

# A Home for Habitat

PROVIDING A FOUNDATION FOR THE FUTURE OF MUNCIE HABITAT



New Muncie Habitat for Humanity office site at 1424 S Hoyt Ave.



Greater Muncie, Indiana

**Habitat**  
for Humanity®  
765-289-5739

## BOARD OF DIRECTORS:

Sheila Spisak- *Board Chair*

Will Isaacs- *Previous Chair*

James Mitchell- *Vice Chair*

Jeff Lang - *Treasurer*

Rick Kelly - *Secretary*

Dave Heeter

Marchal Hudson

Anita Kishel

Tracy Osborne

Allison Robbins

Eric Scherrer

Scott Shockley

Anthony Williams

Lindsey Arthur - *Chief Executive Officer*

## BUILDING COMMITTEE CHAIRS:

Charles and Claudia Sursa

Jeff and Beth Lang

## Introduction

Ironically, while our mission is centered on home – providing homes and improving homes – we find our organization in a place where our own home is no longer adequate for the current and future needs of our organization.

In recent years, home repairs and neighborhood revitalization expanded our capabilities to impact housing while establishing a vital collaboration with partner organizations who share our mission to improve the quality of life in some of our most distressed neighborhoods. Our current strategic plan calls us to invest in professional job positions, bringing some vital new talent to our team.

Today, our staff is split between our ReStore facility and our Hoyt Avenue office. Our current office, a house built in 1918 with many renovations and additions, and purchased by Muncie Habitat in 1997 for \$64,000, has served us well for 24 years. The current office/warehouse is in need of some significant and costly maintenance – an investment we cannot justify to a facility which does not meet our current or future needs.

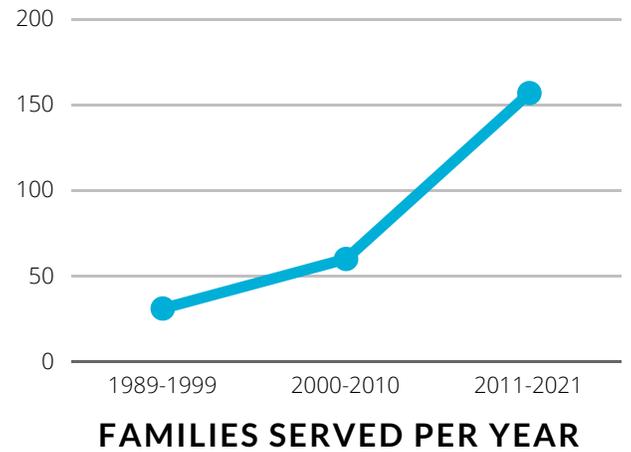
Our Board recently approved the purchase of the building at 1424 S. Hoyt Avenue and Muncie Habitat closed on the purchase of the property on May 6th, 2021. We plan to take on a modest amount of debt for the initial purchase – something Muncie Habitat has never done in its 35 year history. We have launched a campaign for the renovation expense and to pay down the debt. We believe this move to a larger, improved work space is timely and necessary – laying the foundation for the next generation of Muncie Habitat for Humanity.



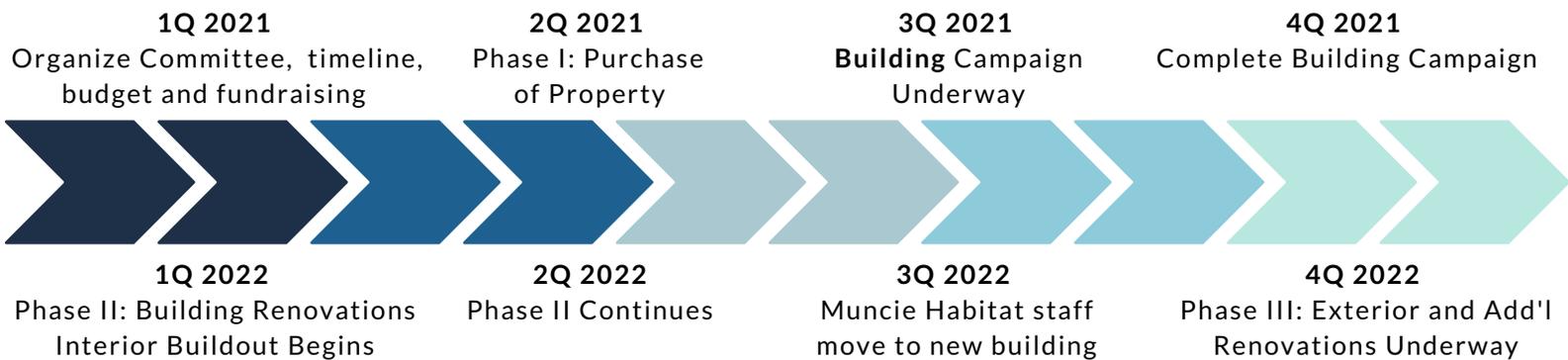
Current Building at 1923 S Hoyt Ave.

