flow goes in regards to anticipate car count at a given time. Robinson states this falls in his District so he assure he has spent a lot of time in the area. His concern with the Tuhey site is with the pool in the summer and there is not a parking spot in sight. He does not know how many parking spots are there now but his concern would be estimating 280 parking spaces, guessing that most people going to the pool may not be at the Y's peak hours but that is a concern that he has. When he looks at the rendering that Zaucha has shown it is somewhat hard to see how many parking spaces are on that rendering because they are not clear lines. However, looking at the cars and the way they are set up, Robinson counted just a little over 100 parking spaces. Zaucha believes it was somewhere in the 170 – 175 range in what was there. Again, all this is conceptual, a dream on a piece of

paper. Robinson adds that when you look at the scale of the building compared to the scale of the houses, you can tell the scaling is a bit off. That also makes him worry because we are envisioning a 60,000 sq ft building – and then clarifies it is 60,000 sq ft. Councilman Ingram reiterates 65,000 sq ft. Zaucha states that is going to be depend based upon the generosity of the community but yes, they would like something in that range to meet what they think is the programmatic demand and they would scale services, however, they have no idea. This is a concept of what they believe they need. To answer Robinsons' question regarding the parking and the pool, seasonal, from a parking standpoint, summer seasonal load is different compared to other times of the year. They do not anticipate having any parking issues in the summer months.

Robinson has one last question he has regarding the partnership with Tuhey Pool. Something he learned today was that for the first time in a long time Tuhey actually made some money this year. Hats off to Mr. Zaucha and Mr. Malone with the Parks Department for turning it all around and showing a profit. It was mentioned and Robinson believes it could not have been done without the partnership of the YMCA. Robinson wants to make sure and be very clear that if Tuhey is not the site, is the YMCA still willing to partner with the City moving forward if they don't procure the land or is this an up-in-the-air depending on if the YMCA is adjacent. Zaucha states no, it is not reciprocal. They are a willing community partner and want to do the best they can to serve the community. If they have the ability and resources to do so, yes. Robinson suspected as much but states he received that question multiple times and just wanted to be sure it was on record with the opportunity to be answered. Robinson does appreciate Mr. Zaucha for being here and presenting. The Committee sure appreciates it and appreciates the mission that the Y delivers and the service to the community.

OLD WEST END NEIGHBORHOOD ASSOCIATION

(Facebook Video – 31:30)

Councilman Robinson confirms that the Old West End has been invited because they are one of two neighborhoods that is adjacent to the park. The Committee theorizes that the Old West End (as well as Riverside Normal City Neighborhood) use the park the most.

Brad King, President of the Old West End Neighborhood Association, is here to advocate for his neighbors and to try to explain the effect on what this proposal may have on what should be the population that the YMCA serves. Tuhey is just on the other side of White River, just as Councilman Robinson described. Everyone knows the Old West End. You know it because you drive passed it to get to the state road. You know it because you lock your doors when you do. You know it because you won't walk it. For many families down there, walking is what they got. King has lived in the neighborhood for about a decade and many of these families do not have access to clean, affordable, nutritious food. They are going to the Village Pantry for groceries. They do not have reliable transportation to be able to get to these food sources. Over this decade, King has seen and walked with families, swim gear in tow, through his neighborhood down to Tuhey Park. There are 2 versions to this track. There is one that happens in the late afternoon where families go down to Tuhey and may play in Tuhey Towers. Those fall along with the families that come a little after 4:00, when price of admission to the pool is lowered and swim in the evening. The second version is late in the morning but early in the day, the whole family is in tow with swim gear and more. They are going to pay full price and spent the entire day at Tuhey Pool. They are going to go in and out of Tuhey Pool to Tuhey Towers because this is their summer vacation. King questions how many people here use Tuhey Pool as their summer vacation. This is it for these people and King cannot stress this enough. Families use this entire park for a vacation spot. Before 2015, his neighborhood did not have parks. Tuhey Pool was the park for Old West End residents and was the closest place for people to go to for play and, of course, swim. The neighborhood,

now, has 2 pocket parks but they don't have the kind of play amenities' that Tuhey has. So, Tuhey is still an attraction for these families. King is pretty sure that he is one of the few people in this room that has walked his neighborhood clear to the park. He can say while the Old West End has some decent sidewalks and clear crossings, that rapidly disappears once en route to Tuhey, once Washington Bridge is crossed. Yes, you can go down Meeks Avenue, as there is a sidewalk there that will take you all the way down. According to this proposed plan, it can take you all the way down to University. That's not Tuhey. You can go on the trail, right off the bridge and walk on down to Hero's Bridge and across the way there, you will arrive at Tuhey. However, it is little more of an awkward pedestrian crossing there. Instead, what you are really left with is when you come out of the Old West End, you are dumped on a busy street with no sidewalks. There is a clanky alley intersection that is now blocked by a giant building. Yet, these families are still making this journey. They are making this journey because Tuhey, right now, is affordable, inviting and they feel safe there. The play park is free, the pool is low admission cost, the green space is welcoming, and families let their kids run free away from them safely. The proposal King has seen and seen again looks to be designed to keep out families like the ones he has described. We are installing more parking stalls with all the concrete and asphalt that is going to come with it. In some aspects of the plan, the development itself is pushed up to abutting neighbors separated by tree screening. It is not welcoming to invite you or walking passengers in. That is not inviting or welcoming. This is not looking to provide access to the families that need it in the way they need it. When a brand new multi-story structure for an organization that his neighbors can't afford is erected in this green space, they may feel unwelcomed. Too many other sites that aren't being used as a park exist to use a park for this development. Speaking of the many vacant sites that the City owns, the problem in this land issue isn't that Tuhey Pool is underdeveloped. There are hundreds of vacant land in the City of Muncie that is totally undeveloped. The Old West End houses dozens of these residential vacant lots, totally underdeveloped, that are remnants of the ceased fight against blight. The kind of efforts and energy that is put into a plan like this, his neighbors could use. Many of them live in substandard living corridors and units. They could use a development that would lift them up and allow them more access to facilities like this. Instead, it looks to be disposing of the amenities that they should share and of their spaces. King says their spaces because at the beginning of July in the last evening, that southern bank of Tuhey is filled with families looking to celebrate the Fourth of July and catch the firework show that the City puts out. Yes, Tuhey is a green space and is used as a green space, Tuhey is a park and is used as a park, Tuhey is a pool and is used as a pool, but, there are so many other experiences that families have in this space. We cannot and should not assume what these experiences and uses are because we will miss the experience that makes Tuhey special for families. The Old West End is home to minority families. There was a time when Tuhey Pool was not open for all. King is not suggesting that there is anything like that today except for a different barrier. A barrier of the development itself. The barrier of how we access this development and how we go about planning that development. King does not think that the YMCA nor the City is purposely trying to ignore families like King has described but if we disregard for sound planning practices, we will draw on these errors of the past. While this is inadvertent, those effects have real world consequences for those families. Where will these families walk to for those experiences, if this proposal is approved? In closing, King thanks the Committee for the time and invitation.

Councilman Robinson confirms that King is a history buff. King explains he does advocate for Historic Preservation due to his training as an archeologist and he does currently serve as the Historic Preservation Officer (he is not sure he would label himself a "buff" and does not want to challenge Chris Fluke if he is here). Robinson asks just how old Tuhey Park is. King states Tuhey Park is about 100 years

old. Robinson confirms it was established 1923 and asks if it has always been a park because from his understanding, it was a landfill at one time. King has heard stories of it being landfill but recalls it was a pool first. He believes the greening of the area came years later. Robinson questions the bathhouse. King states yes, the bathhouse was part of a Public Works program and was built in the 1930's. In the past, the City has had 2 maybe 3 students from Ball State's Historic Preservation Program come take a look at the building to see if they can include it in the national register, which, past modifications has prevented it from being included. King assures renovations, although, can always bring something back to what it is and the building could then be eligible. Robinson refers to the rendering and knows the YMCA has no intention of damaging that bathhouse or the historical significant of that building. It is important to note that Tuhey Park is, in fact, 100 years old. That has been families of generation after generation enjoying that greenspace. King agrees and mentions that eventually, it was due to equitable access to the pool. Robinson also learned that in 1923, the City paid \$20,000 for that property. In today's money, that amounts to about \$340,000, which really surprised him to learn. He also mentions the untold amount of money spent of the years maintaining it. King refers to speaking of history, the Y downtown building is a wonderful, heroic or as some people know it a brutalist structure. It is maybe 45 years old. As a Preservationist that has to deal with different tools of preservation, demolition being one of them, King assures that that is not going to be a cheap demo. He questions if the audience knows what is now located at the other location of the Y downtown. Someone from the audience shouts "parking lot!" King states that is correct. We have opportunities to look at development, look at the history of the changes of that development and see if this is really the access for Tuhey and what is best for both Tuhey and the Y. Without seeing the studies that have been performed, King was part of an actual study group about programs for the Y and is a member of the Y. He continues to be a member of the Y, even though he hasn't used the facilities since before he pandemic. However, they never talked about building issues, at all, and King deals (quite frequently) with public facilities. He would be insanely interested in seeing some of the studies not only on the sites like Councilman Ingram had asked for (and King thanks him for doing so) but also on the current sites. What about the buildings that are there? So, there are just some ideas. Councilman Robinson thanks King for being here and states his work is very much appreciated with the Old West End, as being Neighborhood Association President is hard work.

CITY OF MUNCIE ADMINISTRATION

(Facebook Video – 43:41)

Mayor Ridenour thanks the Committee for having this opportunity to hear, listen, be part of it, and ask questions. The Mayor states this is not a City project and it has never been a City project. It was brought to him as an option. In fact, many of the councilmembers on that Committee were part of the Mayor informing the Council in May that that was one of their options. Over the summer, they ended up going a different direction. So, the Mayor intended to facilitate and get them connected with the Neighborhood Association to see what they could get worked out. Mayor Ridenour did the same thing with the Muncie Mall and Ball State, he facilitated the discussion while the 2 negotiated it all out. It ended up going successfully for both parties. For the City's presentation, the Mayor is going to facilitate further discussion since this is not a City project but there are people who can describe how it can impact them and how it impacts downtown.

Vickie Veach, Downtown Development, describes, as many would remember, it was not too long ago that downtown, itself, was blighted. It was like a ghost town, 92% vacant and very scary for a lot of people to participate or even go down there. As a downtown development organization is important to us that we continue to look for opportunities to secure this new foundation of a revitalization that was started about 20 years ago, much of it (significantly) in the last 10 years. We are

in unusual times right now with COVID and everyone is aware of what that is doing to existing business. Again, strengthening this foundation to keep downtowns momentum going is important to downtown development. That being said, Veech gives a little history and evolution of downtown. The revitalization started with the \$1.2 million façade grant that encouraged people to renovate the downtown buildings and build apartments there, which caused people to start living downtown. That created a need for a central gathering place and Canan Commons then came into the picture. It costs about \$60,000 on an annual basis just to program the park with concerts and events. That is all private investment, not to mention maintenance on an annual basis and ongoing repairs. There was over \$30 million then invested by the Muncie Sanitary District to do sewer and water separation, followed by \$3.5 million to make Walnut Street ADA compliant and revitalize that by turning it into two-way traffic. That has caused more participation downtown. Those two things were catalytic to attracting a new hotel, a National Training Institute. That hotel generated doubled convention businesses the first year of operation. Then, came Ivy Tech with an investment of over \$30-some million after deciding to make downtown their campus (largely, because of accessibility to a majority of the population). Accutech then chose to move its headquarters downtown and we soon expect up to 100 new employees to be participating down there. That leads us to the River Front District, which has been in every City Plan and Downtown Master Plan since the 1980's. As we start making those steps, this is the first time that we have had a very good opportunity to develop that area with the WS Property Groups coming here and starting the apartment complex. It is set to open this May. In conjunction with that 55-unit apartment complex, there will be a public plaza and a new art infrastructure installation. The art installation will be tied to our glass heritage and the Indiana Glass Trail and will generate more visitors downtown. Now, there is an opportunity to have a discussion with an organization that is willing to invest \$20-some million into this downtown area. The YMCA would like to place a building on an underutilized section of the park, a small portion of the park, and they wish to enhance the park, not take the park away. As it has been said earlier tonight, they are offering to continue partnering with the Parks Department to make sure the pool is sustainable. There have been many times when that pool has been close to having to close permanently. Therefore, that is correct, they do appreciate the Y's help and investment with that and hope they continue to do so. The Y will offer additional creative affordable programming to the youth, single parents and families throughout the entire community. It will help with its accessibility and centralized location to make Tuhey Park, truly, a citywide facility that is affordable and accessible to all. We have an opportunity to create a fantastic dream, a City park and a pool paired with regional riverfront attractions connecting downtown, Ball Statue University, Minnetrista, Muncie Community Schools, the trails and surrounding neighborhoods. On behalf of Downtown Development, it is sincerely our hope that there is further conversation and discussion to try to find commonality solutions so that we do not lose this potential opportunity for the downtown area before dismissing the project outright.

Betty Brewer, President/CEO of Minnetrista and Board Member of the Muncie Arts & Culture Council, notes that she and Zaucha are colleagues so she has known for years of the excellent management, even prior to his position of the YMCA here in Muncie. Their Board leadership is incredible. They share many pieces, points, and touchpoints of history, as well as many audiences and Board Members. She has complete faith that they, truly, have done their due diligence but understands the Council's need to see some of that in writing, as it makes total sense. However, Brewer knows she would not need to see it because she knows they have done it and knows it has taken several years to accomplish those market studies. It is just amazing, everything they have done. You have heard it continues to build on the revitalization efforts and sustainability of downtown Muncie. We call it "Center City" for a reason. It is very central to Muncie, itself. Brewer mentions that she does not live

downtown but is here a lot. It is a great place to be and it is amazing what all has been accomplished just in the 15 years that she has been in Muncie. She totally concurs with that statement Tevis made about Muncie residents and their willingness to get in and duke it out, civilly, and come to great conclusions. Brewer thinks the Y at Tuhey Park could be an amazing enhancement, not a distraction. She hears and understands neighborhood concerns. However, she sees it as another asset, as well, along the Muncie Arts & Culture Trail that will be coming along the White River Greenway. Also, if we do get a pedestrian bridge across the White River, that is another access point for the Arts & Culture Trail to come into downtown, which is key. She thinks the most important thing she is hearing this evening is (and Robinson stated it upfront) was that this is not a proposal. This is a concept. This is doing lots of research and seems like the ideal site to create the impact for our community from the Y's perspective and to bring the community alongside. This is the opportunity for tremendous partnerships and great discussions with the Y, Downtown, Old West End and Riverside Normal to make sure that everyone is getting not every single tiny thing that they want or think that they need but enough that the entire community is going to benefit from this. The quality of place component that Muncie continues to build on for many years (before she got here, as well) is key to Muncie continuing to come back from the difficulties of the 80's and 90's when so many of the big corporations went away. We are on a roll here in Muncie and having these conversations is essential and the Y is there. They want these conversations. They want to provide the information and hear the feedback and be able to work something out. That is what she is hoping that everyone here, no matter how you feel, one way or the other, is recommending talking, listening and seeing if we can come to the best arrangement for our community.

Alisa Wells, Director of Community Engagement & Wraparound Support at Ivy Tech Community College, is a proud, life-long Muncie resident and loves her community. She chose to live in Muncie as it is a wonderful place to live. Ivy Tech was very excited when asked to come and share why they think this is going to be beneficial for our community. When they opened their newly renovated John and Janice Fisher Building downtown, many were aware that Ivy Tech had a \$43 million investment in downtown. One of the reasons they wanted to do that is because they think their students are worth it and the Muncie community deserves the absolute best. She would put our community members against any community in the country. When Ivy Tech moved downtown, they came with an elevated commitment to excellence for their students, faculty, staff and community. They created initiatives like "Tidy-up Tuesday" when they originally came downtown just to celebrate and collaborate with those involved in the revitalization of downtown. She can remember when downtown was blighted and there was no life down there. She was hopeful that someday, it would be revitalized and now, we are living in that day. She is so excited about the potential we have to continue that work. As Ivy Tech continues to increase their enrollment numbers and to support student success of their current students, they are fortunate to be able to offer a thriving downtown environment. That has not always been the case. Having the YMCA remain a part of the downtown community affords the students, faculty and staff an opportunity to enjoy amenities that they as a non-residential community college are not able to provide for them. So, they are thinking about all of the opportunities. Referring back to King's comments who spoke on the behalf of the Old West End of those families who would truck down to Tuhey Pool, Wells explains those families are her (Ivy Tech) students. So, she totally understands why it is important to keep them involved, keep them engaged and have opportunities for amenities that they may not have an opportunity to enjoy. This is a wonderful opportunity to be able to partner with the YMCA, its mission and make downtown even better. She is excited about that opportunity and appreciates the opportunity to listen and learn more. Aware we have not made any decisions, Wells elaborates this is

not a proposal, it is a discussion and she is excited about the open and honest dialogue. This is fantastic. She appreciates the Committee for allowing everyone to share and she welcomes working with everyone to make sure they do what is best for the City of Muncie and downtown, in particular.

Lee Ann Kwiatkowski, Director of Public Education and CEO with Muncie Community Schools, states Muncie is a terrific community. Those at MCS are so grateful for the community's support. Three years ago, they partnered with the YMCA to provide before and after school care along with summer programming for students. It has been a great partnership. They know that these wrap around services provide additional mentoring, support for the students and allows them to soar. They also know that having programs such as this allows the families to have the resources they need which provides stability and allows for families to be able to remain in Muncie. At Muncie Community Schools, keeping their enrollment (either maintaining it or increasing it) is critical and the Y is going to help with that. MCS greatly values their partnership with the YMCA and is here to support the work that they do.

Councilman Ingram has some questions and refers to one of the speakers that stated that the building was going to be put in one of the underutilized portions of the park and was wondering what studies have been done to show that part of the park was underutilized. Mayor Ridenour states that was not something he can say and the area where the Y is going on the illustration is an area that has trees (greenspace) and that could have been what the person meant. The Mayor hates to speak for that person, however, it just means there is no playground, shelter, pool or the covering for pool members. Ingram clarifies that maybe what that individual meant was not that it was underutilized, necessarily, there is just no amenities in that portion of the park. Ingram also noticed on the drawing (which is conceptual, he completely understands) there was some development along the White River and asks if there has been any studies or concerns about any environmental impact that may have with the river. Mayor Ridenour questions if Ingram is referring to the kayaking drop-off and pick-up that they hope to have. Ingram refers to the bridge and all of the development on and that is close to the river. Mayor Ridenour cannot answer that question and does not believe there has been at this point. He then explains how in 2014, he ran a marathon in Chattanooga remembering this glass bridge that (did not cross the river) took a section that was next to downtown and crossed over a highway to downtown. He and his colleagues parked over the way and crossed over to downtown to do the marathon. He states he was enamored with look and feel of that glass bridge and loved it. Since the arts piece that is being put up in the common area is a glass piece that (will be) very interactive with lights and such. In his mind, he wanted to see that bridge go across. So, when he submitted for a build grant (which we did not get) and not only for that bridge but he also put in for one to go from Muncie Central across to Minnetrista, again, trying to connect both sides of the river. The Mayor thinks that is important because we are all one Muncie. As far as environmental studies, no, none of that has been done. This is conceptual. The previous Plan from the previous administration even had the drawings for the downtown, which had the kayaking. The north side of the river is too steep and they can't put the kayaking or river access on the south side of the river, it has to be on the other side. Mayor Ridenour thinks that could easily be done on the other side and adds there was a drop-off station along with a kayak course where the dam is. Therefore, part of the dam could open, close, and have a kayak course. All of that is conceptual. He recalls seeing something like this in South Bend and thinking that is something that could be a destination place. Ingram thinks it is a wonderful idea to add something like that to the river. He also just wants to be very conscious of the environment and what effect that may have there. Mayor Ridenour states before any of that construction would happen, they would go through all of that, absolutely.

Councilman Smith answers in response to being asked if he had any questions that he is trying to hold his questions until something formal is presented to the Council, as a whole.

Councilman Robinson asks how this deal would be structured, sale of the property or lease of the property? If this proposal moves forward, what are the Mayor's thoughts or desire for the transaction of the land? Mayor Ridenour has expressed to the Y that they are nowhere near that point because they needed to figure out if this is a location that could work for the residents and the City. His intention was to look at leasing it so that the City still had control over it. The park is still going to be there, the City just wanted to make sure that if they sold the land, something could still go there 20 or 30 years down the road (which all of our grandchildren would have to deal with). The Mayor's intention was to look at a way that they could lease it to the Y but none of that has been determined. No dollar amount has been determined and no dollar figures have been mentioned. He is aware that the City of Kokomo traded some property with the Y but at this point, none of that has been discussed here (other than the Mayor saying that he would prefer to keep control for the City and future administrations that could have some type of say in it).

Robinson asks if he can put the Mayor on the spot and questions if he, himself, supports this project. Mayor Ridenour answers as he looks at the plan, he thinks this is the best location. He will admit that he had given the Y many locations and time and time again they said they already looked there and he would suggest another location and the Y would answer they already looked there, too. Without any question, it becomes a destination spot that people from east central Indiana will come too. Mayor Ridenour urges everyone to look up the Chattanooga glass bridge which a similar one here in Muncie alone, along with the downtown area, going over there is just going to be magical. That is the possibility. Again, he thinks this is the best location. One of the three locations mentioned to Mayor Ridenour he thought was a terrible location, which, he mentioned in his article in the newspaper because it is not anywhere near the center of the City.

Robinson clarifies that the Mayor's concern on the other location was the bus routes. Mayor Ridenour confirms. Robinson explains he did get notice today from the Director of the MITS Board of Trustees and summarizes the notice reading, "any time our community changes or adds new resources, we will adapt. We have invested heavily in technology that allows the planning team to come up with the best solutions for both time and costs. If the structure is located on North Street or Morrison Avenue or any other location within our jurisdiction, we will provide a way to provide service for our ridership. We have no opinion on what is the best site to develop the current locations that have been mentioned. Both will have their own unique challenges. Once a site has been selected, our job will be to find solutions to those challenges. I am confident we will be able to do so. MITS Pledge to this Committee and to other stakeholders and to the MITS riderships, you tell us where you are going and we will get you there." Robinson explains the good news there is that if there is another site, MITS will be providing bus service to any site within the city limits. Mayor Ridenour thinks there are many, many, probably 85% - 90% of the sites – and claims he gave the exact same complaint to the County Commissioners about moving the Justice Center south. He went to a Commissioner's meeting and said this is not a good location. There are 14 bus routes that all converge downtown and there is only 1 bus route that goes out there. The Mayor does not think that is thinking it through. He would hope that MITS would be flexible. They are an entity that needs to survive and the City Council approves their budget so they need to be flexible. He does not want to take a change on that flexibility. Mayor Ridenour recalls looking at the current routes for MITS and confirmed that there are no current bus routes going to Jackson and Morrison at this time.

Robinson refers to the Mayor mentioning that his hope and thought would be that the YMCA, at this location, could potentially be a regional destination. He questions if the Mayor is worried about taking so much of the park's carbon footprint with the building itself and the parking that we may lose the opportunity to develop that park into its own regional destination, without the Y. Examples include, perhaps, growing on the existing footprint of the park, adding a waterpark or a plaza that could have food truck events, even art events and could be a great addition to the Muncie Culture Trail, as well. He sees a number of events that could take place at this park and his worry is that if they build a 60,000 sq foot building and 280 parking spaces, we would lose that opportunity. He questions if the Mayor has considered that and questions if he is concerned with it. Mayor Ridenour states he thinks that is why the discussions need to happen and why he tried to facilitate those back in October. He is really excited that they are getting this discussion, now. He believes in the Y's proposal, it was 175 parking spaces in the illustration that was presented tonight. Is the Mayor worried? Hey, there is going to be positive and negative to every decision, there is no doubt about it. When it comes to parks, he does not think anyone can question his commitment to parks. He has talked to each councilmember about additional parks and begins to make a statement but recants at the last second. Councilman Smith makes the comment go big or go home when it comes to City parks. Mayor Ridenour explains that it is now a commitment in the 2021 budget which is 16% higher than in previous terms, adding what he has taken out of his EDIT Funds and put into Parks, Carl Malone helped him put together a list and plan to tend to 2 parks a year and replace the equipment there. That is in addition to his plans for Cooley, Halteman, Riverview and Thomas Park. The challenge for Tuhey is that their equipment is already (possibly) in the best shape and certainly some of the newest that the City has. It is unlikely that any of those dollars will go toward Tuhey for upgrading. Mayor Ridenour mentions he is not interested in borrowing any money at this time with the current situation on something like that but there are positives and negatives with everything. He thinks it could be a great addition, as Brewer said, for the Cultural Trail (which will be there eventually). Our city is on a great path and this discussion about how to help the Y and how to find the best location is what makes Muncie great. We can have these type of discussions and he hopes they can continue. In fact, he was expecting (although he did not hear it tonight) that the Y was trying to put together and has a meeting with stakeholders where they bring some of them in to sit down face-to-face and iron some of these things out. He thinks they are going to take the comments from tonight, the comments Robinson received from emails (aware that Robinson received dozens and dozens of them) and sometime in December make that happen. It is important that the discussions continue. That is what makes a community strong. When people come in and do not expect to get everything they want, but expect to get what is best. Robinson questions if this is an actual Plan the Mayor intends to bring to Council at some point soon. Mayor Ridenour states no, they (the Y) doesn't even have a location yet. As soon as they know their location, if it is something the City is involved in, that is yet to be determined. But, it is not scheduled for anything as the Council already has the December Agenda and there is nothing yet filed to come before Council in January, at this point. Robinson questions if it is something the Mayor would bring to Council. Mayor Ridenour answers yes, for the zoning, which he believes, would be the one area where they would need to come to the Council.

Councilman Ingram thinks keeping the YMCA centrally located downtown is a brilliant idea and they really need to work to make that happen. He is not 100% sold on this idea, however, that is why they are all here this evening. He questions if there has been any talk or discussion about what is going to happen to the building the Y currently has because the last thing we need is another empty building downtown. Mayor Ridenour states he has asked that question but the councilmembers know, being members of the government, that the City does not own that building or the northwest building.

The Mayor also mentions hearing something tonight that he has not yet heard which is if they were to keep one of the two open, it probably would not be the one downtown. That concerns him quite a bit, with the momentum that we have in downtown and center city. Again, he did ask those questions and he does not believe they have the answers yet, not to mention, the City does not own those so he cannot control that. Ingram understands it is early in the stage and appreciates the information.

RIVERSIDE NORMAL CITY NEIGHBORHOOD ASSOCIATION

(Facebook Video – 1:15:55)

Beth Messner, Treasurer of the Riverside Normal City Neighborhood Association, is here to speak on behalf of her neighbors and others in the community who oppose the privatization of Tuhey Park by the YMCA and the City of Muncie. She explains they are grateful for the opportunity provided to voice concerns. They do wish that they would have been brought to the table in this conversation prior to this point in time. It is obvious that a great deal of planning, effort and resources have been invested and the plans that the Y has conceptualized. These neighbors are wondering why in a city that has a great history of involving its community members in those kinds of development conversations, why at this point we are being brought into the conversation, not prior to this point. Messner does wish to make perfectly clear before she begins that the Neighborhood Association does not oppose the Y's plan to develop a new facility. The YMCA is a good community partner and has a lengthy history of giving to the residents of Muncie including their generosity in managing Tuhey Pool. RNCNA also supports collaborative partnerships as a tool to promote economic development in the City of Muncie including those noted earlier this evening. What RNCNA is opposed to is a partnership that results in what they perceive as the appropriation of a vital community resource without, prior to this point, any kind of concern or at least apparent concern for the community's voice. They are opposed to a partnership that results in the privatization of much needed public taxpayer supported parkland. And, despite the assurances that this proposal is just a concept, one of the things that doesn't seem to have been up for discussion (at least to this point) is that Tuhey Park is the planned site for development despite the fact we have learned there have been no usability studies or environmental impact plans. Tuhey Park has been a mainstay of Riverside Normal City and the Old West End Neighborhood since its creation by Mayor Edward Tuhey, (which according to Chris Fluke occurred sometime around 1910 states Messner as she glances back at Mr. King). Over the last 100 years, the park has been a social and recreational gathering place for generations of children and their families providing them with a chance to play basketball, baseball, softball, tennis, swim, at one time ice-skate, skateboard and picnic. During the past several years, members of the Neighborhood Association have worked hard to enhance their neighborhood through beautification projects, infrastructure projects and traditional and newly planned events designed to unify members of the neighborhood. Historic Tuhey Park has played a pivotal role in these efforts. For these reasons, the President of the RNCNA approached the Mayor in May to discuss a potential collaboration with students from Ball State University to create a plan for enhancing the park. The President was told that there was already a plan in play involving the YMCA and they should wait for further information. They hoped this plan would entail a different kind of investment in the park, perhaps restoring amenities such as tennis courts and the skateboard park that were removed by the City a number of years ago or maybe even another pavilion (after all, they weren't dreaming big and were just looking for some investment). What they didn't expect was the plan that appeared to privatize much of the neighborhood park and remove it from public use. What they didn't expect was that they and hundreds of other concerned residents in the community would not have their voices heard, as these plans were being developed by Next Muncie, Downtown Development and the Master Planning Committee. Messner reiterates, this is in a City that has a history of bringing community

members to the table for those very same discussions. RNCNA learned about this privatization effort after a conceptual plan as presented to the Parks Board on October 20th, a meeting that was not informed by the neighborhoods most immediately affected or the community at large. After receiving the Parks Board blessing, the Mayor and representatives of the YMCA met with the Neighborhood Executive Board on October 27th and basically presented a pitch for a development plan that centered on 64,000 sq ft building, two stories tall and 300 parking spaces (not 170 – they were told 300). It appears by the maps and drawings they were presented to occupy a significant portion of the Tuhey greenspace. RNCNA was asked to help make this a win-win-win development for the neighborhood, YMCA and the larger Muncie community. It was indicated that the neighborhood wanted to share the plan at the next neighborhood meeting, which was scheduled for the next evening, and solicit neighborhood members input. They spent the last several weeks gathering feedback from the neighborhood and the larger community via a survey primarily distributed through social media. A copy of this survey and the results have been given to members of the Land & Traffic Committee as evidence of the resident’s opposition (page). Data was also made available through an online petition entitled “Save Tuhey Park” (page). It was learned that both members of the neighborhood association and many residents across our community overwhelmingly oppose this conceptual plan to privatize Tuhey Park. Of the neighborhood members who responded to the members survey, 93% expressed opposition to the plan. Of the 424 people who responded to the community-wide survey, the vast majority, 83% oppose the development. Only 8% supported the plan and 9% responded “other.” Additionally, to date, the Save Tuhey Park Petition has garnered over 1,350 signatures in opposition. From the survey comments that directly relate to the park, a number of common themes emerged. The first theme was safety. One participant stated, “Very upset. The area is already extremely busy during the summer months when the pool is open. Adding a YMCA to the grounds will increase traffic was too much adding additional risks of more traffic accidents and children being hit.” A second theme is environmental concerns. Another responder observed, “I don’t want to see 300 parking spaces and hear 300 drivers and passengers slamming their doors outside my bedroom window, let alone the light pollution that will be produced by the parking lot.” A second asked, “Who will be responsible for the levee improvements and the drainage issues that will be needed in that area?” A third theme is loss of greenspace. Messner emphasizes, open greenspace is not the same as underutilized space and the respondents to the survey seem to understand that very well. One stated, “It is particularly inappropriate to put a large building in this open space, the open greenspace that is well in the landscape as an extension of the River Greenway.” Another commenter, “my first impression is very negative, lots of valuable greenspace, loss of valuable greenspace, limited in the area already, a beautiful entrance to the dense downtown and the buffer between high traffic streets and the playground, also lost.” There was another concern with equity. The neighborhood association does appreciate the YMCA for making scholarships available to young people in the community. However, members of the survey group still had concerns. One stated, “Our youth and families need more safe outdoor recreation, not less. The cost of YMCA membership is beyond the budgets of most working class families. One that basis alone, taking away healthy, affordable recreation options to benefit one group is wrong (discriminatory).” A second comment, “Muncie already does not have enough nature/greenspace open to the public and on this side of town. It would take play areas away from large numbers of children who cannot afford to or simply cannot get to another park in Muncie.” One of the last themes has to do with privatization, “while I support the YMCA in consolidating into one location downtown, I oppose doing so on public parkland and greenspace. It is unacceptable for the city of Muncie to take taxpayer funded parkland that is accessible to 100% of citizens and lease, trade or sell any portion of it to a private religious organization accessible

only to wealthier families and those that qualify for scholarships.” Of the issues raised though the community wide survey, they wish to emphasize three particularly important concerns, one dealing with the loss of greenspace. According to the most recent Muncie 5-year Park and Recreation Master Plan (released in 2014), parks, greenways and other open spaces provide communities with an extensive number of benefits including making neighborhoods more attractive places to live, improving physical and mental health, reducing violence and crime, attracting and retaining businesses and homebuyers, increasing property values and reducing air pollution. The Parks & Recreation Master Plan document indicates that as the 9th largest second-class city in Indiana, Muncie provides an average number of parks but offers the least amount of acreage per resident. According to that same plan, “one of the best ways for Muncie to improve its overall character is to continue to enhance its park system. This would enhance the livability of the community for residents and the market ability for Muncie of prospective businesses.” This argument was also advanced by the most recent Muncie Action Plan. Yet, despite all of this, the proposed leasing away of a sizeable portion of the only large park in the city’s downtown area effectively will reduce the amount of greenspace in a city already significantly deprived of greenspace. That does not make sense. The second thing they would like to emphasize has to do with the privatization of public land and the public good. The argument they are expected to accept for privatizing Tuhey Park is that it can provide a win-win-win for the neighborhood, the Muncie community and the YMCA. In essence, we should accept privatization of this public space for the larger public good. Messner argues that the privatization of public land requires more sacrifice that is commiserate with the public good. While it might definitely be a win for the YMCA, it is not good for the neighbors who will see one of their most valuable assets forever compromised. For the residents of Muncie who will be required to pay a fee for use of public land that should be available to them, without fee, given that it is supported by their hard earned tax dollars. As the League of Women Voters argued in a recent letter to the editor in The Star Press, “this Plan would serve the interest of few at the expense of the common good. Simply put, public land is public land and should never be leased or sold.” The third point they want to mention is alternative spaces and frankly, Messner has learned much more about alternative spaces this evening than she did before this meeting. Given the ramifications associated with the loss of greenspace and the privatization of public lands, they were left (prior to this meeting) with a very key question. Why in a city who’s center is filled with vacant lots, vacant buildings and an unusually high number of parking spots has Tuhey Park been chosen as the site to develop a new YMCA? That question was raised by a number of the respondents to the survey, creating yet another theme. Contributors to the “Friends of Tuhey” Facebook page have actually identified 6 different potential sites in the downtown and adjacent areas that appear to meet the criteria sited by representatives of the YMCA with sufficient space for a new building of the size mentioned, sufficient parking and accessible to public transportation. Several respondents to the survey also suggested the struggling Muncie Mall as an additional site. None of these sites were presented as even a consideration when RNCNA met with the Mayor and YMCA. The Neighborhood has been assured by the representatives of the YMCA that many of these sites were actually considered and it is looked forward to hearing and learning more about the feasibility studies that the Y will be making publicly available. They also realize, as has been stated tonight, that this is all conceptual (also, the first time they have heard that phrase). The advocacy for this location does not seem to be conceptual. As she mentioned before, there is a lot of time, money and effort put into a location that has been described as “just conceptual” multiple times this evening. So, while the design of the building and space appears to be conceptual, the choice of Tuhey Park seems far more certain, which has the neighborhood association much more alarmed. It is very clear that both the residents of the Riverside Normal City Neighborhood and the Old West End Neighborhoods care

about preserving Tuhey Park. RNCNA is steadfast in opposition to this development plan and ask the members of the Land & Traffic Committee and the larger City Council to join them in opposition. There is a compelling need to safeguard this beautiful, precious greenspace for use by future generations of neighbors and Muncie residents. One respondent to the survey argued, "Tuhey has the potential to be a world class riverfront destination park and central gathering place for all. We can't pave over our future."

Councilman Smith requests a copy of the presentation and states Messner can just email it to him. Messner agrees to do so and states she did provide all of the comments from the surveys, as well. Councilman Robinson confirms they received those in an email earlier today and he will make those comments available to the Council Secretary after the meeting.

At this time, Councilman Robinson declares a 10-minutes recess. He requests for anyone that is wishing to speak that has not signed up on the list yet may do so now. 10-MINUTE RECESS.

(Facebook Video – 1:42:50)

BACK IN SESSION. Councilman Robinson states because of COVID-19 restrictions, they ask everyone to wear their mask throughout the meeting and maintain proper social distancing precautions. Fortunately, they received so many emails from people who would have otherwise been here. He appreciates everybody's patience with the precautions that have to be follow. It is encouraged for the citizens watching the live feed on Facebook to provide their input in the livestream thread. Robinson also encourages representatives from the YMCA, as well as Mayor Ridenour and members of the public to read those comments and consider them as a part of this meeting. Again, COVID-19 has made us become more creative and they want to make sure everyone has their voice be heard so he encourages, again, everyone to read those comments in the Facebook live feed on the City of Muncie Facebook page. One last note, Mary Stilts has been gracious enough, as she is in all of the Council meetings, to make sure that the podium and microphone are sanitized between speakers. He requests people be respectful of that and give her the time and room to do so. At this time, Robinson then submits to the Clerk the emails received from the public to add to the public record for tonight's meeting. These emails will be considered as if they were here to give themselves. Again, getting creative due to COVID-19. The Committee did not want to exclude anyone who would prefer to stay home this evening. Robinson confirms they received 108 emails, as of 4:00 PM today, 105 opposed and 3 in favor. When it comes to the speakers, each will be given 3 minutes per speaker, order will alternate back and forth between in favor, and against (until they run out of one or the other where they will then continue with the longer list). (page

PUBLIC COMMENT:

(Facebook Video – 1:45:22)

Steven Smith, 5100 W. Pine Ridge Rd, Muncie, states he is the current Chair of the Y Board. He explains two of the values they adhere to very dearly are inclusion and diversity. Regarding inclusion, a couple comments were made about having to be a certain economic class to belong to the Y. The Y last year had 20,637 members or participants that they service. These are separate belly buttons, not counting a student that goes to after school or a student that comes and plays in the basketball. That, again, is 20,637 participants. Included in that is the Mitchell School. As Dr. K said, the YMCA is in 6 different schools after school programs so they touch a lot of lives. 45% of that group that they service

is under 18. The studies that they Y did, two of them mentioned that the perception is confirmed by the studies that the Y in Muncie is a safe place for children. It was said, too, that you had to be a certain economic class. As Zaucha said, the Y gives away \$3 million in scholarships and subsidies. Their overall revenue coming in is \$7.5 million. So, they are giving away a lot of free services, noting they only have \$7.5 million coming in but with subsidies of \$3 million. How can they do that? How is that possible? They have 562 volunteers who donated almost 10,000 hours. So, they are an outreach that is there trying to include people. S. Smith notes they do an excellent job of it. The second one is diversity. It doesn't matter what race, it doesn't matter what religious background or what economic status you have. If you go down to the Y, there are basketball games going, people are in there working out and it is a very diverse background. Then, you hit the age part of it. The biggest thing that is happening right now with the pandemic is isolation. It was just up to about a month ago that we were up to more suicides in the United States per month than the number of deaths due to COVID-19. Isolation is key and is why they have to add the accessibility. It needs to be easy to get there. S. Smith is sure it is the same situation as what King was referring to regarding the lower income people that live around downtown. Make it accessible. That is why the Y and Next Muncie and everyone says to put it close to the downtown, in the central city.

