

# Kitselman Energy Park plan unveiled

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MUNCIE — Nearly a year after officials first talked about plans to redevelop the former Indiana Steel and Wire property on Muncie's east side, principals in the project on Thursday detailed some elements of the proposal to the public for the first time.

During an "unveiling" Thursday morning in the Horizon Convention Center, officials from Mayor Dennis Tyler to representatives of the Indiana Department of Transportation spoke about the planned Kitselman Pure Energy Park.

Gary Dannar, who has said he wants to assemble Mobile Power Station vehicles on the site, spoke for about six minutes during the two-hour session, but much of the emphasis was not on the ultimate industrial tenants of the park but on the recreational and aesthetic possibilities, including a greenway trailhead and increased access to White River.

"It's a fantastic location and it's where we wanted to build our future Mobile Power Stations," Dannar said.

The project includes Dannar's assembly plant, a new Cardinal Greenway trailhead and new and relocated INDOT bridge that carries Ind. 32/East Jackson Street over White River.

Todd Donati, who as Muncie Redevelopment Commission director has spearheaded the project, noted that principals would go to Muncie City Council Monday evening to see \$3.5 million for a bond to add infrastructure to the site and relocate Bunch Boulevard. Bunch Boulevard could be moved to the east, inside the development, this year, Donati said, and a 100,000-square-foot Dannar building could be up in 2017, with a city shell building and other development to follow.

The presentation, which included comments from principals as well as longtime boosters of the White River and the area, including former Bureau of Water Quality chief John Craddock, didn't have much information beyond what was released to The Star Press in April 2015.

This time, members of the public heard the presentation.

"It's aggressive," local architect Keith Gary said when asked by The Star Press about the plan.

"I think it's awesome," Betty Brewer of Minnetrista said after the presentation. Asked if she thought the plan could be executed, Brewer said, "I think it's going to take time. But you're not going to finish if you don't start. I have high hopes."

"It's an interesting project," Muncie City Council member Linda Gregory said. "There are a lot of contingencies, not the least of which is getting local funding."

Donati said the city would, besides the \$3.5 million requested from city council, pursue a TIGER transportation grant as well as other funding.

He said he expected an additional \$108 million to be invested in the area in the next three to four years.

The Star Press first wrote about the project in spring 2015. Since that time, Danner and other principals have won a \$450,000 loan from the Muncie Industrial Revolving Loan Fund, added to \$150,000 from Delaware County government in 2013, when the project was planned for another location.

The Star Press reported on Sunday that state environmental officials consider the land, which hasn't seen manufacturing operations since the early 2000s, contaminated but usable for industrial operations but not for residential uses. The Indiana Department of Environmental Management requires that seven feet of soil be distributed over the site to contain contamination.

During Thursday's presentation, David Rubin of Philadelphia-based Land Collective, said among the park-like amenities of the site would be Plateau Park, an elevated grassy area "because we can never dig down ... that's our history" as well as a Muncie sign with crushed blue Ball jar glass behind it.

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