

1. Time & Place
2. Pledge of Allegiance
3. Members Present
4. Approval of the Minutes for April 22, 2026
5. Register of Claims
6. Street Closure Application, The Woodlands – Car Show Public Safety (6/20/26; Rain Date: 6/27/26)
7. MakeMyMove City of Muncie Product and Services Agreement.
8. Muncie Mission Ministries Corporate Warranty Deed and Sales Disclosure.
9. Authorization for a 4-year Lease Financing Forestry Equipment: Altec LR8-56 Bucket Truck, Vermeer BC1000XL Chipper, and Vermeer SC362 Stump Grinder.
10. 2026 Demolition Bid Contracts
11. Public Comments – Rick Yencer
12. Adjournment

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF MUNCIE, STATE OF INDIANA
APRIL 29, 2026
CLAIMS PACKET & MEETING MINUTES

1. **Board of Public Works and safety, City of Muncie, State of Indiana, met in City Hall Auditorium, at 9:00 a.m.**
2. **Pledge of Allegiance**
3. **Roll Call Members Present:** Ted Baker – Lola Mauer – Allen Wiseley
4. **Approval of the Minutes for April 22, 2026:** President Ted Baker entertained a motion to approve. Lola Mauer moved to approve minutes from the April 22, 2026 meeting as printed. Allen Wiseley provided the second. Questions called. Motion passed by voice vote.
5. **Register of Claims:** Craig Wright, City Controller, wished to bring attention to a few claims:
 - ✓ Page 4 \$250,000 Delaware County Auditor 2nd qtr 911 fees.
 - ✓ Page 5 \$76,715.11 & \$23,243.74 Delaware County Treasurer property taxes.
 - ✓ Page 15 \$35,721 Placer Labs EDIT professional services location based services & analytics, market reports.
 - ✓ EFT \$62,564.80
 - ✓ EFT \$25,317.54 WEX Bank April police fuel charges.
 - ✓ EFTS \$146,193.67 Lucent Health Solutions
 - ✓ EFTS Total \$459,159.73 Lucent Health Solutions, Anthem Blue Cross/Blue Shield, Delta Dental, UMR

Allen Wiseley moved to approve register of claims of **299 Records** for a total amount of **\$1,695,975.99** as presented. Lola Mauer provided the second. Questions called. Motion passed by voice vote.
6. **Street Closure Application, The Woodlands – Car Show Public Safety (6/20/26; Rain Date: 6/27/26):** Bailey Maxwell, representing The Woodlands, requested a street closure on the extended side of Jackson Street for a Father’s Day car show scheduled for June 20, 2026 (Rain date: June 27, 2026). The closure is for public safety and covers the area from one end of the building to the other. Lola Mauer moved to approve the street closure. Allen Wiseley provided the second. Questions called. Motion passed by voice vote.
7. **MakeMyMove City of Muncie Product and Services Agreement:** Ryan Pike, MakeMyMove, and Amber Greene, Muncie Communications Director, presented a renewal of the talent recruitment contract. To date, the program has relocated 92 households (approximately 225 individuals) to the community. The financial commitment is \$175,000, which is a one-to-one match with the State (IEDC) and paid from EDIT funds. The total incentive for each person moving is \$5,000, split equally between the IEDC (\$2,500) and the City (\$2,500). The program was previously limited to remote workers but now includes individuals reacquiring employment in Muncie or Delaware County.

Through an interlocal agreement with the Delaware County Redevelopment Commission, the program covers any Muncie address, regardless of whether it is within city limits. Amber Greene noted that while the majority of people moving into city limits are renting, all participants who moved outside city limits (but within the Muncie address area) have purchased homes. Allen Wiseley moved to approve the MakeMyMove product and services agreement. Lola Mauer provided the second. Questions called. Motion passed by voice vote.

8. Muncie Mission Ministries Corporate Warranty Deed and Sales Disclosure: Amber Greene, Muncie Communications Director, presented the documents relating to the transfer of parcels involving the Industry Church at 1910 S. Mock Ave, specifically lots 1 and 2 in the Mission Manor Subdivision in Center Township. The deed specifies that Muncie Mission Ministries is conveying the real estate to the City for no consideration (\$0). The deed was signed on April 20, 2026 by Frank Baldwin, CEO of Muncie Mission Ministries. Lola Mauer moved to approve the warranty deed and sales disclosure. Allen Wiseley provided the second. Questions called. Motion passed by voice vote.

