

**Redevelopment Commission Meeting
Wednesday, February 4, 2026 · 9:30 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, Bryan Shearer, Mayor Earle Franklin, and Joe Hutsell

Also Present: City Attorney Laura Kaufman, and Clerk-Treasurer Barb Hawn

Members Absent: Chris Fought

Approval of Minutes from January 14, 2026

Motion to approve: David Cisney

Second: Bryan Shearer

Vote: All Ayes

Approval of APV Register from January 2026

Motion to approve: David Cisney

Second: Earle Franklin

Vote: All Ayes

New Business

WNCS – Funding Request for Computers

West Noble School Corporation Superintendent Nathan Lowe sent a request for computer funding for 2026. This year's request is for \$75,000, which will allow them to purchase computers and use school funding for other expenses.

Motion to approve: David Cisney

Second: Bryan Shearer

Vote: All Ayes

Adam Gerig and Joshua Dennis – Infinite Resources

Adam Gerig and Joshua Dennis discussed the planned expansion of Infinite Resources. In addition to expanding their current facility that packages deicer salt, they are exploring the addition of a fertilizer bagging line, which requires separate equipment and cannot be accommodated within the existing setup. The proposed expansion would require additional property.

They expressed interest in a parcel located in the Industrial Park that is owned by the Redevelopment Commission. The process for selling Redevelopment Commission-owned land was explained, including the requirement for two appraisals and advertising the property for sale.

Motion to begin the process and obtain two appraisals for the land: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Other Business

Noble Early Learning Day Care Update

Due to the school corporation's relocation of primary school-age children to West Noble Elementary School and the closure of West Noble Primary School, Noble Early Learning Day Care will be required to relocate from its current facility inside West Noble Elementary School.

Discussions have taken place with Superintendent Lowe regarding the potential purchase of the Turning Point building located in Kenney Park, which previously operated as a day care center. If pursued, the State would need

to conduct an inspection to determine what modifications would be required for licensing and operation. Appraisals of the property would also need to be completed by the school corporation.

The Commission previously committed \$200,000 toward the construction of a new day care center, of which \$50,000 was allocated toward construction at the Elementary School. The Commission was asked to consider the possibility of purchasing the Turning Point building and allowing construction or renovation to occur at that location.

Commission members discussed the proposal, noting the potential public benefit and appropriate use of TIF funds. It was suggested that conversations with the school corporation continue and that the Board be kept informed as additional information becomes available.

School Board Member Joe Hutsell also commented that the school would be able to sell the building to a non-profit organization without the appraisals. We also discussed whether a market analysis might be helpful. If you would like to take this matter to the board, Hosler Realty could provide a market analysis, as it would not need to be a formal appraisal.

Discussion led to the following.

Motion to commit funds for renovation of the Turning Point building for use as a daycare facility but to negotiate the building acquisition price as part of the process: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Board Member Comments

Secretary Bryan Shearer

Expressed disappointment regarding Club 720 and not seeing anything constructive for the housing development at this time. We do have a call tomorrow with them and will ask for answers.

With the repairs to the buildings on Cavin Street, would like to see the RDC refocus on the alley project we started a couple of years ago. We can shorten the distance, so we are not taking parking spaces from the apartments. We can close off part of the alley to have a small seating area with greenery, lighting, and tables. Would like to consider dedicating and naming the alley park for the Kidd Family because of their history in the city and the marshmallow industry. Historic pictures of the company and family could be included.

Mayor Earle Franklin

West Noble High School dedicated the fitness center last Friday and presented a plaque to the RDC in appreciation of the funding for the fitness equipment. The center is not just for athletes; it is for all of the kids and staff. Joe Hutsell commented that he appreciates the great relationship between the city and the school. Elroy Mast personally thanked the RDC for their donation to this project.

Adjournment

Motion to adjourn: David Cisney

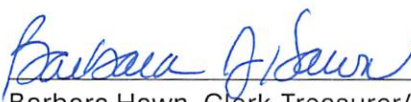
Second: Earle Franklin

Vote: All Ayes


ATTEST:



Bryan Shearer, Secretary



Barbara Hawn, Clerk-Treasurer/Recording Secretary


John Mangona, President

Date Approved: 03-04-2026

James M. ...