MARION REDEVELOPMENT COMMISSION
JULY 24, 2026
REGULAR MEETING MINUTES

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, July 24, 2026, at 1:30 P.M. to conduct its regular meeting.

1. CALL TO ORDER

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

Absent: Kyren Monteiro; Gabe Delgado

Also present: Redevelopment Director Joe Murphy; Chris Griesl from Barnes and Thornburg; Deputy Controller Lynda Faw; Andy Mouser from Baker Tilly; and Administrative Support Whitney Gilbert

2. CONSENT AGENDA

a. Approval of Meeting Minutes – July 10, 2026

b. Approval of Claims

President Darren Reese entertained a motion to approve the consent agenda. The Commission also discussed allowing regular bills to be paid as they are received to avoid unnecessary delays in payment between Commission meetings.

Brian Cowgill moved to approve the consent agenda, Nick McKinley seconded the motion, and the motion carried unanimously.

3. EXECUTIVE DIRECTOR'S REPORT

Director Murphy provided updates on ongoing redevelopment projects, including River Rock Lofts, Jones Heritage/Haven, Melrose at the Banks, and the proposed airport aeronautical education center. He reported continued construction and leasing progress, anticipated project timelines, and ongoing efforts to secure grant and matching funds for future development and infrastructure improvements.

4. MARION COMMUNITY SCHOOLS – ONE MARION CENTER SUPPORT

Director Murphy advised that proposed support for the One Marion Center is being redirected from parking lot improvements toward workforce and educational programming within the facility. He discussed the anticipated educational and after-school uses of the building and noted that Marion Community Schools has already invested approximately $1.3 million in interior improvements. No formal action was taken.

5. LEI BLIGHT ELIMINATION – GRANT AGREEMENT

Director Murphy presented the $1.2 million Blight Elimination Grant Agreement for the Melrose at the Banks project. He explained that the grant will reimburse eligible development expenses and offset the Commission's Series B bond obligation associated with the project.

Brian Cowgill moved to approve the Grant Agreement, Nick McKinley seconded the motion, and the motion carried unanimously.

6. HWC – BALLARD FIELDS PROFESSIONAL SERVICE AGREEMENT

Director Murphy presented the HWC Professional Service Agreement for Ballard Fields to advance the project toward construction documents while the new project team is assembled.

Brian Cowgill moved to approve the Professional Service Agreement, Nick McKinley seconded the motion, and the motion carried unanimously.

7. ANY OTHER BUSINESS

Commissioner Nick McKinley provided an update regarding skate park fundraising efforts and the $50,000 fundraising requirement necessary to receive the $50,000 state matching grant. He reported that approximately $1,151 had been raised and discussed outreach efforts to local businesses and potential sponsors, noting challenges associated with securing larger corporate contributions within the required fundraising period. McKinley asked whether the Commission could provide the remaining funds if the fundraising goal was not met. Director Murphy advised that Commission funds could not be used toward the required match. The Commission discussed continuing to pursue alternative funding sources for the project.

The Commission also received an update regarding proposed bond refinancing, growth in assessed value within the City's TIF areas, and current cash reserves.

With no further business, Nick McKinley moved to adjourn the meeting, Brian Cowgil seconded the motion, and the motion carried unanimously.