

MARION REDEVELOPMENT COMMISSION
DECEMBER 12, 2025
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, December 12, 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); Chief Operating Officer Keenan Davis; Mayor Morrell, City Controller Dana Gault, Administrative Support Whitney Gilbert; Mike Warsaw, Dave Homer and Bill Munn.

2. Consent Agenda

a. Approval of Meeting Minutes – November 14, 2025

b. Approval of Claims

Upon motion by Nick McKinley and second by Kyren Monteiro, the Consent Agenda, including approval of the November 14, 2025, meeting minutes and claims, was approved unanimously.

3. Executive Director’s Report (Agenda Reorganization)

Joe Murphy requested approval to reorganize the agenda to allow the BW Development discussion and the Retail Strategies presentation to occur earlier in the meeting, noting that representatives from BW Development, Retail Strategies, and Mayor Morrell were present. President Reese approved the request by consensus, and the Commission adopted the revised agenda. Joe Murphy provided updates regarding the recent closing of the River Rock Lofts project, upcoming Parks projects, ongoing parcel acquisitions, demolition activities, and utility coordination. Chris Griesl provided additional details regarding bond closings and next steps for project funding. Commissioners and guests offered closing remarks and expressed appreciation for the progress made during 2025.

4. Retail Strategies – Project Update

Joe Murphy introduced Michael Warsaw, Senior Portfolio Director with Retail Strategies, who provided an informational update regarding Retail Strategies’ work for the City of Marion. Mr. Warsaw discussed the firm’s market visits, site reconnaissance, and data analysis, including the use of mobility and trade-area data to define Marion’s effective retail market. He explained outreach efforts to national retailers, identification of retail gaps, and the importance of collaboration with local officials, brokers, and community stakeholders to identify on- and off-market opportunities. Mr. Warsaw also reviewed the typical retail recruitment timeline, noting that new retail development may take 18 to 36 months from initial contact to opening. Commissioners asked questions and offered comments. No formal action was taken, and Mr. Warsaw indicated that a full retail strategy presentation would be provided after the holidays.

5. Resolution No. 30-2025 – Amendment to the Marion Consolidated Economic Development Area

Joe Murphy presented Resolution No. 30-2025, explaining that the resolution amends the declaratory resolution and economic development plan to include an additional parcel associated with the Parkview Health development near I-69 and State Road 18. Chris Griesl explained the procedural requirements for amending an Economic Development Area and emphasized the importance of capturing 2025 as the base year for tax increment purposes. Upon motion by Kyren Monteiro and second by Bill Gartland, the resolution was approved unanimously.

6. Resolution No. 31-2025 – Grant Agreement for the Jones Heritage Project

Joe Murphy presented Resolution No. 31-2025 approving a \$650,000 commercial property grant agreement for the Jones Heritage Project. He explained that the grant had previously been contemplated as part of the project agreement and clarified that grant funds would be available only after project closing, with no pre-construction draws permitted. After discussion, Deb Cain made a motion to approve the resolution, which was seconded by Nick McKinley. The resolution was approved unanimously.

7. Letter of Intent – BW Development

Joe Murphy presented a non-binding Letter of Intent for the proposed BW Development project, outlining a \$16.5 million mixed-use development consisting of four buildings with approximately 62 multi-family residential units, approximately 8,000 square feet of retail space, and 10,000 square feet of amenity space, along with on-site parking. Mr. Murphy reviewed the proposed financing structure, including two series of TIF bonds and a 10-year master lease concept guaranteeing \$800,000 in annual net operating income, subject to defined floors and safeguards. Mayor Morrell addressed the Commission regarding the project's role in addressing Marion's housing shortage and its importance to downtown revitalization. Commissioners asked questions regarding land acquisition, project timing, master lease provisions, occupancy thresholds, and long-term obligations. Following discussion, Nick McKinley made a motion to approve the Letter of Intent, which was seconded by Deb Cain. The motion passed unanimously.

8. 2026 Proposed Meeting Schedule

Joe Murphy presented a proposed 2026 meeting schedule for the Redevelopment Commission, noting that it generally maintains regular meetings on the second Friday of each month, with additional meetings and executive sessions on the fourth Friday, subject to holiday adjustments. Commissioners discussed the schedule, and Mr. Murphy indicated that the calendar would be finalized and circulated. No formal action was taken.

9. Adjournment

Upon motion by Nick McKinley and second by another Commissioner, the meeting was adjourned.