

**Redevelopment Commission Meeting**  
**Wednesday, April 8, 2026 · 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, Bryan Shearer, Chris Fought, Mayor Earle Franklin and Joe Hutsell  
Also Present: City Attorney Laura Kaufman, and Clerk-Treasurer Barb Hawn

**Approval of Minutes from March 4, 2026**

**Motion to approve: David Cisney**

**Second: Earle Franklin**

**Vote: All Ayes**

**Approval of APV Registers from March 2026 (Funds 3321-3325 and Funds 4445-4449)**

**Motion to approve: David Cisney**

**Second: Bryan Shearer**

**Vote: All Ayes**

**New Business**

**Barth Properties – Façade Grant Request 312 South Cavin Street**

Elroy Mast presented on behalf of Ryan Barth who was unable to attend. He requested a façade grant for guttering his building at 312 South Cavin Street. Two quotes were provided and a third company did not provide a quote for 7" because they could not supply that size, so their quote is for 6" and is therefore lower than the other two.

Rain Drain	\$1,948.00 (7")
Southwood Construction	\$3,056.00 (7")
Mueller's Seamless Guttering	\$1,421.66 (6")

Based on these quotes, Rain Drain is the lowest and we could grant \$974.00 for the project.

**Motion to approve: Bryan Shearer**

**Second: David Cisney**

**Vote: All Ayes**

**Barth Properties – Façade Grant Request 314 South Cavin Street**

Ryan Barth also requested a façade grant for a downspout for his building at 314 South Cavin Street. If done at the same time as the guttering on the 312 South Cavin building, the cost would be \$790.00 from Rain Drain. Based on this quote, we could grant \$395.00 for the project.

**Motion to approve: Chris Fought**

**Second: David Cisney**

**Vote: All Ayes**

**Housing Development Update**

Ryan Chasey of Club 720 (Housing Hub) appeared before the Commission to provide an update on the City's housing development project. He requested preconstruction funding in an amount not to exceed \$526,000 to initiate the project.

Mr. Chasey noted that the housing market has shifted, and the City has not yet identified a development partner that meets expectations. He emphasized that the focus remains on long-term success rather than speed, acknowledging this as a necessary trade-off.

It was further noted that the subject property is not currently included within the TIF Economic Revitalization Area (ERA). This designation process must be completed prior to the authorization of any funds. A call is scheduled

later today with Lisa Lee (Ice Miller) and Heidi Amspauagh (Baker Tilly) to review the necessary steps to move forward. This matter will be revisited at the May 13 meeting.

**Update Turning Point Building**

Clerk-Treasurer Barb Hawn provided an update regarding the Turning Point Building owned by the West Noble School Corporation. The school has completed a market analysis of the property.

The Noble Early Learning Director, along with select board members, will meet with Annette Jones, an emerging provider through the State, to conduct a walkthrough of the building on Thursday. The purpose of the walkthrough is to evaluate what modifications would be required to convert the facility back into a daycare center. Following this assessment, the Commission anticipates holding an executive session to discuss the potential purchase of the building and its renovation for use as the Noble Early Learning Center.

**Community Foundation of Noble County – Ligonier Sweet Art Trail Grant**

Margarita White presented a grant opportunity through the Region to develop a Sweet Art Trail in downtown Ligonier. The project is intended to enhance arts and culture in the community and attract visitors beyond the annual Marshmallow Festival, which drew approximately 30,000 attendees last year.

The Foundation is serving as the fiscal sponsor and has requested the City partner on the project. An initial request was made for \$100,000 in matching funds.

Due to the Commission’s current financial commitments, including potential funding for the housing development and daycare center projects, the requested amount exceeds available resources at this time.

Additional information is being requested regarding the proposed alley improvements associated with the project. The Commission will seek guidance from legal counsel to determine whether the project qualifies under TIF-designated uses. The grant structure is 3:1 matching, and the alley component is eligible as part of the match.

**Appointments**

- Bryan Shearer, Secretary of the RDC, will serve on the project committee
- John Mangona, President of the RDC, will be listed on the grant application

**Motion to commit not to exceed \$50,000, contingent upon confirmation that the funds are eligible for use under TIF guidelines”: Chris Fought**

**Second: David Cisney**

**Vote: All Ayes**

**Board Member Comments**

**Secretary Bryan Shearer**

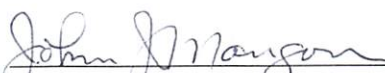
Commented that it is great to see interest in the 30 acres we own. Once we have the appraisals completed, there could potentially be another company interested in the property as well.


**Adjournment**

**Motion to adjourn: David Cisney**

**Second: Chris Fought**

**Vote: All Ayes**

  
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John Mangona, President

ATTEST:  
  
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Bryan Shearer, Secretary

Date Approved: 05-13-2026

  
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Barbara Hawn, Clerk-Treasurer/Recording Secretary