Kristopher Bilbrey refers to the last couple of weeks leading up to this, he had conducted a podcast episode about this where he asked people to reach out. Much like the emails the Committee received, he heard from many, many people and every person was not in favor of this. In the episode, Bilbrey wanted to give equal time to both sides but unfortunately, no one who was in favor contacted him. That is fine and he kind of expected that because he, himself, is not in favor of this. The thing that he has a problem with is every 4 years, politicians can walk neighborhoods and knock from door to door, sometimes several times and say "hey, we want to work for you and we want your vote" but then until the next election period comes up, that politician forgets how to knock on doors. It is just interesting that we keep hearing about facilitating conversations. It seems like one of the things that might be important for the Mayor and his administration to do is if they are so keen on this project (that is not a City project) to not just talk to the Presidents of the Neighborhood Associations but to walk those neighborhoods and talk to those citizens. For good or bad, it is going to fundamentally change the neighborhoods and this space. It is something that is so near and dear to Bilbrey because he considered this (sort of) a property rights issue, in a way. That is something that is important but it is just as important to understand that things like this always happen backwards and it would be more beneficial for anyone in the Mayor's administration or anyone from City Government who is in favor of this to talk with the people, knock on doors and provide them with information. Everything being heard from the City side is "we don't know, we don't know, we don't know." If you go back and listen to the Park Board meeting when the Mayor presented that information to the Park Board, most of the answers that the Mayor gave during that when asked questions of the Park Board was "I don't know, the Y hasn't told us yet." When it was talked about in the Dream with Dan event on the 19th of November, that was a month after that Park Board meeting and he said he had just then been given the information within days of that Dream with Dan event. That does not provide confidence to the folks that are listening to this. It seems it is all backwards. That is something that needs to be given consideration and Bilbrey guesses he is glad to hear that this is not being presented in ordinance, already aware it is not coming up in December. The other thing that is very important for folks to know is that nobody is speaking negatively in the Y in any way. He has been reading the comments on the live feed and people have been talking about that.

Delaina Boyd, Associate Vice President for Community Engagement at Ball State as well as a member of the Y Board, explains it has been heard several times this evening that it was not that uncommon that long ago to drive through downtown and see empty buildings and vacant storefronts. However, it is a much different story as we drive through downtown today. We see buildings filled with residents, restaurants, retail shops and other small businesses. A project such as the new YMCA, a project that would help connect the river to our downtown would continue to build on the momentum of recent years and could serve to spur additional investment in our city. It has become abundantly clear that the future of Ball State University and that of the community are intertwined. What is good for the community is good for our university. Boyd explains they are supportive of the YMCA facility located downtown and see it as an exciting and important opportunity for Muncie. Community engagement, as you may know, is the focus of goal #3 in their University Strategic Plan. This project intersects their Plan in a number of areas from fostering economic growth to improving population, health and well-being. As they implement their Strategic Plan, they look for ways to demonstrate how the campus and community can continue to be better together. They seek to encourage the community to visit the campus to take advantage of the many arts, culture and entertainment activities the university has to offer. In like fashion, they encourage members of the campus community to take advantage of all the city has to offer. This new YMCA facility will serve as a destination. A place that Ball State believes will further connect their campus to downtown. Through the lenses of the "live where you work" initiative, we see that the new YMCA facility will serve as yet another important quality of place asset that can help continue to attract high quality faculty, staff and administrators to Muncie and to encourage people to build a life and raise a family right here in our community. As Boyd earlier mentioned, the future of the institution is tied to that of this community. We (at BSU) are grateful for and happy to support organizations such as the YMCA and its efforts through this project to continue to revitalize and sustain our city.

Linda Hanson, spokesperson for the League of Women Voters of Muncie, Delaware County, states although the League supports the YMCA and its mission and applauds its efforts to soundly marshal its resources for the future, they oppose the City leasing Tuhey Park to the YMCA for development. Once covered with asphalt and the footprint of a large building, the greenspace would not easily be recoverable, if/when the lease ends. The League's opposition is based on longstanding positions of the League of Women Voters of the United States, as well as the Muncie Vision 2021 Plan. In its 100-year history, the League of Women Voters has demonstrated its belief that responsible citizens should educate themselves and participate in public decision making. We believe that responsible government should be responsive to the will of the people and ensure transparency, accountability, positive community impact and preservation of the common good when considering the transfer of governmental services, assets, and/or functions to the private sector. The League supports comprehensive long-range planning and believes the Y's decision-making requires, among other things, special attention to maintaining and improving the environmental quality of urban communities. The Tuhey Park plan would reduce public greenspace, bring considerably more traffic and pollution, trade grass for asphalt for the 300 parking spaces and reduce the opportunity for developing public access park amenities (some of which used to be there that were actively used, especially the baseball diamond). The Vision 2021 Plan developed with considerable community input has its first 2 goals, enriched quality of life and enriched quality of place. Muncie Parks, including neighborhood parks, were cited as assets of this community that contribute to quality of place. As we increase trails and encourage

more residents to walk, bike or participate in wellness activities to which the YMCA contributes, we should not be reducing the options but, if possible, increasing them. You have already heard that we have less than the average greenspace for an urban area, nationally. Tuhey Park is easily accessible from downtown, the White River Greenway, and a short stent from the Cardinal Greenway but it is also a neighborhood park and used by neighborhood residents. Consolidating and relocating a new YMCA is also a social justice issue. As Mayor Ridenour noted, "to meet its mission, the YMCA should be in the center of the city for easy access to all 14 bus routes." Mapmaker Andy Shears observes, "Tuhey Park is not downtown." We would add that accessibility to all neighborhoods and community members who currently enjoy the benefits of the YMCA facilities should be considered. Essentially, replacing a free access public park with a fee access private entity, despite the token relocated playground would serve the interests of a few at the expense of the common good. The League would like to see additional effort extended to find a suitable location downtown, perhaps even replacing the old jail. There are a number of alternatives available for consideration that can be seen on the site, savetuhey.org.

Julia Price, Fitness and Well-being Coordinator at the YMCA and resident of the Tuhey Park area, states having the playground and swimming pool in her own backyard for the past couple of years has been so fun and she absolutely loves her community. When she first heard about the potential build at Tuhey Park, she felt torn. She decided to remain neutral and was excited about the possibilities that would come with moving into a more central and recreational location. But, she was learning a lot of rumors. When she found out the swimming pool, the park, and so many things that she knows her and her neighbors enjoy were going to remain open to the public, her apprehensions faded. She, personally, believes that this is a really good idea. Price works at the YMCA because she is passionate about 2 things. She is passionate about wellness and her community here in Muncie. She believes at the YMCA, they would be able to do a much better job focusing on community wellness and outreach. They would be able to move into the community as one YMCA, specifically in a place like Tuhey Park. They would be much more accessible to so many people and would be able to focus on serving the community, which is ultimately, what they love to do. She also wants to add that she does hear her neighbors concerns and everyone's feelings are valid but she would not be up here if she did not feel absolutely confident in the good the YMCA intends to do.

Melinda Messineo explains as we grapple with the decision of whether or not to allow private entities to lease and develop publicly-held land, we should ask ourselves this question, "what would the children and residents of Muncie 50 years from now want us to do in this very moment?" The decision to give up public green space is deeply significant, as has been mentioned, we don't have that much to go around. We are low for a city of our size and long our own plans have pointed out that this is a need of growth that we need to focus on. Perhaps the fact that Tuhey has been under supported over the years has made it seem like an insignificant loss but for the members of this neighborhood, it is significant, indeed. Maintaining it for all of us is a commitment we made when we dedicated this land to the public good 100 years ago. We owe it to the people who came before us to maintain that legacy. Of course, once public land is surrendered into private control, it is unlikely to be returned. Once the public resource is gone, it is gone and she was very disappointed to hear that a previously abandoned YMCA facility is now a parking lot and worries for what that means for our Tuhey Park. The leadership of the City of Muncie is working hard to find ways to build our community and she greatly, greatly appreciates their efforts. Indeed, the YMCA is a deeply committed community partner who she cares deeply about and wants the best for its members. However, she sincerely believes the cost of long-term cost of losing

this asset will far exceed the benefits. Tuhey Park does not need to be the location of this development. It is simply one of many locations and we have heard that many studies have been put out there. Messineo hopes that the public gets a chance to look at those studies and explore them together. She appreciates the Mayor's offer to starting to have these conversations and this opportunity that was made possible today. She is hopeful that working together, they can find an alternative location that can support the YMCA and how much we desperately want to keep it in the downtown area while also protecting this valuable community asset that is represented in Tuhey Park. Decisions like this, they set a real precedent. Giving control of our valuable limited park assets makes all of our community assets more vulnerable to the point that, eventually, there will be no public assets to lose. Is this the legacy we want to leave behind? Past generations have made this park possible for us today and we need to honor their commitment to the public good by preserving this greenspace and the public parks for Muncie's next generation.

Jama Clarke explains she worked in a law office downtown for 22 years and is a Group Exercise Instructor with the YMCA. She adds that not only has she has been volunteering there for 15 years, she has also been a board member in the past and her grandson attends Mitchell Early Childhood & Family Center. In addition, many of her nephews have participated in basketball programs at the Y and the YMCA has played an interval part of all aspects of her life. Being a member of the YMCA has helped her become a more healthier person, physically, emotionally and spiritually. It has helped her develop leadership skills that she has been able to utilize in our community and beyond, even internationally on global mission trips. It has helped her become more confident in who she is and what she is passionate about. She first became a member of the YMCA through a scholarship many years ago, recalling walking through the building downtown for the first time with her head held low, lacking confidence and unsure of how to being her journey of becoming a healthier version of herself. She walked in there thinking she was joining the YMCA to lose weight, not realizing that choice would impact her in so many other ways. Today, she stands here speaking in a public forum, only because of the confidence she gained being a part of the YMCA community which she considers part of her family and because she is very passionate about the YMCA and what it does for our community. The YMCA is about more than just attending an exercise class or more than just running on a treadmill. It is about more than just signing your kids up for sports programs. The YMCA is about relationships and growth, physically, emotionally and spiritually. The staff, leadership and members have become an extension of her own family. They support you, they encourage you, they check on you and they accept you, unconditionally. Being a member of the YMCA community has helped her get through some challenging times in her life. One the other hand, it also has afforded her the opportunity to offer the support and encouragement to so many others she has met through the YMCA. She works downtown and if she had not had access to the YMCA downtown, she would not be a part of this organization. She is here today to support the YMCA in their efforts to build a new and improved consolidated facility downtown. After hearing about and seeing the tentative plans to build at Tuhey Park, she remains hopeful and optimistic about how this could benefit our community. Over the years, she has personally observed how the YMCA has impacted our community. So, to see the plans that would streamline and improve services, it gives her hope that so many more people in our community will be as impacted by the YMCA as she has been. As a side note and concerning the parking, Clarke explains that she works downtown and has been a part of the YMCA for nearly 20 years and many people walk or bike to the Y. She does not hardly ever park at the YMCA. So, the number of just her walking through the front door counts as a person, her vehicle is not there. She is walking and biking, just as so many others that she knows are, as well.

Sue Errington, 3200 W. Brooke Drive, thanks for the opportunity to speak and for holding this public meeting. She is here tonight to express her concern for Tuhey Park. She, wholeheartedly, supports the YMCA's plan to consolidate its footprint and she loves the idea of a state of the art, downtown YMCA that is convenient and easily accessible for all residents of the city. However, she opposes locating it in Tuhey Park. Muncie is already short of greenspace and Tuhey is a jewel of Muncie Public Parks system. The idea of removing greenspace to accommodate a 60,000 sq ft building and parking for an additional 170 to 300 vehicles makes her cringe. Studies show that greenspace in cities is good for public health and climate change mitigation. Muncie needs more greenspace, not less. Tuhey Park is public land where anybody can go to enjoy the pool, playground or picnic areas with no membership required. Will it still be a welcoming place for all, regardless of income if it is no longer a public park? However generous the Y make be with scholarships, it remains a private entity so she does not believe it could remain open to all the same way it is now. The project has been described as a public-private partnership. As an elected official herself, Errington knows they are expected to lead and, also, expected to listen. Referring to Zaucha's responsibility, which is to his Board and YMCA members, the Mayor and the City Council have broader constituency to represent. So far, the public side of the partnership hasn't included important constituencies such as the residents of the neighborhoods near where the park is located. The strong opposition to the Tuhey Park project comes from the understanding that quality of place is essential to our quality of life. It also comes from raised expectations that Muncie residents have of transparency and citizen buy-in. She has heard suggestions of other downtown locations, even tonight. One is to be the soon vacated Justice Center or the land by the Muncie Fieldhouse and perhaps even the downtown location. She imagines the Tuhey Park controversy should make any of them more attractive when they were first considered. She has also learned the Tuhey Park project described as a "done deal." She hopes that is not the case because the YMCA will have a stronger base of support for its new facility if there is broad agreement on a location.

Audie Barber, 610 W. 11th Street, states contrary to what everyone thinks, he is not in total agreements with Bilbrey all the time. This is one of them times where they can still remain friends, sit beside each other and still disagree. First of all, the parking at the Y downtown is horrible. If you go down there to park your car, you have to park on a public street because there is no access to parking. If you park in the Charles Court, they will tow your car. So, again, there is no parking at the downtown Y worth a hoot. Maybe the Y working with this Committee and everything can get the Tuhey Park building restored and maybe put on the national registry. Also, make more greenspace available downtown by purchasing some of the empty lots here in town. Barber does know that the YMCA will not be putting mercury and lead into our atmosphere, so that is a good thing about this. Barber suggests instead of selling the property, maybe leasing it with an agreement so that the \$20 million building being built will belong to the City of Muncie if anything every happens and they move out. Barber claims 7 years ago, he joined the Y and lost 60 lbs. there. He would ride his bicycle in the summertime measuring 5.5 miles from his home to the facility (and different routes he alternatively take). Many people in the summertime actually work out to go to the Y. They are working out going to the Y and then going in and doing their exercises, reps, etc. Barber thinks it is a good idea to get the YMCA to dedicate however much space they take for the building in the greenspace and doubling it in the downtown area. Maybe that could potentially be an option they could look at. Most of the concerns he has heard is not about the YMCA being there, it is about the amount of greenspace being lost to this project.

Jan Morgan explains she, personally, does not live on Meeks Avenue but grew up there living right directly behind where the ball diamond is. Her 89-year-old mother still lives there and her brother lives two doors down from her mother. There is nothing that she can say that has not already been said by the Old West End and Riverside Normal City Neighborhoods. She explains she is here on an emotional aspect of it because she does not think the residents are being thought of and are (kind of) being forgotten in all of this. She knows personally, there is only one home that has access to a driveway from Meeks Avenue. All the other residents use the alley that goes between the alley and the park. Referring to the illustration at the bottom of page 2, it appears that the alley was cut off from the Y. In the first drawing she recalls, it looked like the parking lot would have access to the alley. That is a great, great concern for all of those people that live along there. Even the people that live along University, if you get rid of North Street, where are those people going to go and how will they get out. She has noticed that, sometimes, they will come and go around that little parking lot and then go down North Street and then to Meeks or Reserve. That is how they get out. If you close off North Street, this is just another point that bends to be thought of. Morgan explains she has nothing against the Y and mentioned having 2 daughters that are both members of the Y and love it. However, she agrees, too, that Tuhey is not "downtown." She does not know why they consider that downtown and is all for development. She loves the downtown area, recalling her and her husband will sometimes park and walk down Walnut Street. It is a beautiful place and beautiful area but there aren't homes there. There may be apartments above the restaurants or businesses but those people choose to live there. The people that live on Meeks Avenue and University have been there, some of them for years. That is their home. It is just not a part-time thing that they are doing. Again, she is just here as an emotional aspect. She sees families and people walking dogs and having fun whether it is at the pool, playground or whether it is just at the park in general. She hopes that if and when this goes any further that they really sit down and meet with the people on Meeks Avenue and University Avenue, the people that it is going to effect.

Edward McNeary, 5000 S. Edgewood Drive, was hoping that the plan would be kept there at Tuhey. His basic concern was having the arrangement for kids and people to catch the bus. He hopes it would not be a problem for MITS to drive down. You will be catching the lower class people in the neighborhoods. Also, it will be a plus for the City of Muncie to have the Y there at Tuhey. As McNeary comes downtown now, he notices Muncie really coming alive. With having the Y at Tuhey Park, he believes this would be a plus for the City. He hopes they consider that. McNeary explains he is a member of the organization called the Martin Luther King Dream Team, they do work with many smaller kids, and a lot of the time, they do not have the transportation in order to get to places if it was out of the city.

Andy Shears, 3524 W. Johnson Circle and owner of the Muncie Map Company in downtown Muncie at 111 E. Adams Street thanks the Committee for having him. Recalling already sending an email to the Council as well as a column to the newspaper, one thing he would urge to all of the City Council members so he is not going to rehash those details because the Council has already read it. He would urge tremendous skepticism at this point. One of the arguments the YMCA has used is that there is no acceptable sites available. Shears was contacted by the Friends of Tuhey and asked to find acceptable sites, which, he found many. (Illustration of the different sites provided on page 32.) In the search for these sites, he contacted the YMCA and asked to see their work and requirements on what they would need but received no response. So, he went with the requirements that the Y had made public and

found (beyond a renovation and retrofitting an addition to the new building) 6 alternate sites that would work, according to the information he had. Another thing that he has to say and it has been said on his behalf a couple of times is that for the love of God, Tuhey Park is not in downtown. There are 2 maps of Muncie currently published in the world. Shears published both of them and made them both. Tuhey Park is not in downtown Muncie, no matter how many times they say it. It is just frustrating when people aren't factual. The other thing he would be skeptical about is this notion that the YMCA is accessible to all. When Shears was growing up, his family couldn't afford a membership. There wasn't anything offered to them for it, they just simply couldn't afford one. He would be tremendously skeptical of the YMCA claims and any work they say has been done on this because if the work has been done, they would share it. He would be very, very skeptical of their site selection process because if they had done more than say "SWOT analysis" (which if you're not familiar, involves using magnetized notecards to put them into 4 quadrants on a board) about which apparently no notes were taken, they would have found sites that were not the park. Public parks are part of the public trust. They are commitment made by the City or government in question to the future. Tuhey Park has been around for nearly 100 years. None of the residents in the neighborhood had any way to ever know that it would possibly disappear.

Stephen Brand, thanks the Committee, as well as Mary Stilts for cleaning the podium. He would like to say he is impressed with the communication here this evening and congratulates Councilman Robinson and the Land & Traffic Committee for facilitating this meeting this evening. Brand also appreciates the openness, transparency and passion that has been communicated here. He certainly has learned a lot this evening and that is what he came here to do. He thinks it is important, based on what he has learned so far, that he doesn't believe the stakeholders are that far apart on this particular potential project. As a result, Brand is willing to offer his support and services to moderate ongoing communications, which he hopes continue. He thinks he could add value to those conversations for the following reasons, although, he lives in Delaware County and does not live in the city limits, he does own a couple properties inside the city. He was a member of and attended the Normal City United Methodist Church starting in 1969 for more than 20 years. His coworkers and the company that he works with hosts their annual summer picnic at Tuhey Pool and they appreciate that resource and value. His coworkers also sponsor a free family day (when not in COVID times) at Tuhey Park at the same time. Brand thinks it is going to take more face-to-face meetings, or "masked-to-masked" meetings, as he should say, with the same spirit and same passion that is on display here this evening. Again, he is willing to support and help moderate those, if the stakeholders would be interested. In addition to his connection with Normal City and Tuhey, he also understands business, economic development and how vital it is for key partnerships to make sure that all the rights connections are made and all voices are heard in a fair and level environment. He believes he can help facilitate that. In closing, he thanks the Committee for having this forum this evening and certainly hopes that the ongoing communication continues.

Holly Juip thanks Councilman Robinson for facilitating the email conversations and submitting those to the Committee. She really appreciates the entire Committee for taking that into consideration. She wants to say thank you to the Riverside Normal Neighborhood and the Old West End. She is at 511 W. Main Street, and if you know Main Street, that is right about where cars get going up to about 60 mph. If looking at the map of the proposed YMCA at Tuhey, her house is essentially just off the edge of the map. If you were to take the Washington Street Bridge and make a sharp turn at the alley, which is

what many people in the Old West End do, then you would be at her house. That is where the natural foot traffic goes to get to Tuhey Park, either across Washington Street Bridge or across Wheeling. However, most of the time it is by Washington Street Bridge. When she looks at that map, she sees the back end of this building where the natural foot traffic goes. She also sees this new pedestrian bridge that is built for this new riverfront apartment complex. That is not serving her neighborhood. It is not where the people that she lives and works with are moving or traveling. It makes her feel really underserved and really underrepresented because the people that have been involved in this conversation, stakeholders, are not people that live and use Tuhey Park. That is not right. She is really disappointed and heartbroken. She is heartbroken because when she learned about this project, she tuned in to the Parks Board meeting and heard the Mayor say "it's not being utilized for anything at this point." That is, absolutely, not true. Juip can see Tuhey Park from her house, her job and can assure there are always people there. There is always people there in the greenspace. Herself, her daughter and her dog are all members there. She uses the YMCA when she can because sometimes she can afford it but sometimes, she can't. She doesn't want to disparage having a YMCA or keeping a YMCA downtown but for \$20 million, we can renovate it or build an elevator. What we can't do is leave 2 new buildings blighted. We don't need a blighted building next to Canan Commons and we really don't need a blighted building over by Rural King. To take 2 areas, develop blight, take away our public park and then in 40 years have another blighted building, a new parking lot next to the mega parking lot with the tiny pool in the middle? Juip does not think that is what is best for Muncie or for our community. She really hopes that everyone can take into consideration those facts and opinions and point of views when they go further into looking at this site for a proposed YMCA.

Brad King, now speaking as a citizen of Muncie, just wants to remind everyone that historically, the City has invested a lot of funds in accommodating the downtown Y's current location. They demolished a building for parking and rehabbed living units immediately in it at the request of the Y formally! Obviously, this was many administrations ago. King then yields the rest of his time to Mary Beth Lambert.

Mary Beth Lambert, 2010 S. High Street, is here to speak for the park. If anybody knows anything about her and what she did 12 years ago for the Park and for the City, you'll know that she was the Project Manager on the revitalization and reopening of Tuhey Pool. She sat on the Park Board as the President at the time, walked away from a full-time job, and donated over 40 hours of her life every week for 2 years to open that pool back up. She loves the Y and thinks it is an integral part of any community and incredibly important to keep it in downtown. However, that is not why she is up here. Lambert is actually up here to present the other conceptual plan. The 5-year Plan for Tuhey Park was created and presented to the community 10 years ago. Once they got the pool up, it was something they had been working on over the 2 years they had been working to open the pool. One, from this point forward, she wants to address the Park Department as what it actually is within the state constitution of Indiana, which is a Park District. That is profound because that means it has the ability to do certain things that our current Park Department and several others in the state; but we do not utilize our alibies as a Park District while many others do. We have the ability, as a Park District, to generate income for the Park District. Part of the first step in utilizing the 5-year Plan for Tuhey Park was to begin to take the small steps to be able to do that. Carl Malone, who was a fellow board member at the time, actually sat on the Board when they voted into place a non-reverting fund to keep the fees from the park system in the Park District (in order to actually start generating revenue for the parks). Yes, we

have amazing, incredible parks in Muncie. If you think we have a small number of acreage for the size of our city, looking at the average Midwest budget spent per acre per park in a city the same size as Muncie, we rank at spending somewhere around 1/6 of the income that most communities who have the park sizes that we do. Part of it is budget issues and part of it is property tax issues. One of the bigger issues is the fact we do not operate our parks as most other cities do. We do not generate any sort of revenue. So, in looking at ways for them to be able to begin to do that (as she sat on the Park Board and was the Park Board President), she started working with Matt Bailey (then then-Park Superintendent). Tuhey Park sits in a unique and amazing spot in our community. Yes, it sits right on the river and greenways. It has the ability to actually be the jewel of our park system if we go forward with a fairly simple 5-year Plan for that park that would actually begin to generate revenue for our Park District. One of the main things about that is yes, to connect it to the greenways. One of the first things they wanted to do was create a path that came down from the corner up at the intersection of Washington Street Bridge that would come down into a pedestrian bike path. It would then split with part of it going over towards the front of the pool and the other part going over towards Circle Drive. In addition, there is the splash pad, which was specifically designed and created to be an element that was available to this community (free of charge) when the pool is not operational. That was specifically designed and funded with the idea of the splash pad being placed there and being operational from May until October. People would be able to access that coming down off the greenway or coming in from the bike trail at the other side. The other unique thing about Tuhey Park is the old bathhouse, which actually, already has in place a plan that has been reviewed by the state to be a historical building (because it is a rare example of the type of construction that it was built with during the WPA project). They already have that study all done, they have the application and it was floated in front of a Committee. It would take, relatively, little to get that designated as a historic building that would then also bring in its own funding and create a building that could be utilized 24/7, all year around, as 2 large meeting rooms that also access the pool. This means that they could continue to use the pool, not only as a public pool during the day but it could also be used for special events.

Councilman Robinson informs her that she has relinquished her time. Lambert mentions she was worried about that. Councilman Ingram requests if Lambert still has access to that 5-year Plan if she could email it to him or point in in the direction where to find it. Lambert can definitely email all of the details as she is currently having it redrawn up. Councilman Smith requests all the councilmembers receive that information. Lambert states absolutely, that is no problem.

Heather Williams states she is a Muncie resident. She wants to be clear that she is here tonight representing her own opinions of a homeowner who lives adjacent to Tuhey Park, a landlord who owns 3 rental properties adjacent to Tuhey and opinions as a parent whose children play at Tuhey Park. She bought her first home in Muncie on University Avenue because of its proximity to Tuhey and as a soon-to-be first time mother, she was excited to be able to raise her daughter with a playground in her backyard. Williams has watched the park change over the last several years. The tennis courts, skate park and baseball diamond were removed and Tuhey Towers along with a new bathhouse were constructed. She watched children and families take walks, play on the playground, play gaga ball, fly kites, have picnics, kick balls, walk dogs and in winter months, sled down the tiny hill next to White River Boulevard. For someone to say that Tuhey Park is underutilized, they are not watching. I am. Over the last 4 weeks, Williams recalls talking to parents who bring their children to Tuhey to play. In filling out the survey created to gage reaction to this proposal, not a single person that she spoke with thought that it was a good idea. Not one. People want more playground equipment. In fact, whether people

were in favor or against the YMCA at Tuhey, 60% of all respondents said they would like to see additional playground equipment at Tuhey Park. Overwhelming response to the survey calls for more at Tuhey, not less. People want basketball courts, tennis courts and tetherball courts. In fact, 83% of all respondents do not want a YMCA building and 300 parking spaces. They want more space for everyone to play. In the numerous plans that involved public input, including the Muncie Action Plan, Vision 2021 and the most recent 5-year Parks & Recreation Plan, not a single one of these call for less parkland. Not a single one of them suggest that parkland be leased, built upon or replaced by parking. Our City already lacks adequate acres of park space per resident. Why would the City even consider reducing that number even further? A recent change.org petition was launched asking people to sign to help stop the City of Muncie from giving Tuhey Park over to the YMCA for development. 1,354 people signed in just a few short weeks. Of those, 482 are residents of Muncie. The opposition to this plan is not limited to a small handful of residents. Folks from across the City of Muncie can see that this is a bad plan and a bad precedent. We will continue to fight this every step of this way. We will not stop until this location is off the table. We look forward to that day so that we can all celebrate building anew YMCA that meets the needs of our community in a location that makes sense.

PUBLIC SPEAKERS LISTED

In Favor: Steve Smith, Delaina Boyd, Julia Price, Jama Clarke, Audie Barber, Edward McNeary, Stephen Brand.

Against: Kristopher Bilbrey, Linda Hanson, Melinda Messineo, Sue Errington, Jan Morgan, Andy Shears, Holly Juip, Brad King, Mary Beth Lambert, Heather Williams

COMMITTEE COMMENTS:

(Facebook Video – 2:42:10)

Councilman Robinson explains he wanted to leave room on the Agenda for the Committee to discuss what they have learned tonight and any initial reactions. Councilman Smith asks how many YMCA Board members are present right now. Only one raises their hand. Smith thanks everyone for coming out in this cold weather and participating in this very important issue. This year, this Committee has heard 2 of the most passionate issues that faced the City Council. The first one being the “chicken” ordinance, passionate by many on both sides. The second one being this idea here. Again, passion on both sides. He appreciates the participation and assures they will consider all of the opinions and take this parks and recreation very seriously, extremely seriously. He knows we have all utilized the parks over the years. In his youth, that was really the only place they had to go. Smith reiterates that he couldn’t afford to go to the Y, either. Thank God he had John D. Suters pick him up in the blue bus in Shed Town every Tuesday and Thursday to go to the Boy’s Club. Otherwise, he wouldn’t have had a place to go. He is passionate about this, also, and thanks the community for their passion.

Councilman Robinson states that is an interesting point Councilman Smith made about the chicken ordinance and he is correct. The Land & Traffic Committee has heard 2 mayor issues this year. Thinking about it the other day, Robinson has this weird thing where if somebody sends him an email, he has to reply to it. He has spent literally the last 2 weeks (it feels like he spent his entire Thanksgiving weekend) replying to emails. He is happy to do it but it got him thinking. He has a folder in his email that is labeled “chicken emails.” Smith states he does too. Robinson adds that he now has a folder titled “Tuhey emails” and he went back and looked to see just how many he received. For the chicken ordinance, he received more than 100 emails, being pretty 50/50, referring to Councilman Ingram if he recalls the debate being split down the middle. Robinson looked before he came in and while this

meeting has been happening, his phone just keeps going off with more and more emails. Before coming to this meeting tonight, Robinson states he had over 150 emails regarding this issue that he would say is about 99% opposed to the Tuhey Plan. Referring to the emails Robinson printed off for the Council Secretary, he states there is 68 pages of emails all compiled into a Word document.

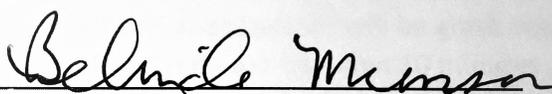
Robinson describes Waelz Sustainable Products (WSP) last year really being a watershed moment for them, as government officials. No one really knows the appropriate time, as there is no playbook or handbook about how you go about engaging with the public on certain projects. Robinson understands to a certain extent that it is hard to know when you do bring those people in. Robinson can assure what they have learned from the WSP project is that it is vital to have these types of conversations. He is happy that we have made it through the evening in a civil way, all remained respectful and that those opposed to the YMCA have recognized the importance of the YMCA to our community. He does not expect the Committee to say where they stand on this issue, as he does not feel it is appropriate at this time. Robinson will say, however, he listens to his constituents and this is in his District. It is clear the people are very passionate about this park space. Robinson would urge the YMCA to continue to investigate other, more suitable options, something the community would be in favor of. Robinson states if the YMCA does find another, more suitable location, he would hope that those who were here tonight to speak against the YMCA at Tuhey will be strong supporters of the YMCA's capital campaign to build a new location. We have all said we want one so he hopes if we can find another location and appease the 98% to 99% of the people. (Robinson brings up just being at the convenient store at 12th and Tillotson and the cashier asked him, "what are they thinking with this Y!?") Everyone is talking about this. The reason Robinson and the Committee wanted to call this meeting was to bring to light the disparity between those that are in favor and against and the hopes that that conversation can continue and we can explore other options while maintaining this conversation.

ADJOURNMENT:

A motion was made by Ingram and seconded by Smith to Adjourn. A roll call showed 3 yeas and 0 nays.
ADJOURNED.



Jeff Robinson, President of the
Muncie Common Council,
Chair of the Land & Traffic Committee



Belinda Munson, Muncie City Clerk of
the Muncie Common Council

Actual Proposal Illustration Presented by the YMCA (as seen on page 2)

YMCA SITE OPTION A
Muncie, Indiana

DRAFT



YMCA Plan	A
Parking Total	~175
Parkway	~
South	~
North	~
White River Canal Parking	100
Playground Location	Existing
Proximity to Parkway	High
Green Space	~4.9 Acres

Revised: 1/30/20

100
Parking
Spaces

100

Feet



Alternate Site Locations for YMCA Consolidation that Preserve Tuhey Park

Prepared by the Muncie Map Co. for Friends of Tuhey

Purpose of Alternative Proposals

The recent announcement of plans to consolidate the Muncie YMCA locations at Tuhey Park came as an unexpected surprise to citizens in surrounding residential areas. The plan sacrifices public park green space in service of a private organization that is not accessible to a significant number of local residents. Such a proposal is not consistent with the vision of an adjacent neighborhood, which has seen a transition from rental to owner occupancy and is currently the city's hottest real estate market. Seeking to serve the interests of all stakeholders as well as the entire community at large, the current site plus these six additional sites offer useful alternatives to the proposed plan for Tuhey Park while fulfilling the site requirements for YMCA consolidation.

Site Requirements for New YMCA

- 70,000 sq ft. facility & 300 parking spaces, plus future expansion
- Central location within the city of Muncie
- Accessible to existing public transit
- Ability to acquire property with minimal costs



EMAILS
IN
FAVOR

Dear Jeff,

My name is Eric Jones and I'm writing in support of a new YMCA of Muncie facility at Tuhey Park.

I currently serve on the Y's Board of Directors. I can attest to the time, attention, and inclusive nature of the process that led the YMCA and City of Muncie to propose developing a new facility on the grounds of Tuhey Park.

The project will continue to vitalize an area that is receiving long overdue development. The new facility will create an additional anchor to draw commerce and community involvement in our downtown corridor. I can understand the concerns of those living near the facility and I believe with open communication those concerns can be resolved. Ultimately, the facility will greatly enhance the attractiveness of the neighborhood and drive up investment in the area. The whole community will benefit from this development and it's impact on the many projects and activities occurring around the proposed facility.

Why does the facility need placed at the proposed location? The answer to this question has many facets that have been addressed by the Mayor, YMCA CEO, and other community leaders. It's simply the most efficient and sustainable path toward a successful completion and long term operation of both Tuhey Park and the YMCA.

Thank you for taking the concerns of everyone involved seriously. We need leaders that work hard to find equitable solutions to the many issues facing our city. I applaud you, the City Council, and the Mayor for holding a robust and fair debate about the merits of the project.

Regards,

Eric Jones

To Whom It May Concern:

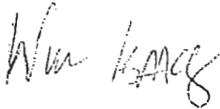
My name is Will Isaacs and I'm writing in support of a new YMCA of Muncie facility. I am a proud Munsonian and a longtime supporter of the YMCA of Muncie. I currently serve on the Y's Board of Directors and have for several years. We have done several community surveys in recent years to learn more about how the Y can best serve our local community.

And serving is what they do best. While I joined the Y shortly after I turned 30, little did I know it wouldn't be just a workout facility for my family. A few years later, we became involved in swim lessons, flag football, cheerleading, basketball, tennis and more.

The YMCA continues to help support my family with activities and a safe place for us to all work on our physical health. They have also developed meaningful relationships and partnerships in the community to work smarter as a community. Running the Tuhey Pool this past summer is one example. The Parks Board commented in their last meeting how successful this was, and what a huge help it was to them. Mitchell Early Childhood & Family Center is another great partnership. This one is with Ball State. The Y also partners with Muncie Community Schools for before and after school care. This is essential to kids wellbeing.

The YMCA would benefit greatly from a new facility and our community would also benefit. The current downtown property is not sustainable financially so other options are a must. The YMCA has searched diligently for options and locations. This one seems to be the best fit, keeping it in the city's core. This is vital for it being accessible to all. The YMCA of Muncie has had many successful partnerships in our community, and I look forward to continuing to support the YMCA and those partnerships in the future.

Thank you for considering this support.

A handwritten signature in black ink that reads "Will Isaacs". The signature is written in a cursive style with a large initial "W".

Will Isaacs

To Whom It May Concern:

My name is Courtney Jarrett and I'm writing in support of a new YMCA of Muncie facility. I am a proud Munsonian and a longtime supporter of the YMCA of Muncie. I currently serve on the Y's Mission Advancement committee and have for several years. That committee has done several community surveys in recent years to learn more about how the Y can best serve our local community.

And serving is what they do best. While my husband and I joined the Y shortly after we got married, little did we know it wouldn't be just a workout facility for us. A few years later, we became pregnant and needed a daycare for our son. After some research, it was clear that Appletree (now the Mitchell Early Childhood & Family Center) was the best choice for us. I was a wreck as a new mom but the teachers there understood and provided much needed support. They treat the kids like their own and prepare them for kindergarten and beyond. Both of my boys are better humans because of their time at AppleTree.

The YMCA continues to help support my family with afterschool care and summer day camp. My husband and I both work full-time year-round and don't have other family care options. Our boys have lots of things to keep them busy afterschool and at day camp through the Y's programs. We also enjoy the YMCA pool as a family often. Having these options for our family and in the community is a lifesaver.

The YMCA would benefit greatly from a new facility and our community would also benefit. The current downtown property is not sustainable financially so other options are a must. The YMCA of Muncie has had many successful partnerships in our community and I look forward to continuing to support the YMCA and those partnerships in the future.

Thank you for considering this support.

Best-

A handwritten signature in black ink that reads "Courtney Jarrett". The signature is written in a cursive, flowing style.

Courtney Jarrett

EMAILS
IN
OPPOSITION

Kortnie Huffman <huffmankortnie@gmail.com>

Sent:

Wed, Nov 11, 2020 at 2:52 pm

To:

muncieparks@cityofmuncie.com, mayor@cityofmuncie.com, district1@cityofmuncie.com, district2@cityofmuncie.com, district3@cityofmuncie.com, district4@cityofmuncie.com, district5@cityofmuncie.com, district6@cityofmuncie.com, atlarge1@cityofmuncie.com, atlarge2@cityofmuncie.com, atlarge3@cityofmuncie.com
Tuhey-YMCA-Proposal.docx (25.8 KB)

Hello Muncie's Mayor, Parks and Recreation Board, and City Council

My name is Kortnie Huffman. I am a 30-year-old Muncie native working in the technology industry as an application developer, living in precinct 38, and I'm writing to you for the first time to share my concerns and opposition toward the recent YMCA-at-Tuhey proposal. To be clear, I am fully in support of the YMCA and the youth programs they provide our city, and their initiative to consolidate downtown. However, I am vehemently opposed to doing so upon our public city park land at Tuhey Park. Please know, this letter took me 7 times longer to write than it took our Mayor to present, and our Parks Board to approve, this proposal – I hope you take the time to read and consider my thoughts below.

It's simple. The people of Muncie did not ask to have public park land leased, given, or traded to a private organization to build a 300+ spot parking lot and large gym that is simply not accessible to all. The reason this proposal is not getting consideration is because it doesn't meet the peoples' specs – we do not need specific details when the root issue is the location, not the building itself. I was incredibly surprised to see this proposed and approved after our city's collective rejection toward the Waelz recycling plant. Matters related to the environment, climate change, and public park space are clearly important to the people of Muncie; our stark objection to this proposal shouldn't be a surprise.

Mr. Ridenour, I've read your "Mayor: Proposed YMCA project not getting consideration it deserves" Star Press article several times, and I personally relate to how you felt being a reduced-lunch kid. It was hard, right? I grew up in Halteman Village and attended Mitchell Elementary from 1995-2001, and this privilege is not lost on me. During this time, my incredibly hard-working parents worked full-time for the Muncie Community Schools as a secretary and a custodian. I'd like to think this is where I learned a good work ethic; helping my mom file documents and inventory textbooks, or wiping all the chalkboards down and sweeping the gym floor at Storer, while waiting for my parents to finish their important tasks so we could go home. Don't worry, I loved it, even then! After their divorce, I qualified for reduced lunch, probably around the same age as you. But, even with their two-person income pre-divorce, we couldn't afford a membership to the YMCA, nor the Halteman Pool. It was hard as a kid, most of my peers at school had both and I wanted the same opportunities they had. But, here's the reality – even though the Y existed during my time, it was too expensive for our family and therefore, not inclusive.

