



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
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FAQs/Talking Points: Sale of Downtown YMCA Building

Last Updated: September 14, 2022

Overview Summary

The YMCA of Muncie sold its downtown building to Muncie Redevelopment Commission on September 15, 2022. The sale was made in preparation for the YMCA's eventual move to a new facility to be located on the campus of Muncie Central High School. This document outlines frequently asked questions pertaining to the sale of the downtown building.

FAQs

Why did the YMCA choose to sell its downtown building? Why can't the YMCA just expand/rebuild its existing downtown location?

The YMCA will be building a new, larger facility over the next few years. The new facility will consolidate some of our existing operations and will better serve the needs of the community.

The existing downtown facility was built over 40-years ago; the needs of the community are different now, and the facility has to respond to those needs in a different way. The new facility will be easily accessible to the community and will provide more space for our growing youth programs, intergenerational gathering places, and more.

Further, a Market Study found that expanding the YMCA building at its current location would not deliver the ROI needed to maintain the YMCA's financial sustainability and would not capture sufficient participants. Expanding at the current location makes it challenging to renovate the existing building while staying open without disruptions to our members. Additionally, parking at the current downtown building is already a pain point for our members; expanding the building would provide further challenges pertaining to parking.

Is the downtown facility closed now?

No, we are open! The city has graciously agreed to lease back the building to us so we can continue operating without any interruption of service to our members. The existing facilities and programs will remain open and operational throughout the construction and transition phases of this project.

What will happen to the downtown building?

Once we completely transition into our new facility, the city will assume full ownership of the existing downtown building.

Were there other interested buyers for the downtown YMCA? How/why did the YMCA choose to sell the building to the city?

There were other interested buyers that did not pan out. Selling the building to the city was a best-case scenario for the Y. Because the city has agreed to lease the building back to us until the new facility is complete, we are able to continue providing services while already having a guaranteed buyer by the time we are ready to move to the new facility.