

**MARION REDEVELOPMENT COMMISSION
AUGUST 28, 2026
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, August 28, 2026, at 1:30 P.M. to conduct its regular meeting.

1. CALL TO ORDER

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

Also present: Redevelopment Director Joe Murphy; Greg Balsano of Baker Tilly; Chris Greisl of Barnes and Thornburg; and Mayor Ronald Morrell Jr.

2. CONSENT AGENDA

a. Approval of Meeting Minutes – August 14, 2026

b. Approval of Claims

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

Kyren Monteiro moved to approve the consent agenda, Bill Gartland seconded the motion, and the motion carried unanimously.

3. EXECUTIVE DIRECTOR'S REPORT

Director Murphy provided updates on several ongoing redevelopment projects. He reported that the next phase of the Ballard Fields selection process was underway, discussed revisions to the airport procurement process, and provided an update on the early design work and financing structure for the proposed pedestrian bridge.

Additional updates were provided regarding River Rock Lofts, the development formerly known as Jones Heritage, Allrose at the Banks, future grant opportunities, brownfield assessment work, and the Commission's lease-financing activities. The Commission also received a general financial update and discussed the possible effect of changes to local income-tax distributions on future City and TIF revenues.

4. LOCHMUELLER GROUP – DOWNTOWN INFRASTRUCTURE PLAYBOOK

Director Murphy presented the Downtown Infrastructure Playbook prepared by the Lochmueller Group. He explained that the plan is intended to provide consistent standards for future downtown improvements, including streetscape elements, lighting, signage, monuments, and wayfinding. The Commission discussed portions of the plan and agreed to review it further before considering final approval at a future meeting. No formal action was taken.

5. RESOLUTION NO. 16-2026 – PROPERTY DISPOSITION, BOOTS STREET PARCELS

Director Murphy and Chris Griesl reviewed the statutory disposition process for the Boots Street parcels associated with the Allrose at the Banks project. They advised that the required appraisals and public offering process had been completed and no bids were received. Resolution No. 16-2026 ratifies the steps already taken and allows the Commission to proceed with direct negotiations, subject to the applicable statutory waiting period.

Bill Gartland moved to approve Resolution No. 16-2026, Kyren Monteiro seconded the motion, and the motion carried unanimously.

6. ANY OTHER BUSINESS

The Commission received a brief update regarding the skate park project. Director Murphy advised that the project team had resumed design and scoping work and anticipated further coordination with representatives of the Parks Board regarding the design and projected costs.

Nick McKinley moved to adjourn, Kyren Monteiro seconded the motion, and the motion carried unanimously.