

MARION COMMON COUNCIL AGENDA

PRESIDENT – BRIAN COWGILL VICE PRESIDENT – ERIKA DEVINE

Regular Meeting – Marion City Hall Council Chambers

Date: April 21, 2026

Time: 7:00 P.M.



CALL TO ORDER

PRAYER: Marion Police Chaplain Mark Bardsley

PLEDGE OF ALLEGIANCE: Councilman David Cain

ROLL CALL

RECOGNITION-SPOTLIGHT: Marion Firefighters

CONSENT AGENDA:

- A. APPROVAL OF MINUTES OF THE REGULAR MEETING April 7, 2026
- B. CONSIDERATION OF PRE-APPROVED CLAIMS
- C. CONSIDERATION OF CLAIMS

COMMITTEE REPORTS

UNFINISHED BUSINESS

Additional Appropriation 05-2026- Marion Aviation- 2nd reading public hearing

An additional appropriation appropriating \$75,848.65 to Marion Aviation. Speaking: Representative from Board of Aviation.

Executive Summary: The Board of Aviation is requesting an additional appropriation of \$75,848.65 to help fund the replacement of a 38-year-old aviation gasoline underground storage tank.

NEW BUSINESS

Resolution 04-2026- Approving Project Agreement

A resolution of the Common Council of the City of Marion Indiana approving a project agreement (Boots Street Project). Speaking: Joe Murphy, Economic Development Director; Chris Greisl, Barnes & Thornburg LLP; and Baker Tilly Municipal Advisors

Executive Summary: BW Development, LLC submitted a proposal to the City for a mixed-use development consisting of a minimum of: (a)(i) two separate buildings (at least 3 stories each) containing approximately sixty-six (66) multi-family units, (ii) 4,945 sf of retail/office, (iii) 6,100 sf of indoor amenity spaces, and (iv) adequate surface parking on the Project Site. BW Development expects that its total investment in the Project will be approximately Seventeen Million Five Hundred Thousand and no/100 Dollars (\$17,500,000). To stimulate and induce the development of the Project on the Project Site, the City Bodies have agreed, subject to further proceedings required by law, to provide the economic development incentives described in the Project Agreement. The Marion Redevelopment Commission approved the Project Agreement on April 10, 2026.

Resolution 05-2026: Boots Street Allocation Area

A resolution of the Common Council of the City of Marion, Indiana approving certain matters in connection with an amendment to the Declaratory Resolution for the Marion Consolidated Economic Development area and the Economic Development Plan for said area. Speaking: Joe Murphy, Economic Development Director; Chris Greisl, Barnes & Thornburg LLP; and Baker Tilly Municipal Advisors.

Executive summary: The City of Marion previously approved a Project Agreement with BW Development for the development of a certain mixed-use development on the Project Site. BW Development expects its investment in the Project to be approximately \$17,500,000. As part of its obligation under the Project Agreement, City Bodies are required to establish a separate Allocation Area for the Project and pledge certain Project Site Increment to the Project's financing. The Marion Redevelopment Commission approved its Declaratory Resolution on February 13, 2026. The Marion Plan Commission approved its Resolution and the 2026 Plan Supplement on March 24, 2026. Pending Council approval, the Marion Redevelopment Commission will conduct a public hearing and consider a Confirmatory Resolution to finalize the establishment of the Allocation Area.

General Ordinance 03-2026- Approving Bond Series A&B for Boots Street Project

An ordinance of the Common Council of the City of Marion, Indiana, authorizing the issuance of the City of Marion, Indiana Taxable Economic Development Revenue Bonds, series 2026A (Boots Street Project), the issuance of the City of Marion, Indiana Taxable Revenue Bonds series 2026B (Boots Street Project) and authorizing and approving other actions in respect thereto. Speaking: Joe Murphy, Economic Development Director; Chris Greisl, Barnes & Thornburg LLP; and Baker Tilly Municipal Advisors.

Executive summary: The City Council previously approved a Project Agreement with BW Development for the development and construction of a certain multi-family development on the Project Site. BW Development expects its investment in the Project to be \$17,500,000. As part of its obligations under the Project Agreement, City Bodies plan to issue certain taxable economic development revenue Bonds to support the Project.

