MARION REDEVELOPMENT COMMISSION
FEBRUARY 13, 2026
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, February 13, 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); Andy Mouser (Baker Tilly); Administrative Support Whitney Gilbert

2. CONSENT AGENDA

a. Approval of Meeting Minutes – January 23, 2026

b. Approval of Claims

Darren Reese entertained a motion to approve the consent agenda.

Motion: Nick McKinley Second: Brian Cowgill Unanimously Passed

3. EXECUTIVE DIRECTOR'S REPORT

Joe Murphey provided the Director's Report, updating the Commission on several ongoing initiatives and current departmental activities. He discussed the status of various projects in progress, highlighted recent developments, and outlined anticipated next steps. Director Murphey also addressed questions from the Commissioners and provided additional clarification as requested. The Commission acknowledged the update, and no formal action was required at this time.

4. RESOLUTION NO. 2-2026 – DECLARATORY RESOLUTION FOR CREATION OF THE BOOTS STREET ALLOCATION AREA

The Commission considered Resolution No. 2-2026 regarding the proposed creation of the Boots Street Allocation Area. The item was presented for review, and members were provided an overview of the purpose and intent of the declaratory resolution, including its role in supporting ongoing redevelopment and planning efforts within the designated area. Discussion followed, during which Commissioners had the opportunity to ask questions and receive clarification on procedural and administrative components.

Darren Reese entertained a motion to approve Resolution 2-2026.

Motion: Kyren Monteiro Second: Nick McKinley Unanimously Passed

5. RESOLUTION NO. 3 – 2026 APPROVAL OF TEMPORARY EASEMENT AGREEMENT

The Commission considered Resolution No. 3 – 2026 regarding approval of a Temporary Easement Agreement. The proposed agreement was presented for review, and its general purpose and anticipated impact were discussed. Members were provided with an opportunity to ask questions and receive clarification regarding the terms and scope of the easement.

Darren Reese entertained a motion to accept the agreement.

Motion: Kyren Monteiro	Second: Bill Gartland	Unanimously Passed

Darren Reese entertained a motion to approve Resolution 3-2026.

Motion: Brian Cowgill	Second: Kyren Monteiro	Unanimously Passed

6. REDEVELOPMENT COMMISSION LOAN PROGRAM

The Commission received an update regarding the Redevelopment Commission Loan Program, including a general overview of program activity and administration. Discussion included program implementation, participation, and routine operational matters. Commissioners were provided with an opportunity to ask questions and discuss the program's purpose and continued support of redevelopment efforts. The update was received as presented, and no additional action was required at this time.

7. RDC DEBT REFINANCE SCENARIOS

Andy Mouser presented information regarding RDC debt refinance scenarios, providing a general overview of potential refinancing options and related financial considerations. The presentation included discussion of various scenarios, projected impacts, and general strategic considerations for the Commission's review. Commissioners asked questions and engaged in discussion to better understand the presented information and possible next steps. The Commission received the report as presented, with no formal action taken at this time.

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. OTHER BUSINESS/ADJOURNMENT

No additional business was brought before the Commission. With no further matters to consider, Darren Reese entertained a motion to adjourn.

Motion: Kyren Monteiro	Second: Nick McKinley	Unanimously Passed