

MARION REDEVELOPMENT COMMISSION

AUGUST 8, 2025

REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, August 8, 2025, at 10:00 a.m. to conduct their regular meeting.

1. Call to Order

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

Commissioners Absent: Gabe Delgado

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, Eric Shields from PAYGO USA, and Dawn Conwell, Justin Riddle, and Ryan Ott with the Marion Downtown Trust, and record keeper Whitney Gilbert

2. Consent Agenda

- Approval of Meeting Minutes – June 25, 2025
 - No changes or corrections.
- Approval of Claims
 - HWC Engineering: \$4,252.77
 - Vortex USA, Inc.: \$30,693.04
 - Hewitt's Ice Cream: \$665.00
 - Commonwealth Engineering: \$10,831.50
 - Barnes and Thornburg: \$15,264.50
 - C.H. Garmong & Sons, Inc.: \$7,300.00

Darren Reese entertained a motion to approve the consent agenda.

Motion: Nick McKinley Second: Deb Cain Motion Carried

3. Executive Director's Report

Executive Director Joe Murphy provided updates on ongoing initiatives, including property acquisitions, the Brownfield grant, and coordination with county officials on downtown beautification. He noted progress on the Courthouse Square improvements and initial steps for a downtown traffic study, including potential two-way conversions for Washington and Adams Streets.

4. Smash & Dash Project

Resolution No. 21-2025 – Resolution Approving an Assignment and Assumption of Project Agreement
Exhibit A – Assignment & Assumption Agreement

Joe Murphy presented Resolution 21-2025 approving an assignment and assumption of the Smash & Dash Project Agreement, along with Exhibit A.

Motion: Bill Gartland Second: Kyren Monteiro Motion Carried

5. River Rocks Project

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

The Commission considered Resolution 22-2025, which amends and clarifies the pledge commitments supporting the River Rocks project.

Motion: Deb Cain Second: Nick McKinley Motion Carried

6. Retail Strategies – Retail Recruitment Proposal

The Commission reviewed the three-year retail recruitment proposal from Retail Strategies. The proposal aims to enhance Marion's retail program by attracting and retaining businesses.

Motion: Kyren Monteiro Second: Bill Gartland Motion Carried

7. Downtown Marion Land Trust

- Project Overview

Eric Shields of PAYGO USA introduced the Land Trust team, including Dawn Conwell, Justin Riddle, and Ryan Ott. They discussed the mission to revitalize downtown through the acquisition and redevelopment of properties.

- Funding Request

The Trust requested \$400,000 from the Redevelopment Commission as part of a patient capital group. Following the discussion, the Commission voted to authorize a \$400,000 investment.

Motion: Bill Gartland Second: Nick McKinley Motion Carried

8. Any Other Business

- Preliminary work has begun on the downtown traffic study.
- Commissioners discussed the potential sale of adjacent green space to an ambulance company; the topic was tabled for future consideration.

9. Adjournment

Darren Reese entertained a motion to adjourn the meeting.

Motion: Nick McKinley Second: Deb Cain Motion Carried