

**MARION REDEVELOPMENT COMMISSION  
SEPTEMBER 25, 2026  
REGULAR MEETING MINUTES**

The Marion Redevelopment Commission met in the second-floor conference room at City Hall on Friday, September 25, 2026, at 1:30 p.m. to conduct its regular meeting.

**1. CALL TO ORDER**

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

Commissioners Absent: Gabe Delgado (non-voting)

Also present: Redevelopment Director Joe Murphy; Mayor Ronald Morrell Jr.; Administrative Support Whitney Gilbert; Cody Ramos, Affordable Housing and Community Development Corporation of Grant County; Anthony Goodnight and Huck Lewis, Lochmueller Group; Michael Warsaw and Jimmy Pritchett, Retail Strategies.

**2. CONSENT AGENDA**

a. Approval of Meeting Minutes – September 11, 2026

b. Approval of Claims

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

Nick McKinley 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 regarding ongoing redevelopment projects and anticipated project timelines. He discussed recent design coordination, upcoming cost and design review, and the anticipated timeline for moving the project toward bidding, final approval, and a potential groundbreaking later in the year.

**4. OCRA – OWNER OCCUPIED REHABILITATION PROGRAM MATCH COMMITMENT**

Cody Ramos with the Affordable Housing and Community Development Corporation of Grant County presented information regarding a proposed partnership with the City to apply for funding through OCRA’s Owner Occupied Rehabilitation Program. He explained that, if awarded, the grant would expand funding available for eligible home repairs and increase the amount of assistance available per household. The Commission discussed the proposed \$30,000 match commitment, program eligibility and administration, and the process for moving forward with the grant application. No formal action was taken, with a resolution regarding the proposed commitment expected to be presented at a future meeting.

## **5. RESOLUTION NO. 18-2026 – ACCEPTING THE DONATION OF PROPERTY LOCATED AT W. 10TH STREET, MARION, IN 46953**

Director Murphy presented Resolution No. 18-2026 regarding the proposed donation of vacant property located on W. 10th Street from Avis Foundation, Inc. The Commission discussed the property, potential future uses, and the need to complete environmental due diligence prior to accepting the donation. The Commission tabled Resolution No. 18-2026 pending completion of a Phase I environmental assessment and further review.

## **6. RETAIL STRATEGIES PRESENTATION – ANNUAL REPORT + ICSC CHICAGO**

Michael Warsaw and Jimmy Pritchett with Retail Strategies presented a review of the first year of the City's retail recruitment partnership. They discussed market and site analysis, retailer outreach and recruitment activity, and priorities for the coming year, including continued prospect development and participation in upcoming industry events such as ICSC Chicago. The Commission discussed current recruitment efforts and opportunities for attracting additional retail, restaurant, and hospitality development to Marion. No formal action was taken.

## **7. LOCHMUELLER GROUP – AMENDMENT NO. 1 TO MASTER SERVICE AGREEMENT – I-69 GATEWAY SIGNAGE**

Anthony Goodnight and Huck Lewis with Lochmueller Group presented proposed feasibility work for gateway monument signage at the I-69 and State Road 18 interchange. The Commission discussed the Phase 1 scope of work, including site evaluation, utility and INDOT coordination, design concepts, and preliminary cost information. The Commission approved Amendment No. 1 to the Master Service Agreement, increasing the aggregate limit for task orders to \$300,000, and approved Task Order No. 2 for the Phase 1 feasibility work.

## **8. ANY OTHER BUSINESS**

The Commission discussed donor recognition related to the ongoing project and a recently announced state funding opportunity for parks and recreational improvements, including the potential for pursuing grant funding for a future phase of the pump track project. Director Murphy indicated that he would review the City's eligibility and provide additional information at a future meeting.

A motion was made and seconded to adjourn the meeting, and the motion carried unanimously.