MARION REDEVELOPMENT COMMISSION
JANUARY 23, 2026
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, January 23, 2026, 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 Brian Cowgill

Absent: Gabe Delgado

Also present: Redevelopment Director Joe Murphy; City Attorney Chris Greisl (Barnes & Thornburg); Chief Operating Officer Keenan Davis; Mayor Morrell, Administrative Support Whitney Gilbert; from the public Deb Cain.

2. Election of Officers

Commissioners conducted the annual election of officers. Nick McKinley moved to nominate Darren Reese as President, seconded by Kyren Monteiro, and approved unanimously. Darren Reese then moved to nominate Nick McKinley as Vice President, seconded by Kyren Monteiro, and approved unanimously. Whitney Gilbert moved to nominate Bill Gartland as Secretary, seconded by Kyren Monteiro, and approved unanimously. Darren Reese moved to nominate Brian Cowgill as Treasurer, seconded by Kyren Monteiro, and approved unanimously.

3. Consent Agenda

a. Approval of Meeting Minutes – December 12, 2025

b. Approval of Claims

Upon motion by Nick McKinley and second by Kyren Monteiro, the Consent Agenda, including approval of the December 12, 2025, meeting minutes and claims, was approved unanimously.

4. Executive Director's Report

Executive Director Joe Murphy provided updates on ongoing redevelopment activity. BOT agreements for the bridge and skate park projects have been awarded, with the bridge expected to remain in design through the year due to permitting requirements, while the skate park is anticipated to bid in late spring with construction potentially beginning early summer. Ballard Field continues in scoping with a GMP expected near the end of March. Southside Park is advancing through a traditional design-bid-build method. The Commission was also briefed on Lilly Endowment grant pursuits for blight elimination and potential arts and culture enhancements to the bridge, a prospective Indiana Trails connection, and an EDA partnership involving the airport and Indiana Wesleyan. Additional updates included progress at Smash & Dash, Blumenthal Apartments, River Rock, Parkview's development proceeding without RDC incentive participation, and the purchase of the former Tucker Career Center by Lakeview Christian.

5. Resolution No. 1-2026 – Transfer of Property

The Commission considered a resolution to accept transfer of a parcel from the City of Marion to the Redevelopment Commission for purposes associated with the planned bridge and trail connectivity toward Ballard Field. The Board of Works had previously approved the transfer. Kyren Monteiro moved to approve Resolution No. 1-2026, Nick McKinley seconded the motion, and the resolution passed unanimously.

6. Redevelopment Commission Loan Program

Mr. Murphy introduced a framework for a proposed revolving loan program intended to assist businesses with capital needs such as rehabilitation, code compliance, equipment, and building improvements. The concept contemplated loans up to $200,000, an annual allocation near $1 million, leverage requirements, and formal application and agreement materials to be presented for approval at a future meeting. Commissioners discussed underwriting considerations, risk tolerance, whether applicants should first pursue private financing, and the importance of guarantees and program administration. No motion was made, and staff will return with refined documents for future consideration.

7. Any Other Business

Appreciation was expressed for Deb Cain's years of service to the Commission. Bill Gartland moved to adjourn, seconded by Kyren Monteiro, and the motion carried.

8. Adjournment

Upon motion by Bill Gartland and second by Kyren Monteiro, the meeting was adjourned.