# Boldly Adapting to the Needs of the Muncie Community

- 1986 Muncie Affiliate created
- 1988 Completed first home
- 1994 Hired first paid staff positions
- 1996 Purchased current office
- 2007 Opened the ReStore
- 2011 Launched home repair program
- 2013 Began rehabilitating homes
- 2016 Convened 8twelve partners



## Timeline



## Budget

<b>Phase 1—Purchase of Property</b>	<b>\$220,000</b>
<b>Phase 2—Interior Renovations of property</b>	
Planning/Architecture/permits	
Interior build out of 4,800 sq ft	
Contingency	
Paint Exterior	
Technology/telephone/ furniture/ furnishings	
Shop/Warehouse Improvements	
<b>Total</b>	<b>\$639,000</b>
<b>Phase 3—Exterior Updates &amp; Community Spaces</b>	
Parking lot resurfacing/expansion	
House remodel	
Green space & Corner park improvements	
<b>Total</b>	<b>\$41,000</b>
<b>Grand Total</b>	<b>\$900,000</b>

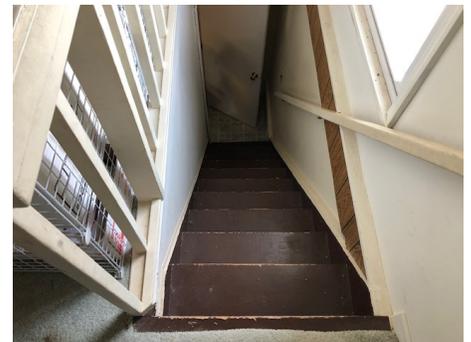


# Needs Assessment:

Investing financially in our current facility will still not meet our needs long-term

## CURRENT OFFICE CHALLENGES:

- Not enough space for all administrative employees
  - Staff working in two locations—lack of efficiency
  - Multiple employees share office space
- Roof leaks in numerous places
- ADA compliancy issues:
  - Non-accessible bathrooms
  - Non-accessible offices at ReStore and Hoyt office
- Not enough conference room/meeting space
  - Cannot have meetings in our current space
- No parking for staff or visitors
  - Parking construction trucks & trailers on the alley
- Construction Barriers:
  - Lack of indoor construction material storage
  - No loading dock—employees hand unload deliveries

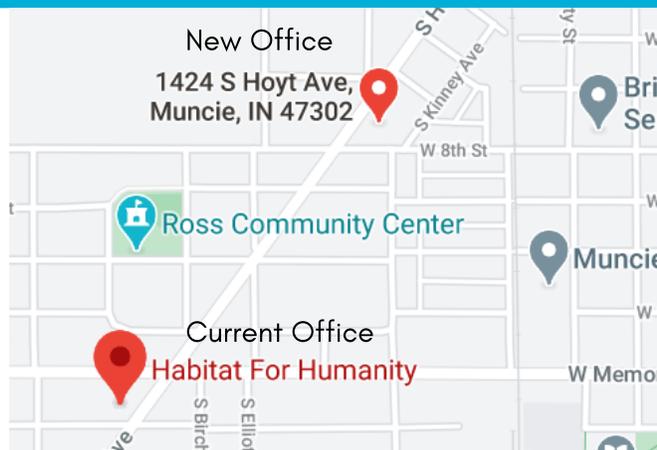


Muncie Habitat's purchase of this building will bring a vacant/unused building on a main thoroughfare into downtown Muncie back to life.



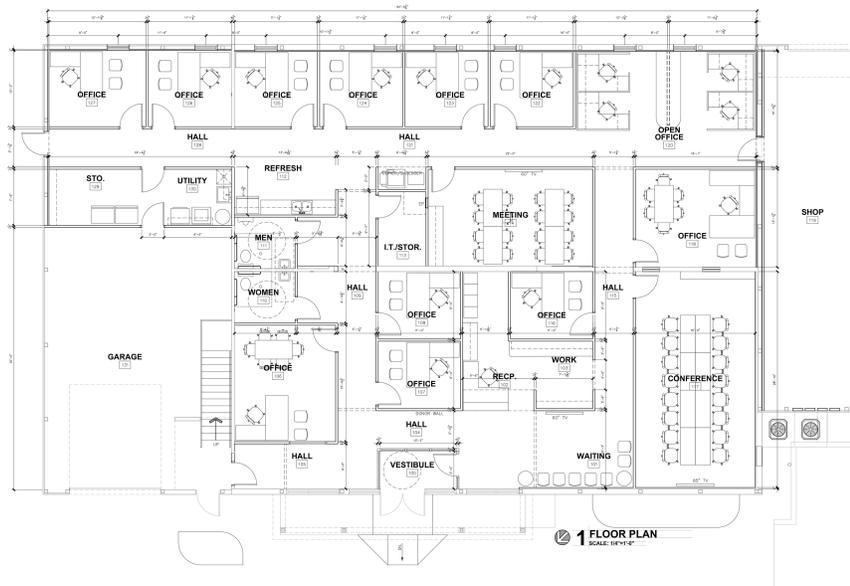
“We have determined that it is no longer financially prudent to invest more money in our current office space. It is inadequate in many ways—and you only need to visit once to understand that.

Fortunately for us, a perfectly suited space was available just 4 blocks north of our current office on South Hoyt Ave. We will remain in our same neighborhood—staying close to the families we serve.” - Lindsey Arthur, CEO



## NEW OFFICE AMENITIES:

- ADA Compliant
- Close proximity to families we serve
- Community-use space available
- Loading dock and large storage area
- Adequate parking area
- Private office spaces to house all staff



# THANK YOU!

This year, Muncie Habitat for Humanity is celebrating serving the community for over 35 years! Purchasing and renovating the structure at 1424 South Hoyt Avenue will allow us to take the next strategic step for the organization. It is critical for the growth, efficiency, effectiveness, and future of this organization. Thank you for your continual investment in this organization, allowing us to serve over 200 families in our community!