I'm sure you're aware around 51% of Delaware County is considered to be living in poverty or ALICE (Asset Limited, Income Constrained, Employed; as defined by our local United Way). As reduced-lunch kids, we both would have been considered ALICE, and the Y wasn't accessible to folks like us. I am asking why you are pushing to take public park land that is currently accessible to 100% of Muncie's citizens, and lease it to a private organization claiming inclusivity, but whose land would be accessible only to wealthier families and those who qualify for scholarships? I sincerely do not understand.

Any good project has an information gathering phase where collaboration occurs with all stakeholders – but, in this case, neither the neighborhood, nor Muncie's tax-paying citizens were consulted. I am proud of the work being done by them to obtain feedback, in both measurable data (i.e. how many times we visit the park; if the survey is repeated, the city could have metrics on the park's utilization and it would help to have answers stored in a database for future reference to help make these kinds of decisions – you may say the green space is underutilized, but where's the data?) and open-ended questions. Mayor Ridenour stated in the Parks meeting he

had spoken to the President of the association, and after Parks Board approval, he would “get their ideas on the design”, which I perceive to be that he was not willing to engage beforehand but force this change and give residents only a say in what it looks like. Ouch.

Additionally, I was disheartened by the quick approval of the Parks board with zero conversation on the health benefits of direct exposure to nature as an essential piece of healthy childhood development and the emotional and physical health of adults. The National Recreation and Park Association’s recommended level of service is 6.25-10.5 acres per 1000 persons. Research shows Muncie is well below this level at 3.4 acres per 1000 residents. If the Parks Board isn’t standing up for our park space, who is?

We have a real opportunity at Tuhey Park to create a central gathering place for ALL, closely connected to Muncie’s greatest natural resource and cheapest playground – the White River – and the vibrant art, shopping, bar/food/coffee, LGBTQ+ friendly atmosphere that flows Downtown. We have beautiful nature preserves neighboring our city parks and river. These parks could provide perfect launch points for canoes, kayaks, and rafts – including Tuhey. My husband and I spend money in Yorktown and Daleville for the opportunity to rent kayaks and float down the White River. Muncie is missing out on outdoor recreation opportunities due to a lack of investment in our natural resources and city parks.

The mayor stated he didn’t know what details the Board may need to approve, and the Board itself asked minimal questions while being pressured to vote ‘yes’. Here are a few questions I have:

- 1) My tax dollars have helped support this public green space since I started working at 16 years old. If the land is leased to the YMCA, would our tax dollars continue to support this land since it would still be owned by the city?
- 2) Re: Tuhey Pool – in the Parks meeting, Mayor Ridenour stated “yes, their [YMCA] members were able to get in for free but the Y did pay us money for those people who visited”. Here’s a great opportunity for transparency: how much did the YMCA pay the city per person who received free admittance? Was it equal to, less than, or more than what the public paid for admittance?
- 3) YMCA President stated “Our mission is to put Christian principles into practice through programs that build healthy spirit, mind, and body for all.” Can you explain how this is inclusive to those in our community who do not practice Christianity? Does this fit separation of church and state if public city park land is being ‘leased’ to a private Christian organization?
- 4) Why is the city spending money hiring architects and engineers, after pushing hard for Parks Board approval, before engaging with the neighborhood and citizens? Citizens perceive this as ‘a done deal’, tricked into believing their input makes no difference, and surely that’s not the type of transparent administration you want to lead the City of Muncie with. And, it wastes money.
- 5) What alternate locations did you consider? Why did they not work “for one reason or another”, as stated? Are you aware of the alternate locations proposed on savetuhey.org? Thoughts?
- 6) Does the City of Muncie have a project manager or project management team? Or a PMS?

Please, do better on behalf of the future of our city and ALL of our current citizens, of all financial backgrounds. Please deliver us a better plan that ALL of Muncie can be excited to support. Please, think bigger, Mr. Mayor! And take pride in the due diligence needed to vet and implement successful projects.

Thank you,

Kortnie Huffman, a Muncie Citizen

Mary Moore <mkmoore74@gmail.com>

Sent:

Tue, Nov 17, 2020 at 10:53 pm

To:

district1@cityofmuncie.com, district2@cityofmuncie.com, district3@cityofmuncie.com, district4@cityofmuncie.com, district5@cityofmuncie.com, adavis@cityofmuncie.com, atlarge1@cityofmuncie.com, atlarge2@cityofmuncie.com, atlarge3@cityofmuncie.com, mayor@cityofmuncie.com

Dear councilperson,

I am writing to you as a concerned neighbor. Sixteen years ago, we purchased a home on West Main Street shortly after learning we were expecting. In addition to the lovely White River, we choose our house because of its proximity to Tuhey Park and downtown. The park has been significant to my family in a variety of ways. While my children no longer host Halloween parties at the park (an elementary school tradition for my twins) and our overweight pup Spencer who appreciated a break at the park on a long walk has passed on; the memories we cherish from our time at the park are an important part of our family history. The green space at the park was the perfect place to conduct mento/diet coke science experiments, the open space provided an ideal track for sibling races throughout the years, and the plot allowed us a chance to fly kites on windy afternoons. Persuading my teenagers to visit the park these days is more of a challenge than it once was. Nonetheless, when I am successful, we continue to be in awe of the speed of the slides on the Towers! (If you haven't been down one of the slides- it is worth the visit).

While the proposal to partner with the local YMCA will not eliminate the park, it offers little if any benefit for those in the neighborhood. It would eliminate the green spaces where my family was able to spend precious time together outside and replace it with a private building and a parking lot. If the mayor and council are interested in enhancing the neighborhood, designating more funds for park improvement and additional equipment and facilities that are free to community members would be a great start. I understand that the YMCA is crucial to the livelihood of the downtown community and as such, it should be a priority to keep close by. Luckily, several alternative locations have been proposed that will meet the needs outlined by the YMCA and preserve our park.

As council members, I urge you to speak with community members and prioritize our voices as you make your decision about the future of this site. Parks are a material reflection of the quality of life in a community. A vote to trade public green space for the convenience of a private organization would be a disgrace.

Mary Moore

710 West Main

mkmoore74@gmail.com

What Tuhey Means to Me, Our Community and Beyond

From:

Duquette, Kara <kcdurette@bsu.edu>

Sent:

Thu, Nov 19, 2020 at 3:13 pm

To:

district2@cityofmuncie.com

image001.jpg (6.1 KB)image002.png (91.5 KB)– Download all

Images not displayed.SHOW IMAGES|ALWAYS SHOW IMAGES FROM THIS SENDER

What Tuhey Means to Me, Our Community and Beyond

A photograph accompanies the memories I have of the hot summer days I spent at Tuhey with my family.

The picture is of me at 11 yrs old with my pop. The black and white image was taken by a college student at Ball State University. He asked my pop if he could take our picture just outside of Tuhey pool. My pop asked what this was for?, and the student told him that he was studying art at Ball State and would like to take our picture as a part of an assignment he was working on completing. My pop was an artist himself and had also attended Ball State, not for art, but was sympathetic to the student and said, "Sure. You can take our picture". We went about our lives after a fun day of running around and basking in the sun and swimming in Tuhey pool. That fall, I was starting middle school at Burriss. At some point in the semester, we had a guest teacher for an art unit about light, shadow, and value. The first image that the guest teacher showed us was one of my pop and me from one of our afternoons at Tuhey pool the previous summer. My 11-year-old self was mortified to see a picture of me in a bathing suit in front of my class! Everyone said, "Hey, that's Kara!" And the student-teacher offered to give me the print once the class was over. I tell this story because Tuhey is and was a big part of my life growing up. Our family did not have the funds to go to Catalina or any other pool that carried a hefty fee. We enjoyed Tuhey pool and the park throughout my childhood. After living in Chicago and traveling worldwide, I now enjoy the Tuhey facilities as an adult living in Muncie.

Oh, and that picture is one of my most prized possessions to this day. I lost my pop at 16 years old, but I have that fun summertime picture at Tuhey to remind me of days past. And I have Tuhey park to do the same now and for creating new memories!

Tuhey park is a special place for me and treasured by many people in Muncie and beyond. It serves as a symbol of the integration of our community and a reminder of our unity. Tuhey is also an affordable summer fun swim and physical activity place for all to enjoy. Tuhey enhances the quality of our lives in Muncie. Please do not move backward in our community's progress by destroying this essential historical and current resource to active engagement and physical activity in Muncie!

Sincerely,

Kara Duquette
YMCA Development at Tuhey Pool

From:

Barbara Wills <barbwills@gmail.com>

Sent:

Tue, Nov 24, 2020 at 11:07 am

To:

district2@cityofmuncie.com

I live at 3801 W Riverside and have a couple of thoughts about the YMCA development. . .

It seems rather interesting that since we brought a house and moved into Muncie 1-1/2 years ago:

1. The city leaders, without much citizen input or knowledge, were planning to bring a high polluting company that would poison our air with highly toxic waste coming from the "smoke stacks" into the outskirts of Muncie. With voices from many, thankfully this plan was cancelled.

2. The Riverside trail: without input from those who will be affected by the trail, city leaders, the university and the hospital wrote and received grant money to build a trail on the Southside of Riverside. The money was already awarded, the plan was set, then those affected by the trail were TOLD how this would impact them. So now many trees are being cut down, home owners will have to deal with the building of the trail, and the people who use it. I still cannot believe that this is a good place for a "trail" with so many street and driveway cuts going across the trail.

3. Now here we are with the idea to close 2 Y's and push a large amount of traffic onto Riverside. And who was in the conversation. I'm certain there will have to be a rebuild of the street, have it patrolled to cut down on the speeding. Elimiate large trucks, even fire trucks and ambulances. And it seems that again, there has been little input from anyone who will be affected. . Y users, trail users, residents, and the list goes on and on.

I know you bring a reasonable voice to city government. And you voice the concerns for the citizens of Muncie. Thank you for what you do.

Barbara Wills

Thoughts on Tuhey (and a post script)

From:
KAM <browneyeskad@yahoo.com>
Sent:
Tue, Nov 24, 2020 at 4:59 pm
To:
district2@cityofmuncie.com

Dear Jeff,

I am definitely against the YMCA building in Tuhey Park. I live nearby and believe this will ruin the flow of the neighborhood. We need this park to remain a park. As Is.

There are a lot of open spaces on the other side of the river that could potentially work for this - why aren't they looking there? Or some of the abandoned buildings downtown? Why do they want to mess up what makes our neighborhood beautiful? We don't need another building, another Y and more traffic in that area. We need beauty and nature and a place the geese can roam free. Contrary to Former Mayor Tyler's belief, people like the geese around there. It's *nature*.

Thank you for the opportunity to address this.

Krystal

Tuhey Park

From:
Amanda Duncan <amandaduncan05@icloud.com>
Sent:
Tue, Nov 24, 2020 at 6:46 pm
To:
district2@cityofmuncie.com

I do not support the park being taken away for the YMCA. Muncie residents don't have the funds to join the y and Tuhey is a place for families to goto at an affordable price in the summer. Not to mention the park is handicapped accessible. The council needs to put the needs of its residents in consideration rather than a business that isn't affordable to everyone. I don't have the funds to join even with a full time job and raising two teens. But they do enjoy going to Tuhey pool with me (for the time being). Tuhey is also a place for other kids to learn to swim and have a safe place to hang out. The youth of Muncie needs to be heard and have a place to hang out in the summer. Why not have the Y use their old building and upgrade that instead of it being another empty building downtown. Please don't let them take Tuhey from the residents. Thank you for your time.

Sent from my iPhone

Tuhey park

From:
Elizabeth Guffey <elizabeth@artmartmuncie.com>

Sent:

Tue, Nov 24, 2020 at 9:32 pm

To:

district2@cityofmuncie.com

Please do not let the YMCA pave over Muncie's nicest park. There are plenty of other places the Y can put their new centralized location. We have so many empty buildings already that could be repurposed. Building on tuhey park would only add to the number of empty buildings and decrease free green community space. I live downtown and often walk with my family to tuhey park. It's such a nice space and one of the only accessible parks we have.

Thank you,
Elizabeth Guffey

Tuey YMCA Park Project [Neighborhood Resident]

From: LD_Raine 424 <raine.decar@gmail.com>

Sent: Tue, Nov 24, 2020 at 9:43 pm

To: district2@cityofmuncie.com

Hello,

My name is Adrian DeMara. I've lived at 406 N Alameda for almost three years now and I'm writing you, pleading, that the YMCA not be built over top some of Muncie's last remaining green area near downtown.

The park serves as a leisure spot for both wildlife and children of the area. It is frequented by the police department which provides us all with safety. It is one of the few remaining places in this town where I can take my daughter and not feel threatened by homeless people or drug addicts. It sits right on the river and the natural beauty of the area would be tarnished dramatically by adding yet another corporate box...

Please! This town already has YMCAs and has NO NEED for a centralized location. If there are other issues I have missed I would love to hear from you about what they are, because at this point, other than for financial gain by certain parties, I can see no reason for this transition.

I write this as I see you already have heavy duty construction vehicles parked at the location... Hopefully my message isn't too late or simply falling onto dead ears.

Waiting for your reply,
Adrian
Tuhey Park

From: Jennifer Parks-Strack <jennifer.e.parks@gmail.com>
Sent: Wed, Nov 25, 2020 at 1:13 pm
To: district2@cityofmuncie.com
Good afternoon,

As a Muncie resident and parent of a young kid, I am against the proposal to move the YMCA onto the grounds of Tuhey Park. While I support the YMCA finding a new location and expanding their services, I do not believe that it should be done so by removing park space. When we were purchasing our home, the presence of a park nearby made the location more appealing. I am certain that the residents of the Riverside-Normal City neighborhood feel the same way. Parks add to the beauty of a neighborhood, promote community between neighbors, and play a necessary role for our environment.

In addition, there are a lot of downtown buildings and parking lots that are not being utilized. Renovating or demoing those areas to put up a new YMCA would certainly have a positive impact downtown without getting rid of valuable park and playground space.

Thank you,

Jennifer Parks-Strack
1401 N Jefferson St, Muncie, IN 47303

#SaveTuhey

From:
Scott Limbird <scottlimbird@gmail.com>
Sent:
Wed, Nov 25, 2020 at 3:11 pm
To:
district2@cityofmuncie.com

Hi Jeff, I write to plead for the future of Tuhey Park. Our neighborhood is lucky to be on the river and near the two major cultural areas of town, but the park and its open space are what make it special to me.

I'm a member of the YMCA and support what they do, but destroying a park with light and noise pollution makes me wonder about their real motives. Have they proposed a new park for the area or a replacement of the trees?

Further, as the owner of multiple properties in the neighborhood, this development will adversely affect the financial AND quality of life value of my home and those of our tenants.

I implore the City Council to stop the Mayor and the YMCA from continuing with this unethical land grab.

Thanks,
Scott Limbird
637 W University Ave
765 729 7954
Tuhey Park

From:
Stephen Hessel <stephenhessel@hotmail.com>
Sent:
Wed, Nov 25, 2020 at 3:08 pm
To:
district2@cityofmuncie.com
Hi Jeff,

My name is Steve Hessel and I live at 1317 W. University Ave. I live with my wife Judy and two daughters; Lily (8) and Emily (6). Thanks for your work on our behalf in local government.

I'm writing to express my opposition to the present plan to convert Tuhey park into the new headquarters for the YMCA. Though I appreciate the Y's wonderful work in the community, I believe placing its new location in Tuhey park would be detrimental to the community and exchange long term community well-being for a short term ostentatious success. Here are some of the points I would like to echo in addition to some points that may have not yet been made:

I feel there is reason to be wary of setting a precedent by leasing public park lands to a non-governmental entity. This may have happened previously but I don't believe ever on this scale. Muncie's development plan has emphasized the need for more park spaces and this would be a big step in the wrong direction. Personally, I am not opposed to working with the Y to further develop some outdoor facilities at Tuhey. This could be mutually beneficial and not negatively impact the neighborhood. The amount of parking and traffic will prove a significant disturbance to residents close to the park. These homeowners most likely bought their homes with Tuhey as a part of their decision. Tenants have made similar decisions. The amount of noise and pollution, on top of the loss of a green space, will be untenable for some. It could negatively impact their resale value and some tenants may be priced out as further development in the area could create gentrification. I have been a member of the Y and I know the chaos of the parking lot at the Northwest location. I can't imagine having the park I see out my window turned into that.

Others will have made excellent points on the importance of parks and I will defer to their wisdom and eloquence. I will say that I would rather keep Tuhey park than have the Y (which I utilized pre-pandemic) within walking distance. Any benefits do not outweigh the costs.

From an economic point of view, this would be missed opportunity to bring more traffic to downtown businesses. If the Y were on the downtown side of the river, members would be more likely to stay, shop, eat, etc. than to just head up Wheeling to McGalliard. Crossing the bridge won't keep them from going to the Y but not crossing it will make it easier to ignore downtown. We need to support local businesses and this increase in traffic would be a great boon as we recover from the impacts of COVID.

From a social justice standpoint, the Y should not move further away from the communities that most need it's help. I realize there would be public transportation to Tuhey, but making that trip longer for those using MITS is pushing the burden on those with less resources so those with more resources are less inconvenienced. If we consider neighborhood demographics, many Riverside/Normal City residents are BSU students who have access to these resources through the University. Residents on the Northside are more likely to have easier access to downtown than residents of the Southside are to have to the Northside even if it's just across the river. I realize that the Y survives on member dues from more affluent members but their mission is to serve the whole community, not just those with the means. Additional burden should not be placed on underserved communities.

As a final point, my daughters wanted to mention that they love Tuhey park. They also love the Y, but they as future adult residents of Muncie would rather have a park to play in and travel a bit more to get to the YMCA.

Thanks again Jeff for your work. Thanks to those considering my comments and, even though I disagree with their plan, thanks to Mayor Ridenour and the Y for seeking opportunities for the community.

Respectfully,

Stephen Hessel
Judy Hessel
Lily Hessel
Emily Hessel

Tuhey Park

From:
Karen Fisher <karen@artmartmuncie.com>
Sent:
Wed, Nov 25, 2020 at 4:06 pm
To:
district2@cityofmuncie.com

Dear Jeff ,

I would really like to see Muncie keep Tuhey a park. We need the green space, especially downtown. Surely there are other spots the YMCA could choose that would not have our main downtown park turned into a parking lot! Maybe it would be best if the YMCA simply took down the downtown facility and built a new building in the same space, designed to fit the current needs of the community. I live downtown and use Tuhey Park with my grandson. He loves to play there and of course he loves to swim there. Please urge the city to find another, more appropriate place to build a new YMCA. Thanks for your time,

Karen Fisher
Old West End

YMCA development

From:
Claudia Y <cyounkovich@aol.com>
Sent:
Fri, Nov 27, 2020 at 7:24 am
To:
district2@cityofmuncie.com

Does the YMCA have so much money that the city can afford to be wasteful? We don't need another YMCA development in Muncie. Tuhey park, is beautiful and a welcome green space in a neighborhood. Where is the respect for the neighborhood? If there is that much money available, improve the downtown facilities instead of letting them decay and become eyesores. Economically, it is always better to maintain what exists than to continually build new. Please improve the already standing buildings instead of robbing a residential area of its green space.

Tuhey Park

From:
Helton, James <jhelton@bsu.edu>
Sent:
Thu, Nov 26, 2020 at 10:43 pm
To:
district2@cityofmuncie.com
Dear Councilman Robinson:

Thank you for your attention to my letter. I write with great concern regarding the proposed consolidation and relocation of the YMCA to Tuhey Park.

I live at 631 W. University Ave. If you're not familiar with the specifics of this part of University Ave., when you look at a map you will see that my house backs up directly to Tuhey Park. So yes, my letter is literally a "not in my back yard" missive from someone who may justifiably be labeled as a curmudgeon. Though I do not have children, I am mindful of the fact that this is the back yard of every family in my neighborhood. I do not exaggerate. When the weather is agreeable, one of my chief joys is to open my windows and hear the sound of children's laughter, of families at play. I am aware that condominiums are planned just across the river from the park, and that it's hoped that IU-Ball Memorial Hospital staff and Ball State University staff will inhabit them. Obviously, these condos do not have yards. If these new residents have young families, they need play space. They do not need a YMCA. Greenspaces are not plentiful in Muncie—certainly not in the downtown area. This one is vital. I cannot imagine how it would be wise to eliminate one in the heart of the city. What I do want 'in my back yard' is a place where neighbors gather, where children play: in other words, the things that make a community worth living in.

I am aware of six alternatives to the Tuhey Park sight, which I believe are far more attractive than the Tuhey Park plan. Two are blatantly obvious. The first one incorporates the Muncie High School Field House, a beautiful historic facility that is underused and ill-maintained. This is so close to Tuhey Pool that some cooperative agreement might be worked out so the Park is still a small part of the new proposal. The second is the soon-to-be-vacated Delaware County Justice Center. Both of these locations would serve as effective solutions to revitalize or repurpose prime property in the downtown area. The remaining four proposals also have merit and deserve consideration.

In the YMCA consolidation/relocation, one of the concerns I have heard has to do with making it accessible to people throughout the community, including residents on the south side. If this is indeed a concern, it should be dismissed immediately. If people in various areas of town are not current members of the YMCA, a relocation to Tuhey Park will not change this. If location is truly a barrier, then the two alternate locations I mentioned above are far superior solutions.

I final thought I will leave you with is simply the term greenspace. Muncie does not have enough greenspace as it is. To eliminate one is a huge mistake. Please do all you can to see that Tuhey Park is preserved as a park for all.

Thank you for your consideration.

Sincerely,

James Helton
631 W. University Ave.
Muncie, IN 47303
Riverside-Normal Neighborhood Association

YMCA development

From:
Claudia Y <cyounkvich@aol.com>
Sent:
Fri, Nov 27, 2020 at 7:24 am
To:
district2@cityofmuncie.com

Does the YMCA have so much money that the city can afford to be wasteful? We don't need another YMCA development in Muncie. Tuhey park, is beautiful and a welcome green space in a neighborhood. Where is the respect for the neighborhood? If there is that much money available, improve the downtown facilities instead of letting them decay and become eyesores. Economically, it is always better to maintain what exists than to continually build new. Please improve the already standing buildings instead of robbing a residential area of its green space.

Tuhey park
From:
Valerie Craig <vcraig214@gmail.com>
Sent:
Fri, Nov 27, 2020 at 12:07 pm
To:
district2@cityofmuncie.com
Add my email address to those opposed to commercial building and parking lots to Tuhey Park. It is a beautiful asset and has a historical significance to our community.
vcraig214@sbcglobal.net

Sent from my iPhone

YMCA at Tuhey Park.
From:
Diane Curtis <ddcurtis@anderson.edu>
Sent:
Sat, Nov 28, 2020 at 10:50 am
To:
district2@cityofmuncie.com

I would like to know if the City is paying for the foot bridge over the river. It seems like that is a huge cost that would mostly benefit the Condo holders at the new apartment complex being built. It seems like the Y should pay for this cost.

Also, will members only be allowed to use the pool? This cost could eliminate most of the children who now use it. Will there be limited times when it is open to the public?

Also, there have been times when there have not been enough parking for the pool. Where are the Y members going to park? The map doesn't seem to address this. Thank you for addressing these issues.

Diane Curtis
125 W 23rd St, Muncie, IN 47302

Tuhey Park

From:
Meyer, Fred <fmeyer@bsu.edu>
Sent:
Fri, Nov 27, 2020 at 12:15 pm
To:
district2@cityofmuncie.com

Greetings,

I hope you are doing well in this difficult time.

I write to indicate opposition to the closing of Tuhey Park. Surely better locations can be found for a YMCA. I suggested in a letter to the editor one of the empty stores at the Muncie Mall.

The late Vivian Conley was one of my students and an important friend in my life. She worked with others to integrate the pool at Tuhey Park. Whenever I go past the park, I think of that heritage. The location and use of the park provide an important reminder of our heritage and our ability to overcome destructive aspects of history. I see the park as a symbol of the fine people in our community who work to improve the quality of life for everyone. Now that might all be obliterated.

Hopefully, this upsetting situation will lead to an effort to have a serious discussion of the need for more parks as well as the location of those parks. I thought John Fallon's Op-ed piece did a nice job of discussion that.

Best Regards,

Fred Meyer
Professor Emeritus of Political Science
Ball State University
Muncie, IN

From:

B. Lee Dixon <leebannister03@gmail.com>

Sent:

Sat, Nov 28, 2020 at 12:02 pm

To:

district2@cityofmuncie.com

I first moved to Muncie in 2012. Driving through the town, I swooned over the houses on the corners of Meeks and White River - they were beautiful, the area was beautiful with the river and all the green space. I thought to myself that I wanted to live in a place with that feeling more than anything.

I bought the property at 200 N Meeks in March of 2019 and turned it into an owner occupied house instead of a rental. My dream came true and I absolutely love this little house. I seriously just lay on the floor and think to myself how lucky I am. My husband and I have a toddler and we have spent so much time walking to the park from our backyard. The area is beautiful however the park could definitely use some more landscaping, maybe some equipment more friendly towards small children. A free splash pad would be amazing.

After buying the house and beginning to give it some TLC ourselves, development started across the river. I sit on our fenced in patio and cross my fingers whatever abomination pops up won't tower over the trees along the river that provide us with a sense of privacy and beauty.

Now, the YMCA. To think of seeing that building pop up and ruin the whole feel of my corner of paradise makes my stomach turn. The traffic that will crowd our tiny, poorly maintained alley. We cannot afford a Y membership and do not want one - I want to continue taking my toddler to the free park and letting him run off his energy in the field. He loves that park.

It is beyond comprehension that people want to pave over the park and replace it with a parking lot. The Y is not what it used to be culturally - they have failed to keep up with the times and there are better alternatives. Plopping the building where a park once stood because of the centralized location will not help an entity that has failed to come up with a progressive business plan to remain relevant and it is not Muncie's job to accommodate the Y's business failures.

There are so, so many more areas Muncie could choose if they want to assist the Y. The areas with abandoned houses, with blight. Friends of Tuhey have several suggestions that appear viable.

Please invest in Muncie's parks and not the failed business models of culturally irrelevant brands. You say you want residents to enjoy nature, you build bike paths, but then this? The proposal to develop Tuhey is absolutely against this green stance and seems poorly thought out, like someone is trying to do a friend a favor.

Tuhey Park

From:
Valerie Craig <vcraig214@gmail.com>
Sent:
Sat, Nov 28, 2020 at 12:40 pm
To:
district2@cityofmuncie.com

Please add to the minutes of your upcoming meeting..

I sincerely hope it stays a park. They named it after a member of my late husband's family. It is such a landmark to welcome people to the downtown and I see so many families enjoying the pool. I know the pool would stay but I hope they do not destroy the beauty of the park.

V. Craig

Save Tuhey Park

From:
Sara Bradford <sbradford821@outlook.com>
Sent:
Sat, Nov 28, 2020 at 6:26 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Sincerely,

Sara Bradford, Muncie resident

YMCA Tuhey Project

From:
Anne Eliades <anneeliades@comcast.net>
Sent:
Sat, Nov 28, 2020 at 6:59 pm
To:
district2@cityofmuncie.com

City property should not be made into property only accessed to YMCA paying members.
Even though I am a YMCA member I do not consider this would be fair to others.
Anne Eliades, MD
Muncie 47304

Fwd: Tuhey Pool/Park
From:
Mark <walleye2300@comcast.net>
Sent:
Sat, Nov 28, 2020 at 7:01 pm
To:
district2@cityofmuncie.com

Subject: Tuhey Pool/Park

Seriously! Vacate perfectly useful y buildings and spend millions? An administration that won't fund or hire enough law enforcement, won't pave our horrible streets, wants to leave more buildings in limbo. Don't mention the jail debachel 🙄

Mark Weyler

Sent from my iPhone

Land and Traffic Committee

From:
Susan Danner <susandanner@gmail.com>
Sent:
Sat, Nov 28, 2020 at 9:34 pm
To:
district2@cityofmuncie.com

Dear Jeff,

I am writing to express my opposition to the YMCA's plans to build a facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is an asset to our city. I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Sincerely,
Susan Danner

Tuhey Park
From:
Joshua Fite <joshualfite@gmail.com>
Sent:
Sat, Nov 28, 2020 at 9:36 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Joshua L Fite

Tuhey Park

From:
Amara Philebaum <a.philebaum4@gmail.com>
Sent:
Sat, Nov 28, 2020 at 9:43 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Amara R. Philebaum

Mtg Tuesday 12/1
From:
Rachel Thomas <rnthomasphd@gmail.com>
Sent:
Sat, Nov 28, 2020 at 10:38 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. This is especially pertinent given Tuhey's presence as one of the most accessible and accommodating parks in Muncie for children with disabilities.

Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Rachel N. Thomas, PhD Candidate
327 N Meeks Ave, Muncie

SAVE TUHEY - Friends of They Respond!

From:
Debbie Richcreek <creekbeach@comcast.net>
Sent:
Sat, Nov 28, 2020 at 10:48 pm
To:
district2@cityofmuncie.com

Dear City Councilman Robinson:

This email is to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. The children and adults of Muncie deserve to continue full access to Tuhey Park for their summertime enjoyment, respite from the heat and physical exercise! A former Red Cross swimming instructor as a teenager, I have fond memories of spending summers at Tuhey Pool teaching little ones how to swim. Children and teenagers, particularly, need a place to safely congregate for fun and exercise - Tuhey Park and its pool have met that need since construction in 1934 and continue to do so today.

Cities benefit from as much green space as possible, so let's protect Tuhey Park and its pool. It is centrally located, on the route for public transportation and within walking distance for many residents. It is unconscionable to even consider selling or leasing City Parks for development (and enrichment as a business investment). Tuhey Park is an unsegregated public asset and, as such, should remain free, accessible and available for the use of all of Muncie's residents. I implore you to not allow this public park land to be developed; instead, Muncie's citizens and local government need to work together to improve and protect Tuhey Park. Privatizing serves no purpose except for the business entrepreneurs. Ask yourself this: "What would the founding fathers of Muncie's Tuhey Park and its pool have intended for that wonderful plat of land when they built it?" I'm sure their vision had nothing to do with privatization and everything to do with public good for local citizens.

Please include this email in the meeting minutes for the December 1st - Land and Traffic meeting.

Respectfully submitted,
Debbie Blair Richcreek

From:
Paulette Farver <pfarver429@icloud.com>
Sent:
Sat, Nov 28, 2020 at 11:52 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,
Paulette Farver

Tuhey Park
From:
Susan McMullin <semcmullin@gmail.com>
Sent:
Sun, Nov 29, 2020 at 8:23 am
To:
district2@cityofmuncie.com
Dear Mr. Robinson,

I am writing to express my horror at the idea that the City Council would support the truly terrible idea of destroying a very beautiful little park just to put up another hideous building.

There are so many other places around Muncie that would be much more suitable for a new building, places that could be improved by the proposed project.

Please, please do not destroy Tuhey Park!

Please include my email in the minutes of the Land and Traffic Committee meeting for December 1.
Thank you.

Susan McMullin
Muncie

Tuhey Pool

From:
Margo Barrick <mmdhoosier49@yahoo.com>
Sent:
Sun, Nov 29, 2020 at 8:36 am
To:
district2@cityofmuncie.com

I am writing this letter simply to say I oppose the relocation of the Muncie YMCA to Tuhey pool. There are so MANY other locations in downtown that could be used - why destroy a beautiful park - although it could be MORE beautiful if Muncie would just invest in more trees and flowering bushes for the land. Taking away this green space is NOT a good move for the city. Just PLEASE, leave it alone. When I spend time at Tuhey, I don't want to be looking at a large building and paved lot, I want the serenity of that green space. MOVE IT SOMEPLACE ELSE. Muncie has destroyed enough in this town, don't be the counsel that continues to destroy. Thank you.

Margo

Tuhey Pool
From:
WILLIAM ROANE <racer34x@yahoo.com>
Sent:
Sun, Nov 29, 2020 at 9:31 am
To:
District2@cityofmuncie.com

Sent from Yahoo Mail on Android

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,
William D Roane
Kirk's Bike Shop
Muncie IN

don't sell/lease Tuhey park

From:
Carolyn Grieves <carolynagrieves@sbcglobal.net>
Sent:
Sun, Nov 29, 2020 at 9:55 am
To:
district2@cityofmuncie.com

Dear City Council Member Jeff Robinson,

I oppose the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset, and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Carolyn Grieves
carolynagrieves@sbcglobal.net
765-759-9679
2410 S. Vine St. | Yorktown IN 47396

Tuhey Park
From:
Casey Trammel <caseyatrammel@gmail.com>
Sent:
Sun, Nov 29, 2020 at 10:48 am
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Casey Trammel, B. Sc.

YMCA

From:
Jim Kouns <jimkouns@gmail.com>
Sent:
Sun, Nov 29, 2020 at 10:49 am
To:
district2@cityofmuncie.com

I'm concerned that the proposed new building will be about the size of the current downtown branch (per John Fallon's article in today's Star-Press). I don't see how they can combine the two branches without eliminating activities and over-crowding those that remain. I go to NW and there are already times when members have to wait to play tennis or to use the weight machines.

Jim Kouns

Tuhey Park
From:
Keil, Stanley <skeil@bsu.edu>
Sent:
Sun, Nov 29, 2020 at 11:37 am
To:
district2@cityofmuncie.com
Dear Councilman Robinson,

I am a long-term member of the YMCA and enthusiastic user of our parks and greenways.

The city council is being asked to consider whether YMCA can use a large part of Tuhey Park for a new facility. The responsibility of the council is awesome in two ways. First you are being asked to allow the conversion of what is now a public and secular greenspace into a private and Christian space. The second is permitting the replacement of green space which is of limited supply near downtown Muncie into the footprint of a large building and into asphalt covered parking for 300 vehicles. Neither of these outcomes seems to me ones that should be decided in haste and without intense consideration of alternatives.

I would also like you to ask the YMCA to consider, wherever it chooses to build or upgrade its facilities, to consider green alternatives to asphalt parking lots. One possibility for a new facility would be to build the facility over an underground parking structure.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting. Thank you.

Stanley Keil
2910 West Ashland

YMCA/Tuhey

From:
Joe R <jrreeves855@gmail.com>
Sent:
Sun, Nov 29, 2020 at 10:58 am
To:
district2@cityofmuncie.com
Gentlemen,

As a Muncie resident, my family has had a long relationship with both the YMCA and Tuhey Park. I won't use this forum to speak to the countless hours my family has spent at the park. Nor to express how vital our Greenspaces are to us and our future generations.

The opposition, for me, comes down to three points.
First, the proposed footprint is entirely unsuited for the available land.
Second, the additional traffic ,to an already busy area, brings safety concerns. Concerns for drivers and pedestrians both.
Thirdly, the rationale for the site seems to be more politically motivated and less about the good of the community.

Fellow community members that I have spoken with all share the similar questions. Why have a giant building and huge parking lot on such a small chunk of land? Why plop a building down in a neighborhood park?

How can the additional traffic not cause safety concerns for those accessing the Greenway and the river?

I am not at all opposed to the plan to have a centrally located Y. The lack of transparency thus far and the perceived push by the Mayor's office, give this the aroma of a marriage of convenience. The Y wants an upgrade, and the city wants to shed the pool.

Why not look at the Muncie Fieldhouse area?

Why was the former Rutter Communications site not a consideration?

McCulloch Park? Definitely much more area there.

If MITS service is the primary reason to oppose the Morrison Road plan, why not simply expand the existing route?

Southway Plaza? Not as centrally located, but lots of wasted space. And, on the bus route!

Please listen to the people.

The current Mayor vowed to fight the alleged corruption of the former administration.

Mr Mayor, Councilmen and Committee members, this plan stinks. It feels like MSD deals all over again. It feels ill-concieved and shady.

Respectfully,
Joe Reeves

From:
Alex Moore <alexwmoore23@gmail.com>
Sent:
Sun, Nov 29, 2020 at 12:46 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I would like to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. My top three reasons are as follows:

1. Muncie park space is extraordinarily valuable, already lacking in resident to greenspace ration when compared to cities of a similar size. Green space is, of course, even more valuable because of the time it takes to have a healthy natural ecosystem. Tuhey Park is one of those valuable spaces, and the dollar amount that the YMCA would pay to destroy it does not come close to equaling the true cost. Additionally, there is no currently announced plan for the two abandoned YMCAs, leaving more concrete, brick, and asphalt to rot in a city that has a terrible problem with abandoned spaces as it is. Even if those spaces were to be converted into green spaces themselves, the city has not accounted for the financial impact of such a project, meaning that it is likely hoping for a buyer for those spaces--a buyer who had enough capital to rehabilitate the lots, likely meaning a private, for-profit venture. Losing a park entirely is not a cost I condone.

2. Although the YMCA is a nonprofit organization that has done and will continue to do great work in our community, it is also a private space that community members can only access through paying for a membership. The Y does offer substantial scholarships and grants towards certain needy individuals, but the process of getting help is not accessible to all, and certainly nowhere near as financially accessible as a free-to-use space. The parking lot around the Y would also represent devoting a huge amount of space to cars instead of people. Trading a public-use space for a private-use one that doesn't house as many people simultaneously is not okay. Especially in light of the COVID-19 pandemic, the need for open, public spaces is higher than ever.

3. While centralizing and improving charitable YMCA services is cool in theory, the planned improvements to said services are already handled by other local organizations such as the Muncie Music Center or the Cornerstone Center for the Arts. Additionally, Tuhey park itself currently provides the niche role of housing the only wheelchair-accessible playground in Muncie, a project very recently accomplished. Funding passionate services that specialize in their roles is a much smarter use of money than funding general-use conglomerates who can only give partial time and energy to everything. If the city emphasized and spent toward the YMCA's current unique offerings, such as their exercise facilities and youth sports--both places with room for immense growth--this would allow for a healthier Y and a healthier community. Doubling services from current charitable organizations and demolishing Tuhey Park's significant, ongoing progress towards accessibility take both money and opportunity from far more residents than a consolidated Y could help. Additionally, the aforementioned charitable services--including the downtown Y--are all within walking distance of each other, centrally near the MITS station. Moving the Y a bus transfer away from these similarly-minded organizations means less accessibility for all, especially youths and adults who cannot or do not drive--people whose lifestyles contribute to a cleaner Muncie.

--

I am not against improving our current YMCA locations, but I am against inefficient economic, ethical, and environmental practices that remove park land from public use and leave urban waste behind them.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Alex Wesley Moore
Muncie Resident

YMCA Plan for Tuhey Park

From:
Carol Hirsch <carol.hirsch@gmail.com>
Sent:
Sun, Nov 29, 2020 at 12:59 pm
To:
district2@cityofmuncie.com

Dear City Council Member,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I personally cannot afford a membership to the YMCA so cannot enjoy any of its facilities. However, I can enjoy Tuhey Park any time I like. .

I ask that you please vote in opposition to this proposal when it comes before Council.

Thank you for your time and consideration,

Carol Hirsch
1217 E/ 1st Street
Muncie, IN 47302

Tuhey Park
From:
Jean Gadziola <jzgadz@gmail.com>
Sent:
Sun, Nov 29, 2020 at 1:06 pm
To:
district2@cityofmuncie.com
Cc:
Heather Williams, Dan Ridenour, president@bsu.edu, Linda Hanson, Lynn Hale, Jean Gadziola

Dear City Council members,

I have been a resident of Muncie for over 50 years and have witnessed the development of Tuhey Park over those years. I first got excited about the landscaping when the tall grasses were added and saw how pleasant it was to drive by this open greenspace near the entryway to downtown. It has developed into a delightful open space for all to enjoy. It is open to all except the Canadian geese that are hesitant about what might be lurking in the tall grasses. They seem to stay on the street side by the river.