Resolution 06-2026- Approving 2026 Refunding Lease Amendment and Bonds

A resolution of the common Council of the City of Marion, Indiana approving a first amendment to lease between the Marion Redevelopment Commission and the Marion Redevelopment Authority and further approving certain Marion Redevelopment Authority lease rental bonds to refinance certain outstanding bonds. Speaking: Joe Murphy, Economic Development Director; Chris Greisl, Barnes & Thornburg LLP, and Baker Tilly Municipal Advisors.

Executive summary: On November 4, 2025, the City Council approved certain financing by the Marion Redevelopment Authority to issue one or more series of bonds in the maximum principal amount of \$20,000,000 to finance all or any portion of the Elevate Marion Projects. Since that time, the City has recognized an opportunity to refinance certain bonds previously issued by the City. As such, the Marion Redevelopment Authority has amended its Original Resolution by increasing the maximum principal amount of the bonds to \$37,000,000 in order to (i) finance the Elevate Marion Projects, and (ii) to refund various bonds previously issued by the City. The Redevelopment Commission has conducted a public hearing and approved the form of lease presented for the purpose of paying the principal and interest on the Bonds issued to finance the Projects. The Redevelopment Authority has authorized the issuance of Bonds and approved the form of Lease.

Resolution 07-2026- Parkview Allocation

A resolution of the Common Council of the City of Marion, Indiana approving certain matters in connection with an amendment to the Declaratory Resolution for the Marion Consolidated Economic Development Area and the Economic Development plan for said area.

Executive summary: On December 12, 2025, the Marion Redevelopment Commission adopted a Declaratory Resolution designating a certain area as the Parkview Allocation Area and supplementing its

Plan for the Area regarding the same. On March 24, 2026, the Marion Plan Commission approved the Resolution and the 2025 Plan Supplement, and determined that both conform to the plan of development for the city. The Redevelopment Commission has now submitted the Resolution and 2025 Plan Supplement to the Council for its consideration. Pending Council approval, the Redevelopment Commission will conduct a public hearing and consider a confirmatory resolution establishing the allocation area. Speaking: Joe Murphy, Economic Development Director; Chris Greisl, Barnes & Thornburg LLP; and Baker Tilly Municipal Advisors.

Additional Appropriation 06-2026- Appropriation for CReED

An Additional Appropriation appropriating \$108,168.58 to miscellaneous contractual services. Speaking: City administration.

Executive summary: The CREED board recently voted to dissolve themselves.

Conflict of Interest Disclosure: Acceptance of the Uniform Conflict of Interest Disclosure Statement. Speaking: Justin Dickerson, Building Commissioner.

Executive summary: The City Council is asked to acknowledge and accept the annual Uniform Conflict of Interest Disclosure Statement submitted Building Commissioner Justin Dickerson regarding his professional relationship with Shroul's Towing. This disclosure is submitted in accordance with state law and City policy to ensure transparency and compliance with ethical standards governing municipal officials and employees. Acceptance of this disclosure affirms that the city has been notified of the disclosed relationship and that appropriate safeguards are in place to avoid any actual or perceived conflicts of interest in matters involving the City of Marion.

Announcements

The first Common Council meeting in May will be held on Wednesday, May 6, 2026 due to Election Day being on Tuesday May 5, 2026.

The next City-Wide Clean-up will be May 16, 2026 from 9:00 am to 2:00 pm. District two will be the only district that can set items at the curb. Everyone else who lives in city limits can take items for drop off to 520 E. 6th St.

REGULAR MEETING – MARION COMMON COUNCIL – APRIL 21, 2026 – 7:00 P.M. –
CITY HALL

The Common Council of the City of Marion, Indiana met in a regular session on TUESDAY, the 21st day of April 2026, at the hour of 7:00 p.m. in the Council Chambers, City Hall.

