

**Redevelopment Commission Meeting
Wednesday, August 13, 2025 · 9:00 a.m.
Council Chambers · Ligonier City Hall
301 South Cavin Street · Ligonier, Indiana**

Call to Order

The meeting was called to order by Commission President John Mangona

Roll Call

Members Present: John Mangona, David Cisney, and Mayor Earle Franklin
Also Present: City Attorney Laura Kaufman, and Clerk-Treasurer Barb Hawn
Members Absent: Bryan Shearer, Chris Fought, and Joe Hutsell

Approval of Minutes from July 9, 2025

Motion to approve: David Cisney

Second: Earle Franklin

Vote: All Ayes

Approval of APV Register from July 2025

Motion to approve: David Cisney

Second: Earle Franklin

Vote: All Ayes

New Business

VS Engineering – Strawberry Valley Trails – Bronze Cement Markers

Landon Geiger of VS Engineering was present to review plans for the next stage of the Strawberry Valley Trail. In the prior design, bronze markers were to be placed at various locations along the trail at a substantial cost. Mr. Geiger discussed alternative options and asked the board to determine whether the markers were necessary or if the project should proceed without them.

Options presented included:

- Pavement Markings: Approximately \$50 per marker, suitable for outdoor use.
- Bronze Markers: Estimated \$200–\$2,000 each; a minimum of 25 markers would be required, with approximately 17 locations planned.
- Concrete Stamps: Ability to incorporate a logo directly into the surface.
- Poly Anti-Slip Plates: Suggested by David Cisney as an option that could incorporate a logo and avoid rot.

It was noted that the 9” diameter markers would be placed at the curb ramps on the concrete sections of the trail. Signage would also include markers as planned. Discussion followed regarding whether the additional decorative markers should be pursued.

Motion to move ahead with a pavement marking: David Cisney

Second: Earle Franklin

Vote: All Ayes

Noble Early Learning – Request for Funding for Construction

Margarita White, Treasurer of Noble Early Learning, was present to request funding assistance from the board. Last year, during discussions regarding the construction of a new center, the board amended its plan to allow for construction costs. With the subsequent location change to West Noble Elementary School, construction costs were still incurred. The Noble Early Learning board is requesting that the commission reimburse \$50,000 of the construction expenses.

Motion to approve a \$50,000 contribution to Noble Early Learning: Earle Franklin

Second: David Cisney

Vote: All Ayes

Other Business

Updates – Barb Hawn


- The City is awaiting a response from potential developers for the proposed apartment complex on SR 5, located at the former BRC Plant site, which has been demolished. In conversation with Heidi Amspaugh of Baker Tilly, it was noted that creating a commercial TIF for the project may be possible. A call will be arranged with the developers if they choose to proceed.
- Shrock Construction is continuing land leveling for their housing project. A firm date has not yet been established for the closing of their bonds.
- The 2026 TIF budget will be structured similarly to the 2025 budget. In addition to the budget, the RDC Plan must be submitted to the State in Gateway by December 1, 2025.

Adjournment

Motion to adjourn: David Cisney

Second: Earle Franklin

Vote: All Ayes


John Mangona, President

ATTEST:


Bryan Shearer, Secretary

Date Approved: 09-10-2025


Barbara Hawn, Clerk-Treasurer/Recording Secretary