The proposal to turn this well centered and established park into a facility for only those with a membership negates the idea of a park. I understand the YMCA's need for a site for expansion but do not feel this one is in the best interest for all citizens. It takes away a valuable green space for all and it is esthetically pleasing to the downtown development and surrounding neighborhood.

If the YMCA's direction is to a more centrally located facility why don't they investigate the Muncie fieldhouse location or McCullough Park location? Both of these sites could use some soaring up which would benefit our city and nearby downtown. Certainly this issue needs to be studied more thoroughly. Please don't take away this beautiful park, it is a small haven for an open green space in our city which needs as much of this green space as we can get.

A concerned citizen,
Jean Z Gadziola
3116 W Torquay Road and 5011 W Preakness Ct., Muncie, IN
November 29, 2020

Comment on Tuhey Park

From:
Kelsey Thiem <kelseythiem@gmail.com>
Sent:
Sun, Nov 29, 2020 at 1:11 pm
To:
district2@cityofmuncie.com
Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City parks should not be sold or leased for development. Tuhey Park is a public asset, and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Kelsey Thiem, PhD

Statement for 12/01 Land & Traffic Committee Meeting

From:
Dominic Bordenaro <domnd123@gmail.com>
Sent:
Sun, Nov 29, 2020 at 4:06 pm
To:
District 2
Images not displayed.SHOW IMAGES|ALWAYS SHOW IMAGES FROM THIS SENDER
To the Councilors and the Public,

I am 22 years old and just graduated from Ball State. Originally from Evansville, I have chosen to make Muncie my home, at least for now. If Muncie wants to attract more young people, and get us to stay, the city must invest in parks, not demolish them. This plan, and any plan, is a disaster simply because it will destroy much-loved (and needed) greenspace that is central to a thriving community. We should be investing and expanding our parks, especially in Tuhey which has so much potential to be an even better community space that attracts people from all over the community, including us young folks.

The fact is Muncie needs more greenspaces, not less. I urge this committee to recommend a different route and turn down this plan.

Dominic Bordenaro

--

Dominic A. Bordenaro (he/him/his)
Stonewall Democrats of Delaware County, Chair
765-881-3874 | domnd123@gmail.com

SAVE TUHEY

From:
LORETTA PARSONS <ggplsp@comcast.net>

Sent:

Sun, Nov 29, 2020 at 4:12 pm

To:

district2@cityofmuncie.com

Please do not sell or lease Tuhey Park .

This place has been a main stay for so many people who would not otherwise have no access to a place for recreation . Please do not let this piece of our city go to some outside group that will only consider dollars and not the human experience and outreach this place offers. If we can save the fieldhouse we can save Tuhey Park.

YMCA at Tuhey

From:

Ellen Sandman <eosandman@gmail.com>

Sent:

Sun, Nov 29, 2020 at 8:17 pm

To:

district2@cityofmuncie.com, Dan Ridenour

Hello,

I just wanted to express my opposition to the proposal to move the YMCA to Tuhey Park. I think it's a bad idea because the city already has limited park property, and new construction for the Y would be perfectly placed in an area that needs revitalization instead of taking away from already useful recreational greenspace.

The YMCA has plenty of locations to choose from that would not take away from our city parks, such as the Muncie Mall, the Fairgrounds, Storer School, Northside Middle School or the site of any number of demolished factories or residential properties. The location at Tuhey Park is only blocks away from the current downtown site on Mulberry Street, which could be remodeled since it is already very accessible by public transportation.

Please don't sacrifice park land when you can upgrade an underdeveloped area.

Sincerely,

Ellen Sandman

3508 W. Johnson Circle

Muncie, IN 47304

Tuhey Park development plan proposal

From:

David Bailey <davidbailey46@gmail.com>

Sent:

Sun, Nov 29, 2020 at 8:54 pm

To:

district2@cityofmuncie.com

I am writing to you to express opposition to the YMCA's plans to build a new facility in Tuhey Park. As a 1971 graduate of the Ball State University College of Architecture and Planning, I am particularly concerned about diminishing the aesthetic value of the neighborhood. I also see such a proposal as counterproductive to sensible land use in the city. Presently this park helps fill a need for public land especially since it is associated with the greenway development along the river. This development seems only to diminish green space and increase the area covered by asphalt. Areas covered by asphalt are already an over-abundant commodity in Muncie.

I am personally opposed to selling or leasing all or parts of Muncie parks for development. This seems particularly illogical in light of the fact that there are several other more appropriate possibilities for development in other parts of the city. There are many open areas within the downtown that would fit the needs of the YMCA and such a development in one of these areas would be more beneficial to the community.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

David Bailey

Minnetrissa Neighborhood

My opposition to the YMCA's plans to build a new facility in Tuhey Park

From:

wayne meyer <munciemeyer@att.net>

Sent:

Sun, Nov 29, 2020 at 9:27 pm

To:

district2@cityofmuncie.com

Nov. 29, 2020

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset, and I believe it should remain free and available for the use of all of Muncie's residents.

Allowing parkland to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of green space and parkland per resident. As BSU Prof. Melinda Messineo in a recent letter to the Muncie Star Press points out, "Currently Muncie only has about 3.4 acres of green space per 1,000 persons compared to the 6.25-10.5 acres recommended by the National Recreation and Park Association. Muncie has the lowest number of acres dedicated to parklands, a fact that our own master plan laments."

Many thanks, Mr. Robinson, for alertly acting to slow down the proposed hasty adoption of the YMCA's plan with virtually no input from the various stakeholders affected and the general public. There are currently several good options out there which deserve careful consideration.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully yours,

Wayne Meyer

4808 N. Lafern Way

Muncie, IN 47304

YMCA proposal

From:

Whitney Lewis <beherenowbooking@live.com>

Sent:

Mon, Nov 30, 2020 at 1:04 am

To:

district2@cityofmuncie.com

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Whitney Stump

1426 West North St

I'm A Supporter and Friend Of Tuhey Park

From:

monica james <20092008200605mfj@att.net>

Sent:

Mon, Nov 30, 2020 at 9:48 am

To:

district2@cityofmuncie.com

Dear City Council Member Robinson and

All City Council Members:

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. Stripping my grandchildren of a free and safe space to continue to play hurts our children and those of us that needs safe spaces outdoors to use, especially during this pandemic.

Privatizing public Parks for Private Christian Organization that are not tax payers is another huge disservice to our community!

We should be working together to improve our quality of life in Muncie, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Monica James

Comments for public hearing regarding Tuhey Park

From:

CONNIE GREGORY <cgreg21@comcast.net>

Sent:

Mon, Nov 30, 2020 at 10:02 am

To:

district2@cityofmuncie.com

Cc:

Heather Williams, friendsoftuhey@gmail.com

Dear Friends,

Please consider these comments for the public meeting record regarding the proposed YMCA/Tuhey Park project.

During my 20 years administering the Community Development Block Grant for the City of Muncie, there was a consistent commitment to ensure free public access to recreational green space, which is an essential element of a healthy community. Hundreds of thousands of dollars have been spent on creating neighborhood/pocket parks, improving larger parks with playground equipment, landscaping, dead tree removal, new trees, upgraded baseball diamonds, basketball courts, restrooms, shelters, cabins and other amenities.

With an anticipated increase in downtown residential units, logical urban planning would advise increasing the available outdoor space where people can safely play, picnic, gather and build community. The Tuhey Park/YMCA project is a gross violation of this logic.

To quote Joni Mitchell's 1970 protest song,

"Don't it always seem to go that you don't know what you've got 'til it's gone.
They paved Paradise and put in a parking lot."

Well, most of us know what we've got at Tuhey Park and we don't want it covered with a sea of concrete! Stop this project before we lose a wonderful downtown asset.

Thank you for your consideration,
Connie Gregory
Former Community Development Director
Retired

Tuhey Park / YMCA
From:

Mark Kinman <freighthandler@sbcglobal.net>

Sent:

Mon, Nov 30, 2020 at 11:44 am

To:

district2@cityofmuncie.com

Cc:

Ralph "Jigger" Smith, Troy Ingram

Jeff Robinson - Chairman of Land and Traffic Committee,

I am sending this email to you to "strongly oppose" the YMCA's plans to build a new facility at Tuhey Park.

City Parks should not be leased or sold for any type of development.

We should be looking at improving all Parks that are in the City of Muncie and some improvements have already been started in a couple of Parks but needs to be continued in all of the Parks for the citizens of Muncie.

Respectfully,

Mark Kinman

Citizen of Muncie

Member of Southside NA

Save Tuhey Park

From:

Emily Johnson <esj312@gmail.com>

Sent:

Mon, Nov 30, 2020 at 12:19 pm

To:

district2@cityofmuncie.com

Dear Council Member Robinson,

I'm deeply concerned about the plan to lease the Tuhey Park land to the YMCA. Tuhey Park is a much-needed public green space in the city of Muncie, and it is a public asset. Privatizing this play space will limit access for the many Munsonians who use this park -- making much of the park inaccessible to lower-income Munsonians at a time when our citizens are struggling financially.

The YMCA already has two facilities in our city. Moving their operations to Tuhey Park does not make them more accessible. Indeed, it removes their presence from Downtown and the northwest side and makes a currently public asset unavailable to non-members. It is also unclear what would be done with the current buildings that they own. The last thing we need is two more empty buildings. The YMCA should invest in its current assets rather than abandoning them in favor of taking over public land.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Emily Suzanne Johnson (she/her)

November 30, 2020

To: Muncie City Council Land and Traffic Committee

Re: Meeting regarding development at Tuhey Park.

I've written out my comments regarding the Tuhey Park proposal because don't want to face the health risk of coming to the meeting tomorrow.

I support the idea of the project, but not on the proposed site. I say this for several reasons.

1. The project as proposed will diminish, not enhance, the recreational opportunities for people who are not members of the "Y." As the "concept drawing" published in the StarPress shows, much of the green space will disappear, to be replaced by a large building and several large parking lots. The pool and playground will remain, but there will be little area left for any of the other things people usually do in parks. What used to be green will now be concrete or asphalt. Muncie needs more neighborhood park space, not less of it.
2. It does great harm to the neighboring properties. The greatest harm will be to the Meeks Avenue neighborhood. The concept drawing shows a huge building, very much out of scale in the neighborhood. It looms over the back yards of the Meeks Avenue houses, separated from them by trees that don't exist. That will ruin one of the healthiest older neighborhoods in Muncie, one that is recognized for its architectural significance in the National Register of Historic Places (the listing is available at <https://catalog.archives.gov/id/132002892>). The properties north of site are also threatened. According to the concept drawing, the rear of the houses on North Street will face a large parking area rather than the present green space, and the paved area will extend all the way to the pool.
3. The site appears to be too small to accommodate all the activities envisaged. Mention is made in the article of a community garden, recreation facilities, and expanded youth programs, but it is hard to see how this site could accommodate more activities than are presently available in addition to a large new building. Parking is an issue, as the author of the article seems to recognize.
4. The connection between the site and the river is diminished, not enhanced, by this proposal. Locating the building so close to the boulevard, putting a parking lot where there used to be grass further east, and providing for parking on both sides of the road all increase the separation between the river and the activities above. The "connection" as proposed is mostly flat pavement.
5. Other sites are available with the same or almost the same advantages and fewer drawbacks.
6. No information has been made to the public about who would be responsible for further development of the project, who will own it, how it will be paid for, and who will own and manage it. No decision should be made until more about the arrangements for what appears to be a public-private partnership are publicly known and available for discussion.

I urge you to recommend that a different site be chosen for this project, that other and better options for riverfront development in the area be explored, and that conditions of a public-private partnership be subject to public discussion.

Thank you.

Andrew Seager
2354 W. Warwick Rd.
Muncie, IN 47304

1 December 2020

To the members of the Muncie City Council Land and Traffic Committee;

We oppose the building of a new YMCA at Tuhey Park because of many unanswered questions about this project, proposed with an alarming lack of transparency. The Muncie Y may need more space and parking, but the entire community must be involved in that decision. The YMCA cannot afford to lose the support of the Muncie community.

- 1) How does a plan to cover green space with 300 parking spaces meet the goals of Muncie's Long-Range Plan? From the very first meeting of the Muncie Action Plan, green space was high on the list of community values. Muncie's dedicated parkland is already the lowest acre/resident of all cities in our class in the state. How could the Park Board, meeting with little notice considering the impact of the proposal, accept this plan?
- 2) How does the cost of a new Y compare with renovation of the current building? Are there no other ways to meet the needs and goals of the Y? The current site, on the south side of downtown, is more accessible to south Muncie and the many youth for whom the Y is a critical resource. Will they feel welcome crossing the river to a new Y in north Muncie? The river has long been a cultural dividing point in our city, and service to youth was the original mission of the YMCA.
- 3) If a new Y is built on a different site, how does the old Y, another large, empty building, contribute positively to the city landscape?
- 4) Are there other ways to provide 300 parking spaces near the current Y? Do these spaces need to be right at the door of a building dedicated to exercise, wellness and health?
- 5) How thoroughly have alternative sites been investigated with community input? There are at least five other possibilities suggested by community members.
- 6) How much of the Tuhey Park choice is fueled by having a bright and shiny Y across the river from condos built by developers hoping to entice BSU faculty and hospital docs to live in Muncie? How does supporting those interests contribute to the benefit of the entire community, including youth from south Muncie?
- 7) How inviting will Tuhey Pool and park play space be next to a large building with 300 parking spaces? It appears that the footprint of the proposed parking lot is larger than the new Y and Tuhey Pool combined! Tuhey Park is an essential part of the Riverside-Normal neighborhood, available to the entire community. The Muncie City Council should vote 'No' on this proposal.

Thank you for your service and attention.

Bea and Lynn Sousa
1809 Duane Road
Muncie, Indiana

My opposition to the development of YMCA on Tuhey Park green space
From:

Queer Chocolatier <morgan@queerchocolatier.com>

Sent:

Mon, Nov 30, 2020 at 1:29 pm

To:

district2@cityofmuncie.com

Good afternoon,

Thank you for opening up the conversation for the proposal of YMCA relocating to Tuhey Park. I want to acknowledge this first because the way the conversation has unfolded has been one of the underlying and longstanding challenges of development projects in Muncie. Thank you again for this space and time for residents, and particularly neighbors, to share our views.

I am a resident of Riverside-Normal City and own a business that is currently located in the Village. I love our neighborhood and its diversity of residents. With our proximity to the campus, walking is a big part of the way to get around our part of the city. The White River Greenway adds to this joy as it is a beautiful natural amenity for everyone to enjoy, and it is a great tie in to the green space at Tuhey Park.

The green space is a part of our loop for walking as my wife and I will walk from our home off of Beechwood, toward the Village and take Martin to the White River, and walk along up to Tuhey, and head back up to Beechwood and see dogs playing in Emerson Park as well. All of these spots make our neighborhood very pleasant and enjoyable and fits a plan to nature a healthy part of where we live.

These oases are a direct contrast to the overwhelming number of surface parking lots and no-longer-occupied buildings in our Downtown core. These oases are to be preserved, not sprawled out into.

I know many other neighbors will reach out to share their many concerns, perhaps including: the seemingly secretive process, a religious-based non-profit acquiring public lands, a city-wide lack of green spaces and parklands, the increase of vehicular traffic the Y would bring, the current playground being one of the main accessible areas in our community, the privatization of the public park leading to a financial cost to access the space through Y memberships (regardless of sponsorships available), the lack of plan for what will be a large vacant Downtown building (and, again, surface parking lot), the lack of vision or at least the lack of commitment to a previous vision of a city plan, and other unsettling questions. But to the basic question of why I enjoy living in RNC is how fortunate we are to have lots of trees, access to the river, and open green space at Tuhey that too many take for granted.

To that end, I oppose the YMCA relocating to Tuhey Park.

Thank you for your time and entry of this view into public record.

Morgan Roddy (she/her/hers)

Queer Chocolatier

1624 W. University Ave

Muncie, IN 47303

765-717-7400

From: lmoy6677 <lmoy6677@gmail.com>

Date: Sun, Nov 29, 2020 at 9:31 AM

Subject: save tuhey park
To: <friendsoftuhey@gmail.com>

My name is Linda Stigler and I am opposed to our mayor's capitalistic idea of turning our neighborhood Tuhey park to a commercial ymca. I am a taxpayer and homeowner living on Meeks Ave and we already see how busy the area gets. For example, on the 4th of July, our community come out to see the fireworks and park their cars in front of my house and Tuhey park. White River Road is closed to traffic so families can setup foldup chairs along the river, tuhey park and the bridge to enjoy the 4th. Then there's the Washington Street bridge festival and dog pool party. I also dislike the local bus route runs on Meeks instead of Wheeling. The vibration of the heavy buses is causing the walls of my house to show cracks.

Save tuhey

From:

Nate Harmon <tattooindiana@yahoo.com>

Sent:

Mon, Nov 30, 2020 at 3:04 pm

To:

district2@cityofmuncie.com

I don't know where to even start ,, I've lived in downtown Muncie since 1997 I moved to 1111/2 w Jackson apt since that time graduating from ballstate starting a business downtown buying a house and building in the immediate downtown , ive made mylife here . Tuhey has always been our walk spot originally I helped with a group to get a skatepark built , they tore it out to build more kid friendly pool and revamp that took two years . I've raised my first child there always playing in equipment from the skatepark to pool always in walking distance . My second child is now very little all summer we enjoyed the pool with her , and the green space and park . We also have ymca memberships , they have closed the pool downtown was closed most of he year . We prefer to walk everywhere downtown. We never use the north side facility but we do enjoy the y when services aren't cancelled or facility closed . We enjoy our park so much I have personally watch it be neglected by every administration , and now I see a land grab. Really sucks that is one big open green space as I walk it's all a sea of parking lots and half empty buildings , my neighborhood is so badly falling apart , this is great place to sit and reflect relax . It is neglected but trees more play equipment skatepark all open to full public . Giving public land to a religious and private company is wrong . Reuse an old building , rehab your current spot . Planet fitness and CrossFit at the arsenal both have made use of existing facilityies by reusing ! Just a citizen saying I'd love raise my second daughter w current space giving , renting ,selling to the ymca is bad. Shame on the whole group who would want this .

Tuhey

From:

Carlson, Nancy <ncarlson@bsu.edu>

Sent:

Mon, Nov 30, 2020 at 3:34 pm

To:

district2@cityofmuncie.com

Jeff - I have no problem with the YMCA's need to upgrade their facility. I am a donor and user of the YMCA. However, Tuhey Park is not the right location. Muncie needs MORE green space, not less. I favor a location in a current vacant lot or unused space. I favor a spot closer to downtown. A park, although it appears sometimes empty, is not unused. We need green space to mitigate the carbon dioxide our city emits. A big building and a parking lot in place of a park is not environmentally friendly. Please add my letter to the minutes in the NO pile.

Sincerely,

Nancy Carlson, homeowner, tax payer, park user, voter and community volunteer

PS - I also respect the good things that the Foundations in our town have created. I respect all that the Ball Brothers and their resulting Foundations have built to create a better community. However, this move to Tuhey needs to be reconsidered. We all make mistakes.

YMCA Proposal

From:

Andy Lykens <andyone3214@aol.com>

Sent:

Mon, Nov 30, 2020 at 3:54 pm

To:

district2@cityofmuncie.com

As a life long citizen of Muncie I have supported numerous projects and developments which have enhanced the quality of life in our city. The YMCA proposal is not one of them! It appears that the central premise is that the project will promote downtown development. Well, the main YMCA is located in the downtown area and abandoning it will only create a nightmare in cohesive and coordinated planning. Has the YMCA considered remodeling or upgrading it's facility? Does the YMCA have any ideas or interests from other entities to use this site once it is abandoned. Further, by remaining at it's present location it has the potential of serving as an anchor to market and promote this part of the downtown area. Muncie is facing the problem of what to do with abandoned space once the jail moves to its new location. The YMCA must be encouraged to remain at its present location to maintain the vitality of this part of the downtown area -perhaps a private-public partnership. In my view the YWCA is indeed a central part of the Muncie downtown district. Ignoring this very obvious fact is simply an irresponsible view by the YWCA and its board of directors. Most sincerely, Andy Lykens. 3214 West Godman Avenue. 729-6816.

From: Kortnie Huffman huffmankortnie@gmail.com

Sent: Friday, November 27, 2020 11:46 AM

EMAIL TO MSD (Reply on Next Page)

To: Laura A. Bowley <labowley@msdeng.com>; Charles R. Jones <crjones@msdeng.com>; Rick Conrad <rconrad@msdeng.com>

Subject: Questions about recent proposal's impact on water quality/mussels

Hello Laura, Chuck, and Rick,

My name is Kortnie, and I wanted to reach out to your team with a few questions after learning about you last year when biologists Drew Holloway and Sam Gradle presented information during the Fall 2019 Indiana Master Naturalist program. I learned all about water quality testing, our endangered freshwater mussel species, our fish that call our White River home, watersheds, and -- most importantly -- how we can help! Thank you for all you do. Biologists were my childhood heroes, and while you likely don't hear feedback from the public often, your work protecting Muncie's greatest natural resource is very much appreciated!

In short, I'm concerned about the recent proposal in Muncie to convert public park land (Tuhey) into private development to build a 2-story, 64,000 sq ft gym facility, with a 300+ spot parking lot, specifically when this park land is so close to our White River and near the location of recent dam removals. I've attached the mockup presented to the public last week showing how close the facility would be to our river.

I'm hoping your expertise in these areas may help me answer these questions:

1) Would construction site pollution created from building a 2-story, 64,000 sq ft gym facility, and 300+ spot parking lot so close to our river cause harm to our endangered freshwater mussel species protected under the Endangered Species Act; or cause harm to our water protected under the Water Pollution Act, the Clean Water Act, or the Water Quality Act?

2) Would dust from a construction site, as described above, be considered "sediment or non-point source pollutants"?

3) Would your team have concern over increased traffic on White River Blvd., that may result in increased pollutant run-off from cars?

4) Would your team be concerned about any type of noise, light, heat, air, soil, or other type of pollution that could be emitted from the proposed building (post-construction) impacting water quality?

5) Has anyone from the YMCA or city reached out to your team to ask for your knowledge, expertise, concerns, or other thoughts about the potential impact of such an endeavor?

Thanks again!

Kortnie Huffman, a Muncie Citizen

From: Rick Conrad rconrad@msdeng.com

Date: Mon, Nov 30, 2020 at 8:56 AM

Reply to the previous page's email from Kortnie Huffman

Subject: RE: Questions about recent proposal's impact on water quality/mussels
To: Kortnie Huffman <huffmankortnie@gmail.com>
Cc: Laura A. Bowley <labowley@msdeng.com>, Charles R. Jones <crjones@msdeng.com>

Hi Kortnie,

Thank you very much for your questions! It sounds like you share our concern for the water quality of Muncie, not just for the needs of the community, but also for the wildlife it supports.

You've raised some excellent questions about the proposed new Tuhey YMCA - we have been discussing them in-house as well. I'll try to address them point by point below, but in general, I want to summarize by saying that we estimate the potential impact on the White River to be low.

1) Yes, construction sites may be a significant cause of water pollution, particularly in the form of sediment carried by stormwater run-off. This is probably our greatest concern, but it is a concern that we have for all construction sites in Muncie as most will eventually drain to the river. This is why our office oversees a Stormwater Program and employees a Stormwater Construction Compliance Inspector which requires construction sites to mitigate erosion on their site and install practices to keep their stormwater run-off clean.

2) Dust from a typical construction site would be not be sufficient to cause any significant impacts to the river unless the soil itself was polluted with some other hazardous constituent, say for example, PCBs. I am not aware of any records of the soils being contaminated there, and the historical use of the site suggests this is unlikely.

3) If traffic along White River Blvd. increases, contaminated run-off may increase as well, but there is a sufficient buffer of grass between the road and the river for most of this run-off to be trapped in soil before reaching the river. I would not expect any noticeable impacts.

4) Regarding other specific issues like noise, light, heat, etc.; because the site does not sit directly on the river but would actually sit more than 100 feet away, we do not expect there would be any unusual impacts to the river based on the proximity of the site.

We do know that new construction, increased traffic, and increased impervious surfaces (like parking lots) may increase pollution carried by storm drains to local streams and rivers. Our Stormwater Program works through a number of different ways to help mitigate these impacts throughout the City. But I do not see anything particularly alarming about this site that we would not be concerned with if it was located elsewhere in the City. I do not anticipate any noticeable impacts on the mussels or other wildlife from this project moving forward.

If the project proceeds, our office will continue to monitor their activities to ensure that they are implementing all necessary mitigation efforts. I also believe we would be capable of responding to any concerns that might emerge as they move forward. Overall, I do not see this project as a unique threat to the health of the mussels or other wildlife in the White River.

Please feel free to send us comments or questions you may have, and we will be happy to answer.

Thank you again for sharing your concern with us!

RICK CONRAD

Director, Bureau of Water Quality
OPPOSED: YMCA/Tuhey Park Project
From:

James Flatford <jimflatford@gmail.com>

Sent:

Mon, Nov 30, 2020 at 4:05 pm

To:

district2@cityofmuncie.com

Hi Jeff,

My name is Jim Flatford and I own and live in the property located at 625 W. University Ave, Muncie IN 47303. I want to thank you for your great representation of my district on the City Council.

I'm emailing to voice my opposition to the proposed lease by the City of Muncie of Tuhey Park to the YMCA of Muncie. It is my understanding that the YMCA is proposing to build a new building and construct a nearly 300 space parking lot on the greenspace of Tuhey Park.

I have great concerns with the loss of this beautiful greenspace. I also have great concerns with how the traffic will flow in and out of YMCA property, which would be located right in the middle of a residential neighborhood. All of the houses on W. University and W. North along Tuhey have their homes back up to the park. All but two of these (approximately 25) homes rely on the alleyways to access their driveways/garages and backs of homes. I have great concerns that the members coming to a new YMCA at Tuhey park would cause additional traffic and issues with residents using the alleyways to access their homes. .

I vehemently oppose this potential project due to the loss of park greenspace to the public, the additional traffic and issues accessing our alleyways, and the personal loss of the park as a neighbor.

Thanks,

Jim Flatford

Statement to be Read at YMCA-Tuhey Park

From:

Robert Jonet <carstonjonet4@gmail.com>

Sent:

Mon, Nov 30, 2020 at 4:11 pm

To:

district2@cityofmuncie.com

Hello,

My name is Robert Jonet. Heather Williams told me I could write to you to give a short statement on the proposed YMCA to be read at the meeting tonight. I am a homeowner that lives in the Anthony-Northside neighborhood. My statement is as follows:

"This proposal is a farce. Plain and simple. Not only is the destruction of green space within a community either purposefully damaging or purposefully ignorant - and I'm not sure which one is worse in the case of city officials - but to do so for something as pathetic as a YMCA is almost comical. How can any city official advocate for an overpriced gym and childcare center to take the place of a park? A park versus a YMCA. How is this a competition? I promise you no one is going to move into Muncie because we built a new state-of-the-art YMCA. Strangely enough, people might move into a region for their really cool parks. This proposal only signifies one thing to me: my representatives are schills. Hack frauds. There really is no other reason for this to even be a legitimate proposal."

If you need anything else from me besides my statement I would be happy to comply.

Appreciatively,

Robert Jonet

Muncie homeowner & resident

YMCA/Tuhey Pool

From:

Bailey Shrewsbury <bayy245@gmail.com>

Sent:

Mon, Nov 30, 2020 at 5:04 pm

To:

district2@cityofmuncie.com

To whom it may concern,

The proposed YMCA is a waste of public land and will hurt Muncie. It will also guarantee I move out of Muncie and find somewhere else to start my family. The park is free for everyone to use and one I love taking my nieces and nephews to. Why should a free park be given up so that a company can build something there that is not free and does not benefit everyone?

It cost one adult \$71 a month to go to the YMCA, which is a large sum of money in this current economy and global pandemic. I do not have an extra \$71 a month for a membership let alone for my nieces and nephews to be members too but I can get to the free park and enjoy it. Nearly a fourth of the families living in this county are impoverished and that is not counting those who barely are above the poverty level. This will take a free resource that everyone can enjoy away from the community to instead fill a company's pockets. Not to mention, it will take away greenery that wildlife, most notably the large geese population by the river, depend on to survive. You cannot return greenspace when you take it away from wildlife.

What will happen to that already busy intersection? What will happen to the people who live there? What will happen to the old building? Why do they need an already highly utilized part of the city to build their new facility? There is more than enough room across Muncie where there are hundreds of abandoned buildings that sit empty and unused, unlike the park.

As a taxpayer, I am whole-heartedly against this proposed plan.

Unhappily,

Bailey Shrewsbury

Tuhey Park
From:

Lucian Cruor <amlueck@hotmail.com>

Sent:

Mon, Nov 30, 2020 at 6:51 pm

To:

district2@cityofmuncie.com

I write to you to express my opposition to the plan of YMCA development of Tuhey Park. I am a resident of the neighborhood and can attest to it not being "under used". I pass the park on my way to work and have a first hand experience of how many people walk themselves and their dogs there, of how many families and children play there. I watched the solar eclipse there. The residents of the neighborhood and beyond love our park. This space is in active, frequent use by the tax payers and taking it from us to give to a membership based private entity is ridiculous.

The YMCA can find other sites for their business. Muncie is full of buildings that need attention, such as the one that became MadJax or the new apartments on Kilgore. There are plenty of places like those just waiting to be made anew and the public pool and beautiful green space of Tuhey don't need to be part of that plan.

Tuhey Park

From:

Sarah Vitale <sarah.e.vitale@gmail.com>

Sent:

Mon, Nov 30, 2020 at 7:16 pm

To:

district2@cityofmuncie.com

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Sarah Vitale

--

Sarah Vitale

she/her/hers

Chair, Muncie Resists

Tuhey Park must remain a greenspace open to all

From: [Martin Limbird <rotarymartin@comcast.net>](mailto:rotarymartin@comcast.net)

Sent: Mon, Nov 30, 2020 at 8:16 pm
To: district2@cityofmuncie.com

Jeff Robinson
District 2 council representative
Chair, Lands and Roads Committee
Muncie City Council

Dear Councilman Robinson

I write in support of retaining Tuhey Park as a greenspace open to all, not as the location of the YMCA.

During our two decades as Muncie residents, my family used Tuhey Park for family gatherings and other events. Its central location served the entire community.

Today, we love to see our grandchildren play and grow in the safe confines of Tuhey Park.

My wife and I have made direct and indirect investments in property in various Muncie neighborhoods, and strongly support the improvements being made to make the city better.

I support the Muncie YMCA as a community resource. However, its service to the community should not and must not come at the expense of losing Tuhey Park.

I plan to attend via ZOOM your Lands and Roads Committee meeting tomorrow, Tuesday, at 7pm to add my support to the important civic movement of SaveTuheyPark.

Thank you.

Martin Limbird
rotarymartin@comcast.net

Save Tuhey Park
From:
Jarrod Hummer <jahummer3@gmail.com>
Sent:
Mon, Nov 30, 2020 at 8:19 pm
To:
district2@cityofmuncie.com

I am completely opposed to the YMCA taking over Tuhey park. Our family uses that park often, and it is much needed in the community. We are very upset that the Mayor is supporting this, and we ask him to reconsider as well.

Thank you,
Jarrod Hummer
1503 W 6th St

Tuhey Park proposal

From:
Glenn Branscome <bigglenn1@aol.com>

Sent:
Mon, Nov 30, 2020 at 8:50 pm

To:
district2@cityofmuncie.com

I'd like to pass along my feedback on the Tuhey Park proposal. I have used Tuhey many times over the years to play softball, picnic, meetings at the shelter, and most recently taking grandkids to the playground. I consider the park a great asset to the community. I think the location also is in a great spot being centrally located with visibility from Wheeling and River Road. I think it is a bad idea to remove a park property that is available and utilized by anyone in the community at no cost.

The YMCA is not a public facility available to anyone. I have been a member for many years so I am aware of the cost of a membership and know that it is out of reach for many in our community. In my younger years I was one of those people that could not afford a membership. I would have loved to provide a membership for my family. Financially it just was not possible. I'm quite certain that is still the situation for many families.

I find it hard to understand how any public official could possibly support this proposal if they are actually representing the entire public.

Glenn Branscome

Support for Tuhey Park

From:
Bianca Sulanke <bdsulanke5@gmail.com>

Sent:
Mon, Nov 30, 2020 at 9:25 pm

To:
district2@cityofmuncie.com

Hello,

I write to express my concern about the plans to build a new YMCA building in Tuhey Park.

Many generations of our family have called Muncie home and we feel that Tuhey Park is an important part of the community. There are many abandoned buildings downtown that could be torn down instead of a park that is loved by many.

Thank you for taking our opinions into consideration.

Sincerely,

Bianca Sulanke
Muncie Resident

Tuhey Park
From:

Holly Juip <hnjuip@gmail.com>

Sent:

Mon, Nov 30, 2020 at 9:26 pm

To:

district2@cityofmuncie.com

Cc:

district3@cityofmuncie.com, friendsoftuhey@gmail.com

Dear City Council Member,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident.

Additionally Cities design and develop master plans for a reason, the poor planning and lack of public input on this matter shows why we need master plans. For example in the predevelopment designs they show a pedestrian bridge between the riverfront development and Tuhey Park. It is not more than a 7 minute walk from the riverfront development and Tuhey Park from either the Washington St. Bridge or the Fallen Heroes (High St. Bridge). This pedestrian bridge along with other so-called assets that the YMCA would bring to Tuhey are all assets that the YMCA could already be providing to the downtown area or assets that the City doesn't need the YMCA to be able to provide to its citizenry.

As an investment the YMCA has not proven to be fiscally sound or secure in judgement. During their presentation they stated their love of downtown but they have not invested in downtown in recent years. Issues they have with their downtown building being out of date or in poor condition are because they have not managed that building as an investment in the future of Muncie. As such for that downtown location to be abandoned and blighted does not serve as a sound investment of public dollars.

Additionally the YMCA is an organization with a religiously based mission statement, and our public lands should be places of diversity, equity and inclusion. As it is Tuhey Park is open to any and all.

Tuhey Park is free and accessible. With 90% of Muncie students on free or reduced lunches replacing a free public park with a private organization that requires membership and admission fees the accessibility to all of Muncie's citizens would be severely restricted.

As a Citizen of Muncie who lives in the Old West End and works and plays downtown I strongly encourage City Council to listen to the voices of the Citizens of Muncie. Not to disparage those involved with Next Muncie but Geoffry Mearns and Judd Fishers aren't taking their families to swim at Tuhey Pool or to climb Tuhey Towers. A new YMCA isn't going to change that but it will change the lives of those of us who use and rely on our public parks.

We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please vote in opposition to this proposal when it comes before Council.

Respectfully,

Holly Juip
511 W Main St,
Muncie, IN 47305

This is an opposition movement to YMCA moving to take over Tuheypark. As a family and a neighborhood we do not support this. Our family usesthe park and the green space! And has for 5 years. Please reconsider this !

From:
Mandy hummer <hummermandy3@gmail.com>
Sent:
Mon, Nov 30, 2020 at 10:17 pm
To:
district2@cityofmuncie.com
Mandy Hummer
7652286295

i am against tuhey park being developed

From:
David Staggs <dtstaggs@gmail.com>
Sent:
Tue, Dec 1, 2020 at 12:32 am
To:
district2@cityofmuncie.com
Mr. Robinson

I am writing to express my concern with the possible development of a YMCA at Tuhey Park. I have lived in the Muncie area for over twenty years, and have utilized the park's facilities. I think the greenspace is incredibly valuable to the community, and once it is developed it will be impossible to get back. Furthermore, I have friends and colleagues who reside in the neighborhood surrounding Tuhey Park, and they also value the greenspace. There is already blight in this city that could be developed, I don't understand why our community needs to sacrifice one of our treasured amenities.

Thank you,
David Staggs

Tuhey Park
From:

Caristi, Dom <dgcaristi@bsu.edu>

Sent:

Tue, Dec 1, 2020 at 6:48 am

To:

district2@cityofmuncie.com

Dear Mr. Robinson.

I wanted to weigh in on an issue you'll be discussing this evening at the Land and Roads Committee Meeting. The recent proposal for the YMCA to relocate to Tuhey Park has certainly stirred a great deal of controversy.

At first I didn't give the issue much thought, but I must admit that I have been persuaded by the opponents of the proposed move. What impresses me most is that dedicated people who have provided years of community service have spoken against the YMCA proposal. These are people who have clearly demonstrated their commitment to our community through their time, talents and treasures. At the very least these dedicated citizens deserve to be heard. It seems appropriate (no, obligatory) that neighborhood associations have a seat at the table in making these decisions. Not to listen to their concerns seems to send a message that Muncie doesn't care what its own residents want. That's a message you shouldn't send.

Muncie needs to make a strong commitment to greenspace. Once lost it can never be retrieved.

Thanks for your consideration, and your service to our community.

Dom Caristi, 23-year Muncie resident

2900 W. Woodbridge

Muncie, IN

YMCA plans

From:

Amy Edmonds <amyedmonds916@yahoo.com>

Sent:

Tue, Dec 1, 2020 at 9:13 am

To:

district2@cityofmuncie.com

I object to the use of city property for a permanent structure built by the YMCA of Muncie. The "C" in YMCA stands for "Christian." The "About" page of the Muncie YMCA states that its mission is " To put Christian principles into practice through programs that build healthy spirit, mind and body FOR ALL." Although "for all" is a noble sentiment, it does not make the organization a secular non-profit. Their regularly scheduled events include a Good Friday breakfast and Bible study. No other religions are represented on its calendar.

Favoritism by a government entity toward a religious institution is unconstitutional. It is no more permissible than a Jewish Community Center (JCC) or Islamic center would be on public property.

In addition, being adjacent to the city's pool and remaining parkland would be adjacent conflates of the mission of the City of Muncie and that of a Christian organization.

In addition, the YMCA assesses monthly membership fees, and Muncie residents have already paid a fee in the form of taxes for the use of the Tuhey property. City residents should not have to pay a membership fee to use services provided on public property.

Wikipedia's entry on "res publica" uses public parks as an example:

"Res publica usually is something held in common by many people. For instance a park or garden in the city of Rome could either be 'private property' (res privata), or managed by the state, in which case it would be part of the res publica."

If the YMCA has not yet raised the funds for a major building project, I suggest that they should use seek other property that would be closer to the MITS hub while they conduct their fundraising. Downtown Muncie is blighted by parking lots and run-down properties. They would better serve the city by building on private property downtown and leaving Tuhey as is.

The city should keep the Tuhey property -- its grounds and improvements -- as a res publica.

Tuhey Park

From:

John Fallon <johnafallon@gmail.com>

Sent:

Tue, Dec 1, 2020 at 9:31 am

To:

district2@cityofmuncie.com

Morning Jeff...

While this might have been mentioned by others, it seems that there are a few other considerations associated with the present YMCA/Tuhey Park controversy as follows.

1. There are various economic impacts on the Riverside/Normal City neighborhood associated with this idea. Some are obvious and others are not. Perhaps most notably in the minds of citizens who live there is the impact on property values in the neighborhood. Certainly this needs to be studied carefully and the results shared widely.
2. There are economic impacts associated with the relocation of the YMCA out of the core downtown area. These, too, need to be studied and shared with the larger community.
3. There are safety and security issues as well. Are these well-understood in the neighborhood and beyond?
4. I am not certain about the precedence of providing public property (land) for private and/or religious purposes. Has this been researched fully and widely understood?
5. I believe that the consideration of this matter in relation only to the neighborhood in which it is proposed is disingenuous. Tuhey Park, like all of our community parks, belongs to the people of the entire city. And it is used by folks from throughout the community. The impact of this proposition, therefore, is not confined merely to one neighborhood. The impact is clearly city-wide.