9. Authorization for a 4-year Lease Financing Forestry Equipment: Altec LR8-56 Bucket Truck, Vermeer BC1000XL Chipper, and Vermeer SC362 Stump Grinder: Adam Leach, City Engineer, presented the request for the lease authorization of specialized equipment funded through a federal grant. The City received a \$1.8 million grant from the USDA Department of Agriculture’s US Forestry Service. This grant is specifically designated for providing forestry services within city limits, primarily focusing on clearing invasive species and managing diseased or damaged trees. Adam Leach explained that while the grant covers these services, its terms permit the leasing of capital equipment but do not allow for direct purchases, which necessitated the lease-to-purchase financing structure. The requested equipment, sourced through pre-negotiated Sourcewell pricing, includes an Altec LR8-56 Freightliner Forestry Truck (features a chipper bed, telescopic boom, and insulating aerial device), Vermeer BC1000XL Chipper (a 12-inch capacity drum-style brush chipper), and Vermeer SC362 Stump Grinder (a self-propelled unit with a 35 HP engine). The total lease price is \$274,434.00 for a duration of four (4) years with a \$0 down payment. Adam Leach noted that finance charges were outlined in the provided contract, with documentation indicating an estimated municipal lease rate of approximately 6.55%. The payment frequency is annual. He also highlighted that the grant is structured as an educational workforce development grant. It currently funds a staff arborist who is assembling and training a team to become certified in these services. This allows the City to perform forestry work timely and efficiently in-house. Additionally, the grant allows the City to plant trees on public property, an activity not typically funded through standard public works budgets, thereby improving the local urban canopy. Allen Wiseley moved to approve the lease. Lola Mauer provided the second. Questions called. Motion passed by voice vote.

10. 2026 Demolition Bid Contracts: Cortney Walker from the Building Commissioner’s Office presented the lowest demolition bids for several properties.

<i>Property Address</i>	<i>Contractor</i>	<i>Price</i>
218 E. 7th St	Yarberry Construction	\$10,888
1900 Blk W. 17th St & 1924 W. 17th St	JA Shroyer Group	\$4,925
906 S. Beacon St	JA Shroyer Group	\$5,920
611 S. Council St	Shroyer Solutions	\$9,215
928 S. Ebright St	Steve Excavating and Demo	\$4,100
2523 Adj S. Meeker Ave (garage)	Yarberry Construction	\$2,491
218 E. 7th St	ON HOLD – OWNER HAS NOT GIVEN APPROVAL	-
906 S. Beacon St	ON HOLD – OWNER HAS NOT GIVEN APPROVAL	-
928 S. Ebright St	ON HOLD – OWNER HAS NOT GIVEN APPROVAL	-

She explained that three of these properties (218 E. 7th St, 906 S. Beacon St, and 928 S. Ebright St) were originally placed on hold because the Building Commissioner's Office had established contact with the owners, which is unusual for demo cases. The owner of 218 E.

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MUNCIE, INDIANA**

7th St agreed to move forward with the city-led demolition after establishing a payment plan with the office. The owner of both 906 S. Beacon St and 928 S. Ebright St has yet to give final approval for the City to proceed. Walker noted she had provided the bid costs to the owner, who is currently deciding whether to perform the demolition himself or sell the properties to someone who can rehabilitate them. In response to a Board inquiry about where the money for these projects originates, Walker clarified the two primary sources: Community Development (most standard demolitions and required asbestos inspections are funded through HUD funds) and the Unsafe Building Hearing Fund (if the property has historical significance). Lola Mauer moved to approve the demolition contracts as presented. Allen Wiseley provided the second. Questions called. Motion passed by voice vote.

- 11. Public Comments:** Rick Yencer raised several concerns regarding city property management and fiscal responsibility. His comments focused on three primary areas, the Industry Church property transfer, Crisis Center operating expenses, and property management/taxpayer impact. Yencer questioned the City's intentions for the old church located near the 12th Street Cafe (1910 S. Mock Ave.), which had been transferred earlier in the meeting from Muncie Mission Ministries to the City. He noted significant community discussion regarding the property potentially being used as a community center for South Muncie. He pointed out that the property was originally given to the Muncie Mission specifically for use as a shelter and expressed curiosity about why it was now being transferred to the City. Yencer also voiced ongoing concerns regarding the crisis center, which he claimed the City had "given up for a buck." He alleged that despite Meridian Health Services operating the center since the previous summer, the City is still paying operating expenses for the facility. Based on his review of recent claims, he questioned whether these payments were monthly or quarterly, stating that taxpayers are worried about these ongoing costs. Finally, Yencer expressed broader concerns about the City's involvement in what he termed the "real estate business." He mentioned noise regarding property management companies—both foreign and domestic—buying millions of dollars in local property. He concluded by questioning the ultimate extent of these property deals and the resulting financial burden on taxpayers, emphasizing the concerns of "we the people."
- 12. Adjournment:** There being no further business President Ted Baker adjourned the meeting at 9:16 a.m.

We will meet next Wednesday, May 6 at 9:00 a.m.

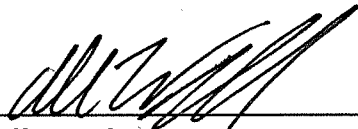
Board of Public Works and Safety



Ted Baker, President



Lola Mauer, Vice-President



Allen Wiseley, Secretary



Lacey Jones, Recording Secretary

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Facebook: <https://www.facebook.com/people/City-of-Muncie/100069317225158/>

YouTube: <https://www.youtube.com/@city.of.muncie>

Website: <https://www.muncie.in.gov>

Appointing Authority Disclosure:

Mayoral Appointments:

- Ted Baker – Current Term: 01/02/2024 – 12/31/2027
- Lola Mauer – Current Term: 01/02/2024 – 12/31/2027
- Allen Wiseley – Current Term: 02/25/2026 – 12/31/2027