

**MARION REDEVELOPMENT COMMISSION
OCTOBER 31, 2025
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, October 31, 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, and Deborah Cain

Absent: Gabe Delgado

Also present: Redevelopment Director Joe Murphy; City Attorney Chris Greisl (Barnes & Thornburg); Andy Mouser (Baker Tilly); Chief Operating Officer Keenan Davis; record keeper Whitney Gilbert; Anthony Goodnight and Huck Lewis (Lochmueller Group).

2. Consent Agenda

a. Approval of Meeting Minutes – September 26, 2025

b. Approval of Claims

- General Contractor (Gary Masiongale) - \$17,436.23
- Halstead Architects, Inc - \$117,216.00
- REA - \$555.00
- Marion Community Schools - \$59,975.90
- VS Engineering - \$11,445.00
- Barnes and Thornburg - \$23,130.49
- HWC - \$3,068.05
- Egis - \$6,180.50
- Thompson Fire - \$220.00
- Hamilton Hunter Builder's - \$94,532.88
- PAGO USA - \$30,000.00
- Lowes - \$601.22
- MAPP3D Solutions - \$42,500.00

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

3. Executive Director's Report

Director Joe Murphy recommended that his report be moved to the end of the agenda to allow sufficient time for the action items. The Commission agreed without objection.

4. Task Order #1 – Lochmueller Group

Joe Murphy introduced Anthony Goodnight and Huck Lewis of the Lochmueller Group, who presented Task Order #1 under the City's existing Master Services Agreement. The project will study downtown Marion's Riverfront District area and produce a "Downtown Playbook" focusing on pedestrian amenities, lighting, landscaping, public art, and wayfinding.

Mr. Goodnight explained that data collection will include a GIS-based inventory of current assets such as lights, sidewalks, and planters. The team will analyze peer cities of similar size with riverfront characteristics and provide recommendations for cohesive downtown design standards. Deliverables will include both PDF and PowerPoint formats with visual renderings and material selections.

Joe Murphy emphasized that this playbook will be action-oriented, completed within a short timeframe, and capped at \$50,000 under an hourly contract. Commissioners expressed appreciation for the project's focus and discussed engaging the Marion Arts Commission and other community stakeholders for design input.

Upon motion by Nick McKinley, seconded by Kyren Monteiro, the Commission unanimously approved Task Order #1 – Lochmueller Group.

5. Retail Strategies – Market Guide

Joe Murphy provided an update on the Retail Strategies project, noting that demographic research and local real-estate analysis are underway. The findings will support a targeted retail recruitment plan for Marion.

He announced that Retail Strategies will conduct a site visit on November 18, 2025, from 1:30 p.m. – 4:30 p.m., beginning at City Hall, followed by a driving tour. Commissioners were invited to attend. Retail Strategies is expected to present preliminary results virtually at the next RDC meeting in November.

6. Townsquare Development – Resolution No. 27-2025 and Project Agreement

Joe Murphy presented Resolution No. 27-2025 and the associated Project Agreement with Marion Downtown Trust LLC (Townsquare Development) for the redevelopment of 314 S. Washington Street.

The total project cost is \$2.1 million for a full rehabilitation of the three-story mixed-use building into 17 residential units and approximately 2,500 sq. ft. of first-floor commercial space.

The City will provide a \$300,000 Commercial Property Grant, distributed in three construction phases:

- \$100,000 – Demolition, structural repair, roofing, windows, and doors
- \$150,000 – Mechanical, electrical, and plumbing (MEP) upgrades, including elevator installation
- \$50,000 – Finishing work such as drywall, flooring, paint, and fixtures

Funding will be reimbursed upon proof of payment and completion documentation. The developer must show proof of financing for the remaining \$1.8 million (approximately \$1.7 million loan + \$100,000 equity). The City retains approval rights over all construction plans, materials, and major change orders.

Parking arrangements remain under discussion, with options including nearby City-owned lots. Commissioners discussed long-term parking challenges downtown.

Upon motion by Deborah Cain, seconded by Kyren Monteiro, the Commission unanimously approved Resolution No. 27-2025 and the Project Agreement.

7. Lease Financing for Elevate Marion – Resolution No. 28-2025 (Public Hearing)

Joe Murphy introduced Resolution No. 28-2025 and the Lease Financing Agreement with the Marion Redevelopment Authority (RDA) to fund four capital projects under the Elevate Marion initiative:

1. Ballard Fields Redevelopment
2. Marion Pedestrian Bridge

3. Marion Utilities Expansion at the Airport
4. New Fire Apparatus for the Marion Fire Department

The financing structure authorizes issuance of up to \$20 million, repayable through TIF revenues and the Food & Beverage Tax.

Chris Greisl and Andy Mouser provided detailed explanations of the lease-financing mechanism, repayment structure, and projections through 2046. Annual payments will be front-loaded to align with existing TIF capacity, maintaining at least \$2.4 million in annual TIF surplus throughout the repayment term.

Commissioners engaged in extended discussion regarding fiscal prudence, public perception, and the long-term vision for Marion. Murphy emphasized that the projects collectively support quality-of-life investment, downtown livability, and economic competitiveness. The public hearing was opened; no members of the public were present.

Upon motion by Deborah Cain, seconded by Kyren Monteiro, Resolution No. 28-2025 and the Lease Financing Agreement were unanimously approved.

Joe Murphy noted that the financing documents will proceed to the City Council for final approval.

8. Executive Director's Report

Joe Murphy briefly summarized upcoming community initiatives, including the Smash & Dash Groundbreaking and ongoing preparations for Elevate Marion.

He commended the Commission for its continued engagement and collaboration on transformative projects for the City of Marion.

9. Adjournment

There being no further business to come before the Commission, Kyren Monteiro made a motion to adjourn, seconded by Nick McKinley. The motion carried unanimously, and the meeting adjourned.