From a distance, it appears that the relocation of the YMCA to Tuhey Park is being fast-tracked in a manner so as to obviate these issues. I remain hopeful that, before any related decisions are formalized or finalized, the requisite time is taken to understand these considerations.

Best.

John

John A. Fallon, III
johnafallon@gmail.com
734.740.9175

Save They Park
From:

Jennifer Erickson <jerickson974@gmail.com>

Sent:

Tue, Dec 1, 2020 at 9:55 am

To:

district2@cityofmuncie.com

Dear Jeff.

As a homeowner in the Riverside-Normal City Neighborhood, who lives within a block of Tuhey Park, I am writing to express my strong opposition to the YMCA's plans to build a new facility in Tuhey Park. I have lived in this neighborhood for 9 years. Tuhey Park is one of many reasons that I chose to buy a house in this neighborhood. My eight-year-old has been playing at Tuhey since she can remember. I strongly believe that city Parks should not be sold or leased for development. Tuhey Park is a public asset for the entire city, not just my neighborhood, and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. Please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Warm regards,

Jennifer Erickson

Homeowner in the Riverside-Normal City Neighborhood

Save Tuhey Park

From:

Michelle Smith <michellersmith73@gmail.com>

Sent:

Tue, Dec 1, 2020 at 12:55 pm

To:

district2@cityofmuncie.com

Dear Council Member Robinson,

I am writing this email to you today because I am in opposition of the YMCA's plan to build a new facility in Tuhey Park. City parks should not be sold or leased for development. Tuhey Park is a public asset for all and should remain free and available for all residents of Muncie. Muncie needs more greenspace instead of less.

We should be working together to improve our current facilities instead of working against the greater good by privatizing and removing park land for public use..

I ask that you please include this email in the minutes for the December 1 Land and traffic meeting.

Respectfully,

Michelle Smith

Save Our Park

From:

C.S. Hendershot <cshendershot@gmail.com>

Sent:

Tue, Dec 1, 2020 at 9:56 am

To:

district2@cityofmuncie.com

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. While I support the wishes of the YMCA to have a new building, I do not support the idea of taking away public green space for privatization.

I live just across the street on Meeks Avenue. My house is part of a national historic district of the Riverside Normal City Neighborhood. Leasing the park for development will take away from the historic character of the area. I have canvassed my street to talk to my neighbors and gather input about the project. I did not meet a single neighbor that supported the project. One such neighbor, Mary Jo, a 92 year old woman whose house backs up against the park, described to me how the only thing that has helped keep her spirits up while isolating during the pandemic has been being able to watch the families and their children that visit the park.

Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

C.S. Hendershot
209 N. Meeks Ave.

C.S. Hendershot
They, Them, Their Pronouns
317.937.0830

Document for the Minutes/Record
From:

Melinda Messineo <messineo.melinda071@gmail.com>

Sent:

Tue, Dec 1, 2020 at 10:12 am

To:

District2@cityofmuncie.com

Preserving Our Legacy

As we grapple with the decision of whether or not to allow private entities to lease and develop publicly held land, we should ask ourselves the question, "What would the children and residents of Muncie 50 years from now want us to do in this moment?"

The decision to give up a public green space is deeply significant. Currently Muncie only has about 3.4 acres of greenspace per 1000 persons compared to the 6.25-10.5 acres recommended by the National Recreation and Park Association. Muncie has the lowest number of acres dedicated to parklands, a fact our own master plan laments. Perhaps the fact that Tuhey has been under-supported over the years makes it seem like an insignificant loss. However, maintaining it for all is the commitment we made when it was dedicated to the public good.

Of course, once public land is surrendered into private control, it is unlikely to be returned. Once this public resource is gone, it is gone.

The leadership in the City of Muncie is working hard to find ways to build our community and I greatly appreciate their efforts. Indeed, the YMCA is a committed community actor who wants the best for its members. However, the long-term costs of losing this public asset will far exceed the benefits. Tuhey Park does not need to be the location of this development. It is simply one of many possible locations. I am hopeful that working together we can find an alternative location that can support the YMCA while also protecting a valuable community asset that is Tuhey Park.

Decisions like this set a precedent. Giving control of our valuable limited park assets makes all of our community assets more vulnerable to the point that eventually there will be no public assets to lose. Is this the legacy we want to leave behind?

Past generations made this park possible for us today. We need to honor their commitment to the public good by preserving green space and public parks for Muncie's next generation.

Melinda Messineo, Muncie

To Jeff Robinson and the Muncie Park and Recreation Board:

From what I understand now, I oppose leasing Tuhey Park to the YMCA of Muncie. Little information on other options is known to the public so weighing in on the plans is difficult. One thing I do not want to hear is that time is of the essence and we need to decide now. Urgency is the enemy of transparency and, as I recall, current city government has promised us transparency. My concerns follow.

The park: Tuhey Park is a community asset. Its desirability will be greatly reduced with a 64,000 square foot building (does that include the possible expansions?) and the 300 plus parking spots. I want green space. One drawing I have seen shows about 60 parking spaces along White River Boulevard. This will be unattractive as parking should be hidden from street view for an aesthetic look.

The pool: Private ownership of our swimming pool may lead later to restrictions Muncie citizens do not want. The YMCA is a wonderful organization and I am sure will try to meet all their promises regarding the pool's availability but in the decades to come who can be sure this will be the case. The pool should stay under public ownership.

The neighborhood: Tuhey Park borders an historic neighborhood. The residents of Riverside-Normal City should have a major say in the future of Tuhey Park and construction that will impact their property values. Those homes closest to the building may lose value.

The best for Muncie: In the long run I see the best outcome for Muncie is to have a YMCA built and/or remodeled on its current site. I have yet to hear a reason that is not a good idea. I fully support the YMCA as a downtown or near downtown entity and want to know the pros and cons of the many other near downtown sites proposed.

So please take the time to help citizens learn about the options, listen to the citizens, and support your constituents.

Thank you.
Lynn Hale
1213 Ridge Rd.
Muncie, IN 47304

proposed YMCA location
From:

Gary West <gwestckd@msn.com>

Sent:

Tue, Dec 1, 2020 at 11:11 am

To:

district2@cityofmuncie.com

Hello Jeff. My comments are not based on any pre-conceived opinion on being for or against the building of a YMCA on current Muncie Parks property, but rather as a concerned Muncie business owner.

As a lifelong Delaware County resident, I have seen many decisions made, over the last 50 plus years, that may or not have been made for the betterment of the city. Going back to the decision to demolish the Courthouse and build what we have today, a building that is nothing more than a typical 1960's built plain vanilla office building. In the recent past, the city spearheaded and partnered with the creation of an apartment complex in the heart of Ball State on University Avenue. One that has had difficulty in attracting tenants and public support for 1st floor business space. This two-block area is an eyesore architecturally, totally ruining, in my opinion, the charm that the Village once had.

The apartments and 1st floor retail/restaurant space being built on Washington Street currently, very much remind me of what was done in the Village. We have developers and other outside redevelopment consultants that, in many instances are looking out for themselves and the dollars generated for their development and little regard for the aesthetic beauty of the overall space around them. As was done on University, the new Washington Street buildings will be set right up to the sidewalk, with multi-stories rising above. What will be the future of the homes that currently line the east side of the street, directly west of the proposed YMCA building? If they are sold to the Y, those properties then come off the property tax roll. If there are other properties in the adjacent area that the Y may need for parking or other use, those then would also come off the property tax rolls, further diminishing the tax base in our city.

I applaud the Y for looking to the future and what the needs will be for their members as we move forward, but a location in the middle of Tuhey Park may not be the most feasible, for the surrounding neighborhood and the residential appeal of this area.

Thank you for your time and for your willingness to serve our community.

Gary West

Tuhey Park
From:

Tania Said <said.tania@gmail.com>

Sent:

Tue, Dec 1, 2020 at 11:29 am

To:

Jeff Robinson

Dear Mr. Robinson,

I write regarding the proposal for the YMCA to build at Tuhey Park to consolidate its existing facilities and offer a central base for its members.

As a regular user of Tuhey Park, who values due process, I am concerned that it seems to have been promised to an organization without earlier public input, transparency, or even an open call to other organizations with related interests in the land. City resources such as public parks should be carefully considered for today and the future. The push to develop the river area without a clearly determined plan or consideration for the YMCA at other sites concerns me as well. Please keep Tuhey Park as an open green space for all; it is used not just by the residents of Riverside Normal neighborhood and downtown, but many others who live in Muncie, including my family and me.

While I am not a member of the YMCA, I believe it does good work in our community beyond serving its members alone, however, a YMCA facility for members in a public park is not inclusive or equitable for the residents of Muncie. If the YMCA builds its facility on Tuhey Park it will be a short-sighted decision many will regret later for the green space it consumes and the people it will not serve beyond the members.

Let's not repeat another major project like the Riverside Ave. trail that impacts people's lives yet does not invite neighbors' and residents' ideas and concerns. Muncie should be better than this.

Sincerely,

Tania Said
3000 West Beechwood Ave.
Muncie, IN 47304

Tuhey Park
From:

Ann Wolfe <acwolfe@ballstate.bsu.edu>

Sent:

Tue, Dec 1, 2020 at 1:15 pm

To:

district2@cityofmuncie.com

Mr. Robinson~

Please note my opposition to the YMCA's plans of building a new facility in Tuhey Park. Doing so would change a public amenity into a private facility. The current Downtown location has space to expand "out and up" with the possibility of renting parking from the nearby Howard Square Apartments; their lot is spacious but sparsely used.

Developing this park and greenspace when other locations could be more fully explored is shortsighted. Also of concern is what will happen to the existing YM buildings that will be vacated. These types of decisions need public discourse as well.

Since I am unable to physically attend the December 1st Land and Traffic meeting, please include this email in the meeting minutes.

Thank you.

~Ann Wolfe

acwolfe@ballstate.bsu.edu

Save Tuhey Park

From:

Becky Merkel <bmerkel@msn.com>

Sent:

Tue, Dec 1, 2020 at 1:17 pm

To:

district2@cityofmuncie.com

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing park land from public use. I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Becky Merkel

Lover of Tuhey Park and Muncie Resident since 1995

Becky Merkel

"We cannot do great things, only small things with great love."

-Mother Theresa

YMCA

From:

Martha Payne <marpayne7@gmail.com>

Sent:

Tue, Dec 1, 2020 at 3:09 pm

To:

district2@cityofmuncie.com

Dear Sir,

Mayor Ridenour says "...I will admit that I was not excited about the Morrison Road location. This site has no public transportation (MITS)..." Why not expand the bus route Morrison Rd.?

Why not renovate the current YMCA to update it and to accommodate the NW Y.

Martha Payne,
816 W. Main St.
Muncie

Good Evening,

Since the YMCA at Tuhey Park proposal was made public on October 20th, I have made many efforts to express my opposition to the location selected. This included several social media posts filled with personal anecdotes, creating art work showing the beauty and diversity seen at Tuhey Park, detailed emails to elected officials, and even speaking on a public radio podcast. Additionally, I have utilized my analyst and development skills, combined with a learned understanding through community outreach efforts, to research, provide data, and propose form/workflow driven solutions that can assist the City with increased transparency and better community engagement to elicit the data needed to justify projects like this.

I was shocked to learn Tuhey Park was a consideration for the YMCA's new consolidated location. As a citizen, I didn't know tax-payer funded public park land could be offered to a private organization. Overall, as someone who looks at everything as data within a system, given the nature of my job, I find this proposal quite disturbing and I'd like to share why.

Tuhey Park is a system. And, the things you see and use at Tuhey – the land, trees, playground equipment, historic bathhouse and pool, local wildlife, and even Neolin (the Bison) – are considered public data and assets because Tuhey Park is tax-payer funded. So, in short, we pay for this system, its data, and we receive benefits and equity by protecting it. Now, consider a private entity taking over large sections of our public data and what that means for us as tax-payers. It means people who fund the system will be locked out of their data. It means people will be offered the ability to buyback their data in the form of paid memberships. It prevents people who fund the system from earning equity. And, our public system will be permanently destroyed in the process, as we're not able to restore our data once green space is turned to pavement.

So, a quick recap: our public data at Tuhey – meaning our tax-payer funded park land, equity, assets, and future opportunities – is at risk of being taken over by a private organization, YMCA, which will result in tax-paying citizens being locked out of sections of the Tuhey Park system they currently have access to until they pay money in the form of YMCA memberships to regain access to their now permanently modified public data. And, if people can't afford to pay, they lose access to their data permanently. Do you know what we call this scenario in information security? Ransomware, which is defined as "a type of malicious software designed to block access to a system or data until a sum of money is paid" – and, it's a federal crime.

This proposal is shameful. It's fraud.

While the deed to Tuhey Park may be owned by the City of Muncie, we the people foot the bill. While Tuhey Park may reside in the RNC neighborhood, we the people are welcome. Our land is not the YMCA's to take.

I have shared my experience as a child, winning the City's MITS Earth Day Poster contest by drawing a picture of a MITS bus dropping kids off at a neighborhood park because that's where I played as a kid. We couldn't afford a YMCA membership, despite two hardworking parents with full time jobs. Parks are all some kids have, why would you take this away from them?

I have shared data related to poverty and ALICE, and how nearly 50% of Delaware County is struggling. Since the YMCA is not accessible to 100% of citizens, it shouldn't be built on land that currently is.

I have shared data and concerns over decreasing our already limited park acreage, as well as concerns for other environmental impact to our local wildlife, endangered mussel species, and water quality.

I have shared concerns over maintaining separation of church and state.

I have shared concern of lack of collaboration and data collection efforts, and proposed creating digital forms allowing citizens to complete park utilization surveys, enhancement and maintenance request. And, I'd like to see FOIA requests available online.

I've shared my experience participating in the Delaware County Indiana Master Naturalist program, and encouraged our Mayor to reach out to Red-Tail Land Conservancy, a local non-profit who led this program, for their expertise and suggestions for maintaining, enhancing, and conserving public land in a responsible way that benefit's Indiana's water, soils, wildlife, and natural resources.

I have asked over 15 questions related to this proposal – from whether my tax-payer dollars would still fund Tuhey Park after being leased to a private organization, to providing the data collected by the City or YMCA concerning environmental impact, to what the City's market value is for Tuhey Park, and what governance is in place regarding leasing of tax-payer funded public park land.

I am still waiting to have those questions answered and my concerns addressed. So, I'm asking those in attendance here, if my questions as a normal tax-payer citizen working outside of local government have not been answered, what data exists to justify such a project? I am asking our elected City Council representatives to please vote "no" if this comes to vote. Please keep Tuhey Park, and all of our tax-payer funded public park land, accessible to 100% of us. Thank you.

Kortnie Huffman

Fwd: Help Save Tuhey
From:

Lohren Deeg <lohren.deeg@gmail.com>
Sent:
Tue, Dec 1, 2020 at 2:22 pm
To:
district2@cityofmuncie.com
Cc:
friendsoftuhey@gmail.com
BeaconMap_TuheyPark_Environs.pdf (901.2 KB)
Dear City Council Member Robinson,
CC: Friends of Tuhey Park

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. City Parks should not be sold or leased for development. Tuhey Park is a public asset and I believe it should remain free and available for the use of all of Muncie's residents. Allowing park land to be developed sets a bad precedent, especially in a city that already lacks an adequate amount of park space per resident.

Additionally, the project may arguably be opposed from a simple position of a thorough and competent site inventory and analysis, which I would argue that the paid consultant either did not or could not do from their Milwaukee, Wisconsin based studio (approximately 300 miles from Muncie), and yet which we inspire and expect from every current student in the Ball State College of Architecture and Planning, where I am employed.

1. Persons who travel to and VISIT THE SITE may observe that Tuhey Park is in fact a terrain BOWL. It's position north of the levee mound of White River Boulevard means that the site naturally captures and retains water. Many civic Parks, like Muncie's Westside park, and its counterpart ShadySide park in Anderson Indiana, are frequently planned and intended to be amenities that historically are part of a flood management system - recreational lands which can sustain flooding - and are sometimes adjacent to or part of a levee system which is maintained by the US Army Corps of Engineers.

2. If one OBSERVES the land contours and flood zone layers in Delaware County's Beacon GIS server, it confirms this phenomenon and reveals other EPA flood warnings for the site and its environs. I have attached a map with this information graphically depicted (Attached PDF).

3. TO CONSTRUCT a significant collection of non permeable surfaces both in architectural roof and in automobile surface parking could be an invited and impending DISASTER to both the project ITSELF and its adjoining properties located in a nationally recognized historic district (Meeks).

4. Recent FLOODING and stormwater events at the intersection of North and Meeks, just west of the Park, reveal parallel concerns that exist presently, and reflect the topography and the runoff coming from the levee / White River Boulevard, as well as stormwater phenomena on a large non permeable surface area in the environs.

In short, as we have learned with the Storer Elementary site, it's about the water, and it's continued resistance - despite political will and effort, to flow uphill.

Disclaimer:

I invite you to share this analytical observation and judgement as anecdotal information with any audience that may wish to hear it, but as the voice of a concerned neighbor, not as a planner, nor data analyst, nor as the official voice of the Ball State College of Architecture and Planning, nor the official voice of the Ball State Department of Urban Planning. I understand that a Departmental communication is being collected and prepared separately. I simply offer this to you in the interests of rapidly waning time to collect voices regarding this proposed building project.

Yours respectfully,

Lohren R. Deeg, ASAI
Associate Professor of Urban Planning
Ball State University

Plz include in 12/1 Land & Traffic mtg mins #savetuhey
From:

Christine Edgeman <crstlvr@yahoo.com>

Sent:

Tue, Dec 1, 2020 at 2:30 pm

To:

district2@cityofmuncie.com

Dear Council member,

I would like to ask that you please consider one of the many recommendations to rebuild YMCA somewhere else other than Tuhey Park. There have been several good ideas presented, please don't take away Muncie's much needed green space. Please listen to the people of Muncie and their hopes for their community before choosing a course they aren't invested in. Since the Mayor indicated his desire to be more transparent, this would be a good opportunity to showcase that promise. The start of this project hasn't gotten off on a positive start, he can rectify it by moving forward in a way that involves community input.

Sincerely,

Christine Sprunger

YMCA at Tuhey Park

From:

Diane Hill <dehill130@att.net>

Sent:

Tue, Dec 1, 2020 at 2:57 pm

To:

district2@cityofmuncie.com

Mr. Jeff Robinson:

I am writing to express my objections to building a new YMCA in Tuhey Park. Muncie does not have enough park space as it is. I do not use Tuhey Park, but I have used Westside Park. The parks are a major contribution to quality of life in Muncie which is one of the contributing factors for bringing population to the city. If it were not for the trail system, Muncie would be in dire straights for park space. I live in the Northwest corner of Muncie south of the Honda dealership. We have no park space in this part of Muncie. Tuhey Park is a gem. Instead of leasing the space for concrete parking lots and a huge building, more money needs to be invested in trees (which was the only thing I liked about the architectural plans for the YMCA space in Tuhey) and play area as well as keeping the pool in good shape. Leasing a park to a private corporation so they can concrete it over is beyond my comprehension. The green space will never be recovered. We need more green space rather than new concrete.

There are other commercial spaces along White River Blvd but they are to scale with the neighborhood and don't stand out. The large building that the YMCA proposes is totally out of keeping with the neighborhood and the park setting. In addition, luxury apartments are being built across the river. I expect that when these apartments were imagined, the view of a park and green space across the river was an advantage. I do not perceive that a large commercial building across the street is in keeping with that image.

I am totally disappointed that Ball State University and the hospital would support such a short sighted and ill imagined commercial project in a city park space. The current location of the YMCA is closer to downtown than the Tuhey park space, which is closer to the government center. I don't understand why the money planned for a new building can't be invested in updating and expanding the current location. Muncie seems to have a complex about repurposing already built structures and instead tearing down and building new. We've lost a lot of history and character in the city over the years.

Also, how do the citizens in the NW area of Muncie feel about losing their current access to the YMCA? I can't answer that question because I determined some time ago that the YMCA does not fit into my budget therefore, I have not used these facilities. I do not support losing free park space to an unaffordable commercial and private enterprise.

Diane Hill

YMCA

From:

Martha Payne <marpayne7@gmail.com>

Sent:

Tue, Dec 1, 2020 at 3:09 pm

To:

district2@cityofmuncie.com

Dear Sir,

Mayor Ridenour says " ...I will admit that I was not excited about the Morrison Road location. This site has no public transportation (MITS)..." Why not expand the bus route Morrison Rd.?

Why not renovate the current YMCA to update it and to accommodate the NW Y.

Martha Payne,
816 W. Main St.
Muncie

More about the YMCA and Tuhey Park

From:

Sharon & Andy <saseager@comcast.net>

Sent:

Tue, Dec 1, 2020 at 3:17 pm

To:

district1@cityofmuncie.com, district2@cityofmuncie.com, atlarge3@cityofmuncie.com, mayor@cityofmuncie.com

Cc:

bking@cityofmuncie.com

The article about the YMCA in today's StarPress makes me want to add to what I wrote yesterday. It asked several questions, the replies to which were that the questions cannot be answered until the location is secured. That's backwards. It has the cart before the horse. The city should not commit to a site without knowing what the commitment involves.

There are other important questions too, not asked in today's article, about legal aspects of the transfer of the property and its future ownership and maintenance. Is the city donating the land or is the "Y" buying it? Who will pay for the needed construction? Will there be public access to the pool or will access be limited to members of the "Y"? There needs to be public discussion about these and other issues before a decision is made.

Andrew (Andy) Seager

2354 W. Warwick Rd.
Muncie, IN 47304

Tuhey Park YMCA Opposition

From:

Willaman, Brett Maxwell <bmwillaman@bsu.edu>

Sent:

Tue, Dec 1, 2020 at 3:21 pm

To:

district2@cityofmuncie.com

Dear City Council Member Robinson,

I am writing this email to you today to express my opposition to the YMCA's plans to build a new facility in Tuhey Park. I am attending Ball State University where I am majoring in Urban Planning and Development, minoring in real estate development, and obtaining a master's in urban design. I, as well as my fellow 3rd-year classmates, feel as though this project really speaks as to what Muncie's priorities are in terms of development. Developing over half a park space into a new YMCA is quite the wrong way to look at development in a city. Parks have become more appreciated in this pandemic season and will not be taken for granted. Tuhey park is the biggest, and closest, park to downtown Muncie with the next closest being Heekin and McCulloch park. When the new White River Lofts are constructed, this park will be a great asset and will help to justify a pedestrian bridge being built across the White River.

Some negatives of building a new structure in parkland are that it will leave the two previous structures used for the YMCA uninhabited, including one located in the heart of downtown, a 300-parking space lot contributing to a loss of green space and addition to heat island effect, and a bad reputation for the City of Muncie's local government which will be known for stealing any open land they can without considering the consequences.

A solution to be examined is to investigate a brownfield that is near downtown on the southside and to revive it. While I like the idea of how urban, and centrally located, this new YMCA would be, I urge you to consider building upon what YMCA's that we already possess whether this is merely new facades or an entire gutting project. We should be working together to improve our current facilities, not working against the greater good by privatizing and removing parkland from public use. Parkland is more valuable to a community like Muncie than we will ever know.

I ask that you please include this email in the meeting minutes for the December 1st Land and Traffic meeting.

Respectfully,

Brett Willaman

YMCA Proposal

From:

Ashley West <ashleywest384@gmail.com>

Sent:

Tue, Dec 1, 2020 at 3:28 pm

To:

district2@cityofmuncie.com

Dear City Council,

Muncie is already well below the National Recreation and Park Association's recommended 6.25-10.5 acres, at only 3.4 acres per 1,000 residents. We need more park space, not less. I support a new, consolidated YMCA and their programs; however, I want the city to consider other sustainable locations in need of revitalization within their desired footprint downtown. Tax-payer funded public park land should remain accessible to 100% of us. If it comes to vote, please vote "no" to this proposal at Tuhey Park.

Thank you,

Ashley West, a Muncie Citizen

Tuhey Pool Statement

From:

Ty Morton <tylonius@gmail.com>

Sent:

Tue, Dec 1, 2020 at 3:45 pm

To:

district2@cityofmuncie.com

smime.p7s (1.8 KB)

This message is suspicious. [LEARN MORE](#) | ALWAYS TRUST THIS SENDER

Images not displayed. [SHOW IMAGES](#) | ALWAYS SHOW IMAGES FROM THIS SENDER

Let me start by saying that I have no negativity towards the YMCA. They are an excellent organization and a valuable community asset that we as a city should encourage and support.

Many have already addressed several of the issues surrounding this proposal, such as the opaque manner in which it has been presented, the unclear data available concerning the sites that have (and have not) been explored, the questionable need for an additional 300 parking spaces in an area that already has a plethora of un/under-utilized surface parking, etc.

My primary issue is the notion that they are being described as an “economic driver,” when they are clearly not that.

The YMCA is a religious not-for-profit membership organization. As such, they pay no property taxes, income taxes, or sales taxes to benefit the city of Muncie. Moreover, they provide services such as physical fitness centers and child care facilities that directly compete with for-profit businesses, and do so with distinct advantages of zero tax liability and at times, donated public facility space.

Currently, their direct economic impact is limited to the generation of foot traffic in the areas in which they operate, which currently benefits downtown. Relocating to Tuhey Park, would reduce that impact to almost zero.

When they do decide to build a new facility (or expand their current one), there would be some short-term direct economic impact resulting from that construction, but that assumes they would commit to using a local contractor, which to date they have not done.

Indirectly, they do provide some economic impact by their presence as a community asset, much like a public park does, however to call them an economic “driver” is simply inaccurate. Removing that false designation from the equation transforms the conversation into one of two competing community assets that should have no reason to compete. In that same vein, sacrificing one existing asset for another existing assets nets our community with one single asset where we once had two.

Logically, that amounts to a loss.

The YMCA should be allowed to expand, but not at the cost of other equally-valuable community assets.

Ty Morton

1201 N Granville Ave.

Muncie, IN 47303

97 Total emails

I think we should keep Tuhey Park for three different reasons. First off, some parents don't watch their kids when they go to the park, so the kids could just barge into the YMCA and their parents won't know. Second if we get rid of Tuhey Park others might not know any other park in the area or not like any other park. Also if we make the park into a more private area others like me might complain about the transformation, boundaries, and the lack of excitement. So in conclusion we should keep Tuhey Park until it really does need to happen or go out of business so for now I recommend keeping it. Bye.

A handwritten signature in cursive script, appearing to read "Siren Lonsberry". The ink is light and the writing is somewhat faint and slanted.

Siren Lonsberry

Tony Costello, FAIA
2701 W. Petty Road, Muncie, IN 47306
Tel. (765) 289-5971 / Fax. 285-1765
E-Mail: costelloaj44@sbcglobal.net

TO: Jeff Robinson, District No. 2, Muncie City Councilman
FROM: Tony Costello
RE: PROPOSED YMCA IN TUHEY PARK
DATE: 01 December 2020

I read with great interest the *Letters to the editor (Star Press 11/22)* from Melinda Messineo and Andrew Dale and this morning's (11/25) article entitled, "*YMCA Publicly discusses Tuhey Park proposal*" and today's (12/01) article, "*Meeting set for hearing concerns on Tuhey Park proposal.*"

Although I cannot attend tonight's MCC's Land and Traffic Committee out of COVID concerns (I'm 76 years old!), I believe this is a project of such importance to the future of our city that I feel responsible to respectfully offer the following questions, observations and recommendations to be read into the public record.

Let me preface this by stating that I am fully aware that the COVID-19 pandemic has greatly altered "best practices" when it comes to holding public meetings that address community planning and design projects. Focus groups, community-based charrettes and other citizen participatory methods that have been standard practice since the 1960's has, obviously, been greatly compromised by taking the recommended precautions from local, public health officials and the national CDC. That being said:

1. the article states, "*Based on four different studies, the YMAC Board found that a new location would be the best achieved in a downtown area. Eventually, they set their sights on Tuhey Park.*" What were the other three scenarios and sites that were studied? What were the criteria for selection that ... I assume ... Vanderwalle and Associates used in objectively evaluating the four proposals before recommending the Tuhey Park site? Most urban planners and designers will present the ASSETS, LIABILITIES and POTENTIALS of the various sites so that their clients and ... hopefully ... the public can engage in meaningful dialogue and debate before a final decision is made;
2. in looking at the aerial perspective labeled as, *Preliminary Concept. For Discussion Only*, by Vanderwalle and Associates that accompanied the article, I question what the actual spatial program is for the proposed facility? As I envision the current facilities that house both the Downtown and Northwest YMCA's, I question what specific facilities have been eliminated in this proposal and how was this determined?

In the 25 years that was involved with Ball State's Muncie Urban Design Studio (MUDS), we operated on the premise that we plan and design WITH THE PEOPLE ... not for them. I believe the results from: *Muncie Charrette '82* (downtown façade program & river development); *Munsyana Homes Charrette* (Total redevelopment as Millenium Place); *UEA / Lilly Foundation-funded Strategic Plan* (Muncie Home Homeownership & Development Center); and, the *Southside Muncie Redevelopment Charrette* (Southside Walmart and Madison Street Development) prove that this approach to major redevelopment efforts is, by far, the only way to achieve success.

My 53 years of teaching, researching and practicing community-based, urban design and planning ... including in Muncie, Indianapolis, Ft. Wayne and The City of St. Louis Park, MN ... has led me to the conclusion that success is measured by what I call "*buy-in by the community*" where their input was instrumental in determining the optimum solution. It appears to me that the process followed by the Muncie YMCA to date has not achieved this!

Personally, I'd like to see the other three sites and proposals that Vanderwalle and Associates developed made public. Did they consider the site immediate north of the Muncie / Walnut Street Field House? This site: is the same distance from the center of Downtown as the Tuhey site; has more than adequate parking; and, is adjacent to the latest White River Trail segment. I am not sure about ownership of the land in that I do not know if the state law granting Ball State the control of the Muncie Community School District included ownership of land. Regardless, it is publicly owned land and adds to the public-private partnership that I know Mayor Ridenour supports.

There exists a great deal of planning and design expertise available here in Muncie ... and certainly in Indiana. It has always baffled me why certain segments of our community's leadership feel that "out-of-town" experts know what is best for Muncie. The proven compromise is to establish a TEAM OF PROFESSIONALS made up of local and national professionals, each of whom brings unique qualifications to the process.

Lastly, I respectfully recommend that, given the importance of this project, that all entities "step back" ... take a deep breath ... and wait until the COVID restrictions are lifted so that a credible, citizen-participatory, process can be engaged in. I believe that in the long run, this is the most responsible course of action.

Submitted as a Guest Column to *The Star Press*, 30 November 2020.

“Why do they make it so hard to want to live here?” asked my friend, visiting my shop during a lull in Black Friday traffic.

Hearing such from this friend surprised me. She’s a Muncie native who left town for a while and decided in recent years to move back, just like me. In other words, we are most definitely people who want to live in Muncie, a fact we’ve expressed by investing in our hometown, building our businesses and our lives here. Two bigger Muncie boosters would be difficult to find. Yet, despite displaying uncharacteristic pessimism for our city, I knew exactly what she was getting at.

During our three years back, we’d already both fought against damaging proposals like the county’s obsession with building a new jail (it passed) and the city’s dangerous flirtation with bringing heavy polluters to our community (it failed). Here we were with yet another fight on our hands, because the local YMCA and mayor’s office had jointly announced a scheme to construct a new centralized Y facility using a significant portion of Tuhey Park’s greenspace.

Forget for a moment the motivations behind YMCA’s proposal and the mayor’s support of it. Forget the inexcusable number of community “leaders” -- whether elected officials or the self-appointed patricians of “Next Muncie” -- who did not immediately stomp the brakes upon seeing this proposal. Forget the First Amendment liability such a transfer of public capital to a religious organization could create. Forget that converting a treasured city park into pavement for 300 cars suggests lyrics of a certain Joni Mitchell song. And forget, if you can, that absolutely no one asked people living closest to the park or relevant neighborhood associations what their vision for Tuhey might have been.

Those factors are ultimately irrelevant to my main point: YMCA’s plan for Tuhey is an exceptionally bad idea.

The Tuhey proposal works counter to both prevailing wisdom in planning and what the community has said it wants. As workplaces become increasingly spatially divorced from residence, we should be making decisions to improve quality of life and quality of place. With our rock-bottom cost of living, we should be working to make our community attractive to telecommuters, emphasizing and improving our public assets. Young educated workers starting careers value arts, culture and infrastructure, especially parks. The most recent five-year Parks and Recreation Master Plan reports that Muncie has a significantly lower park acreage than is recommended per capita. Developed with feedback from citizens, the Plan envisions increasing parkland to benefit quality of life and place -- a sound economic development strategy for attracting workers in tomorrow’s economy. The Y’s argument that a new facility will convince such people to choose Muncie is specious at best.

Losing public parkland is also costly to our community. Lower-income individuals would effectively lose Tuhey for recreation and outdoor activity, as YMCA’s private membership-driven model is inherently exclusionary. Because public parks are generally permanent community commitments, no person living or owning property nearby could have anticipated Tuhey’s pending destruction. Living until recently in Muncie’s hottest up-and-coming historic neighborhood, these residents face the fallout from this betrayal of public trust. Rising property values and high quality of life enjoyed by them are both put at risk by this plan.

Make no mistake, I have absolutely no opinion about the YMCA building a facility. I am not a member, so their choices aren't my business. However, when those plans threaten much needed public parkland in our city, it becomes all of our business. All that said, a plan utilizing a park for such purposes could have merit if downtown was so densely used or expensive that no feasible sites existed...

But they do.

At the request of Friends of Tuhey – a group galvanizing public opposition to this plan – I found seven alternative sites. The first was retrofitting and expanding existing facilities, constructing an attached parking garage. Other feasible sites include:

- Land and existing lots adjacent the Fieldhouse, developing a public-private partnership with Muncie Community Schools to create a community health and fitness campus.
- Land and disused parking lots adjacent Innovation Connector at Jackson and White River Blvd.
- Unused but levee-protected land northeast of Elm and Columbus, a new anchor for the McKinley Neighborhood which, according to Next Muncie, is already set to become a “live-learn neighborhood”
- Muncie Sanitary District land northeast of Jackson and Jefferson downtown, partnering with First Merchants to develop first floor retail along Main with a shared parking facility.
- Vacant lots between Elm and Madison south of Charles downtown, joining forces with Open Door and YWCA to create a community care campus.
- Occupied lots just south of the tracks, east of Madison and north of the MHA's Millennium Homes, providing YMCA an opportunity to truly dedicate itself to people in need.

Each site offers wider community benefit than the Tuhey proposal, and does so without devastating loss of public amenities. Each site would be significantly more beneficial to all stakeholders while not betraying public trust by privatizing a park.

This was all on my mind when my friend asked why our civic leaders make it “so hard to want to live here.” I answered with encouragement -- we must keep fighting because it's *our* city, a great community with many wonderful people striving for good. But her next question left me in silence.

“What happens when people always fighting bad decisions exhaust themselves and give up?”

I hope I never have an answer. I hope the county's Comprehensive Planning Process in 2021 involves extensive resident input, and reflects the will of its citizenry better than the collection of misfit plans thrust upon us by elected officials and the “leadership” of Next Muncie. I hope the resulting plan focuses on quality of life and place, providing a template to avoid such ill-advised proposals. And I hope the city leaders actually follow this template, because it would free people who love Muncie from fighting against bad ideas to instead fight for good ones.

Andy Shears PhD GISP
Co-Founder, Co-Owner and Map Dude
Muncie Map Co.
Muncie, Ind.

November 13, 2020

Dear City Council Person Jeff Robinson,

My name is Heather Williams and I am the President of the Riverside-Normal City Neighborhood Association (RNCNA), a homeowner and a landlord with several rentals within the neighborhood. I bought my first home in the neighborhood in 2006 and have lived in RNCA for fourteen years. I am committed to the success of the neighborhood as a tax-payer, as a parent, and as a leader.

Three of my properties are adjacent to Tuhey Park. This little triangle is my home, it is my past and it is my future.

I would like to clarify the comments made by Mayor Dan Ridenour in the Star Press on November 7th. I reached out to the Mayor via email on May 12th to gauge the City's interest in working alongside the Riverside-Normal City neighborhood in an immersive learning class with Ball State landscape architecture students to create a plan for developing Tuhey Park by enhancing the amenities available to residents of Muncie. I helped connect BSU and the Halteman neighborhood with funding to work on the Halteman Park project. I was very excited by their designs and how they were able to energize the neighborhood residents. I wanted this for Tuhey Park. The Mayor responded, "I think it would be important for you and I to chat about Tuhey Park as we are looking into something also."

The Mayor and I met via Zoom on Monday, May 18th. At that time the Mayor showed me the YMCA's plans to build at Tuhey. I was overwrought and expressed my overwhelming opposition to this proposal. After the meeting, I sent the Mayor an email to formalize my concerns and asked to be kept in the loop on the project as it progressed. This was the entirety of The Mayor's response:

"I appreciate your email and thoughts. This was shared with you as a goodwill gesture as a result of early discussions with the committee. By the way this idea was started by the City long before I took office and joined this committee. I have always, and will continue to do my best to do the right thing for the City of Muncie. That includes communicating with key players long before any decisions are reached. That was not the case before I took office- just ask the Halteman Neighborhood about their pool and Mitchell. I continue to feel it is important to chat with a few reliable and confidential people for proper feedback and that is what I am doing. I appreciate your fear and urgency. I respectfully ask you provide me with some grace and time to work through this."

I was told that Tuhey was one of several sites that the YMCA was considering and that he trusted that I would keep our conversation confidential. I did. I did not hear anything from him for several months so I reached out on July 16th with the following brief request:

"It's been nearly two months since we spoke on the phone about the YMCA's plans for Tuhey Park. My understanding of our discussion on May 18th is that the YMCA was considering several potential sites for their new facility, one of which is in Tuhey Park. Can you please provide me with an update on those plans?"

To which, the Mayor replied:

“Sorry about that. With the community engaged more with police / prosecution / sentencing questions, the whole YMCA plan moved to the back burner. Our focus adjusted but I will re-engage it. Thanks for moving it back to front of mind.”

I did not hear from the Mayor again. The next time I heard about the City’s plans for Tuhey was after they had been presented to the Parks Board at their October 20th meeting. The Mayor emailed me the next morning requesting a meeting with me. I asked to involve the Riverside-Normal City Neighborhood Association Executive Committee as they were unfamiliar with this project and needed to be informed.

The RNCNA Executive Committee met with the Mayor, Brian Stephens-Hotopp, the Executive Director of the YMCA, Chad Zaucha, and several YMCA board members on October 27th. Our mission was to gather information to share with our residents at our regularly scheduled meeting the next evening. We did not provide feedback on location of parking lots, whether the historic bath house should be demolished for parking (yes, the Mayor actually suggested this), or if we would be happy with a 6’ or 8’ buffer between the houses and a sea of parking. There was no feedback to offer. We do not want Tuhey developed but we did not know how residents of our neighborhood would respond to the plan. We could not speak for them, or any of the other residents of the Muncie community, without seeing their input.

The next evening, Oct. 28, we presented the information gathered to the neighborhood association at our regularly scheduled meeting. We presented that information in a straightforward manner and did not interject our own personal opinions. Then we asked our neighbors to speak. There was no support for this project to move forward among the membership at this meeting. There IS no support for this project to move forward.

