MARION REDEVELOPMENT COMMISSION

AUGUST 22, 2025
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, August 22, 2025, at 1:30 p.m. to conduct its regular meeting.

1. Call to Order

Commissioners present: Darren Reese, Kyren Monteiro, Bill Gartland, Nick McKinley, Deborah Cain, Gabe Delgado (non-voting).
Also present: Redevelopment Commission Executive Director Joe Murphy; Chris Greisl with Barnes & Thornburg; Greg Balsano with Baker Tilly; City of Marion Chief of Operations Keenan Davis; Mayor Morrell; record keeper Whitney Gilbert.

2. Consent Agenda

- Approval of Meeting Minutes – August 8, 2025.
- Approval of Claims.

Upon motion duly made and seconded, the consent agenda was approved unanimously.

3. Executive Director's Report

- **River Rock Lofts:** Positive progress noted. Second disbursement request submitted for additional site work. Final surveys expected to be submitted to FEMA within weeks; vertical construction anticipated as early as October, pending final approvals. Financial nuances among the READY grant and the Commercial Property Grant are being coordinated to satisfy project financing. The region has reached the 65% disbursement threshold on READY 1, unlocking READY 2; a reimbursement agreement provides for $850,000 related to the River Rock property.
- **Jones Project:** Closing documents have been distributed to the working group; closing is anticipated in September. Construction activity is expected to commence shortly thereafter.
- **Tucker Career Center:** Increased interest from multiple parties for prospective uses (residential, educational, and light industrial/bay spaces). Multiple-use scenarios are possible.
- **Park View:** Ongoing planning and zoning discussions; project tracking toward a spring groundbreaking.
- **PAYGO:** Operations continue downtown. Commitments are in place from Marion General Health, with appearances scheduled in September before the Community Foundation and Indiana Wesleyan University. Staff intends to bring a finalized agreement for the Commission's previously pledged $450,000 in September. The original $50,000 grant for property acquisition was wired last week.

4. Retail Strategies – Agreement to Provide Consulting Services

The Commission considered an agreement with Retail Strategies to provide retail recruitment and related consulting services at $45,000 per year, payable upon execution and renewing annually, subject to a termination clause with 30 days' notice. Retail Strategies plans to visit the community and hold stakeholder engagement sessions in October/November.

Motion to approve: Kyren Monteiro; Second: Bill Gartland. The agreement was approved unanimously.

5. Resolution No. 22-2025 – Resolution Repealing and Replacing a Resolution Regarding the Pledge of Certain Tax Increment Revenues

Staff and counsel explained that the resolution cleans up prior pledge language to reflect all existing pledge obligations (including a previously omitted historic bond transaction) within the consolidated TIF area. No changes were made to the River Rocks project agreement or the amount/terms of pledging; this action confirms the status of all relevant pledges.

Upon motion duly made and seconded, Resolution No. 22-2025 was approved unanimously.

6. Resolution No. 23-2025 – Authorizing Disposition of Property (800 E 3rd Street)

Staff presented Attachment A identifying the property by address, parcel ID, legal description, and photo. No bids were received by the August 14 deadline; approval of this resolution begins a 30-day waiting period after which the Commission may consider a negotiated sale, including consideration of non-price factors and potential nominal pricing.

Motion to approve: Deb Cain; Second: Nick McKinley. Resolution No. 23-2025 was approved unanimously.

7. Resolution No. 24-2025 – Approving a Temporary Right of Entry with Card and Associates Athletic Facilities, LLC

The temporary right of entry facilitates initial site due diligence associated with the Ballard Fields redevelopment. The Board of Public Works is expected to consider a related scoping agreement in early September. This action authorizes property access; associated scoping fees are not obligations of the Commission.

Upon motion duly made and seconded, Resolution No. 24-2025 was approved unanimously.

8. Any Other Business

- **Architectural Design and Construction Facilitation Agreement – Halsted Architects:** The Commission approved an agreement in the amount of $20,000 to develop schematic site plans, floor plans, color renderings, square-footage summaries, and digital flyover videos for a five-acre small-building concept. Discussion clarified that this scope is conceptual (not full design-development) and is anticipated to precede any additional detailed design or LiDAR/as-built work.
  Motion: Kyren Monteiro; Second: (inaudible). Approved unanimously.

- **Master Service Agreement – Lockmiller Group (streetscaping/beautification):** The Commission approved a professional services master agreement, not to exceed $50,000, to develop downtown streetscaping and facade standards and associated concepts. Work will proceed via task orders brought back to the Commission. Commissioners and staff emphasized the importance of uniform public/private standards, continuity, and coordination with the City Engineer for downtown improvements.
  Motion: (inaudible); Second: (inaudible). Approved unanimously.
- **Heritage Project – Status Update:** Overall completion targeted for spring 2026, with components (e.g., self-storage, multi-family, cottage-style homes) expected to deliver on different schedules; River Rock Apartments currently project a fall 2026 timeline.

9. Adjournment

There being no further business, upon motion duly made and seconded, the meeting was adjourned.