

**MARION REDEVELOPMENT COMMISSION
MARCH 13, 2026
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, March 13, 2026, at 2:00 p.m. to conduct its regular meeting.

1. CALL TO ORDER

Commissioners present: Darren Reese, Nick McKinley, Kyren Monteiro, Bill Gartland, Gabe Delgado, and Brian Cowgill

Also present: Mayor Morrell, Redevelopment Director Joe Murphy; Attorney Chris Greisl (Barnes & Thornburg); Financial Andy Mouser (Baker Tilly); Administrative Support Whitney Gilbert; City Controller Dana Gault

2. CONSENT AGENDA

a. Approval of Meeting Minutes – February 27, 2026

b. Approval of Claims

Darren Reese entertained a motion to approve the consent agenda.

Motion: Brian Cowgill

Second: Nick McKinley

Motion carried unanimously

3. EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Murphy provided updates on several ongoing redevelopment projects. He reported that demolition activity related to the Boots Street redevelopment project has progressed significantly and remains ongoing, with the next phase anticipated to include the Payne and Haynes properties. Mr. Murphy also provided an update on the River Rock Lofts development, noting that the project is progressing at a steady pace. He stated that disbursement requests are becoming more frequent, which he indicated is a positive sign of continued advancement. He further reported that the Smash and Dash project continues to move forward, with interior renovations currently underway. With respect to Ballard Field, Mr. Murphy advised that an amendment to the scoping agreement will be presented to the Board of Public Works & Safety at an upcoming meeting. He also provided brief updates on the skate park, Southside Park, and bridge projects, noting that each has now moved into the pre-construction phase.

4. RDC LOAN AGREEMENT - YOLONDA'S PLACE RESTAURANT – RESOLUTION 5-2026

Executive Director Joe Murphy presented a proposed loan agreement with Yolonda's Place. He also provided a letter from the owner for the Commission's consideration. Mr. Murphy noted that Yolonda's currently operates a successful restaurant in Kokomo, Indiana, and is actively working to renovate and open a location in Marion. He further stated that this type of project aligns well with the intent of the Commission's revolving loan program. The proposed loan terms include a seven (7) year term with an interest rate of 3.025%.

Mr. Murphy explained that the Commission's action today would be to authorize the transfer of \$60,000 to the Community Development Corporation (CDC), which will enter into the formal loan agreement with Yolonda's Place. He further noted that the Redevelopment Commission will retain administrative oversight and management of the loan.

Darren Reese entertained a motion to approve Resolution 5-2026 approving the Loan Agreement with Yolonda's Place.

Motion: Brian Cowgill

Second: Kyren Monteiro

Motion carried unanimously

5. RDC / CDC GRANT AGREEMENT – FUNDING RDC REVOLVING LOAN PROGRAM

It was noted that the loan agreement was approved with the adoption of Resolution No. 5-2026 under Agenda Item No. 4.

6. OTHER BUSINESS / ADJOURNMENT

Darren Reese reminded the Commission of the St. Patrick's Day event in the Riverfront District at the Old Fitz where the first attempt of turning the river green will take place.

Darren Reese entertained a motion to adjourn.

Motion: Bill Gartland

Second: Brian Cowgill

Motion carried unanimously