The Mayor implied in his Op Ed that we had several conversations about this project. This is untrue. He asked for my confidentiality and then pushed the project forward. I am VERY disappointed by his lack of transparency. I am very disappointed that he did not reach out to those who would be most affected by this decision before he tried to make it for them. Although Tuhey Park is in my neighborhood’s backyard, it is EVERYONE’S park.

I created a survey to gauge reaction to the City’s plan to lease Tuhey for development. Originally this survey was distributed to our residents, but others began requesting information and the survey, so it was distributed more widely on social media. I do not understand why this was not done by the City. As of today, I have received 417 survey responses from residents all across the City and they are overwhelmingly against this proposal.

The YMCA will close its Northwest and Downtown facilities and consolidate. It will build a state of the art gym for its members. We understand the YMCA’s very real needs and do not oppose their decision to consolidate and create a new facility. However, that facility does need to be located in Tuhey Park for the YMCA to be successful. There are other, better options for the YMCA to remain in the center city that do not include destroying a city park.

Who benefits from the YMCA relocating to Tuhey? NOT Riverside-Normal City. Our residents are overwhelmingly connected to the University in one way or another and have access to top-notch work-

out facilities. We do not need a gym. What will be the impact on my neighborhood if the YMCA develops at Tuhey?

- Traffic – Moving hundreds of people in and out of this small triangle bordered on two sides by the river and the other two sides by primarily homeowner occupied housing will be a nightmare for everyone involved. The city's proposal to move the playgrounds to a small section of greenspace on the northwest corner of Tuhey will require children to cross a large parking lot to play. Families that once swam and then played on the playground will now have to traverse a hot swathe of parking to do both. They won't. There will be no swimming days filled with play and picnics.
- Storm water problems – Our basements and streets already suffer from flooding during rains. After the large green space is paved, we will be MUCH worse off due to the overwhelming amount of hardscape involved in this plan.
- Pollution – Trash. Light. Noise. Imagine the sounds of wind in the trees and birds chirping replaced by the sound of hundreds of car doors slamming and car alarms blaring. The stars we once saw from the park will be obliterated by fluorescent parking lights. Discarded papers and bags will lay across a sea of black asphalt.
- Safety concerns – It is a well-known fact that thieves target the YMCA parking lot because of their middle-to-upper class clientele. Now they will prowl the parking lots, and OUR cars, and OUR garages, and OUR homes.

The City of Muncie's own 5 Year Park Plan pointed out that, "One of the best ways for Muncie to improve its overall character is to continue to enhance its park system. A preeminent park system will set Muncie apart from other cities in the state. This would enhance the livability of the community for residents and the marketability of Muncie for prospective businesses." I want to work with the City to improve Tuhey. I WILL work with the City to improve Tuhey. What I will not do is sit idly by while the City privatizes our precious public space and gives it over to development.

This park is our past. Built during the Depression, Tuhey was a space for residents to gather. It was a place filled with hope. This park is our present. It is filled with families gathering for picnics, residents walking their dogs, and with the gleeful cries of children at play. Children who need a place to feel free and to play freely. This park is our future. What is our legacy if we build and pave this park? There will be no turning back – it will be lost.

Please help us save Tuhey. Please help us save our park.

Sincerely,



Heather L. Williams
637 W. University, Muncie, IN 47303
765.717.9198

Good evening.

I am Linda Hanson, Spokesperson for the League of Women Voters of Muncie-Delaware County, 1400 W. North St., Muncie.

While the League supports the YMCA and its mission and applauds its efforts to soundly marshal its resources for the future, we oppose the city leasing Tuhey Park to the YMCA for development. Once covered with asphalt and the footprint of a large building, the green space would not easily be recoverable if/when the lease ends.

We base our opposition on longstanding positions of the League of Women Voters of the United States¹ as well as the Muncie Vision 2021 Plan.²

In its 100-year history, the League of Women Voters has demonstrated its belief that responsible citizens should educate themselves and participate in public decision-making. We believe that responsible government should be responsive to the will of the people and ensure transparency, accountability, positive community impact and preservation of the common good when considering the transfer of governmental services, assets and/or functions to the private sector. The League supports comprehensive long-range planning and believes that wise decision-making requires, among other things, special attention to maintaining and improving the environmental quality of urban communities.

The Tuhey Park plan would reduce public green space, bring considerably more traffic and pollution, trade grass for asphalt for the 300 parking spaces, and reduce the opportunity for developing public access park amenities--some of which used to be there and were actively used (especially the baseball diamond).

The Vision 2021 Plan developed with considerable community input has as its first two goals *Enrich Quality of Life* and *Enrich Quality of Place*. Muncie parks, including neighborhood parks, were cited as assets of this community that contribute to quality of place. As we increase trails and encourage more residents to walk or bike and participate in wellness activities (to which the YMCA contributes), we should not be reducing the options but, if possible, increasing them. Tuhey Park is easily accessible from downtown and the White River Greenway and a

¹ LWVUS Impact on Issues <https://www.lwv.org/impact-issues>

² <http://muncie.com/About-Us/Vision-2021.aspx>

short stint from the Cardinal Greenway. But it is also a neighborhood park--and used by neighborhood residents.

Consolidating and locating a new YMCA is also a social justice issue. As Mayor Ridenour noted, "To meet its mission the YMCA should be in the center of the city for easy access to all 14 bus routes." Tuhey Park is not downtown (as mapmaker Andy Shears has observed.) We would add that accessibility to all neighborhoods and community members who currently enjoy the benefits of the YMCA facilities should be considered. Essentially replacing a free-access public park with a fee-access private entity, despite the token relocated playground, would serve the interests of a few at the expense of the common good. The League would like to see additional effort expended to find a suitable location downtown—perhaps even replacing the old jail. A number of alternatives are available for consideration on <https://www.savetuhey.org/index.html>.

Thank you for your time and consideration.

PETITION
SIGNATURES
AND
COMMENTS

Friends of Tuhey

Recipient: Mayor Dan Ridenour, Muncie City Council, Muncie Parks and Recreation Board

Letter: Greetings, Help save Tuhey Park from development

change.org

	Name	Location	
1	Heather Williams	Muncie, IN	2020-10-21
2	Chris Flook	Muncie, IN	2020-11-06
3	Denise King	Muncie, IN	2020-11-08
4	Robert Crist	Muncie, IN	2020-11-08
5	Beth Messner	Muncie, IN	2020-11-09
6	Chris Orto	Muncie, IN	2020-11-09
7	Erica Dee Fox	Muncie, IN	2020-11-09
8	Carma Shawger	Muncie, IN	2020-11-09
9	Morgan Roddy	Muncie, IN	2020-11-09
10	Naomi Boucher	Muncie, IN	2020-11-09
11	Stephanie Flynn	Muncie, IN	2020-11-09
12	Franklin Gray	Muncie, IN	2020-11-09
13	Andrew Wagner	Muncie, IN	2020-11-09
14	Paige Brown	Muncie, IN	2020-11-09
15	Shelby Linn	Muncie, IN	2020-11-09
16	Jennifer Parks-Strack	Muncie, IN	2020-11-09
17	Shelby Babbitt	Muncie, IN	2020-11-09
18	Paulina Wojtach	Muncie, IN	2020-11-09
19	emily badger	Muncie, IN	2020-11-09
20	Jannell Summers	Muncie, IN	2020-11-09
21	Jennifer Grouling Snider	Muncie, IN	2020-11-09
22	Karolynn Hicks	Albany, IN	2020-11-09
23	Dominic Bordenaro	Muncie, IN	2020-11-09
24	Eli Lucas	Muncie, IN	2020-11-09
25	Mark King	Muncie, IN	2020-11-09
26	Elizabeth Guffey	Muncie, IN	2020-11-09
27	Samantha Ray	Muncie, IN	2020-11-09
28	Matt Cechini	Muncie, IN	2020-11-09
29	William Redd	Muncie, IN	2020-11-09
30	Marissa Rose	Muncie, IN	2020-11-09
31	Deb Bernhardt	Muncie, IN	2020-11-09
32	Jeff Robinson	Muncie, IN	2020-11-09
33	A. Grace Longfellow	Muncie, IN	2020-11-09
34	Michael Huerta	Muncie, IN	2020-11-09
35	Shannon Rhinehart	Muncie, IN	2020-11-09
36	Rebecca Parker	Muncie, IN	2020-11-09
37	Benjamin Strack	Muncie, IN	2020-11-09
38	Will Walker	Muncie, IN	2020-11-09
39	Nate Harmon	Muncie, IN	2020-11-09
40	Catherine Day	Muncie, IN	2020-11-09

41	Christine Sprunger	Muncie, IN	2020-11-09
42	Alexander Kaufman	Muncie, IN	2020-11-09
43	Amanda Ballenger	Muncie, IN	2020-11-09
44	Megan Johnson	Muncie, IN	2020-11-09
45	Matthew Hotham	Muncie, IN	2020-11-09
46	Greg Adams	Muncie, IN	2020-11-09
47	Chasity Walter	Muncie, IN	2020-11-09
48	Jennifer Christman	Muncie, IN	2020-11-09
49	JM D'Angelo	Muncie, IN	2020-11-09
50	Heather Jeffers	Muncie, IN	2020-11-09
51	Tyler Olsen	Muncie, IN	2020-11-09
52	Jennifer Johnson	Muncie, US	2020-11-09
53	Amy Huelsenbeck	Muncie, IN	2020-11-09
54	Andrew Dale	Muncie, IN	2020-11-09
55	Leo Slaven	Muncie, IN	2020-11-09
56	Brad Gilliom	Muncie, IN	2020-11-09
57	Melissa Winchester	Muncie, IN	2020-11-09
58	Deborah Mix	Muncie, IN	2020-11-09
59	Judi Lee	Muncie, IN	2020-11-09
60	Dennis Everette	Muncie, IN	2020-11-09
61	Lisa Craft	Muncie, IN	2020-11-09
62	Todd Smekens	Muncie, IN	2020-11-09
63	Mary Konkle	Muncie, US	2020-11-09
64	Isabel Vazquez-Rowe	Muncie, IN	2020-11-09
65	Desi Lopez	Muncie, IN	2020-11-09
66	Alexandra Gorski	Muncie, IN	2020-11-09
67	Ramona Dale	Muncie, IN	2020-11-09
68	Cory Landess	Muncie, IN	2020-11-09
69	Holly Juip	Muncie, IN	2020-11-09
70	Christie Williams	Muncie, IN	2020-11-09
71	Toya Chriswell	Muncie, IN	2020-11-09
72	Jennifer Cox	Muncie, IN	2020-11-09
73	Kayla Whiseant	Muncie, IN	2020-11-09
74	Randall Davis	Muncie, IN	2020-11-09
75	Sarah Balle	Muncie, IN	2020-11-09
76	Michael DuQuettr	Muncie, IN	2020-11-09
77	Michael Kerrigan	Muncie, IN	2020-11-09
78	Emily Atkinson	Muncie, IN	2020-11-09
79	Sandra Landfert	Muncie, IN	2020-11-09
80	Phillip Davis	Muncie, IN	2020-11-09
81	Jason White	Muncie, IN	2020-11-09
82	Steve Talley	Muncie, IN	2020-11-09
83	Gregg Workman	Muncie, IN	2020-11-09
84	Tracy Whelan	Muncie, IN	2020-11-09

85	Kathy Denker	Muncie, IN	2020-11-09
86	Brad King	Muncie, IN	2020-11-09
87	Pat Singleton	Muncie, IN	2020-11-09
88	Brittany Mika	Muncie, IN	2020-11-09
89	Myranda Hughes-Piche	MUNCIE, IN	2020-11-09
90	Russ Wahlers	Muncie, IN	2020-11-09
91	Amy Shears	Muncie, IN	2020-11-09
92	Shera Hittson	Muncie, IN	2020-11-09
93	Melissa Martin	Muncie, IN	2020-11-09
94	Cam Winter	Muncie, IN	2020-11-09
95	Dianthe Carson	Muncie, IN	2020-11-09
96	Hannah Smith	Muncie, IN	2020-11-09
97	Lorraine Rey	Muncie, IN	2020-11-09
98	Sydney Marlow	Muncie, IN	2020-11-09
99	Kortnie Huffman	Muncie, IN	2020-11-09
100	Audrey Atwood	Muncie, IN	2020-11-09
101	Stephenie Reno	Muncie, IN	2020-11-09
102	Scott Limbird	Muncie, IN	2020-11-09
103	Molly Davis	Muncie, IN	2020-11-09
104	Kelsea Zook	Muncie, IN	2020-11-09
105	Cade Heaton	Muncie, IN	2020-11-09
106	Pam A	Muncie, IN	2020-11-09
107	Guy Booth	Muncie, IN	2020-11-09
108	Jacob Martin	Muncie, IN	2020-11-09
109	Danielle Clark	Muncie, IN	2020-11-09
110	John West	Muncie, IN	2020-11-09
111	Sarah Kowalski	Muncie, IN	2020-11-09
112	WaTash Barnes Griffin	Muncie, IN	2020-11-09
113	Whitney Stump	Muncie, IN	2020-11-09
114	Michelle Helton	Muncie, IN	2020-11-09
115	Savannah Brunk	Muncie, IN	2020-11-09
116	Grace Blanch	Muncie, IN	2020-11-09
117	Christine Bush	Muncie, IN	2020-11-09
118	Matthew Snider	Muncie, IN	2020-11-09
119	Alexander Brenneman	Muncie, IN	2020-11-09
120	Stephanie Anderson	Muncie, IN	2020-11-09
121	David Dale	Muncie, IN	2020-11-09
122	Debbie Oliver	Muncie, IN	2020-11-09
123	Stephanie Scott	Muncie, IN	2020-11-09
124	Valerie Toney	Muncie, IN	2020-11-09
125	Mackenzie Turner	Muncie, IN	2020-11-09
126	Amber Young	Muncie, IN	2020-11-09
127	Amy Leffingwell	Muncie, IN	2020-11-09
128	Mike Ryan	Muncie, IN	2020-11-09

129	David Ferrell	Muncie, IN	2020-11-09
130	Brittney Hall	Muncie, IN	2020-11-09
131	Mary Bradley	Muncie, IN	2020-11-09
132	Jama Bigger	Muncie, IN	2020-11-09
133	Stefanie Haney	Muncie, IN	2020-11-09
134	Kelsey Pavelka	Muncie, IN	2020-11-09
135	Dustin Green	Muncie, IN	2020-11-09
136	Meredith Kowalski	Muncie, IN	2020-11-09
137	Buff Tutrow	Muncie, IN	2020-11-09
138	Kimberly Gillenwater	Muncie, IN	2020-11-09
139	Elizabeth Crawford	Muncie, IN	2020-11-09
140	Eliza Roark	Muncie, IN	2020-11-09
141	Traci Elliott	Muncie, IN	2020-11-09
142	Jacob Burner	Muncie, IN	2020-11-09
143	Alyssa Duncan	Muncie, IN	2020-11-09
144	Brianna Bazan	Muncie, IN	2020-11-09
145	Joshua Locke	Muncie, IN	2020-11-10
146	Kiley Jimenez	Muncie, IN	2020-11-10
147	Joseph Locke	Muncie, US	2020-11-10
148	Taylor Redwine	Muncie, IN	2020-11-10
149	Maria Riley	Muncie, IN	2020-11-10
150	Megann Parkison	Muncie, IN	2020-11-10
151	Adrienne Gruver	Muncie, IN	2020-11-10
152	Matthew Lowe	Muncie, IN	2020-11-10
153	Serenity Thomas	Muncie, IN	2020-11-10
154	Megan Mullins	Muncie, IN	2020-11-10
155	Amy Haberstick	Muncie, IN	2020-11-10
156	Lisa Holder	Muncie, IN	2020-11-10
157	Maryann folley	Muncie, IN	2020-11-10
158	Anna Sammelson	Muncie, IN	2020-11-10
159	Rolynda Huntington	Muncie, IN	2020-11-10
160	Kimberly Caristi	Muncie, IN	2020-11-10
161	Dennis Tyler	Muncie, IN	2020-11-10
162	Amanda Sorrell	Muncie, IN	2020-11-10
163	Stephen Hessel	Muncie, IN	2020-11-10
164	Brandy Sorrell	Muncie, IN	2020-11-10
165	Kelsie Hagenow	Muncie, IN	2020-11-10
166	John Hessel	Muncie, IN	2020-11-10
167	Allison Shelley	Muncie, IN	2020-11-10
168	Carisa Aguilar	Muncie, IN	2020-11-10
169	Lynne Stallings	Muncie, IN	2020-11-10
170	Jennifer Tracy	Muncie, IN	2020-11-10
171	Molly Schaller	Muncie, IN	2020-11-10
172	Patrick Woodson	Muncie, IN	2020-11-10

173	Christiana Mann	Muncie, IN	2020-11-10
174	Chasity's King	Muncie, IN	2020-11-10
175	Sloan Seals	Muncie, IN	2020-11-10
176	Melanie Vorhees	Muncie, IN	2020-11-10
177	Jonathan Jenkins	Muncie, IN	2020-11-10
178	Debby Burden	Muncie, IN	2020-11-10
179	Todd Ontl	Muncie, IN	2020-11-10
180	Madison Arnold	Muncie, IN	2020-11-10
181	Steve Steed	Muncie, IN	2020-11-10
182	Eric Rubenstein	Muncie, IN	2020-11-10
183	Laura Turvey	Muncie, IN	2020-11-10
184	John Henderson	Muncie, IN	2020-11-10
185	Marcy Kindred	Muncie, IN	2020-11-10
186	Amanda Seale	Muncie, IN	2020-11-10
187	Rachael Alaniz	Muncie, IN	2020-11-10
188	Zach Coffman	Muncie, IN	2020-11-10
189	Paul Butter	Muncie, IN	2020-11-10
190	Tina Butler	Muncie, IN	2020-11-10
191	Melanie Turner	Muncie, IN	2020-11-10
192	Annya Mohlman	Muncie, IN	2020-11-10
193	Sara Gullion	Muncie, IN	2020-11-10
194	mary hessel	Muncie, IN	2020-11-10
195	Monica Thomas	Muncie, IN	2020-11-10
196	Tiffany Flowers	Muncie, IN	2020-11-10
197	Deborah King - Eichholz	Muncie, IN	2020-11-10
198	Megan Nolan	Muncie, IN	2020-11-10
199	Heather Wake	Muncie, IN	2020-11-10
200	Jessica Hill	Muncie, IN	2020-11-10
201	Emily Johnson	Muncie, IN	2020-11-10
202	Kylie Tollivet	Muncie, IN	2020-11-10
203	Natalie Mers	Muncie, IN	2020-11-10
204	Robert Mehling	Muncie, IN	2020-11-10
205	Vicki Maynard	Muncie, IN	2020-11-10
206	Rosemary Rugsaken	Muncie, IN	2020-11-10
207	Keith Lewis	Muncie, IN	2020-11-10
208	Nicholas Evans	Muncie, IN	2020-11-10
209	Rachel Buckmaster	Muncie, IN	2020-11-10
210	Max Haywood	Muncie, IN	2020-11-10
211	Rhiannon Lathem	Muncie, IN	2020-11-10
212	Ben Bascom	Muncie, IN	2020-11-10
213	Linda Beghtel	Muncie, IN	2020-11-10
214	Joseph Taylor	Muncie, IN	2020-11-10
215	Bobbi Mouser	Muncie, IN	2020-11-10
216	CHRISTOPHER ALLEN	Muncie, IN	2020-11-10

217	David LaSpina	Muncie, IN	2020-11-10
218	Dorica Watson	Muncie, IN	2020-11-10
219	Kristen Dashler	Muncie, IN	2020-11-10
220	Scott Fehlinger	Muncie, IN	2020-11-10
221	Jeff Mannies	Muncie, IN	2020-11-10
222	Tara Whitehead	Muncie, IN	2020-11-10
223	Ambrea Spivey	Muncie, IN	2020-11-10
224	Kent Hughes	Muncie, IN	2020-11-10
225	Bronnwyn Slattery	Muncie, IN	2020-11-10
226	MaryBeth Lambert	Muncie, IN	2020-11-10
227	Catherine Parker	Muncie, IN	2020-11-11
228	Nancy Criss	Muncie, IN	2020-11-11
229	Jennifer Sanderfer	Muncie, IN	2020-11-11
230	Danielle Sparks	Muncie, IN	2020-11-11
231	Laura Crosby	Muncie, IN	2020-11-11
232	Bailey Teague	Muncie, IN	2020-11-11
233	Arvena Plamowski	Muncie, IN	2020-11-11
234	Amanda Lentine	Muncie, IN	2020-11-11
235	Molly Ferguson	Muncie, IN	2020-11-11
236	Donna Burke	Muncie, IN	2020-11-11
237	Luke Jones	Muncie, IN	2020-11-11
238	Treva Mastin	Muncie, IN	2020-11-11
239	Tamara Hendricks	Muncie, IN	2020-11-11
240	Matthew Eikenbary	Muncie, IN	2020-11-11
241	Rebecca Formisano	Muncie, IN	2020-11-11
242	Decora Williams	Muncie, IN	2020-11-11
243	Alexander Mouser	Muncie, IN	2020-11-11
244	Carrie Case	Muncie, IN	2020-11-11
245	Anthony Amstutz	Muncie, US	2020-11-11
246	Laura Haisley	Muncie, IN	2020-11-11
247	Jordan Haisley	Muncie, IN	2020-11-11
248	Elizabeth Agnew	Muncie, IN	2020-11-11
249	Daniel Tasson	Muncie, IN	2020-11-11
250	Amy Logan	Muncie, IN	2020-11-11
251	Barbara McClellan	Muncie, IN	2020-11-11
252	Sue Bauer	Muncie, IN	2020-11-11
253	Ken Ring	Muncie, IN	2020-11-11
254	Miles Hill	Muncie, US	2020-11-11
255	Jane Pegg	Muncie, IN	2020-11-11
256	Christina Wickman	Muncie, IN	2020-11-11
257	Lori Byers	Muncie, IN	2020-11-11
258	Jeremy Adams	Muncie, IN	2020-11-11
259	Carmen Deckman	Muncie, IN	2020-11-11
260	Mary Stettler	Muncie, IN	2020-11-11

261	Suzette Bogue Roberts	Muncie, IN	2020-11-11
262	CLIFFORD HESSEL	Muncie, IN	2020-11-11
263	Erica Smith	Muncie, IN	2020-11-11
264	Theresa Wagner	Muncie, IN	2020-11-11
265	Kimberly Livingston	Muncie, IN	2020-11-11
266	Lorey Stinton	Muncie, IN	2020-11-11
267	william sparks	Muncie, IN	2020-11-12
268	Joshua Dixon	Muncie, IN	2020-11-12
269	Brittany Bryant	Muncie, IN	2020-11-12
270	Robyn Copeland	muncie, IN	2020-11-12
271	Mary Folsom	Muncie, IN	2020-11-12
272	Alexis Robertson	Muncie, IN	2020-11-12
273	S. Zorn	Muncie, IN	2020-11-12
274	Brandy Dixon	Muncie, IN	2020-11-12
275	Mindy Curtis	Muncie, IN	2020-11-12
276	Rebecca Bergs	Muncie, IN	2020-11-12
277	Shena Bynum	Muncie, IN	2020-11-12
278	Jessica Gestwicki	Muncie, IN	2020-11-12
279	Tyler Hawkins	Muncie, IN	2020-11-12
280	Deborah McLaughlin	Muncie, IN	2020-11-12
281	Sofia Kraevska	Muncie, IN	2020-11-12
282	Tanya Soddors	Muncie, IN	2020-11-12
283	Jennifer Bulmer	Muncie, IN	2020-11-12
284	Jill Clark	Muncie, IN	2020-11-12
285	Joshua Arthur	Muncie, US	2020-11-12
286	Paul Teague	Muncie, IN	2020-11-12
287	Rosanna Scholl	Muncie, IN	2020-11-12
288	Julie Juarez	Muncie, IN	2020-11-12
289	h.g. Sanders	Muncie, IN	2020-11-12
290	Lacey Lyons	Muncie, IN	2020-11-12
291	Heidi Donaldson	Muncie, IN	2020-11-12
292	Rachel Young	Muncie, IN	2020-11-12
293	Ashley Copeland	Muncie, IN	2020-11-12
294	Jane Meyer	Muncie, IN	2020-11-12
295	Vera Strahan	Muncie, IN	2020-11-12
296	Angel Pitts	Muncie, IN	2020-11-12
297	Zachary Poor	Muncie, IN	2020-11-12
298	Melissa Jones	Muncie, IN	2020-11-12
299	Matt Huffman	Muncie, IN	2020-11-12
300	Kristin Stone	Muncie, IN	2020-11-12
301	Jody Mason	Muncie, IN	2020-11-12
302	Linda Crow	Muncie, IN	2020-11-12
303	Catherine Ryan	Muncie, IN	2020-11-13
304	Ashley Heath	Muncie, IN	2020-11-13

305	Sharon Maze	Muncie, IN	2020-11-13
306	Terry Coop	Muncie, IN	2020-11-13
307	Anne Burkhart	Muncie, IN	2020-11-13
308	Morgan Leckie	Muncie, IN	2020-11-13
309	kierstin messer	Muncie, IN	2020-11-13
310	Justice Harlow	Muncie, IN	2020-11-13
311	Mitchell Lykins	Muncie, IN	2020-11-13
312	Karessa Sanders	Muncie, IN	2020-11-13
313	Daniel Skora	Muncie, IN	2020-11-13
314	Curtis Clock	Muncie, IN	2020-11-13
315	Debra Roberts	Muncie, IN	2020-11-13
316	Erin Hannon	Muncie, IN	2020-11-13
317	Gina Bell	Muncie, IN	2020-11-13
318	Daniel Mitchell	Muncie, IN	2020-11-13
319	Kiesha Wilson	Muncie, IN	2020-11-13
320	Jennifer Sikes	Muncie, IN	2020-11-13
321	Megan Shufelt	Muncie, IN	2020-11-13
322	Mary Lou Gentis	Muncie, IN	2020-11-13
323	Adam Evans	Muncie, IN	2020-11-13
324	Annabel Miller	Muncie, IN	2020-11-13
325	Lisa Riggs	Muncie, IN	2020-11-13
326	Lynn Hale	Muncie, IN	2020-11-13
327	Bradley Griffin	Muncie, IN	2020-11-13
328	teresa brenner	Muncie, IN	2020-11-14
329	Karen See	Muncie, US	2020-11-14
330	Nikedra Williams	Muncie, IN	2020-11-14
331	Chelsea Moore	Muncie, IN	2020-11-14
332	Megan Godsey	Muncie, IN	2020-11-14
333	Austin Choate	Muncie, IN	2020-11-14
334	Kelly Anderson	Muncie, IN	2020-11-14
335	Phyllis Harty	Muncie, IN	2020-11-14
336	Mary Case	Muncie, US	2020-11-14
337	Jarrold Hummer	Muncie, IN	2020-11-14
338	Brigitte Jackson	Muncie, IN	2020-11-14
339	Angela Gick	Muncie, IN	2020-11-14
340	Adrienne Rogers	Muncie, IN	2020-11-14
341	Beth Walker	Muncie, IN	2020-11-14
342	Kassandra Hicks	Muncie, IN	2020-11-14
343	Kay Dohner	Muncie, IN	2020-11-14
344	Melissa Davis	Muncie, IN	2020-11-14
345	Melinda Smith	Muncie, IN	2020-11-14
346	Christina Cross	MUNCIE, IN	2020-11-14
347	Christie Horvath	Muncie, IN	2020-11-15
348	Chelsea Smith	Muncie, IN	2020-11-15

349	Jasen Duncan	Muncie, IN	2020-11-15
350	Karina Jara	Muncie, IN	2020-11-15
351	Eric Kroczek	Muncie, IN	2020-11-15
352	Diana Roach	Muncie, IN	2020-11-15
353	Kristie Whited	Muncie, IN	2020-11-15
354	Michelle Anderson	Muncie, IN	2020-11-15
355	Daniel Ingram	Muncie, IN	2020-11-15
356	Brittany Nipper	Muncie, IN	2020-11-15
357	Adam Cunningham	Muncie, IN	2020-11-15
358	Wes Titus	Muncie, IN	2020-11-15
359	Katie Close	Muncie, IN	2020-11-15
360	Linda Hanson	Muncie, IN	2020-11-15
361	Marian Cooley	Muncie, IN	2020-11-15
362	Angela Ridge	Muncie, IN	2020-11-15
363	Jessica Purvis	Muncie, IN	2020-11-15
364	Anna Cosgrove	Muncie, IN	2020-11-16
365	Deborah Shaul	Muncie, IN	2020-11-16
366	Aleigha Brown	Muncie, IN	2020-11-16
367	Lisa McKinney	Muncie, IN	2020-11-16
368	Norma Davis	Muncie, IN	2020-11-16
369	Elizabeth Peck	Muncie, US	2020-11-16
370	brenda bullock	muncie, IN	2020-11-16
371	Laura Perry	Muncie, IN	2020-11-16
372	Jenny Crouch	Muncie, IN	2020-11-16
373	Tammi Drawdy	Muncie, IN	2020-11-16
374	Katina Cox	Muncie, IN	2020-11-16
375	gina ice	Muncie, IN	2020-11-16
376	Hayley Anderson	Muncie, IN	2020-11-16
377	Gwendelyn Cummins	Muncie, IN	2020-11-16
378	Tazza Lyon	Muncie, IN	2020-11-17
379	Kayla Harnish	Muncie, IN	2020-11-17
380	Meaghan Warrell	Muncie, IN	2020-11-17
381	Casey Eichenlaub	Muncie, IN	2020-11-17
382	cheri Ellefson	Muncie, IN	2020-11-17
383	Bianca Sulanke	Muncie, IN	2020-11-17
384	Angela Beck	Muncie, IN	2020-11-17
385	Morgan Boone	Muncie, IN	2020-11-17
386	Augusta Isley	Muncie, IN	2020-11-18
387	Emily Wornell	Muncie, IN	2020-11-18
388	Valerie Craig	Muncie, IN	2020-11-18
389	Jenny Leach	Muncie, IN	2020-11-18
390	Nancy Stamps	Muncie, IN	2020-11-18
391	Alex Romoser	Muncie, IN	2020-11-19
392	Joe Crabtree	Muncie, IN	2020-11-19

393	Jonathan Spodek	Muncie, IN	2020-11-19
394	Elizabeth Alezetes	Muncie, IN	2020-11-19
395	Colby Gray	Muncie, IN	2020-11-19
396	Denise Mahoney	Muncie, IN	2020-11-19
397	Wendy Whetstone	Muncie, IN	2020-11-20
398	Ann Cole	Muncie, IN	2020-11-20
399	Lindsay Jones	Muncie, IN	2020-11-20
400	Bobby Overbay	Muncie, IN	2020-11-20
401	Noah Hensley	Muncie, IN	2020-11-20
402	Debbie Huston	Muncie, IN	2020-11-20
403	David Dalton	Muncie, IN	2020-11-21
404	Kathryn Casada	Muncie, IN	2020-11-21
405	Kaitlyn Finchum	Muncie, IN	2020-11-21
406	Courtney Marsh	Muncie, IN	2020-11-21
407	Allison Carty	Muncie, IN	2020-11-21
408	Molly Kathleen Robertson	Muncie, IN	2020-11-21
409	James Rediger	Muncie, IN	2020-11-21
410	Sara Ring	Muncie, IN	2020-11-22
411	Claude Choate	Muncie, IN	2020-11-22
412	Amanda Shadoan	Muncie, IN	2020-11-22
413	Hallie Gick	Muncie, IN	2020-11-23
414	Donald Crose	Muncie, IN	2020-11-23
415	Savannah Arbuckle	Muncie, IN	2020-11-23
416	Gabriella Madrigal	Muncie, IN	2020-11-23
417	Latasha Johnson	Muncie, IN	2020-11-23
418	Elizabeth Bell	Muncie, IN	2020-11-24
419	Anna Groover	Muncie, IN	2020-11-24
420	Dan Wright	Muncie, IN	2020-11-24
421	Kandace robinson	Muncie, IN	2020-11-24
422	Monica Daniels	Muncie, IN	2020-11-24
423	Angie Boyle	Muncie, IN	2020-11-24
424	Kellie Anderson	Muncie, IN	2020-11-24
425	Shantanu Suman	Muncie, IN	2020-11-24
426	Phil Boltz	Muncie, IN	2020-11-24
427	Josh Brinkman	Muncie, IN	2020-11-24
428	Brittany Covert	Muncie, IN	2020-11-24
429	Aimee West	Muncie, IN	2020-11-24
430	Stefani Russell	Muncie, IN	2020-11-24
431	Jessica Boyatt	Muncie, US	2020-11-24
432	Joy Rediger	Muncie, IN	2020-11-24
433	Jes Beals	Muncie, IN	2020-11-24
434	Liz Ranfeld	Albany, IN	2020-11-24
435	Amanda Duncan	Muncie, IN	2020-11-24
436	Rachel Browning	Muncie, IN	2020-11-24

437	Christina Pollett	Muncie, IN	2020-11-24
438	Nancy Souder	Muncie, IN	2020-11-24
439	Brenda Bays	Muncie, IN	2020-11-24
440	amber galvin	Muncie, IN	2020-11-24
441	Emily Shepherd	Muncie, IN	2020-11-24
442	Cindy Williams	Muncie, IN	2020-11-24
443	Bret Unger	Muncie, IN	2020-11-24
444	Nancy Carlson	Muncie, IN	2020-11-24
445	Christopher Vollmar	Muncie, US	2020-11-24
446	Nichole Call	Muncie, IN	2020-11-24
447	JAMIE BERGAN	Muncie, IN	2020-11-24
448	Sharon miller	Muncie, IN	2020-11-24
449	Sharon Sumner	Muncie, IN	2020-11-24
450	Ben Polk	Muncie, IN	2020-11-24
451	Stephany Johnson	Muncie, IN	2020-11-24
452	Bethany Miller	Muncie, IN	2020-11-24
453	Lezlie McCrory	Muncie, IN	2020-11-24
454	Nikki Bauer	Muncie, IN	2020-11-24
455	Jessica Carpenter	Muncie, IN	2020-11-24
456	Vicky Williams	Muncie, IN	2020-11-24
457	Emily Fleckenstein	Muncie, IN	2020-11-24
458	Jeremiah Kinney	Muncie, IN	2020-11-24
459	Kristen McCauliff	Muncie, IN	2020-11-24
460	Laura O'Hara	Muncie, IN	2020-11-24
461	Jennifer Cook	Muncie, IN	2020-11-24
462	Krystal Moriarty	Muncie, IN	2020-11-24
463	Joshua Gruver	Muncie, IN	2020-11-24
464	debbie dosch	Muncie, IN	2020-11-24
465	Allen Kidd	Muncie, IN	2020-11-24
466	Kevin Shaw	Muncie, US	2020-11-24
467	therese saxon	Muncie, IN	2020-11-24
468	Andrea Carie	Muncie, IN	2020-11-24
469	Alyssa K	Muncie, IN	2020-11-24
470	Melinda Johnson	Muncie, IN	2020-11-25
471	Shirley Staggs	Muncie, IN	2020-11-25
472	Julie Moffitt	Muncie, IN	2020-11-25
473	Sara Turner	Muncie, IN	2020-11-25
474	Christopher Koons	Muncie, IN	2020-11-25
475	Debbie Fuller	Muncie, IN	2020-11-25
476	Erica Collins	Muncie, IN	2020-11-25
477	Nicole Rudnicki	Muncie, IN	2020-11-25
478	Sam & Suzzy Giesman	Muncie, IN	2020-11-25
479	Elizabeth Turpin	Muncie, IN	2020-11-25
480	Sue Errington	Muncie, IN	2020-11-25

481
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Ragan Dalton
FRED MEYER

Muncie, IN 2020-11-25
Muncie, IN 2020-11-25

CODED: SAVE TUHEY PARK

Based off of the current proposed development plan for Tuhey Park (pictured above), what are your initial reactions?

1 Too much parking; not enough green space; a poor use of money when the Y has a building that could just be rehabbed.

2 My initial reaction is WTF?! With a little consideration, my concerns are: -removal of quality public greenspace -removal of playground from a moderate-income neighborhood -excessive pavement area for unnecessary parking spaces -abandonment of two facilities that do not need abandoned

3 A massive waste of resources. Prior to the pandemic used the downtown ymca 2-4 times a week, and while their facility is aging, to the untrained eye it seems to be in decent shape. The city should invest in what already exists rather than something new. Also what is the plan for the existing ymca? I cannot see anyone interested in a building with a pool and basketball courts. I also walk by Tuhey pool everyday while walking my dog on the greenway. The new development plan will remove and existing play ground, and green space at the site and will dramatically alter the view around the project site.

4 I think the park needs to stay as is. Another pool could be add so more people could enjoy it. It's important to keep the greenspace.

5 There are many untapped sites that would benefit from the YMCA . I feel that this is one of the good child friendly sites close to the downtown.

6 I am displeased. First and foremost privatizing a public park is a bad idea. The Y already owns space downtown, why don't they improve the space they have? If they can't manage a building they already have why would we give or lease land to them for a project? Will they abandon that building in 10 or 15 years when it needs maintenance or is less fashionable? Then will the City have to find a repurpose for the current downtown building AND then later be stuck with another large building with a pool and basketball courts? The giant parking lot also abuts many homes in Riverside Normal neighbors will loose privacy and maybe their own alley parking? From watching the parks and rec meeting it looked like the parks department was just now hearing about this project? Where was the community input? I didn't like how the Mayor acted like this was almost a done deal and just needed to be pushed through. That is backwards.

7 I am aghast that this being considered—and for several reasons. The loss of the only substantial playground for those of us who live near-downtown and have children is very upsetting. As a member of YMCA, I am also extremely disappointed that they would not be considering renovation of their current facility. The cost to even raise the structure and then to build a new one, especially in the current economic climate just not make sense. How were members and donors consulted? Not to my knowledge no one been asked for input. If a new structure is actually needed (and I am not at all convinced that it is) why not repurpose the current jail that is soon to be vacated downtown? Will this planned structure be another pole barn like the Northwest Y? That is not acceptable—it would be an absolute eyesore in my opinion. I am also concerned about the residential properties that abut the proposed parking area. It seems that it would take away their privacy, heat up terribly in the summer and add noise pollution. I imagine most folks prefer playgrounds to parking lots. What becomes of our municipal pool if YMCA cannot maintain? We swim everyday at a Tuhey in the summer as do many. We also use the indoor pool at the Y in cool months. Will there be an indoor pool? I am the artist of the bicentennial bison which is located in the east section of the park. I am now wondering if there are there plans to remove my piece as well?

8 This plan to put a new Y at Tuhey Park would be a boon for downtown and convenient to many Y members. However, given the expense and output of energy to get the pool and playground to their current conditions would be such a waste if all were destroyed for a new YMCA. I realize that the Y facilities have had lots of wear and tear--downtown facility is more than 40 years old. My biggest concern is that not having Tuhey Pool takes the only affordable option for low-income families and prevents them from having a place to swim. As a property owner in Muncie (Old West End), a volunteer at the Ross Community Center, and former nonprofit leader helping people in poverty, that reality cannot be lost in the shuffle!!!!!!