On the call of the roll the members were shown to be absent or present as follows:

Present: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill

Absent: Marshall

Prayer: Police Chaplain Mark Bardsley

Pledge of Allegiance: Councilman David Cain

SPOTLIGHT/RECOGNITION: Firefighters

- Brian Cowgill introduces, Chief Curtis Garr from the Marion Fire Department, who recognizes four firefighters for saving a 25-year-old man from a burning house.
- Chief Curtis Garr introduces the four firefighters: Captain Johnson (19 years), Private Layman (4 years), Private Ramsey (3 years), and Private Xavier Fuller (1 year).
- Garr details the events of March 2, 2026, when the firefighters rescued the man from a burning house in less than two minutes.
- Brandon Brooks, the man saved, expresses gratitude to the firemen.
- Chief Garr highlights the importance of the firefighters' training and the positive outcome of their actions.
- The State Fire Marshal's Office awarded the firefighters the Heroic Life Saving Award for their efforts.
- President Brian Cowgill expresses his gratitude for the firemen and presents them with certificates.

SPOTLIGHT/ RECOGNITION: YMCA Youth Internship Program

- Erika Devine introduces the second spotlight, highlighting the YMCA's youth internship program.
- The interns share their experiences and the skills they have gained through the program, including front desk work, fitness training, child care, and community engagement.
- Erika Devine emphasizes the importance of the program in preparing youth for future careers and public speaking opportunities.

CONSENT AGENDA FOR APRIL 21, 2026 preapproved claims and claims for April 21, 2026.

President Brian Cowgill moves for a motion to approve the consent agenda for April 21, 2026.

Motion to approve the consent agenda for April 21, 2026- Cline, second Cain. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

COMMITTEE REPORTS

- Erika Devine provides updates from the Marion Utilities Board, including financial reports, project updates, and personnel changes.
- Erika Devine reported that all utility finds are in good standing except for the water division, which is running a monthly deficit of about \$62,000. Efforts are underway to address this through a rate increase.
- The water towers are at the end of their warranty so things that need fixed are being done now.

- Gary Fordyce reports the board is also implementing a new billing software to transition to e-bills which is expected to save of \$115,000 annually and reduce mailing costs. This process once started will take about two months.
- Erika Devine and Gary Fordyce discuss the progress and future plans for various utility projects and initiatives.

ADDITIONAL APPROPRIATION 05-2026- Marion Aviation

An additional appropriation appropriating \$75,848.65 to Marion Aviation

- Ray Dosh from the Board of Aviation requests an additional appropriation of \$75,848.65 for the Marion Aviation project.

Public Hearing

None.

Motion to suspend the rules for Additional Appropriation 05-2026- Cain, second Brunner. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

Motion pass Additional Appropriation 05-2026- Cain, second Brunner. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

RESOLUTION 04-2026-Approving Project Agreement

A resolution of the Common Council of the City of Marion, Indiana approving a project agreement (Boots Street Project)

- Joe Murphy explains this project known as the Boots Street Project and AIRose at the Banks is being proposed by BW Development.
- The project is two separate buildings containing 66 high end multi-family units, 5000 square feet of retail office space and 6000 square feet of indoor amenity space.
- There will be a Series A bond and a Series B bond.
- The council members ask questions about the financial viability of the project, the rental rates, and the amenities provided.
- Joe Murphy and Andy Mouser from Baker Tilly provide detailed explanations of the financial projections and the city's capacity to support the project.
- Jake Bates described the units as having a heavy masonry on the exterior with glass interior finishes will be high end, luxury vinyl plank flooring, soft, close, shaker style cabinets, quartz countertops over amenities throughout the development.
- Mayor Morrell stated after a study was the City of Marion was about 2000 units short of what is needed to supply the growth.

Motion to pass Resolution 4-2026- Cain, second Cline. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none.

RESOLUTION 05-2026- Boots Street Allocation Area

A resolution of the Common Council of the City of Marion, Indiana approving certain matters in connection with the amendment to the Declaratory Resolution for the Maion Consolidated Economic Development area and the Economic Development Plan for said area.

- Joe Murphy presents Resolution 05-2026, which establishes a new allocation area for the Boot Street project.
- Out of the thirteen parcels there were nine inside an existing TIF and four of which were not to establish a new TIF area for the AIrose at the Banks.
- Removing them from the existing TIF and establishing this new allocation area will have no negative impact on the general consolidate TIF.

