MARION PARKS AND RECREATION

BOARD MEETING

May 4, 2026

Members Present: Jim Brunner, Rose Cadena, Bri Coil, Andy Davis, Julie Fauser, Jim Gartland, Julia Glessner, Rebecca Higgins, Jeremiah Horvath, Joe Murphy, Michelle Pond, Tanya Smith and Kellie Street.

Meeting Called to order by Kellie Street

Motion to approve minutes from April 6, 2026 meeting made by Kellie Street: Second by Jim Gartland. Motion carried.

New Business:

Dog Park

Rose Cadena updated us that the dog park is 99% completed according to Ryan Malott from J.G. Bower.) Pay and seating will be completed prior to Wednesday of last week with erosion control fence and rolls removed immediately following. Trash receptacles and solar lights are scheduled for installation this Monday. The retaining wall stone delivered was incorrect and is currently being corrected by the supplier. Replacement material is in process and the subcontractor will complete installation upon delivery. The water fountain pad will be completed upon approval of the associated change order, which is outside of the base contract and not included in the 99% bill. The fountain will then be installed in water tested flowing completion of the pad based on the confirmed schedule and progress. Redevelopment Commission is kindly paying for the benches for the dog park. Planning on opening late summer pending grass maturity.

Food Truck Park

Kellie Street announced the food truck park.

Rose Cadena informed us that bids paperwork advertised starting the 6th. Pre-bid conference we'll have here at City Hall on May 19th. There'll be some addendums and some question things and the issue of the final addendum. And then bids are due for our next park board meeting, which is June 1st. We will open those bids at the meeting, you will have a chance to look over all of them, take them under advisement, and then we'll move forward from there. We're hoping to be able to award the bid to the contractor so that they would be able to order supplies and things like that within approximately a week after

that meeting. And then we would officially announce the bid at the next park board meeting.

Jim Gartland wants to know if it will be open daily.

Rose Cadena replied that it will be open to the public but food trucks won't be there unless there is an event. It can still be utilized.

Kellie Street asked about a stage and grass area and capabilities of having a band and food trucks

Rose Cadena replied that there won't be any play structures or restrooms at the location. We are hoping to add those things in the second phase of the project.

Skate Park

Joe Murphy, Executive Director for the Redevelopment Commission and City of Marion Economic Development Director. At the end of last year into this new year we put out RFPQ, Request for Proposals and Qualifications, for that project to deliver that through what's known as a build, operate, transfer, delivery method, whereby a collective design, construction, development team essentially run the project from start to finish in process with the owner paying our bill at the end.

Proposals were received, evaluated, and an evaluation committee reviewed all those proposals. I was not a part of that committee due to conflict. The team of Hunker Skate Parks as the designer and Garmong Construction as the developer-constructor are moving forward with that project. The Redevelopment Commission actually started the process over a year ago with a preliminary design about an 18,000 square foot park with a budget of about $1.2 to $1.3 million. Nick McKinley wanted to see what it would take to scale the project up to achieve the designation of being the second-largest skate park in the state behind Evansville, which would put us about closer to 22,000 square feet in total size. Hunker did a mock-up of a concept for a park that looked like that, and Garmon attached a budget to that that was estimated to be somewhere between $1.5 to $2 million.

After conversations with the mayor, after conversations with Mr. McKinley, it was determined that we don't feel like we have the private support as well as other means, whether they be the city, the Redevelopment Commission, to really fund a project of that size at this point in time. We took the approach to scale back and understand that long-term we want to see a park that has all of these different components, the pump track, the bowls, the traditional skate features, but we have to be conscious of our existing budget. Now we're pursuing a park that we think is going to land. We just got back late last week the new design iteration that represents about a 12,000-square-foot park, still a very

good-sized park for this size community. We're working on attaching a new budget with the goal to be just at or under $1 million. As part of the funding, we are starting a crowdfunding campaign through a website called Patronicity. Patronicity is kind of like a GoFundMe for municipal projects and nonprofit projects across the country, specifically with the state of Indiana. The IHCDA, the Indiana Housing and Community Development Association, partners with municipalities on this platform to provide matching dollars for these fundraising campaigns. We have our website set up and we've met with the teams at IHCDA and Patronicity, We're getting ready to launch that campaign, which we're going to be able to go collect everything from single-dollar donations from folks who just want to see a skate park build, but we're also able to collect checks from folks like our major corporate sponsors who have already indicated they want to contribute. This is a way to allow them to contribute and tell them that if you give $5,000, the state of Indiana is going to come in and match that $5,000. We'll have the capacity to raise, if we hit our goal of $50,000 from the private sector, the state will match those dollar-for-dollar up to that $50,000 limit, so $100,000 in total. Anything you spill over that amount is not matched, but you can capture as well. Our initial goal is to raise $100,000. Hopeful that that will be a 60-day fundraising campaign which will coincide with the remainder of the design process. That puts us at some time around early to mid-July, where we're going to be hopefully fully funded as well as fully designed. I think it would be fair to say that sometime in August, maybe at the latest, early September, we could be breaking ground on the structure. The skate park is probably a 6- to 8-month construction timeline, with maybe a first of spring next year, ribbon-cutting for that facility. My intention is to build a design of park for a million dollars with some ad alternates in either direction. We'll be able to build something that I would argue is a full park with the ability for it to be an even more extensive park if we're able to receive more funding in the future.