9	I do not support replacing green space with a building, especially when there are so many empty buildings around town.
10	Too much parking, not enough recreational area, and if the road in is not going to be a through road it should come in from North street to remove the confusion on Wheeling.
11	I think it is a terrible idea! We need more green space, not less!!
12	Even though I have rarely had the chance to visit this park I feel that it is particularly inappropriate to put a large building in this open space because of the general character of the present neighborhood. The open green space fits well into the landscape as an extension of the river greenway. What will the YMCA do with their existing facilities, create two more empty buildings?
13	No... Tuhey is great as it is. And what will happen to the big empty buildings left behind by the ymca? The thought of adding the ymca there makes me think that prices will go up and not everyone can afford that. I do not like this proposal.
14	I hate it. You can find an already developed plot to put the new building and parking lot. Why would you steal more green space to turn into cement? A new ymca ~could~ be beneficial, but I think choosing to take 50% of green space from tuhey is absurd and outright not okay.
15	Too much green space lost
16	I'm not pleased by the idea of the loss of public green space for a private organization.
17	I'm rather upset that rather than upgrading or doing some redevelopment on the old building were more apt to just build a new building and walk away. I'm currently a member of the down town YMCA and it's the one I ride my bike to it for the extra fitness. I feel as though it would be more worthwhile to keep our beautiful Muncie down town alive and not have another empty old building. YMCA should do redevelopment of the OLD building.
18	I do not like this. This is taking public lands and giving them over to an entity that requires a paid membership. This also seems like it will greatly contest this area more than it already is and just feels out of place in a residential area. There are many other areas that the YMCA can choose to expand in Muncie without taking over public space.
19	Anger. Muncie needs that space. The Y can lease an empty lot
20	I don't like it. The current park is so nice. During the summer it's a nice open area for picnics with fun equipment to play on. It's really the only nice public area within walking distance for so many people.
21	Taking public green space away is disappointing. There needs to be some sort of offset to the neighbors to return the benefit that is lost; be it a reduced membership rate or a community garden in part of the space (either replacing some parking spaces or developing a small portion of the remaining green space). It might be better (?) to consider a parking structure to use vertical space for parking rather than increasing more and more surface parking in the city.
22	I think it is an absolute terrible idea and frankly it is disgusting that they want to take away more of the very few green spaces left in this town. Their current facilities are in perfectly fine condition and we do not need any more vacant buildings filling up our town. Vacant buildings lead to higher crimes and more drug activity in the areas of the vacant structures. It is like taking no steps forward and then taking several steps back. We need to find ways to build this community up, not contribute to making it worse.
23	I'm really want to discourage the only green space left near downtown be turned into a dam parking lot. There are numerous locations that can be built upon on the south east side of town that badly need new improvements
24	I would hate to see this beautiful greenspace paved over for parking and a YMCA.
25	Confused

26	I do not think they should move forward with the plans. I'm not happy about it. I'm sure there are other areas available for them to use
27	The YMCA has a building downtown. Moving it is not going to increase foot traffic nor is it going to increase membership. All they are going to do is alienate a reasonably priced asset in that area which is a public pool and displace people for the summertime if this goes through period not to mention the actual Park and swings and stuff that kids love.
28	Greed.
29	1) Holy shit that's a lot of parking 2) Wow Muncie you did it again 3) How would a facility on this lot possibly replace both the downtown and northwest facilities? That is a lot of people and a lot of traffic at an already dangerous intersection
30	My concern is more for the downtown Y, which I visit several times a week. I like it where it is. I like their indoor pool, although they still have it closed. I do not want to see a Y without an indoor pool.
31	Tuhey grounds should be left as it is. There are plenty of other places in Muncie where the YMCA can build their new facilities in
32	Very upset. The area is already extremely busy in the summer months when the pool is open. Adding YMCA to the grounds will increase traffic way too much. Adding additional risks of more traffic accidents and children being at even more risk of being hit. And the playground is fairly new, one of the nicest ones in Muncie. It makes no sense in destroying it. Not to mention, the geese that live in the area and use the grassy areas for their young.
33	No! Thueys park shouldnt be replaced, possibly an add on to the playground already there such as more places to sit and more younger kid things to play on, but that is all.
34	The pool and park are important elements of our community
35	Leave as is. Too much concrete and blacktop around town that is abandoned. Use one of those places.
36	This is a horrible idea. You're taking a large part of public land away from the public for a members-only building. Muncie already does not have enough nature/green space especially open to the public and on this side of town. I think it would take play areas away from a large number of children who can not afford to or simply can't get to another park in Muncie. Why can't the YMCA renovate their existing buildings? Why do they need this plot?
37	It should stay the way it is. Too many kids and families rely on that pool in the summer. They need to leave it alone.
38	Increased traffic in the area Why so many parking spots, is that necessary How is this going to effect the actual pool usage
39	It seems that all this city wants to do is change EVERYTHING about this city. Nothing I grew up with is still here, except this. It makes me want to retire somewhere else and leave my hometown forever. It's not the same, naked thanks to I&M as well.
40	I disagree with the whole thing, DO NOT BUILD AT TUHEYS! LEAVE TUHEYS HOW IT IS!
41	I'm disappointed this is even being considered. Tuhey is a huge asset to our community. Disrupting the green space and playground to put in a parking lot and YMCA will have a massive negative impact on the neighborhood, community, and the property owners adjacent to that space. As a lifelong Muncie resident, I am 100% opposed to this plan.
42	Wow that sucks
43	Why tear down 2 beautiful playplaces for kids to play & explore when there are other places to build a new YMCA. Also, why do we need a new YMCA facility when we have 2 that are being used & maintained.
44	Concerned the outdoor pool will be closed to the public more often
45	No. Dear god, no.

46	My questions are: Why is this being done? Does the city need it or does the Y need it? Is it for financial reasons? Also, based on the answers to the questions above: why would they want to remove public park land when there are many other areas this could be built or they could renovate or completely rebuild their current properties. What would happen to their two current Muncie facilities? It is not that this is inherently good or bad without answers to those questions, but the answers will tell us a lot. There also should be no rush and lot of public comment and consideration. Transparency, and not having something pushed down people's throats simply because a government entity already decided it before it was even announced, is a must
47	Disappointed that the city would rather a parking lot than fun and community building by getting rid of something that brings the public together!
48	Terrible. This is a terrible idea and it would ruin the beauty of the park and green space next to the white river
49	As a former YMCA employee, I'm appalled that a park could be ruined in order to build a YMCA when the city already has Downtown & Northwest. I understand wanting one central location but this isn't it. Don't ruin something great in order to achieve that goal.
50	It is a terrible idea. Put the YMCA in a run down area that needs fixing up to make town better, not put it over a wonderful park the community uses constantly. It is our best park!
51	I don't like it, there will be no land left. They need to make a wave pool & a lazy river, not build buildings.
52	The city is selling our future for a quick buck
53	Anger. The community uses the park and keeps kids out of trouble. Leave it alone
54	I think it is way too much for the area and am concerned about extra traffic around the park. I think adding the YMCA to this particular area would be a travesty. The city doesn't need more buildings in the middle of it! Why not just renovate the current building?? It would be more cost efficient and we wouldn't have a giant eyesore in the middle of a "park."
55	Wow the park is gone it's more than just a park to my family and a lot of others please don't take it away.
56	That we are losing green space and two Y locations will be vacant and wasted. We don't need the parking. It serves no one in the surrounding area.
57	I would hate to lose so much greenery to a parking lot that will more than likely be for YMCA only and a building overshadowing everything. Part of Muncie's problem is that there is so much concrete!
58	My initial reaction is that the city wants to gentrify the area to benefit private corporations other than the people of the city of Muncie as a whole. Why would you get rid of public access land just to build an entire new YMCA? Can they not remodel? There are how many unused old buildings in this town? What is going to happen to the two YMCA's that are already built? Are they just going to sit empty too? It sounds like you want to get rid of free, accessible, safe, entertainment and leisure for people literally just to put a roof over it and privatize what is essentially already there. I am not too thrilled with the idea, obviously, I think that the YMCA is a multimillion dollar corporation and if they really feel like they need to build a 3rd YMCA in this town I think that they should show how they support their community by utilizing the buildings that are already around and revitalizing the city that way.
59	I don't want the potential for this much traffic and this many people near my home regularly. I don't want a large business near my home. This will increase traffic through the area, which is already moderately busy, which places my family, children, and pets more at risk. With the proposed plan, it looks like nearly all of the green space has been taken, including the space where Tuhey Towers set and the smaller park area. It would be a great loss to this community's children for those play areas to be gone.
60	Do not do it. Muncie has enough buildings as is. The pool is good for our community.
61	Another way to ruin something good in Muncie. Leave it as a park. It is beautiful park, enjoy driving by it every day to work. This would be as bad as tearing down the Rivoli Theatre.

62	Concern. I'm not necessarily opposed to the ymca being in that area, but I hate the idea of removing so much greenspace in favor of parking.
63	Invasive
64	Negative
65	Anger, sadness Tuhey's should be left alone. There are so many other areas of Muncie they can use. Tuhey's is incredibly important to the community. It's a place where all socioeconomic groups can enjoy. Here's a great idea, use the mall!!
66	Disappointment for the lack of respect the city has and the total disregard they have for the people of Muncie. It is apparent neither the city nor the Y have any idea how much use Tuhey Park gets from the public. I am also appalled at the lack of transparency and secretive way this is being handled which leads me to believe it is a shady deal between the city and the Y. The city would be wise NOT to get in bed with the Y, - give them an inch and they will take as much as their greedy "not for profit" hands can grab. This disgusts me.
67	I don't like it. Building a new YMCA will take away the beautiful greenery
68	Terrible idea.
69	Don't do it!!!
70	Do not lease a public park to the YMCA. Tuhey Park does not need to be privatized and there are other areas of town that could benefit from a YMCA.
71	Angry. Frustrated. Appalled.
72	Please don't take Tuhey Park away!!!!
73	THIS IS WRONG. THE LAST TIME THE YMCA TOOK OVER THIS AREA IT WAS FILTHY AND A COMPLETE DISASTER. KEEP THIS POOL AND PLAY AREA FOR THE PUBLIC. THE Y IS SO EXPENSIVE SO MANY CANNOT AFFORD TO USE THEIR FACILITIES
74	I will be honest and say that we don't visit Tuhey park, but I do believe that the green area needs to remain for children to play and families to enjoy. It's one safe space in Muncie that has been maintained well. I also hate the idea of the Northwest Y and Downtown Y merging into one facility. I think they will lose a lot of members because of that. There's too many people that utilize those facilities to combine them into one.
75	It makes me mad. It's amazing green space.
76	The ymca should not take over geeen space I do not plan Renew my membership cause it sucks this idea sucks , taking away the skatepark sucked this is for the new apartments Wich I will never live in mynkods will be grown and hopefully moved past the place of bad desicions and horribly corrupt government
77	A totally unnecessary waste of precious green space. It's because of things like this that quotes like "paint paradise and put up a parking lot" exist in song lyrics. The only way that building a new YMCA facility in this location would be justified is if the other two locations are demolished and green spaces are put in the lots left behind, rather than yet another derelict building in Muncie. If that were to happen, a community garden would be a solid idea. Otherwise, both YMCA locations are perfectly sufficient as they are. The only benefits I can see coming from combining both YMCA locations into one centralized location is for the Y itself: new equipment, higher potential for more memberships due to a more convenient location, a nice view of the river for people working out, lower labor costs for the Y, since operating one facility will require fewer employees. Climate change is real. Building another permanent structure in a space where more trees can grow using unsustainable construction methods doesn't help that. In 50 years, it won't matter that we built a newer YMCA building if our air isn't clean enough to oxygenate ourselves while working out,
78	Where's the indoor pool? Will you have both opened at one time? How can you build a new Y when you are losing members! This is the same footprint as the current Y and what will happen to the existing building? Another vacant building that becomes an eye sore! This will not bring in new people to Muncie and/or businesses.

79	I don't like it at all. It's a beautiful space. We attend church around the corner from Tuhey and a walk afterwards along the river and through the park is always enjoyable. My children love coming to swim and play on the playground . We make a decent living and cannot afford the Y. I can't imagine the city taking this little affordable and enjoyable thing away from the people of Muncie and surrounding areas. I think it needs to be said we haven't attended in the last 60 days because 1. Of covid, and 2. It's been cold.
80	Oh no. What an awful idea to replace a lovely, green, family friendly spot with an ugly building. This will adversely impact the surrounding neighborhood for the worse for years to come. I am so opposed this. I drive by this beautiful space many, many times each week. PLEASE don't destroy it.
81	I would like to see that space kept in ownership of the city and used by the city versus rented out privately. I do think there is a greater need for updating/using the space to improve the amount of use it gets. There is enough space to include some additional parking, but without the Y adding a building I don't think 302 spaces are necessary.
82	Bad. I do not like it.
83	I believe the city needs a public pool that any child can attend. I think combining 2 YMCA's would be more inconvenient to the members based on how busy and distance
84	I have concerns about parking. I like the proximity to downtown but am also concerned with leaving a huge building in the core of downtown empty. I don't think this is a terrible idea because I like the synergy of having an indoor pool next to an outdoor pool. My other comment is that we stopped going to Tuhey pool because it was beautiful the first year and then the next year went down hill a little and then the next year the bathrooms were filthy. So, we honestly haven't been for a few years to see how it is now, but if the partnership with the Y could make it better maintained and if they can figure out how to have adequate parking and if they can find a great use for the old building, I don't think this is a terrible idea. Lots of ifs. I don't want to abandon a huge building on Canan commons and have blight there to bring down all the work that has been done downtown.
85	Terrible. It takes away public space for families to gather and adds an eye sore. Growing up in Muncie, Tuhey was a staple. Not only did I have swim meets and practice, I went recreationally because of its low cost. It'd be a shame to take away beautiful public park space.
86	No. Just no.
87	Honestly, don't touch the damn pool. This is a land grab that I guess someone is getting a kickback off of and that shit needs to stop in town. Park land is valuable and greenspace is also hard to find now in town with the consensus of everyone destroying it. If you build this facility at the pool site, it will make those people who frequent downtown food places after a swim to go to campus because BSU is in their backyard, so more of the local money will be going into BSU's village rather than downtown, and downtown is just coming back, don't let covid and this dumbass Y building ruin downtown again
88	Opposed! Muncie needs to keep this centrally located PUBLIC swimming pool and park. Our youth and families need more safe OUTDOOR recreation--not less! There are plenty of available empty spaces that the Y could utilize. The cost of YMCA membership is beyond the budgets of most working class families. On that basis alone, taking away healthy affordable recreation options to benefit one group is wrong--and discriminatory.
89	NO don't build anything, we have plenty of building. Kimberly court on Charles for example
90	Do not agree.It should not be a YMCA facility. There's too many other vacant buildings that would work just as well. Revitalize other areas of Muncie.
91	I'm heartbroken & upset that they are taking the ONLY KID FRIENDLY PUBLIC AREA/POOL here
92	I'm not happy with it. The park gives so many options for the kids and their parents. To take the park away, to put in a parking lot for the pool (which isn't that popular) is crazy to me.
93	No

94	Terrible idea to build a building and parking lot out of this beautiful green space.
95	I am appalled that the city would be willing to remove green space for an organization that already has two buildings. We don't need more empty buildings and less green space. The idea is quite ridiculous. No one wants to swim with a tall building blocking the sun.
96	I think that it is a good idea, however I just don't want this new building to block the pools view.
97	Don't like it need more for kids to do
98	I use both the downtown ymca and tuhey park. I think the downtown y is accessible and adequate for the downtown area. It seems to me to be foolish to tear down what we have to build a new y. The ymca is fine where it is and better serves the community where it's currently located. So many people use Tuhey park and I'd hate to see it changed.
99	Selling public land (or long term leases) are rarely a good idea. This is an example of a terrible idea. Lose of public land to a private religious group that charges membership for access. Turning a neighborhood/regional park into a paved lot? Some people worked really hard to get Tuhey Pool opened again....worked hard to design the best (IMO) city playground---and, worked hard and had multiple community neighborhood meetings before doing so. Selling control of a public park to any private group, would be a mistake. It's really that simple.
100	We need the green space to remain. Covering up this space with a huge parking lot is a disservice to our community.
101	Although, my address is in Seattle, I grew up in Muncie and go back to visit with family, and my family members and I go to Tuhey pool when we visit in the summer. I am concerned that the loss of green space and the loss of a public pool will be a great loss to outdoor exercise opportunities to will be a great loss to Muncie residents. There are not that many city parks and no other city pools that I know of for Muncie citizens. Why could this building not be built elsewhere. Could there not be some other way to raise money to keep the pool an active concern? North of where I live there a public outdoor pool in Edmonds, WA and the Y bought that pool, and although the public is welcome to access it, it is much more expensive and is not well attended. I think this may be a great loss for kids and families in the area.
102	That your ruined it
103	I don't like that parking lots will cut into the green playing space.
104	Absolutely not.
105	This would not be satisfactory for the neighborhood environment!
106	Do not like this one bit! With the exit of the jail and this proposal, we would have two buildings abandoned in our downtown, not to mention a third on the north side.
107	Bad idea
108	Let me first state that just because I don't use Tuhey pool, I think it is a very important part of the city parks system. Our children need to be outside more, having innocent fun away from electronics. Swimming is also a very important skill that everyone should possess. I hate this idea. There are other areas that would be more appropriate. Why would the city take premier green space and turn it into a business with an ugly parking lot? We have empty buildings throughout the city. We have areas of the city that could use revitalizing. Leave the beautiful parts of Muncie, beautiful! I love driving past and going to that park with the river and skyline on the other side and seeing families enjoying some good old fun!
109	VERY SAD!! yet another 2 buildings might be vacated to stand empty and nonproductive. Only to demolish a beautiful park and play area vital to the downtown Muncie and surrounding neighborhoods.

110	We'll end up with 2 more large abandoned buildings...not what Muncie needs. We'll lose open to public greenspace to pay-for-membership area.....not what Muncie needs
111	Mad
112	Keeping parks for the public is very important to me. The location of this park is central in Muncie and needs to remain as a park. The programs and amenities offered by the park should be expanded, but not by leasing it to another entity.
113	Nope, muncie mall can be used for a ymca
114	Please do not take that outdoor space. Please leave it as it is.
115	Tuneup Park should be an asset to all Munsonians of all ages and all demographics. It could be a huge asset for Muncie and its growth and improvement as a city.
116	Saddened
117	I think it would be a mistake, with the pool alone the park gets great attendance. It's a nice quiet location with a nice newer playground, I think converting it to a YMCA limits that natural valleys potential.
118	I am NOT in favor of this. It is a safe place for my son to play. He LOVES both playgrounds there as well as the large areas to run and play.
119	I am 100% Against this proposal!! There are families/children that enjoy the playground equipment everyday. Years ago when Mr. Tuhey donated the land that is Tuhey Park, it was donated to the city as a park and not to be used for home building or commercial/business building. There used to be a plaque, when there was a ball diamond in the park, that stated this! Don't take something that is free to the people of Muncie to use and enjoy. This is a residential area with many residents who call it HOME.
120	Disappointed and fearful of the inability for outdoor activities with the limited amount of green space we already have.
121	I do NOT support this plan what so ever. There is already is very few amenities in or around our city for family's to utilize. I feel this plan goes through I know unfortunate I will not feel comfortable taking my children there anymore.
122	That is awful. I am not happy with the YMCA trying to take a monopoly over sports leagues, pools, etc. They are a business first and families will always come second to money for their corporation as we have seen many, many times.
123	Ridiculous and short sighted. As usual for Muncie. Turn the now worthless jail into parking if its needed so badly. SMH.
124	1. I think there are better ways to use the empty places (or soon to be empty) downtown that don't take over green space. 2. It would be a shame a huge disparity if in order to use They you would have to be a member of the Y. The private pools who are all over Muncie/Yorktown all ready are causing enough inequality.
125	I am 100% Against this proposal!! This is where my Home is, along the park. I enjoy seeing people/families using the playground equipment and having fun. That is the purpose of a park. For enjoyment of families and children. Mr. Tuhey meant for the park to be used just for that purpose, not for business development. I have lived in my same house along the park for 67 years. I have seen Only 3 changes to the park in all those years. None of those changes involved any business devolvment. The pool was updated, but has always been a part of the park. Also, the alley is the only way for some of the residents to get to their homes, there is no access from Meeks Ave., and building a business that could possible turn the alley into a roadway for everyone would be dangerous, and unfair to the homeowners. Very unsafe!!
126	I don't want to see the space replaced with a building and parking lot. I also don't like the increased traffic this would bring to an area where kids are often spending time in the summer months.

127	Would rather keep the 2 facilities.
128	I would rather see something done to better the park for the community to use instead of a parking lot with a YMCA
129	I'm surprised that it is even a thought that is occurring in the City. So many people love going to Tuhey! It is a great job opportunity for teenagers during the summer also!
130	Muncie is already filled with excess parking lots. They take away from the view of a but of nature. We live relatively close to the park and having just another oversized parking lot is embarrassing. The idea of a newer Y could be a great thing but there are so many empty buildings already.
131	Muncie needs Tuhey Pool and Park!!!Our community deserves this!!!
132	I do not like the idea. I visit the NW Y often and Tuhey. They both have their own atmosphere that I don't believe should be combined. I do not think the Y being moved there would help anything out at all. If anything it was make the gym more crowed and turn people away to places like planet fitness!
133	It's absolutely absurd. Why add more concrete & parking lots when there's already enough as is? Leave well enough alone. It's absurd to build another YMCA. You can either renovate or rebuild the ones you have. You need to think about the families in this town that have children and Tuhey is one of few things to do in this town as it is. The YMCA is not. It's extremely expensive and not everyone can afford to even use the YMCA. I've lived here all my life and never once used the YMCA as it's too expensive. There's enough concrete and buildings in this town as is. Seriously, there's plenty of empty buildings in this town. Use one of them or renovate one of the empty mall spaces. Leave what greenery is left alone and leave Tuhey pool and park alone. No one wants an eyesore of a build when trying to enjoy a summertime swim a the local public pool.
134	* My first impression is very negative. * Loss of valuable green space -- limited in the area -- and a beautiful entrance to the dense downtown -- and the buffer between high-traffic streets and the playground. It makes the pool feel secluded and the playground a safe place to run and play. * Terrible intersection will suffer further complications of parking lot traffic * I wish the YMCA's position were also shared. Why do they want to build here? * Because the two existing buildings are so ugly, it's hard to imagine what kind of building will be designed for that space. I'm concerned about the aesthetics. * It's someplace I would dread driving to because of the snarl of streets around it. I would choose other playgrounds for convenience.
135	What's wrong with the current Y buildings? I have a few friends that work out there and I haven't heard complaints, but we're going to abandon more Muncie buiildings, and remove green space at the same time? Just why?
136	The park looks completely destroyed to me. As I have a family member with a pool, I never frequent Tuhey Pool, and thus that part being the sole remainder of Tuhey is non-sensical to me. Additionally, I would never visit this Y location. The new location does not benefit my family at all
137	Find somewhere else to build it. I'm not interested in being FORCED into becoming a YMCA member to use the biggest outdoor heated pool around. But that's what you will force people to do. And I'm sure all the neighbors aren't happy about their park leaving either. Find somewhere else to build it!
138	Only in Muncie could turning a rare public park in central location into a private development even be considered a viable option. This is an extension of Tyler administration foolish and short sighted planning and personally brings me disgust.
139	I think this is not a good idea. Don't take space away from the park where kids run!
140	Gross.. that's a lot of parking lot and building.
141	Very sad.
142	IT takes away our free park space AND in sure that swimming will be restricted toYMCA members. The membership duesl are expensive! Most families cannot afford this!
143	This makes me sad to see all the green space gone when there is no need for it to be destroyed.

144	What will happen to the neighboring houses? This area is already heavy with traffic especially with University Ave. not far and main corridor to the hospital. I take this route to and from work and I can't imagine how terrible the traffic will be. I would be very upset if I lived nearby and this concern was not addressed. I am also concerned with it being controlled by the YMCA. I think it is expensive to be a member and you still have to pay additional fees for recreational activities. The YMCA should also have good plans on what they will be doing with the other properties. Just leaving those buildings vacant should not be an acceptable part of this fast moving project.
145	Why are we privatizing a public staple of Muncie? And where is the demand for parking? I've lived in Muncie my entire life and have never heard anyone complain about there not being enough parking, there has to be a better option for YMCA to move to that doesn't interfere with public interests as severely as this proposal
146	It's stupid to be honest. I taken my kids their many times threw out the 2 years I've lived in muncie. They love the swimming pool and the playground. This is the only park in town they want to go to. In addition the ducks coming over from the river they love to feed them as they stroll threw the park itself.
147	I think we could honestly use the money for other things our town needs rather than building a new facility. We have 3 gyms already and I believe we could utilize the money elsewhere whether that be to fix roads, etc.
148	Don't like it.
149	It makes me upset. This facility should stay separate from the YMCA. This is a city owned property and should stay as such! It has served our city well and can continue to do so.
150	I don't want it to happen. I love the fact that it is a free public pool that has a park next to it and the field is nice.
151	That I'd rather not lose the trail-adjacent green space so that middle class white people have a better place to exercise.
152	Wouldn't you be taking the park away? That's not cool.
153	Quit destroying the things children love. Build it somewhere else. Spend some money to upgrade the area parks and make them safe places for our future, our children.
154	This should remain a public facility. The swimming pool is the aquatic facility available for city residents without personal transportation to be able to use without paying membership fees which for many are not affordable. I'm not pleased with a proposed 2 story structure which would be an eyesore in that area with the planned massive parking lot. Why kill all the green space? There are many families that utilize the park there. I am absolutely against the YMCA taking over this site as I believe it should remain public not private facility.
155	Why are we eliminating green spaces in muncie. We've done a lot with our greenways and parks and this just feels like a huge step backwards.
156	I don't think we need another ymca at all put something else there for kids to be able to actually get out and do something
157	I don't think we need another YMCA. I would like it to remain a park. Maybe put in a dog park.
158	Bad idea to build a new Y there. Renovate downtown Y, add windows, it can be done.
159	I HATE the idea of selling/leasing public park land to anyone. I'm even a member of the YMCA and I DON'T want to rob Peter to pay Paul. I'm sorry the old building doesn't have windows, but I actually like the view out my window. I don't want to see 300 parking spaces and hear three hundred drivers and passengers slamming their doors outside my bedroom window at all hours, let alone the light pollution that the parking lot will surely bring. Where will the geese graze everyday? Where will kids fly kites? Where will families have cookouts and birthday parties? Tuhey Park already meets these needs now, and for ALL residents, not just YMCA members.

160	No! Tuhey Park and pool should remain the same. The YMCA can find another location to build. Many people can't afford to go to the YMCA or a membership for the YMCA. The YMCA is too expensive for most and Tuhey Park is free and Tuhey pool is affordable for most. I think it would be devastating to the majority of the Muncie people and to the neighborhood. Don't change Tuhey!
161	That sucks and I don't think we need ANOTHER parking lot in Muncie. While the downtown YMCA does need some facility upgrades and expansion, new build is not what Muncie needs. There's lots of space to revamp downtown.
162	Terrible idea!!
163	My concern is that the YMCA will make their facilities financially unattainable for many. There are many low income families who rely on the awesome free park at Tuhey as well as the decent pool admission price as a means to keep their children healthy, active, and occupied so they stay out of trouble. I was born and raised in Muncie and Tuhey has ALWAYS been an asset to families and children!
164	No, no, no!!! Leave it as is! It's a great place for families to have picnics on blankets and let their littles nap, while the other children run around and play.
165	I think it would be crazy to take something from the kids of Muncie when we already don't have much and traveling in the summer isn't always easy to do when you are already paying to get in and food.
166	I think it's unnecessary to build a new YMCA. Especially is this beautiful green space. It is easily accessible from the Greenway and has significant historical significance to me (I remember watching my dad play in the church softball league at Tuhey in the summers as a little kid - amazing memories!). With a new son of my own, I look forward to taking him to this park to play on the fun playground and in the wide open space. This would also displace a lot of geese that are used to this area being their home. I love watching the little geese families grow up through the spring and summer as I walk on the greenway. A big building would ruin this wide open feel in the middle of the city.
167	I do not think it is good for city to give up park space. I'm worried about the buildings that will be vacated by this plan.
168	Don't do away with the pool please. Keep it open to the public.
169	Surprised. This is a park space with a history. Tuhey is the only public pool in the city. Would the pool become part of the Y too? Seems like you're giving up green space for asphalt. Is this part of the river revitalization? How does this fit into a broader plan for the parks and the city? Why create more parking spaces...there are plenty of spaces at the Muncie Mall. Why not look to that property for this development? Feels like it will congest the residential area with traffic.
170	We feel strongly that children and families need safe, open, green spaces to play, picnic and enjoy. I would enjoy seeing more play/ green space developed to keep that a family/ kid-friendly space to play rather than being taken away for parking and a building. I am disappointed to see that both of the playgrounds would be removed from the park. There are very few parks in the city for which the kids can play (with several schools closing in the last few years and grounds being closed/unsafe to play on). Outside of proximity to the pool, why is the Y seeking this location? What would happen to those two, large vacant buildings/ lots?
171	I don't like the idea of a building being put on the green space. It is such a nice place for the kids to run around and play.
172	There has no Business using the city parks green space. Rather than build a new building renovate the existing building .
173	I'm very, very reluctant to endorse this plan. In such a central location, we should be building resources and experiences that are as accessible and environmentally friendly as possible. While our family is a member of the YMCA, without hearing more, I believe this is a bad move for both Tuhey Park (the city) and the YMCA. Quality greenspace in Muncie should be a priority and building a massive facility that requires paid membership is a poor replacement.
174	Yuck

175	I think it's a bad idea Muncie will have no other public pools for the kids in the summer
176	I think it's a terrible idea to lose such an important park in the center of downtown. As an avid member of the YMCA, I understand the need for a new facility, but I don't believe the destruction of one of our best parks is the answer. There are NUMEROUS empty lots and abandoned buildings in the greater downtown area that could be used...like the soon-to-be vacant jail.
177	I strongly dislike it. Removing so much green space for a parking lot is so sad. Also, there is a perfectly functional building downtown, why don't you renovate that instead of taking away this beautiful park? Please don't do this!
178	Ridiculous
179	It appropriates a public good for private use and should not be executed
180	I don't like the proposed changes, but I do think the park needs some change. Most parents don't take little kids there because the playground is more for older kids, but the older kids are in school most the year so it doesn't get used enough. Needs more playground options and maybe a splash pad outside for public use. Could use a little better parking area as well.
181	Leave the park alone! The park is for people, not cars. Let people and animals/birds enjoy some grass and trees--that's quality of life, and quality of life is supposed to be a community-identified goal in MAP and Vision 2021. There's already enough concrete/hardscape in Muncie.
182	No, do not take greenspace for buildings and parking lots.
183	I am not in favor of turning the park into a site for a building and parking lot. I do not frequent the park or the pool, but the drive on White River Blvd near the park is one of the most beautiful in Muncie. I believe there are other available sites in or near the center of Muncie that could be suitable for the project. I also reject any notion that this location is keeping the YMCA downtown.
184	It's historically / technically in the flood plain. With White River Boulevard, Tuhey is a bowl. Add hard surfaces, like a large roof and parking, and you've got a runoff problem, with a lot of wet basements in our future. Build it on the south side of the river, and you can share the parking with the city / county building, plus government employees and the new riverfront residents can get a workout in.
185	Negative. We used Tuhey frequently when my children were small. We loved the pool and playing at the playground. It is so much nicer now, and I love that there are shaded areas for people to sit, too! I would hate to see the community lose access or for parking to take over the green space.
186	This proposal is a disservice to the people of Muncie. Removing public space for a parking lot is a waste of time and money. Furthermore, closure of the existing YMCAs will result in vacant structures, adding to the growing list of vacant buildings throughout the city. This plan is awful and should NOT proceed.
187	I do not support the loss of this much green space for a YMCA. I also wonder what plans would be included, if this happens, for the current YMCA locations. We do not need even more empty, unused buildings sitting around Muncie.
188	It's a waste of money. Taking away green space to build a building to replace two other perfectly fine buildings. Despicable.
189	The parking seems excessive, especially the few lots along the boulevard, and the new building would obstruct people's paths to the White river trail. Also the building doesn't even make any connection with the trail which is disappointing. They could also add a sidewalk and another entrance along White River Blvd so that someone coming from the trail has direct and easy access to the building.
190	I feel the downtown YMCA does need to be improved I'm not opposed to this plan, my concern would be only if they get rid of any of what is currently there, the pool, splash pad, or the playground area. I believe both things can coexist. Also what would happen to the old YMCA building? I don't want to see it sit and turn into an abandoned building like many others we already have.

191	I may not visit this park, but I used to drive by daily as I took my kids to school. I love this green space and the beauty it brings to our city. This project saddens me as it would take that much needed green space away. The YMCA is certainly also a very valuable asset to our community, but leaving behind two large buildings in a city that has way to many empty ones to begin with saddens me. This space is the perfect place for a fully accessible handicap playground.
192	The YMCA should find land that hasn't already been developed as a residential park. Remove the park doesn't make sense especially since we've other options in the city. They could wait a few more months and purchase the old jail downtown, or put the old factory lands to good use!!!
193	I am saddened that green space in the down town area is potentially at risk due to this proposal.
194	I'm appalled by the size of the proposed surface parking. This is supposed to be a park, not a parking lot.
195	I think it is an awful idea. There are so many other parts of Muncie that could be used and need some revenue. Not everyone can afford a membership to the Y, and they deserve a cheaper place to play. It lets kids be constructive and have fun in the summer instead of being out and being destructive because they're bored.
196	I am absolutely against this. I believe that They pool and park should remain a public space intended for public use.
197	Very upsetting. Leave our park alone!
198	don't do it!
199	It is unclear in the image what remains of the existing pool and structures on the site and what is new to the site. It is clear that there is a lot of parking. My initial reaction is: why are we leasing public park land to a members only organization? I also feel as though we have far too much surface parking in downtown Muncie. Why would we be adding more parking to replace green space. The only part of the plan that I like is that the NW "Y" would move closer to downtown. Still, Why can't we use some underutilized surface Parking in downtown for a new "Y" location. There is plenty of that kind of space.
200	Disappointment. Frustration. Especially in today's times of social distancing public spaces are vital. Green spaces are vital to connect the community with nature and each other. Muncie has very few free spaces let alone free nature spaces. This one should be maintained not sold off.
201	I'm shocked. Tuheys serves so many people for a safe place to swim and cool off.
202	I'm disappointed at the loss of green space, though I think a better YMCA location downtown could be beneficial.
203	Why is the park being privateized? I'm worried about how this has been discussed and now it's being presented like a done deal. This is concerning.
204	This is appalling! Muncie is deficient of park space. When we do not meet the needs of our community the idea of removing public parks for private development is disgusting. It is also disturbing to see this proposed project considering that when the "Y" managed Tuhey pool for the park department they were terrible at actually being open to the public which led to many disappointing summer afternoons.
205	This should remain a public space for all to enjoy. Privatization of our parks should not be allowed to happen.
206	That it shouldn't be changed or messed with. If anything add like a basketball court, not get rid of 50% of the area and replace it with parking lot. Its an area for family and friends to come, relax and have fun. No need to change it to parking for the ymca. Just keep it a public park.
207	Dismay!
208	I think it's awful and not at all needed
209	What a loss for full access recreational facilities. The YMCA is prohibitively expensive.
210	I think it's a terrible idea. Tuhey needs to remain a public park and pool. There are other areas in the city where the YMCA could relocate.

211	I think it's a bad idea. Touhy is a green space. In a city that doesn't have a lot of green space and utilizes demolished housing lots as parks I think we need to keep the parks that we do have intact.
212	There has to be a better location, such as the mall which is going under. Can the city not afford the pool and it's upkeep? Will the pool just be ran by the YMCA but remain for public use or will they set restrictions on it's use and nonmembers of the Y become second class to members. What will become of downtown building, another blighted building or shelter for men, like the YWCA. Who is the ultimate winner here as well as losers?
213	I'm angry and sad. We need this in our community
214	Not happy about it.
215	This is such a financially selfish and poorly thought out plan I cannot believe the city is letting this happen.
216	It's a gross misuse of public land, and it will destroy the neighborhood around the park. There is absolutely no reason the Y's current building couldn't be retrofit and expanded, with a parking garage, for cheaper than new construction.
217	I don't feel Tuhey should be taken over by the YMCA Leave well enough alone
218	Terrible idea. Public land belongs to the public. That playground was just recently built and the ADA accessible park is the nicest one in the city.
219	I don't like the idea that the picnic tables and playgrounds seem to be missing completely. This has been a great place for our family to get together and picnic since I work downtown.
220	I do not think it's a good idea. I think tuhey park and pool are perfect as they are. We need to focus on improving other city parks. Maybe the YMCA can be a nice addition to another park in town.
221	What is going to happen to the vacated ymca buildings? Are we looking to give up our parks for a Facility we dont need and leaving more vacant buildings?
222	A lot of green space would be destroyed immediately next to the White River and the White River Greenway.
223	I don't see the purpose. Why replace two good facilities with one new one? Why eliminate one of Muncie's most popular parks?
224	Hate it, that's where all the ducks are, stop this now
225	Green space is a highly valuable and coveted asset for any community, especially as a multi-use and multi-cultural public park. Addition of a private facility is in direct conflict to this purpose.
226	We would no longer visit the park if this development were to happen. I can't imagine what the neighborhood around the park would feel about the tremendous loss of greenspace. What a waste of natural area.
227	I don't want to see public park space taken over by private paid membership facility, it excludes the community. It would be a disastrous change that would leave a deficit of public park space for the citizens of Muncie.
228	Tuhey is the only city park with an accessible playground area. This will remove that.
229	Too commercial looking, don't like all the parking spaces instead of green spaces.
230	Don't destroy Tuhey Pool, especially, since it is the only municipal outside pool in the City and has been there for years. The improvements that were made in recent years have increased the number of people using the pool, as well. It actually looks the best it's looked in over 50 years. A walking path would be great!
231	No please NO we need this park more then you know

232	Bad, bad, planning. The community loses a half of the only park in that area with swimming, and gains NOTHING. There are so many other bigger, more accessible lots and buildings in town. The only benefit will be to the for profit company leasing the land, and god knows where all that money they pay the city will end up.
233	I am concerned about the loss of green space, the privatization of a city park, and the abandonment of the two current YMCA buildings.
234	Too much concrete, not enough greenspace
235	Hate it. Why ruin a beautiful green space & park? Let the YMCA find another place to build. Our family grew up using this park & pool. It wasn't that long ago that the park was completely redone & improved. Leave it alone & let the families of Muncie use it without making it a part of another corporation.
236	Not overly happy about NW YMCA closing if this happens. I live on the NW side. That would be an inconvenience, having to go to Tuhey to workout.
237	You're taking a loved summer place and making it unattainable and giving it to a company for their monetary gain.
238	Sad for the neighborhood are they ok with the plan
239	I hate it. Not enough green space
240	This would reduce the value of the surrounding properties and should be scrapped.
241	We do not need another Y building.
242	I don't like that there is so much green space being removed because parks are valuable, but I can see why a YMCA in this location would be enjoyable.
243	I just moved back in the last few weeks to this area and currently work in Muncie, IN. Though I haven't visited the park yet, I know when I used to live here how important that green space is to the area. Many families need the respite of natural environment here in Muncie. I do not see the reason to tear apart an active green space when there are many other areas around that could developed into the new YMCA site. Perhaps one of the spaces where vacant buildings stand- a space that isn't already activated for the city.

