MARION REDEVELOPMENT COMMISSION
JULY 10, 2026
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, July 10, 2026, at 11:00 A.M. to conduct its regular meeting.

1. CALL TO ORDER

Commissioners present: Darren Reese; Nick McKinley; Kyren Monteiro; Bill Gartland; Brian Cowgill

Absent: Gabe Delgado

Also present: Redevelopment Director Joe Murphy; Greg Balsano with Baker Tilly; Chris Griesl with Barnes and Thornburg; Chief of Operations Keenan Davis; Controller Dana Gault; and Administrative Support Whitney Gilbert

2. CONSENT AGENDA

a. Approval of Meeting Minutes – June 26, 2026

b. Approval of Claims

President Darren Reese entertained a motion to approve the consent agenda.

Motion: Bill Gartland Second:Kyren Monteiro Motion carried unanimously

3. EXECUTIVE DIRECTOR'S REPORT

Director Murphy provided updates on several ongoing redevelopment projects, grant awards, financing efforts, and planned improvements throughout the City. He also discussed the status of the Ballard Field project, Downtown Pedestrian Bridge, Southside Park, skate park, Lofts at Blumenthal, Jones Heritage project, Boots Street development project and other economic development initiatives. Director Murphy responded to questions from the Commission and provided additional updates regarding current development activity, including progress at the Wawa property and continued business recruitment efforts.

4. LOCHMUELLER GROUP – DOWNTOWN PLAYBOOK OPEN HOUSE

Director Murphy discussed the recent Downtown Playbook Open House conducted with the Lochmueller Group. He noted that public feedback was received and advised that the presentation materials would be made available online to allow additional opportunities for public comment.

5. MARION COMMUNITY SCHOOLS – FORMER BOYS & GIRLS CLUB REDEVELOPMENT

Director Murphy presented information regarding Marion Community Schools' redevelopment and planned use of the former Boys & Girls Club facility. The Commission discussed a request for assistance with proposed parking lot, expansion, and lighting improvements. The matter will be brought back to the Commission for formal consideration at a future meeting.

6. HWC – RIVERSIDE COMMONS DISCUSSION

Director Murphy presented preliminary concepts prepared by HWC for potential improvements near Riverside Commons and the surrounding riverfront area. The Commission discussed possible green space, parking, recreational uses, future development opportunities, and the importance of considering the properties as part of a coordinated overall plan. No formal action was taken.

7. BOOTS STREET PROPERTY DISPOSITION

Attorney Chris Greisl reviewed the anticipated property disposition process associated with the Boots Street area and the Al Rose at the Banks development. He explained that the required appraisals, notices, and resolutions would be presented to the Commission in the coming months in preparation for transferring the property to the developer.

8. ANY OTHER BUSINESS

A member of the public introduced himself, shared that he lives near several of the redevelopment project areas, and expressed his interest in learning more about the projects, including their anticipated community impact, future development, and related planning considerations. The Commission welcomed his participation and encouraged him to continue attending future meetings. With no further business, Brian Cowgill moved to adjourn the meeting, Kyren Monteiro seconded the motion, and the motion carried unanimously.