

**MARION REDEVELOPMENT COMMISSION**  
**JUNE 27, 2025**  
**REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, June 27, 2025, at 12:30 p.m. to conduct an executive session and at 1:30 p.m. to conduct their regular meeting.

**1. CALL TO ORDER**

Commissioners present: Darren Reese, Bill Gartland, Kyren Monteiro, Deborah Cain, Nick McKinley

Commissioners Absent: Gabe Delgado

Also present: Redevelopment Commission Executive Director Joe Murphy, Chris Greisl with Barnes & Thornburg, Greg Balsano with Baker Tilly, record keeper Whitney Gilbert, Aaron Murray, and Christopher Wallace with the Boys and Girls Club

Public Present: Dave Homer and Bill Munn with Save Our Stories, Mrs. and Mr. Creech, Davita and Terry Brown, youth from the local Boys and Girls Club.

**2. CONSENT AGENDA**

- Approval of June 13, 2025, Meeting Minutes

Nick McKinley noted that an amendment is needed to the roll call to reflect his virtual presence at the meeting.

- Approval of Claims
  - REA - \$1,548.75
  - City of Marion (Vortex Reimburse) - \$58,207.60
  - Nick McKinley - \$246.47
  - Kyren Monteiro - \$272.30

Deb Cain motioned to approve the consent agenda with the amendment to the minutes from June 13, 2025, seconded by Kyren Monteiro. The motion was carried unanimously.

**3. EXECUTIVE DIRECTORS' REPORT**

In the interest of time, the Executive Director's report was deferred to the end of the agenda. In closing and in lieu of presenting a list of ongoing projects, Joe Murphy took a moment to commend the Redevelopment Commission for its support, collaboration, and commitment over the past six months. He emphasized the rare level of enthusiasm and productivity demonstrated by the commission and the broader community in advancing development efforts in Marion. Murphy highlighted recent approvals—including over \$6 million for a new fire station, a \$40 million redevelopment of a former middle school, and seed funding aimed at catalyzing tens of millions in future downtown investment—as evidence of the commission's impact. He expressed sincere appreciation for the trust placed in the staff and the shared excitement surrounding Marion's growth and revitalization.

In addition to Joe Murphy's closing thoughts, several commissioners offered their own reflections. Commissioner Nick McKinley remarked that bringing Joe Murphy on as Executive Director was one of the best decisions the commission has made, praising his behind-the-scenes leadership and recognizing the complexity of development projects like the Jones Heritage redevelopment. He noted that while Marion now has many "irons in the fire," there was a time with no progress, underscoring how far the

community has come. Commissioner Deb Cain echoed those sentiments, reflecting on prior periods of inactivity and expressing appreciation for the detailed legal guidance and documentation that have supported the commission’s work. She emphasized the importance of the legal and administrative teams and praised their diligence and clarity. Commissioner Bill Garland briefly added his excitement about joining the commission at such a transformative time. Together, their remarks highlighted a shared sense of momentum and gratitude for the progress being made.

#### 4. BOYS AND GIRLS CLUB PRESENTATION

Aaron Murray, joined by Christopher Wallace, presented on behalf of the Boys and Girls Club, highlighting the organization’s recent growth and impact. Daily attendance has more than doubled, rising from 35 to over 80 youth. Signature programs such as *Passport to Manhood* and *Smart Girls* were emphasized for their focus on leadership and responsibility. The club requested \$50,000 to support its career pathway programming and expand partnerships with local businesses. Joe Murphy provided context for the request, suggesting the need for further discussion and a formal grant application. Deb Cain inquired about the club’s financial strength, to which Murray responded by outlining their partnership with the Boys and Girls Club of Fort Wayne and ongoing expansion plans. Wallace elaborated on the career readiness efforts targeting students from fourth grade through high school. Youth members Davita and Terry Brown gave testimonials about their positive experiences, underscoring the club’s role in building responsibility and leadership. Wallace closed by reaffirming the club’s mission to inspire young people to reach their full potential. No action item at this time.

#### 5. RESOLUTION 14-2025: FIRE STATION BONDING RESOLUTION

Chris Griesl presented Resolution 14-2025, describing it as one of the final steps in the bonding process for the downtown fire station redevelopment. He explained that the resolution contains two components: (1) approval of the bond resolution and (2) approval of an additional appropriation resolution to authorize the use of bond proceeds. A public hearing was held, during which Karen Creech inquired whether members of the general public could purchase bonds; Chris clarified that the bonds are intended for institutional buyers.

Following public comment, **Kyren Monteiro motioned to close the public hearing, seconded by Nick McKinley.** The motion was **carried unanimously.**

Subsequently, Kyren Monteiro motioned to approve Resolution 14-2025, with a second by Deb Cain. The motion was carried unanimously by the Commission.

#### 6. RESOLUTION 13-2025: JONES HERITAGE PROJECT

Chris Griesl and developer Zeke Turner presented details regarding the Jones Heritage Project, a \$45 million redevelopment plan converting a former school campus into a mixed-use residential and light industrial development. Zeke Turner described the planned features, including 78 loft-style apartments, co-working and fitness amenities, cottages, and 36 light industrial units under the “Built by LT” model for small businesses.

Chris Griesl outlined the financial structure of the project, including the creation of two bond series secured through 100% TIF capture: one for the multifamily parcel and one for the light industrial parcel. Turner’s team committed to developer-purchased bonds, minimum taxpayer agreements, and a PILOT arrangement from the previously developed Vita property. This PILOT funding will be reinvested into the Jones Project, with a covenant reserving 16 units at 80% AMI or less, per affordable housing requirements—though Turner emphasized these remain fair-market units without government rent subsidies.

Commissioner Nick McKinley raised questions regarding potential subsidization and clarification of the affordability designation. Turner and Griesl confirmed there are no Section 8 or Housing Authority subsidies involved, and the 16 units reserved under the covenant align with typical market conditions for Grant County.

Following the discussion, **Nick McKinley made a motion to approve Resolution 13-2025, seconded by Bill Garland.** The motion was **carried unanimously** by the Commission.

#### **7. RESOLUTION 15-2025: GRANT TO COMMUNITY DEVELOPMENT CORPORATION (CDC)**

Joe Murphy presented Resolution 15-2025, which proposes a \$145,000 grant from the Redevelopment Commission to the Community Development Corporation (CDC) to support two initiatives in downtown Marion redevelopment.

- **\$75,000** will be used to purchase the property at 112 S. Boots Street, owned by David Payne, for redevelopment purposes. This includes \$70,000 for the purchase and \$5,000 for closing costs. The agreement includes a 120-day period for Mr. Payne to vacate the property, and the disbursement will be made closer to the actual closing date, expected in late November.
- **\$50,000** will be provided to the CDC for use by PAYGO USA to serve as earnest money for securing property purchase agreements in the downtown corridor. This funding is structured as a *loan* from the CDC to PAYGO (not a grant), to be repaid upon closing of the properties. The purpose is to prevent further loss of targeted properties from the acquisition list due to market movement, while awaiting full capitalization of a local trust fund anticipated by October 1.

Eric Doden of PAYGO USA joined remotely to provide an update, expressing optimism about commitments from major local institutions and progress toward regional and statewide development funding.

Following the presentation and discussion, **Deb Cain made a motion to approve Resolution 15-2025, seconded by Nick McKinley.** The motion was **carried unanimously** by the Commission.

#### **8. ADJOURNMENT**

With no additional business or public comments, the meeting concluded with a **motion to adjourn by Nick McKinley, seconded by Kyren Monteiro.** The motion was **carried unanimously**, and the meeting was officially adjourned.