

# **GearBox: Muncie**

**An Entrepreneurial Initiative of Sustainable Muncie Corporation**

- Michael Wolfe: President
  - Ontario Systems
- Todd Donati: Vice President
  - Muncie Redevelopment Commission
- Sherri Contos: Treasurer
  - Muncie Arts and Culture Council
- Kirsten Smith: Secretary
  - Ball State University

## **Officers of the Board of Directors**

- Jeff Bird IU Health
- Andy Bowne Ivy Tech
- Linn Crull Whiting
- Gary Dannar Dannar USA
- Trent Dowling Star Financial
- Julie Halbig Ball State University
- Steve Moore First Merchants Bank
- Nick Tokar DeFur Voran
- Dennis Tyler City of Muncie

## **Members of the Board of Directors**

- John Fallon, Executive Director
- Scott Truex, Director of Facilities and Programming
- Brian Hollars, Principal, s3 Architects
- Mike Tschour, Principal, Pridemark Construction Company

**Staff and Other Key Personnel**

- October 2014: Committee Appointed
- January 2015: Sustainable Muncie Corporation Formed
- March 2015: Cintas Building Purchased
- July 2015: Staff Engaged
- August 2015: Prospective Tenants Identified
- December 2015: Project Ribbon Cutting Completed
- December 2015: Hope House Committed
- December 2015: Construction Plan Developed

## **Brief History of the Initiative**

With GearBox: Muncie as the linchpin initiative, Sustainable Muncie Corporation is pursuing several elements of its vision.

- Hope House
- Live/Work Spaces
- Curb/Street Modifications
- Other Facilities/Properties
- Verge Community
- Positioning Muncie as a “Smart City”

**Vision**

- Ball State University/Foundation: \$320,000
- City of Muncie: \$284,500
- Ball Brothers Foundation: \$190,000
- Community Foundation: \$30,000
- Muncie Redevelopment Commission: \$90,500
- Mutual Bank: \$6,100
- Pending Proposals: \$230,000
- Other Prospects: \$340,000

**Funding Committed and Pledged**

- Coffee Roaster/Production Bakery
- Brewery: 2
- Robotics Organizations and Programs
- Arts Advocacy Organization
- Fabrication Lab (BSU)
- Food Hub (BSU)
- Speech and Hearing Clinic (BSU)
- Restaurant/Butchery
- Various Metal/Wood Workers
- Fitness Operation

## **Prospective Tenants**

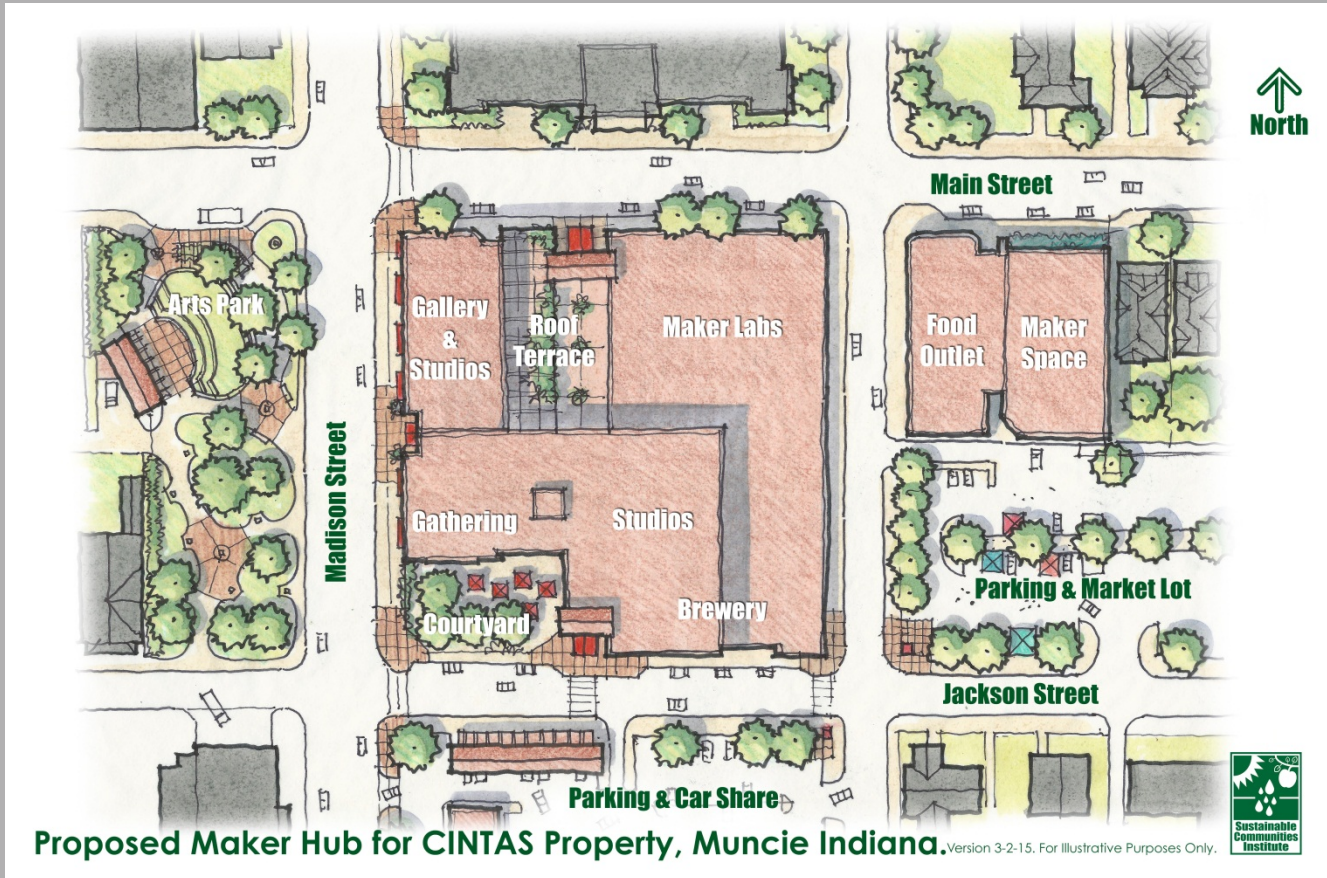


- Cornerstone Center for the Arts
  - Commitment toward Collaborative Strategic Partnership
  - Cooperative Planning
  
- Muncie Arts and Culture Council
  - Arts-Related Events
  - Direct Connection to Arts Community

**Special Partnerships**

- Architectural Drawings to State 1/15/16
- Interior Demolition/Prep Begins 1/22/16
- Final Bid Packet Released 1/29/16
- Bids Due 2/19/16
- State Approval ~2/22/16
- Construction Begins ~3/1/16
- Tenant Build-Outs Commence ~3/1/16
- Construction Completed 5/15/16

## General Construction Timetable



# GearBox: Muncie Site Plan



## **GearBox: Muncie Exterior**



**GearBox: Muncie Interior**



## **GearBox: Muncie Interior**



**GearBox: Muncie Interior**



## **GearBox: Muncie Interior**





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