

**MARION REDEVELOPMENT COMMISSION  
JUNE 26, 2026  
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, June 26, 2026, at 1:30 p.m. to conduct its regular meeting.

**1. CALL TO ORDER**

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

Also present: Redevelopment Director Joe Murphy; Greg Balsano with Baker Tilly; Chris Griesl with Barnes and Thornburg; and Administrative Support Whitney Gilbert

**2. CONSENT AGENDA**

a. Approval of Meeting Minutes – May 22, 2026

b. Approval of Claims

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

Motion: Kyren Monteiro

Second: Bill Gartland

Motion carried unanimously

**3. EXECUTIVE DIRECTOR'S REPORT**

Joe Murphy provided updates on several ongoing redevelopment projects, including the Boots & Washington redevelopment, River Rock Lofts, Jones Heritage Project, Blumenthal Lofts, South Side Park, Elevate Marion projects (bridge, Ballard Field, skate park, and utilities), and the airport utility project. He discussed construction progress, anticipated project timelines, environmental review activities, and the ongoing skate park fundraising campaign.

**4. LOCHMUELLER GROUP – DOWNTOWN PLAYBOOK OPEN HOUSE**

Murphy announced the upcoming Downtown Playbook Open House, explaining that the event will provide the public an opportunity to review proposed downtown streetscape and placemaking concepts and offer feedback. He encouraged Commissioners to attend and help promote the event, noting that public input will be incorporated before the final Downtown Playbook is presented to the Commission for consideration. No action taken at this time.

**5. LEASE FINANCING – NEXT STEPS**

Murphy and Baker Tilly discussed the next steps in the City's lease financing process, including refinancing existing debt where savings can be achieved and financing several redevelopment and capital improvement projects. Stifel was selected as the underwriter, and staff will begin evaluating financing structure, timing, and market conditions before bringing the necessary approvals to the RDC and RDA. No action item at this time.

## **6. MARION LAND TRUST – PROGRESS UPDATE**

Murphy reported that the Marion Land Trust has acquired seven properties, has three additional properties under contract, and is actively negotiating the acquisition of additional buildings. He explained that the organization expects to complete its initial acquisition phase later this year before pursuing tax credits, financing, and rehabilitation of the first group of properties. No action item at this time.

## **7. BROWNFIELD INVENTORY REVIEW & DISCUSSION**

Murphy reviewed the City's EPA Brownfield Assessment Grant and the recently completed brownfield inventory prepared by BCA Environmental Consultants. He explained that the inventory identifies properties that may qualify for environmental assessment funding and encouraged Commissioners to refer potentially eligible redevelopment projects so available grant funding can be utilized for Phase I and Phase II environmental assessments.

## **8. IMPACT X – GCEGC PARTNERSHIP**

Murphy reported that the inaugural Impact X entrepreneurship program is nearing capacity and discussed ongoing collaboration with the Grant County Economic Growth Council to support graduates through business incubation space, pitch competitions, revolving loan opportunities, and other entrepreneurial resources. He also noted the pursuit of grant funding to help establish these support services.

## **9. RETAIL STRATEGIES / ICSC UPDATES**

Murphy summarized recent follow-up activities after the ICSC conference, including meetings with several retail and development prospects. He reported continued interest in commercial development opportunities along the State Road 9/State Road 18 corridor, discussions regarding hotel development, updates on available commercial properties, and ongoing coordination with Retail Strategies and development partners.

## **10. ANY OTHER BUSINESS**

Additional discussion included continued fundraising efforts for the skate park project, updates on commercial development opportunities, and a brief inquiry regarding the Halsted Architects Five Points Mall concept plans. No formal action was taken. The meeting adjourned following a motion duly made and approved.