	<p>It's honestly a horrible and short sighted idea. I can understand looking at the green space at Tuhey Park and seeing it as being under utilized and that's because it is. But the solution is not a large scale development that will be completely out of scale with the surrounding neighborhood. Because of the available green space Tuhey Park has always had the potential to be home to the crown jewel of Muncie playgrounds. First, the location is just wrong for the intended use of the site. As a longtime Y member both the Downtown and Northside YMCAs are heavily used at all hours of the day with the parking lots often being packed early in the morning and late in the evening. This would be an enormous disturbance to the surrounding neighborhood, especially during the summer months when visitors to the Y will be competing with visitors to the pool for parking spaces. Second, the size and scale of the proposed development is completely out of scale with the surrounding neighborhood. The proposed design ideas presented at the Parks Board meeting look great but they would be completely out of place at that location. The design and layout that are being proposed would fit much more naturally in the downtown, especially considering there is so much open and under utilized space. Third, what the Y is presently proposing is a reduction in services with this move. The Northside Y presently has 2 basketball/volleyball courts, 6 tennis courts, 2 group exercise rooms, plus the main athletic gym. The Downtown Y has a large pool, 1 basketball court, a racquet ball court, 2-3 group exercise rooms and an athletic gym. The proposed layout for Tuhey Park would have a pool, 1 basketball court, 2 group exercise rooms, and a gym. While these descriptions do not include childcare or education facilities at any location the proposed new facility is a significant reduction in the size and scale of services being offered to the community. If the YMCA wishes to consolidate into one location then at the very least I believe that one location should offer everything both locations are presently offering. Our family travels out of town and visits other cities monthly and when we travel we always seek the top reviewed parks and playgrounds where ever we are. Most if not all of the parks and playgrounds we have visited are better than what Muncie has to offer save for the Burris playground. The greenspace at Tuhey Park has long held the potential to be an amazing park for the community. This proposed development would destroy any chance of that happening. Muncie should be protecting and expanding it's parks. Not selling them off to the highest bidder.</p>
244	<p>This is not fair to our children! We want them to grow up in a place that is green and free. My younger children and I sit in the grass at the park and have picnics. Then they play while i relax and do homework. There are not many parks as nice as Tuheys park. Some of theother bigger parks have needles, condoms, and people that driv and park in the parks to do unethical things (smoke/sex/sell drugs).</p>
245	<p>An upgrade isn't a bad ideal but don't take away from the kids fun to do it.</p>
246	<p>This would take away beautiful green space from one of our parks. We have so many empty buildings. We don't need 2 add two more.</p>
247	<p>Against it. There is other land that can be purchased. Or have Y buy and develop other land for park and pool for public. Why are we selling public park area???</p>
248	<p>This would take away a lot of park space from the community. If the YMCA takes over the pool, the community will not have access to a public pool.</p>
249	<p>This needs to remain a public city park. The YMCA should have no involvement here.</p>
250	<p>Very disappoointed and saddened that we will be losing such a nice public park and Muncie's only public pool.</p>
251	<p>Don't change anything!</p>
252	<p>No just make the park nicer.</p>
253	<p>Shock and dismay!</p>
254	

255	<p>My initial reaction is that this is a terrible idea. The space is already in good use by many people throughout the year, as a playground and as a waterpark. Local kids and families come here all the time and have a clean, safe environment to play. I live immediately behind the park and find it to be a refreshing place to see and hear. Relatedly, I love the idea of an expanded YMCA, but I don't think we need to tear anything down to accomplish them. I also wonder if the site of the old downtown jail could be redone into the YMCA? That would also lessen the traffic that would be at the current Tuhey Park while also keeping the downtown area vibrant and with more accommodations.</p>
256	<p>This is a bad idea for six reasons: 1) Most importantly, it moves YMCA facilities further from the south and west sides of Muncie. I am a long-time member of the YMCA and I see a lot kids from those neighborhoods there now. It would be a tragedy to remove another south side institution after so many have closed. 2) The current playground is great. I take my kids there all the time. We love it. 3) The city and the YMCA should preserve and upgrade the buildings that they already have, instead of more new development and abandonment. 4) The south side YMCA is close to the bus station. 5) The south side YMCA is near downtown, creating activity in an area where the public and private businesses have invested a lot of money. A thriving downtown is buttressed by the thriving YMCA in the vicinity. Down town is set to loose a tremendous amount of foot and automotive traffic with the loss of the jail facility. Moving the Y would make things worse. 6) Tuhey pool is a public facility, that anyone in the city can access without membership fees. This is not true of the YMCA.</p>
257	<p>While I understand the desire to have an updated Y facility, I have serious concerns about this plan. I believe the space does need to address accessibility issues, but would prefer to see a capital campaign to better utilize their existing space and better partner with other community organizations. The presentation underscores wholistic thinking and partnership. I am afraid this proposal would undermine that community-wide goal by abandoning their downtown facility specifically and seeking to offer music and arts programing. This plan seems to create competition for their current neighbor, Muncie Music Center, and Cornerstone Center for the Arts, both of which are located downtown. Thinking as a city, we will already have a freshly-abandoned downtown jail coming this year. So they would vacate another downtown building, move closer to Ball State, and offer competition for current downtown facilities. That narrative is not a desired outcome and work needs to be done to address and correct it because whether it is the intended narrative or not, it is one this move easily tells. From the geographical perspective of my neighborhood, my family can currently easily walk to the Y from our South Central neighborhood. While the north end of downtown is not geographically far from the south end of downtown, these sort of moves feel like they are taken without regard for its effect on the south end. Abandoning a facility within sight of our neighborhood for a shiny new one just doesn't send a good message to me. We don't want to add a large abandoned building to the orange and white dead-end barriers as our welcome to downtown. Neither do we need it to become another space that is not open to us because it becomes financially inaccessible to our residents (such as high-price apartments with an indoor pool or the like). Practically speaking, the plan to move an existing play structure seems unfeasible. Such plans have been cost-prohibitive in other places, making it cheaper to scrap and build new. That would be a waste of a fine, relatively new playground. Our family has enjoyed seasons of being Y members, having our kid's birthday party at the Y. I love seeing the building and the people going in and out of it every morning on my morning commute. I believe the Y can be a strong community partner in ways it currently is not by investing in partnerships and updating its facility. I appreciate the desire the Y says it has to be an anchor in the community. Keep in mind it anchors a place currently and moving would dramatically change that. I wonder why, if the Y is learning that partnerships outside its facility are beneficial, it feels sharing a facility is necessary rather than sharing programming.</p>
258	<p>Fix the current YMCAS and add on to them rather than make vacant buildings and taking away green space in the community.</p>
259	<p>I don't like that the playground is gone</p>
260	<p>I think it is wrong for the City of Muncie to take away this public park and pool from its residents.</p>

261	I am disappointed that this existing green space that serves not only the surrounding neighborhoods but also folks living downtown, will be replaced with parking lots and more concrete buildings when there are plenty of other developmental opportunities located around muncie for YMCA expansion.
262	Eliminating the best kept Greenspace in Muncie for more parking to abandon 2 more huge facilities? I live across the street and I am SURROUNDED BY EMPTY PARKING LOTS. Adding a huge building to eat up one of the few rare views greenspaces?! I can't even afford a membership to the YMCA. How about outdoor art installations, skatepark and canoe/kyac drop? Or leave it be and take care of the concrete empty strip mall disaster across the bridge
263	like the greenspace and play ground. Not a place for a building. Would lose the whole river park feel. Many other places for y to take over
264	We need green space to stay
265	I am very concerned about this plan for several reasons. First, public park land should NOT be used to serve private interests (this park belongs to taxpayers). Second, the loss of greenspace (in a city that already lacks public greenspace) will have a negative impact on the city and the neighborhoods immediately adjacent to the park. Once this greenspace is gone, it cannot be reclaimed. Third, this sets a horrible precedent for other public lands the city controls.
266	Please no !
267	Public Parks shouldn't be privatized.
268	Extremely negative. This is historically a public pool and park. It should remain so.
269	Awful idea. Leave it alone
270	I am not a fan of the proposed plan. Aside from how out of touch the plan is with the actual needs of the neighborhood and surrounding neighborhoods, the proposed parking is a monstrosity.
271	I'm against this change. It's a waste of money. There are plenty of empty places that the YMCA can build or use empty buildings with their funds. They could be rebuilt.
272	I think it would deter me from using Tuhey over going to Splash House in Marion. No one wants to be at the pool, relaxing or playing with little ones, with scenic brick buildings & more parking around.
273	Don't do it
274	Not excited at all. So much greenspace lost to asphalt.
275	No. Don't mess with current green space. The park is beautiful. Don't pave paradise to put up a parking lot. The Y Downtown can stay downtown and not invade a neighborhood.
276	I don't want greenspace taken away. We'll never get it back. It is a community asset available for Muncie taxpayers without cost.
277	What? Why is the City of Muncie even considering this? The parks in Muncie are limited. There are plenty of other locations to build a new YMCA and condense services. Why take away a community resource and green space.
278	I think it's a horrible waste of one of the newest playgrounds in the city, the y has their own pool, and I genuinely don't see the need for that much parking. If it becomes privately owned I will no longer go there as the YMCAs prices are not affordable for the average family.
279	Please note: I am a grad student who commutes to Ball State. I think public parks and green space are so few and far between, it would be a shame to lease the park to the Y and lose 50% of the green space. When I chose a place to buy a home, I will be looking to move nearby a park, not a Y.
280	There is other locations in the city that wouldn't require to use park property.

281	I was shocked. I don't want the y in charge of a place I take my sons to. The city needs to keep ownership and maintaining of the pool so all residents can visit the pool. I will drive to portland or new castle if this happens.
282	Terrible. This is a terrible idea
283	The current plans is a massive loss of green space, and a massive loss of recreational facilities for the neighborhood. Better ways to enhance utilization of the park without the loss of green space would be to consider a sports recreational facility like soccer fields or baseball fields that the community can use. Another concern is the potential impact the site has on the traffic flow of the area. The proposed site would completely change the dynamic of the neighborhood from the traffic alone. Not only would the current plans reduce the already remarkably small amount of available green space available to Muncie residents, but also possibly impact the planned cultural trail.
284	Not good
285	The Y needs to leave it alone. They can buy property or lease property elsewhere. A residential neighborhood is NOT the place for what they want to do. They park pool is the only public pool here. Reservoir excluded as it isnt in town.
286	Unless admittance to the pool stays the same and doesn't raise to the Y fees for a household, I don't like this at all. I wish they didn't remove the actual park space since this is limiting the number of free park spaces found in Muncie.
287	Don't know what you got 'til it's gone... pave paradise... put up a parking lot. What would the public access to the pool be like? Or does that just go away?
288	Tuhey Park is virtually my back yard. I am not a swimmer, but I do not believe this fact disenfranchises me from the decision making process. I believe that Tuhey Park is a vital part of our neighborhood. I believe the community deserves access to it, and that it should not be only a resource of paying members of the YMCA. The green space Tuhey Park provides is equally as important as the pool.
289	Tuhey park should be left alone! The ymca should remodel what they've already got or move to empty land elsewhere in the city. It's ridiculous to take over land that's already in use.
290	I don't welcome the idea of leasing public property to a private enterprise. It will bring too much traffic into the area causing a hazard for residents surrounding the park. How many YMCA members live around Tuhey Park? I'm guessing not many since it is mostly college rentals and students have access to their own facility. The City needs to enhance the park so more people in the surrounding community can enjoy it. Some of the equipment is outdated - specifically on the north side. We could use a couple of shelters in the area providing shade and gathering places for people to sit and converse. If the YMCA is needing property they should look over on the south side of town like around the Ross Center. This would be more appropriate for the proposed size of a commercial building.
291	No, no, no. To me Tuhey is a historic park, just like Heekin!! Why is the current mayor trying to destruct our historic recreational greenspaces??? Many years ago, there was a plan to not only reopen the pool (previous council president Mike King broke the tie vote in front of a packed crowd at City Hall-I was there), but Andrew Dale had some ideas about adding to the area to make it a destination site and that included rehabbing the bathhouse. Other than reopening the pool very little has been done!! If the Y is hurting for money just shut down the Northwest location. They didn't seem to have any problem closing the location they had 18 years ago at the Southway Plaza where I was a member. I believe that Andrew Dale was a Y board member at the time...I could go on and on...

292	It is the only major greenspace for not just the adjacent neighborhood but for the Old West End and other nearby neighborhoods, which don't need 300 paved parking spaces in a housing dense neighborhood. The YM is a private club that does not serve all of the residents of Muncie by any means. Only the upper middle class can afford the dues. I give credit to the Y for scholarships for lower income families, but what about all of those who are in between, many of whom make up the surrounding neighborhoods and who won't be able to afford it and will lose their greenspace to boot. There are two city parks, McCullough and Heekin, with acres of used land that would be far better suited for this complex. Tuhey belongs to the residents of Muncie and is not the mayor's to give away.
293	I'm very concerned about parking and traffic in the area, particularly on the side streets where many residents need to park. It's also unfortunate that a public space could be taken and used by a private entity—it's a beautiful space that the neighborhood residents—and the rest of the city—should be able to use for free.
294	It will ruin a public green space that I use. It will bring lots of traffic to an already confusing and busy intersection near a place that already has a lot of accidents (Wheeling and University). I'm not sure why paving over green space near the river is the best option given the number of empty lots and abandoned buildings elsewhere in town.
295	Do not destroy this green space
296	I find it reprehensible. To destroy a needed greenspace near downtown Muncie & replace it with hard structure right next to the river is irresponsible. To remove public free space and give it to a fee charging organization is unfair to the citizens of this city.
297	Don't appreciate the building, which removed a lot of green space.
298	NO!! An amphitheater sounds lovely, but not a huge building. Why not just IMPROVE the downtown location?????? If the city can spend \$ to build a whole NEW building while ABANDONING two already existing buildings - which the city will most likely tear down, like every other building that is vacated, WHY NOT JUST USE THOSE FUNDS TO IMPROVE WHAT ALREADY EXISTS?? Was there no vision in creating these two facilities? The old YMCA seemed to have it all, and yet the newer downtown facility wasn't planned well enough to accommodate all those who wanted to continue participation in the downtown facility? NO. Don't destroy Tuhey property for something that already exists. Add more outdoor facilities to Tuhey park that everyone can enjoy and drop the prices for Tuhey BACK to cheaper so more families can afford to use that facility.
299	Parking is too close to White River Blvd. Muncie's beautification guidelines say that parking should be behind the building. The site seems too small for the building and a decent size park. I was a Y member until the pandemic hit and pre-pandemic I know how congested parking can be at the downtown and northwest Y.
300	Bad idea. Stupid idea. Leave Tuhey alone! Lose all that green space and outdoor play area for a Y? If the downtown Y is old, I agree, tear it down and rebuild there. Why take over a green space that serves a purpose? Dumb dumb dumb.
301	Angry. This is a public space meant to have an area for children to run and explore. It's meant to be a beautiful nature park, not a parking lot!
302	No! The park needs to remain as they are, The YMCA charges too much money for membership and fees. There are other areas and parks that they could use. We would not be able to afford to use the new facility. It is now a city park that residents can afford.. I believe it is already a done deal. It seems the Mayor is selling us out like the last Mayor.

303	I strongly feel as though more should be added to Tuhey park to attract more people to muncie. People are moving away from muncie at an all time high one main reason being there isn't much to do people are forced to drive all the way to indianapolis just to enjoy themselves yes some people mainly the older generation fear change but i think the younger generation would enjoy change. more attractions means more money for the city i am in favor of said plan to add not only a community center but more life to muncie as a city
304	Disappointed that the park would be left with so little green space if this were to go thru. Anger that it'll be privatized.
305	Not an ideal location - it doesn't seem safe to me to be using this location at night. There's already a Y downtown. Use that and stop spending money. I like using Y on Bethel. It's convenient to where we live off of Morrison.
306	I would like to see expansion of the park instead of another YMCA.
307	I don't support. Keep the playground and pool. There are tons of vacant buildings already around this town no need for extras. Also too many parking lots as is and very little free parking for the community. Not to mention it's bad for the environment.
308	I don't appreciate the city and YMCA's plan to privatize a public park. This park is currently accessible to any individual, including families with children who are disabled. I'm afraid that the YMCA will not be as accessible due to membership fees. I also do not appreciate taking away what little green space we currently have near downtown Muncie. The YMCA needs a location that is closer to the Southside of Muncie.
309	Muncie already lacks park space, and building a new YMCA leaves two more vacant buildings in Muncie
310	I think it should remain as is—if anything add more playground equipment. I do not believe the Y should be building anything there that is not open to the entire community—without any membership or payment necessary.
311	I'm appalled. This plan would drop a large building and giant parking lot in the midst of green space. If the YMCA wants a new building, it should redevelop one of its existing sites. They have the opportunity to bring more traffic into downtown Muncie simply by working on the other side of the bridge.
312	I'm not happy because we plan on using the community pool and the playground in that same area. This place s quality of life in our community for all incomes and status of life!
313	There is no need for the park to be sold to a private company. Additionally, getting rid of the city's green space is horrific. I'm very against this plan
314	My initial reaction is concern over the lost green space in an area where most of us don't have back yards. Also based on the image above it looks like there is an outlet or entrance to the YMCA parking lot basically right behind my house which I don't love especially since that spot is already kind of crammed for parking whenever the neighbors have visitors. I like the idea of tuhey having more parking and definitely would love the alley behind my house to be repaved but don't want there to be more traffic by my house than there already is.
315	It sounds awful. It feels like it will destroy a beautiful, peaceful land space and turn it into an ugly concrete jungle. It will damage the experience of those living in and around that are as well as those who would use the Tuhey park play four s and pool.
316	The alley off of White River Blvd is my driveway. It's absolutely absurd to propose utilizing that alley as an exit/entrance point for any parking lot. The amount of extra traffic that would bring would make it almost impossible to even get to and from my own property. I purchased my home specifically because of the greenspace Tuhey provides. While I do not personally utilize the park, I fully support accessibility and public land. It would be a complete disservice to the community to deny the hundreds of frequent park visitors accessibility by building a facility that charges monthly fees for community members to use.
317	They need to leave the park the way that it is!

318	I wouldn't feel safe for my children to play on the smaller playground leftover after the YMCA is built. This is where they play and want to have fun. I make my kids get off Youtube and come to the park to play. Kids need a safe place to run and play. This plan is taking away from the children.
319	Please don't do it! There's not enough places for kids to play that are safe.
320	We are YMCA members and we like the Y's where they're at - they're a better fit for our community. I feel very negatively about this proposal.
321	I think turning this public greenspace into a parking lot is a travesty and the city and mayor should reject the proposal to hand over this public park to the YMCA. We already have a YMCA and public parks are one of the few places in town for people to just exist outside our own homes. Let us just exist.
322	I think it would have been nice if there had been a meeting on this. I think the area should be left alone. If you want to build a new YMCA find an area that has lost a lot of businesses and needs some new development to boost the area.
323	I am disappointed in this plan. Public green space should not be turned over to private entities.
324	I do not support these plans because it is definitely not affordable for everyone!! I personally have had a membership at the ymca and was only able to afford that with scholarship assistance. Don't support taking away the public park and the are of the city allows access to the river from the park.
325	It is not right to privatize a city Park. The YMCA has two great locations already. The city should not allow them to take over public parks. Many of the people my kids play with at the park would never be able to afford a Y membership. So even though my family would, it is imperative that the City considers how many low income families this would impact negatively.
326	First, I think of my friends who own homes whose back yards attach to park property. They don't want or need a parking lot and another business in their back yards. The park is fun and free for EVERYONE. This project would effectively end that notion in favor of profit and a demographic that will pay money.
327	The Y needs to go somewhere else ! The green area should be expanded to the east side of N. Meeks St.
328	I understand the other side's position but I really believe there have to be better solutions for the YMCA's building plans that don't involve Tuhey. There are so many places in Muncie that are non functioning and in need of revitalization - Tuhey isn't one of them so it does not seem like a beneficial situation for the community.
329	It is heart breaking! I love the YMCA and it is key to have them remain near downtown, but this space already serves the community so well. As a city that has shrunk substantially in the last decade, we have MANY spaces unoccupied near by.
330	I would hate to see the green, public space of Tuhey Park destroyed for a building and a parking lot. The current YMCA facilities are working for the public just fine, and I want to see renovation on those locations rather than erasing precious green space that we can't get back. It costs money to go to the Y, and not everyone can afford that. Tuhey has been an accessible place for families for years, and that needs to stay.
331	It looks like it doesn't really account for the ally that we use to get to are parking out back. That ally gets block at every parade. The ally should be redone. I thing there needs to be less parking for this and more space for the park. I don't think there should be something out there for outdoor events, seeing we don't use the outdoor spacing downtown by the round about as much as we should. So no I don't think adding another venue will help.
332	Leave ALL of the trees. They provide oxygen to the atmosphere, feed squirrels, provide shelter to birds, and are a lovely sign of the seasons. Keep the park a place for all, NOT a parking lot and another building. Why would ANYONE want to close two perfectly good YMCAs to make one?? The existing buildings already service the north and south sides of town better than one building would. Shame on the city for considering a building and parking lot that is unnecessary, destroys nature, and detracts from efforts to beautify the community and the river trails. Let's NOT "PAVE PARADISE AND PUT UP A PARKING LOT"!!!

333	At first, I was neutral. The more I thought about it, the more I felt like this is a big mistake. There is precious little public green space near downtown, and a big building and parking lot would be a horrible thing in the park. There is a better site for a YMCA in Muncie. How about the vast acreage on South Elliott Street where the factories are gone? They deem it safe for apartments on 8th Street, and it has infrastructure and public transportation access, and is definitely spacious..
334	"Taking children's dreams away" - my granddaughter. If you're going to do it anyway, build it on the small park side.
335	I protest breaking up a natural and open environment. I don't want to see that lovely landscape taken over with a building and parking spaces.
336	It's a neighborhood park. Why would you tear it down?
337	There will be A LOT of cars.
338	I do not like it. I believe if the YMCA was wanting to invest that much, there are plenty of other properties that are far underutilized that could be used without affecting current public resources. I appreciate everything that the YMCA does for our community and that they would desire to consolidate their locations which would serve the community through wise financial planning, I believe there are other ways to achieve what they would like.
339	I oppose it. I agree that it's wise for the YMCA to consolidate to one building in or near the center of town but this is not the place. We need to keep our green space. The article mentioned another downtown option without naming it. I'd like to know what that is. Would it be possible for the Y to expand their current downtown facility and land?
340	My understanding is the park (playground) is heavily utilized by families. Especially those who live nearby. I feel that the facility should review other locations downtown to accommodate its members and future members. Tuhey Park should stay as is. The Park had just become ADA compliant and monies had already been invested in extending the parks recreations. Why teardown something, that has been built up within the last 10 years.
341	Not good. Why get rid of all that green space? Cities need green space. It is an asset that will entice people to come to Muncie instead of moving elsewhere. And who will be responsible for the levee improvements and the drainage issues in that area?
342	Our niece and nephew love this park and pool, so does my mother-in-law. We haven't been there much ourselves, but I know they would be devastated if it were torn down. I hope to someday be able to bring my own kids to this park and would hate to see a big building in the middle of such a nice neighborhood.
343	I believe the development says a lot about what the City of Muncie's priorities are which is to simply develop anywhere that they can and to only develop new buildings while having many unused post-industrial sites that lay empty. There are many brownfields within the city that could be decontaminated and used for a project like this if they want to go to the new building route. The old Chevrolet plant site comes to mind. It makes no sense to me why the city would want to build on top of such an immense asset. Not to mention, two YMCA structures would then sit empty, one of which is right downtown, leaving Muncie with more vacant buildings and no one to inhabit them. I wish the city would think outside of the box a little more and not use the "we have no funding" excuse all of the time. There is potential in many post-industrial sites but don't take away even more green space in such an urban area to then infill it with a sea of parking and then leaving two more lots abandoned. THERE IS A BETTER WAY!!
344	I am not in support of taking green spaces away from Muncie residents when there are so many neglected and abandoned commercial spaces already available.

345	<p>My initial reaction is negative because the plan would reduce public green space, bring considerably more traffic and pollution, trade grass for asphalt for the 302 parking spaces, and reduce the opportunity for developing public access park amenities--some of which used to be there and were actively used (especially the baseball diamond). The Vision 2021 Plan developed with considerable community input has as its first two goals Enrich Quality of Life and Enrich Quality of Place. (if anyone is in need of a copy, I can supply a pdf.) Muncie parks, including neighborhood parks, were cited as assets of this community that contribute to quality of place. As we increase trails and encourage more residents to walk or bike and participate in wellness activities (to which the YMCA contributes), we should not be reducing the options but, if possible, increasing them. Tuhey Park is easily accessible from downtown and the White River Greenway and a short stint from the Cardinal Greenway. But it is also a neighborhood park--and used by neighborhood residents. The Emerson Dog Park, while a plus for dog owners, eliminated green space that was used by many in the neighborhood for gathering, playing catch and other pick-up games, and simply walking and being outdoors. The housing density in the neighborhood leaves little option for even pocket parks (although there are some spaces that could be pursued as candidates for pocket parks). I am distraught that there was not more public opportunity for discussion of this plan before it was approved by the Parks Board at their October meeting. As Mayor Ridenour noted, "To meet its mission the YMCA should be in the center of the city for easy access to all 14 bus routes." I would like to see additional effort expended to find a suitable location downtown that would allow both for the building and parking--which does not have to all be next to the door. In fact, I'd love to see it replace the old jail!</p>
346	<p>1. This area is already an established recreational amenity, public pool, greenspace, and overall neighborhood gem. There are numerous abandoned properties close to Downtown that would benefit from a new YMCA. 2. Don't build another parking lot! Downtown already has a parking garage that is underutilized. Accommodate parking for an addition to the current YMCA building (could levels be added to build up on it?) 3. Or build on the lot where Red Carpet Inn was. That location would serve the south side of Muncie.</p>
347	<p>This would be a disaster for the residents close to the park and a serious loss for the neighborhood.</p>
348	<p>As a former Old West End neighbor and Ball State Planning Alum it is my opinion that this is not a good option for the park to lease public open space to a private organization. This park is a great green space for near by downtown residents to enjoy open space free of charge as a park should be. If the park is leased to the Y it will no longer be open green space but a parking lot that is useless to the general public , and the development will only be for paying patrons of the Y. Please KEEP Tuhey a public park!</p>
349	<p>While I support the YMCA in consolidating to one location downtown, I vehemently oppose doing so on public park land and green space, including Tuhey Park. It is unacceptable for the City of Muncie to take tax-payer funded park land that is accessible to 100% of citizens and lease/trade/sell any portion of it to a private, religious organization accessible only to wealthier families and those who qualify for scholarships. As a kid, my parents both worked full time for the Muncie Community Schools and we could not afford a Y membership. I want the current generation of children, and all who follow, to have equal opportunities and access to green space. Tuhey has potential to be a world-class riverfront destination park and central gathering place for ALL, we can't pave over our future.</p>
350	<p>Other centrally-located land available for this use. Please don't take away this green space.</p>

351	I am saddened by this proposal to destroy the current green space for parking lots, and I feel like relocating the YMCA is not affordable for most of the families that take advantage of Tuhey on a regular basis throughout the year. There are so many dilapidated structures in Muncie that could be torn down and/or revamped to provide a better option for a new YMCA building. Tuhey's pool is in dire need of repair, and there are several things that could be improved, but that does not warrant a proposal to destroy a public park for a private facility. Once again the city of Muncie is showing that it is not wise or responsible with it's land management, and those in charge are more interested in making money than helping the community. Conditions could always be improved for the majority of the population, but as usual, the focus is on improving things for those with privilege and elite status... Don't get me wrong, I definitely agree with the idea that we need a new YMCA. I also happen to think that we should be leasing or selling other land in order to improve Tuhey for those of us that want to spend time outside, not indoors...
352	I would love to see a new and improved YMCA in Muncie. But I'm not convinced that Tuhey Park is the optimum place for it. I believe there are other plots of land that would serve the purpose and be more centrally located.
353	This is an unacceptable plan. Tuhey Park is an important green space and enhances our quality of life and place.

	CODED: OTHER
	Based off of the current proposed development plan for Tuhey Park (pictured above), what are your initial reactions?
1	Don't change very much. just add the parking lot
2	I love the indoor pool at the downtown y. Would the new building have an indoor pool?
3	I wonder if the city needs to recoup funds? Do they not want the upkeep/payroll responsibility?
4	Don't want northwest ymca shut down
5	I think it's a terrible idea. This is our only public pool! I've often thought we needed a second because this one is so crowded in the summer. I hate the idea of taking it away!
6	I was suprised maybe because I've been going there since I was i was a kid. But bigger is better but remain cheap to the public.
7	This is one of the only places people can swim without joining a club. The Y is not cheap and will keep many from gong here. Please keep it open to the public. Anyone should have the opportunity to swim ere.
8	The city will lose a great public pool that during non-covid times is always busy in the summer. Kids of all ages need that summer place to go and have fun, learn to swim, and be with their friends.
9	Initial thoughts are is sounds great. But I would need to hear more about the plans to build, how it will effect the surrounding residents, how it will effect the current YMCA facilities and what will be done with those. Lots of questions.
10	Don't like it that the YMCA would close two facilities - one including an indoor pool. . . .to be replaced with an outdoor pool that is useable 3 1/2 months out of the year
11	I have mixed feelings. I do think that area benefits most areas in Muncie. However, many family and the children I work with enjoy that park because of how open it is.
12	Please don't take away our public pool.
13	...
14	In the abstract, the idea is not entirely lacking in redeeming qualities, though one element needs addressed: the excess of surface parking within traditional green spaces. Could the parking related footprint be reduced in some manner (removal of spaces, underground options, etc.)?
15	I'm open to the idea. But I am also a longtime member of the Y and would for sure use the new facility. I hate to see green space go away when we already have plenty of city space with older buildings on them that could be torn down and a new facility build at that location, but I will be honest is saying I don't use the Tuhey green space very often. After the softball diamond was sadly taken out, we have not frequented the park. We used to play church softball 2-3 nights every week but haven't really visited the park since they took out the diamonds. We do not use Tuhey Pool very often, and I was a lifeguard there for several years while in college. We have several young kids and the lack of fencing around the baby pool area caused us to use Catalina instead.
16	We love the public pool especially! This is the only public pool in Muncie. What if the Y leased the pool and got some kickback for its members attending? I would pay a little more a month for unlimited access to this public pool. My kids aren't swimmers for sport, they just love to splash around and play.
17	We love the playground at Tuhey Park, we've never taken advantage of the pool. However we've been wanting to take advantage of the YMCA, but its current location isn't convenient
18	Not sure

19	What would come of the old YMCA? Another vacant building just to the east of our Commons? If it houses music, and art classes, is it going to compete w/ the Music center and Cornerstone? I want the Y downtown, and I like this spot, but I think it needs to be thought through a bit more.
20	Take our Grandkids to the pool. After swimming they usually spend 30 minutes on the Playgroud equipment
21	We need a public, affordable option. The Y has become elitist. Many can't afford it.
22	Unfortunately, the plan above gives hardly any info. From the picture, it looks like the pool will be bigger? Or there looks like there are actually two huge pools? Will they still be outdoors? If they could make it so the pool was larger and available for more of the year and longer hours that would be amazing! I would pay a huge amount to access a decent pool that allows for lap swimming and actually enforces lap swimming rules so it's safe. Currently, you can't realistically lap swim at Tuhey except in the early morning. There is hardly ever room for lap swimming at the ymca either since there are always classes in there and the life guards don't enforce rules so it's extremely dangerous. There are at most two lanes and usually only one. If I knew I could go safely swim during reasonable hours and there would actually be lap lanes available, I would literally pay four times the cost of the ymca each month. There is nowhere in Muncie that offers this. Ball pool has some lap swim hours but there are no backstroke flags so it's super dangerous and the lifeguards don't pay any attention and let people wander into the lap lanes. As far as the park space, I rarely see anyone use that park to be honest. Maybe the ymca will make better use of it? Again, it's hard to tell anything from the plan above. This isn't a space where people really hang out much. They use the playground but I can't tell if the playground will be part of the new plan. I don't really know how to respond to this survey as a result.
23	Like to take grandkids to the pool.
24	Having been CEO, Association Board member, current Camp advisory board, The concept is to reduce the footprint of the Y in Muncie making the association more financially viable. I question the location being the best for all current and future members. My interest is in aquatics and I would like to see an indoor pool when completed. The total cost is huge and time to construct is huge. That potentially puts our Y in Muncie without a pool for several years and affects my business. With that all said, I am in favor of the project as presented. I have visited many associations throughout the USA and feel the plans are in line with the best I have seen. There is little space left for additional venues unless additional surrounding property can be included. Street access may be a problem...
25	I don't like it. That is my initial gut reaction. The reason I haven't used the pool in the last 2 years is because of health reasons or Covid. But I still like the pool being a place for the citizens to swim outside.
26	That is the only place for kids to swim. Not everyone can afford a gym membership or a private swimming pool. Leave the public pool alone.
27	Need to enclose 50 meter pool, not add indoor pool. An enclosee 50 meter pool with events and practices and lessons. Swim meets could be held wnd bring dollars for delaware county. Anyone look at Natatorium in Fort Wayne? Where are tennis courts going to be? Indoor tennis courts are still needed for high school teams and bsu. Maintenance of 2 pools are not necessary.
28	Hate it. This is our only public pool. I worked there and the wages were nice but if the YMCA takes it over, the wages will likely be around minimum wage and I plan to work at Tuhey next summer. The YMCA already has a pool and if they take ours, the kids here won't get to swim with their friends. Membership costs for the YMCA are outrageous in any fashion and many of the kids wouldn't be able to afford to swim there anymore. I love tuhey pool, as many other residents here do. Please don't take it from us.
29	A lot more info is needed to make a decision.
30	I'm not really sure cause I can't tell what it's supposed to be around it. There's not a lot of room around Tuhey anyway.
31	Leave the pool alone

32	I am not involved with the YMCA. I know alot of purple that drive out of town to range their kids to a WATERPARK or to swim.
33	If YMCA needs to consolidate for financial viability, I like the idea of the Y being centrally located. The Y is a tremendous asset to our community and more so than any one park. It appears the pool remains which is great. I really do appreciate the current green space of Tuhey, and it would be great if another green space could be added/enhanced in its place if the Y project moves forward.
34	It certainly gives a poor representation of what could be, and I understand the negativity around the project based on this rendering. I would like to see more graphics of what this building could be like. And certainly the parking would be better laid out. I don't have the idea of the Y moving to this space, but the city needs to do a better job communicating what is going to happen here. And I'm sure I'm just preachingg to the choir here.
35	What will happen to the current YMCA facilities? This puts Y facilities a further distance from us than the current arrangement. We hope Tuhey Towers won't be torn down.
36	I would like more information from the YMCA about any upgrades planned for the park and surrounding infrastructure. Obviously the traffic pattern would change, and the existing footprint for the park will change. I think the nearby residents need additional information before decisions can be made to support or oppose the project. I welcome the Mayor and YMCA leadership making a presentation.
37	My initial reaction was first of all ..oh here we go turning green space into concrete, blacktop and roofs. Now I am wondering if it is financially impractical for the YMCA to operate two locations....I have no idea what that issue could involve...how much are the Y's used at either location at present....the expense involved with the public accessing the facilities....? With the COVID issue I am sure much of the normal use has been hampered....How much tax would the City get from the private development of the site ? Is this what is driving this idea....on and on...??? Would the Y take over the running of the pool ?

	CODED: SUPPORTS YMCA BUILD AT TUHEY
	Based off of the current proposed development plan for Tuhey Park (pictured above), what are your initial reactions?
1	I like the idea of the Y being in that space. Is unfortunate that the parking area has to take up so much of the greenspace.
2	I feel that this is a positive plan for the future of Tuhey pool and for the YMCA. The YMCA buildings that this plan would replace are both in disrepair and in desperate need of complete overhauls. I have used Tuhey pool consistently since my children have been born and every year it seems as though funding/staffing is an issue. By adding the pool to the umbrella of the YMCA I believe it will make the future of the pool more promising. I would like to see the playground equipment and recreational areas become part of the permanent structure to offer more than just a pool for outdoor activities.
3	This is great! Will allow more people in the area and tuhey will get used more
4	I love it
5	This is going to be great for the Community. We need more things to do as a family here and not have to worry about drugs!!
6	May be sad for some families who have been going there for a long time but I think having a YMCA In that area will help give the area a better reputation and will allow students who go to central to have a safe place to go after school.
7	First impressions....I think it is a great idea! Great location and the pool would fit with it well. The Y is a central part of my life and it brings the community together in so many various ways.
8	I think it's a great Idea and a central location for the YMCA would be better used by all of Muncie
9	I think it looks great !! We are current Y members abs the idea of a new updated location is great. I would like for the pool to remain open to the community as it is in the pass.
10	I think it would be great for all the kids who live around there!! As long as Lots of cheap/free programs are offered to them!! I think this could keep a lot of kids out of trouble!!
11	I grew up having swim practice at Tuhey in the summer and even worked there the first two summers it reopened. I think this is an amazing idea and use of space in a positive way. I think this will be a great addition for our community and will bring new life to the area.
12	Improving is always good.
13	I am super excited!
14	I love it. The (allegedly) proposed amenities that the Y plans to put in would be a great addition to their already stellar program offering. They have a great reputation as a good steward. I would love to see the Y become more of a destination like the Grant County Y or the my wife takes our kids down to in the Noblesville or Fishers area. I am not familiar with the current stewardship of the pool, I suspect that city pools have a hard time staying viable over the long run. If the YMCA can add a user and financial base to support it in the long run it seems like it would be a great option to keep it going for a long time.
15	I think people benefit from it. Would rather we money put into enclosing the pool with the ability to see outside for year round use.
16	I am for the proposal to build a new YMCA at this location.
17	Great idea.
18	Wow that's amazing

19	I think this is a great location for the YMCA. It feels like it would connect the campus and non-campus community. Community members visiting the Y would be close and potentially patronize village businesses. It would be bikeable from many areas of the community especially with enhanced trails and feels pretty centralized.
20	I like it because I live right across from Tuhey and it is very annoying when the pool is open with people taking our parking spaces. We are forced to park in our yard during the summer months.
21	I favor the idea and will use the facility
22	This sounds great! What a useful purpose for this wasted space.
23	Looks good
24	I like the proposal, but I hope they work closely with residents. Having a parking lot instead of green space is a huge change. Landscaping and lighting needs to take this into account so residents aren't negatively impacted.
25	I think it could be a great way to connect downtown and enhance the neighborhood.
26	I feel like it could bring access to residents who use the y and then wouldn't have to drive or commute
27	I love it. If the would put in lighted basketball and tennis courts that would be great as well. I believe this will help further develop the downtown area and create more traffic for the local businesses. This is a great plan moving forward! We can always go to other parks around town. Besides opening a splash pad on the south side of town will be a great addition for people to go to as well.
28	I thought, I certainly won't miss that playground and telling my kids no when they ask to play on it. More than once it has been broken and unsafe, the ground had broken glass once (in the actual playset area) and it got in my kid's shoes. The geese are all over it, making it scary and gross. And in the summers when the teens come out of the pool and hang put way up high in the playset, it makes me leery of letting my little kids go up there. I also have to keep my kids from running back and forth between the two playgrounds. Needless to say, this is my least favorite playground!
29	As is, Tuhey is a great, but very underutilized asset, that the City is struggling to take care of. I think this is an opportunity for the City to partner with a local nonprofit to sustain and improve the recreational and other services to the community. The initial drawing (pictured above) is far from the final product. Parking and water run off are of concern.
30	I am ok with it. The park right now is overran by goose droppings and we are not able to play at the park. Kids hanging around being inappropriate having second on the equipment drinking maybe having it something else will drive the neg actions away.
31	As long as the pool remains open, and priced similar to years past I have no problem with the plan. I did not utilize the YMCA as the membership cost is prohibitive.
32	I like the idea of making this space useable. We attend 1-2 birthday parties at Tuhey Pool/Park a year. Otherwise we drive all the way to Yorktown to use Morrow's Meadows or we use the Northwest Y.
33	It would be great to have a central YMCA location and may increase the community involvement in that area. More people may invest in the downtown shops since they would already be coming into town to use the YMCA.
34	I started lifeguarding because I needed a new form of exercise when I started taking public transportation wherever I needed to go in Muncie during 2015. I think this is a great idea for a small town where transportation needs can be so easily met for the entire community. And it brings back a lot of good memories for me at the Village Pantry across from CoinSpot Laundry!