Motion to approve Resolution 05-2026- Fordyce, second Whitton. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

GENERAL ORDINANCE 03-2026- Approving Bond Series A&B for Boots Street Project

An ordinance of the Common Council of the City of Marion, Indiana, authorizing the issuance of the City of Marion, Indiana Taxable Economic Development Revenue Bond Series 2026A (Boots Street Project), the issuance of the City of Marion, Indiana Taxable Revenue Bonds series 2026B (Boots Street Project) and authorizing and approving other actions in respect thereto.

- Joe Murphy presents General Ordinance 03-2026 is introduced, authorizing the issuance of taxable economic development revenue bonds for the Boots Street project.
- If passed, this document will go to the Economic Development Commission for consideration because these are TIF related bonds.
- This approval will be for Series A and Series B bond as discussed previously.

Motion to pass General Ordinance 03-2026 to second reading public hearing- Fordyce, second Cline. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

RESOLUTION 06-2026- Approving 2026 Refunding Lease Amendment and Bonds

A resolution of the Common Council of the City of Marion, Indiana approving a first amendment to least between the Marion Redevelopment Commission and the Marion Redevelopment Authority and further approving certain Marion Redevelopment Authority lease rental bonds to refinance certain outstanding bonds.

- Joe Murphy presents Resolution 06-2026, which amends the lease agreement and bonds for the Elevate Marion project.
- This bond was approved for four separate projects in November. The Ballard Fields Project, The Mississinewa River Pedestrian Bridge, a fire truck, and for Marion utilities to go out to the Marion Airport.
- Joe Murphy explains the need for a \$17 million bond, noting it won't approach the \$17 million number but is necessary for comfort.
- Andy Mouser explains that underwriting fees are less than 1% and total expenses are around \$100,000.
- Refinancing the bonds will not have any effect on the existing projects.

- Joe Murphy estimates potential savings of \$200,000 to \$300,000 annually, depending on market rates.

Motion to approve resolution 06-2026- Fordyce, second Brunner. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Motion carries.

RESOLUTION 07-2026- Parkview Allocation Area

A resolution of the Common Council of the City of Marion, Indiana approving certain matters in connection with an amendment to the Declaratory Resolution for the Marion Consolidated Economic Development Area and the Economic Development plan for said area.

- Joe Murphy explains the new allocation area for the Parkview project, which will capture the increment generated by the project.
- Joe Murphy details the Parkview project, a \$25-30 million community healthcare facility on the southwest corner of I-69 and State Road 18.
- Joe Murphy explains the process of establishing a new allocation area to capture the increment generated by the Parkview project.
- Joe Murphy mentions that while the project is not taxable, a substantial amount of tax increment will bolster the area and the overall TIF.
- Joe Murphy outlines the timeline for the resolution process, including the public hearing in May.

Motion to pass Resolution 07-2026- Cain, second Whitton. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none.

ADDITIONAL APPROPRIATION 06-2026-Appropriation for CREED

An additional appropriation appropriating \$108,168.58 to miscellaneous contractual services.

- Joe Murphy explains the decision to dissolve the CREED board and return their funds to the city.
- Joe Murphy details the history and purpose of the CREED board and the decision to dissolve it due to lack of new revenues.
- Mayor Ronald Morrell supports the decision and explains the educational journey to understand the CREED board's purpose and funds.

Motion to pass Additional Appropriation 07-2026 to second reading public hearing- Cain, second Cline. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carried.

Conflict of Interest Disclosure

Acceptance of the Uniform Conflict of Interest Disclosure Statement.

- Justin Dickerson, the new building commissioner, discloses his conflict of interest regarding a city contract for towing.
- Justin explains his father-in-law is John Shroul who has a towing contract with the city. Justin has no interest in this company and does benefit financially for the contract.

ANNOUNCEMENTS

- Brian Cowgill announces the next citywide cleanup on May 16th and the meeting date for May 6th due to Election Day.

- David Cain praises the Redevelopment Commission for their efforts and contributions to the community.
- Mayor Ronald Morrell highlights the significant development and investments in the city, including the Riverfront District and other projects.

Motion to adjourn: Cline, second Cain. Aye: Cain, Reyes, Fordyce, Brunner, Cline, Whitton, Devine, Cowgill. Nay: none. Motion carries.

The meeting was adjourned at 8:51 pm.


Brian Cowgill-President