

MARION REDEVELOPMENT COMMISSION
SEPTEMBER 26, 2025
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, September 26, 2025, at 10:30 a.m. to conduct its regular meeting.

1. Call to Order

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

Absent: Gabe Delgado

Also present: Redevelopment Commission Director Joe Murphy; Chris Greisl with Barnes & Thornburg; Andy Mouser with Baker Tilly; Deputy Controller Lynda Faw, City of Marion Chief of Operations Keenan Davis; record keeper Whitney Gilbert.

2. Consent Agenda

- Approval of Meeting Minutes
 - September 12, 2025.
- Approval of Claims.
 - ASI Marion: \$135.99
 - HWC Engineering: \$20,696.80
 - REA: \$627.75

Upon motion, duly made by Nick McKinley and seconded by Deb Cain, the consent agenda was approved unanimously.

3. Executive Director's Report

Redevelopment Director Joe Murphy provided updates on several ongoing projects. He reported that Halstead has completed the scanning and imaging phase for the Five Points Mall redevelopment project, with further progress updates expected at future meetings. Murphy also noted that the Lochmueller Group will present Task Order #1 at the October 10, 2025, meeting, outlining planned engineering and design services for downtown redevelopment initiatives. Additionally, he informed the Commission that Retail Strategies will present its initial findings on October 24, 2025, regarding retail recruitment opportunities for the City

4. Smash & Dash – Project Update / Property Sale

Murphy updated the Commission on the **Smash & Dash project**, confirming that the City is proceeding with a one-to-one property sale agreement with the developer. He noted that title issues are being resolved to facilitate the closing process. No action was taken by the Commission.

5. Neighborhood Development Loan Agreement – Marion Downtown Trust, LLC

A discussion was held regarding a Neighborhood Development Loan Agreement with Marion Downtown Trust, LLC, to support downtown revitalization and private investment. The Commission reviewed terms designed to promote reinvestment and job creation. No formal action was taken at this meeting.

6. Commercial Property Grant – Community Development Corporation

The Commission approved awarding a \$500,000 grant to the Community Development Corporation (CDC) to assist with property purchases, as part of a total allocation of \$1,475,000 designated for six parcels intended for redevelopment. Following the discussion, Nick McKinley made a motion to approve Resolution 26-2025, which was seconded by Kyren Monteiro. The motion carried unanimously, and Resolution 26-2025 was approved and signed by the Redevelopment Commission, formally authorizing the allocation of funds and partnership with the CDC to advance the identified property acquisitions

7. Other Business

Redevelopment Director Joe Murphy informed the Commission that the Elevate Marion Public Meeting, highlighting several ongoing and upcoming redevelopment projects, is scheduled for Monday, October 6, 2025. He also noted that the Mayor's Traveling Town Hall Meetings have resumed and will be held at various locations throughout the City to encourage public engagement and provide residents with direct project updates.

8. Adjournment

There being no further business to come before the Commission, Deborah Cain made a motion to adjourn the meeting, which was seconded by Bill Gartland. The motion carried unanimously, and the meeting was adjourned at approximately 11:20 a.m.