Ballard Field

Joe Murphy indicated that we've got 80% design documents in hand now from the developer, Card Associates. Earlier this year after a phase one environmental was performed on the site, it was determined that there was a need for a phase two environmental. That was not in the original scope of the project and it cost about $20,000 to do, so we did have to go amend their scoping agreement through the Board of Works to add that additional money into the project, being paid through the lease financing structure that's being authorized in partnership with the City and the Redevelopment Commission through food and beverage and TIF dollars. The phase two came back, and thankfully no major environmental concerns that are going to cause any kind of disruption to construction or any additional cost to the actual development of the project. It's going to have a brand-new boulevard that runs east-west across the site, new fully finished asphalt

parking lots with concrete curving. It's going to have two full-size competition-style fields and somewhere close to a dozen additional fields, all soccer. They'll be convertible for flag football and rugby and other sports as well, lacrosse and designed so that there are sufficient fields for each age group varying in size. We do have a small portion of the park that sits at the far southwest corner that is not classified as part of the floodplain. We're working on all of the design components that are going to account for any kind of vertical construction or permanent construction are all going to take place in that corner. There will be new concessions, new play structure, restrooms for the facility. Other than that, the primary upgrade, again, it's just going to be major earthwork, a lot of concrete, a lot of asphalt, and then new light fixtures and scoreboards will be allowable inside of that 100-year floodplain. This project is also being delivered through that BOT delivery method. We'll have a finalized budget for this project here shortly. Delays in Phase 2 caused about a four-week delay just because we had to press pause. We had to redraft that agreement with an amendment, take it before the Board of Works, and then authorize them to proceed with their work.

Joe Murphy let us know in conclusion, what's great about BOT for both of those projects is that basically at the end of the design, you go through what's called a GMP process, guaranteed maximum price. The design team and the development team sit down with the owner and tell you, based on our design and our construction budget, we fully believe we'll be able to perform this project for this amount of money. For instance, we can do it for $8 million, and you enter into an agreement with that developer that we will pay a guaranteed maximum price of $8 million. If in the course of construction something happens that causes a major overage, there is no responsibility of the city to pay that difference. If your construction budget was inaccurate or for some reason you didn't account for something that isn't considered a material change of scope, then that difference is eaten by the developer and the contractor So that's a positive thing. We're going to be breaking ground at Ballard Field sometime in the August to September time frame. I would estimate that it will probably take up a 10- to 12-month construction timeline with a grand opening sometime next summer. The Phase 2 itself took about 20 – it took about three to four weeks. This does not affect the current use of the fields. We are going to have to do some floodway mitigation on the north side of the park along with adding vegetation and trees.

Rose Cadena inquired about baseball fields. When we removed that grade 2 as the park board to remove those softball diamonds that were in Matter Park, it was told to us that there would be softball diamonds put in this area.

Joe Murphy was unsure when the change not to have baseball fields was implemented, however he will look into it to get some answers.

Splash Pad

Joe Murphy informed us we are getting near, I believe, the opening of the splash pad. Mike Graft has someone out there fixing the pump failure. Utilities will not let us open it until it's repaired. We're working with utilities and a local contractor to get that fixed. The Redevelopment Commission actually acquired the three homes that sit directly south of Spencer across from the splash pad. Those houses have then been demoed and we are currently putting together a design for constructing a parking lot that would serve as overflow parking for splash pad with a crosswalk to help assist kids in safely crossing.

Two Redevelopment Resolution Notice of Public Hearings are allocation areas where revenue is being collected. TIF, tax and increment financing have been established and then within those TIFs, we establish allocation areas. That's where we actually take an estimate of base revenue against current or base assessed value versus current assessed value, and we capture the difference as our revenue for our operations.

Other Business

Motion to adjourn made by Kellie Street: second by Bri Coil. Motion carried.

Kellie Street

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Park Board President

The next meeting is Monday, June 1, 2026 at Noon in the second-floor conference room at City Hall.