

**MARION REDEVELOPMENT COMMISSION
SEPTEMBER 11, 2026
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, September 11, 2026, at 1:30 P.M. to conduct its regular meeting.

1. CALL TO ORDER

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

Also present: Redevelopment Director Joe Murphy; Greg Balsano of Baker Tilly; Caleb Rothenburg and Christina Miller with HWC Engineering; Mayor Ronald Morrell Jr.; Administrative Support Whitney Gilbert

2. CONSENT AGENDA

a. Approval of Meeting Minutes – August 28, 2026

b. Approval of Claims

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

Brian Cowgill moved to approve the consent agenda, Kyren Monteiro seconded the motion, and the motion carried unanimously.

3. EXECUTIVE DIRECTOR'S REPORT

Director Murphy provided updates on several ongoing redevelopment projects, including Ballard Field, the airport project, River Rock Lofts, and ALRose at the Banks. He also provided updates regarding project financing, the recently completed fire station project, and upcoming grant opportunities.

4. HWC ENGINEERING – RIVERSIDE COMMONS PRESENTATION

Representatives from HWC Engineering presented the Riverside Commons concept and reviewed proposed public-space improvements in the area near Spencer Avenue and Townsend Park. The Commission discussed the proposed layout, parking and connectivity, pedestrian and traffic considerations, and potential future improvements. No formal action was taken.

5. LOCHMUELLER GROUP – DOWNTOWN INFRASTRUCTURE PLAYBOOK

Director Murphy continued the Commission's review of the Downtown Infrastructure Playbook prepared by the Lochmueller Group. He discussed the plan's proposed standards for downtown improvements, including signage, lighting, wayfinding, pedestrian improvements, and other public-space elements. The Commission discussed implementation and potential phasing of the improvements and agreed to continue reviewing the plan. No formal action was taken.

6. RESOLUTION NO. 17-2026 – FIRST AMENDMENT TO PROJECT AGREEMENT – ALROSE AT THE BANKS

Director Murphy presented Resolution No. 17-2026 regarding the First Amendment to the Project Agreement for ALRose at the Banks. He explained that the amendment extends the outside closing date under the existing project agreement to allow additional time for the anticipated project closing.

Brian Cowgill moved to approve Resolution No. 17-2026, Bill Gartland seconded the motion, and the motion carried unanimously.

7. ANY OTHER BUSINESS

Mayor Morrell provided an update regarding progress at the ReElement facility and discussed plans for a future tour for members of the Redevelopment Commission and Common Council. He also provided a brief update regarding the City's recently acquired Armory and its potential future use and redevelopment.

Kyren Monteiro moved to adjourn, Brian Cowgill seconded the motion, and the motion carried unanimously.