

**Redevelopment Commission Meeting
Wednesday, July 8, 2026 · 9:00 a.m.
Council Chambers · Ligonier City Hall
301 South Cavin Street · Ligonier, Indiana**

Call to Order

The Public Hearing for the Confirmatory Resolution was called to order by Commission President John Mangona. A public hearing was held regarding amendments to the Economic Revitalization Area (ERA) Resolution. The amendments included:

- Consolidation of property previously acquired by the City.
- Addition of parcels to the Commissions Acquisition List.

It was noted that the amendments do not impact tax revenues and that all required notices and public hearings had been properly advertised and conducted. No public comments were received, and the public hearing was closed.

Call to Order

The Redevelopment Commission 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

- June 10, 2026
- Executive Session of June 10, 2026
- Special Meeting of June 16, 2026

Motion to approve: David Cisney

Second: Bryan Shearer

Vote: All Ayes

Claims Register for June 2026

Motion to approve: David Cisney

Second: Earle Franklin

Vote: All Ayes

New Business

Bid Opening – Perry Road Property

The Commission opened bids for the sale of the approximately 30-acre property. Staff confirmed the bid process had been properly advertised.

After reviewing the submitted proposals, Commissioners requested additional clarification from Infinite Resources regarding its long-term development plans for the property before making a final decision.

Adam Gerig from Infinite Resources addressed the Commission and explained their vision for expanding their existing operations adjacent to the property. Plans include:

- Expansion of their current ice melt operation.
- Potential addition of a fertilizer distribution facility.
- Future job creation, with employment potentially doubling or tripling over the next 18 to 24 months.
- Long-term plans to connect Perry Road to improve truck access and reduce traffic on the main roadway.

Motion to take under advisement and table to the next meeting: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Resolution 0708RDC-2026 (Confirmation Resolution)

Confirmatory Resolution 0708RDC-2026 is the commissions final approval of the ERA (Economic Revitalization Area). Upon approval, a resolution will be presented to the City Council for final approval.

Motion to approve: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Selection of BOT Project Development Team

Following interviews with two firms, staff recommended selecting CORE Construction and GM Development as the City's partners for upcoming Build-Operate-Transfer (BOT) projects.

Staff noted both firms interviewed well; however, CORE Construction and GM Development demonstrated exceptional enthusiasm, understanding of the City's goals, and commitment to partnering with the City throughout the projects.

Motion to select Core and GM: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Following approval, representatives from Dan Lawson of GM Development and Carrie Colvin of CORE Construction introduced themselves and discussed their approach to project management. Initial priorities include:

- Advancing the alley improvement project.
- Beginning planning for the new childcare/daycare facility.
- Developing an overall project schedule for the Commission.

Strawberry Valley Trail Project Change Order – Pulver Asphalt Paving

The Commission reviewed a proposed change for the trail project involving installation of the City's logo within the concrete using a stamped, colored design in place of the previously proposed thermoplastic application.

Staff explained the stamped concrete option would provide greater durability and withstand winter snowplowing better than thermoplastic markings. The cost of the stamping mold is \$2,000 and the cost of the color matches to the project signage is \$1,600.

Motion to approve the stamping die and color match costs: David Cisney

Second: Bryan Shearer

Vote: All Ayes

Trail Project Update

Staff reported that Pulver Asphalt plans to begin construction on July 27, 2026, with substantial completion anticipated in early October.

The project will include:

- New sidewalks along the east side of Main Street from Lincolnway West to Sixth Street.
- Trail connections through Pettit Park.
- Connections to the Veterans Memorial.
- Trail extensions along Main Street, Grand Street, Ravine Park Drive, and into Kenney Park.

Commission members noted this phase will significantly expand and connect the City's trail network.

Member Comments

Bryan Shearer – Update on Club 720

Bryan Shearer provided an update regarding the City's housing development initiative and discussions with Club 720. He explained that, while no additional City funding will be provided to Club 720, the organization will continue serving as a resource in pursuing READI infrastructure funding through the Noble County Economic Development Corporation. It was noted that:

- Club 720 has successfully assisted other communities in obtaining READI funding.
- Infrastructure funding remains critical before residential development can occur.

- Be Noble (Noble County EDC) will take the lead in future READI grant applications, with Club 720 providing technical assistance as needed.
- The City will not enter into any additional payment agreements with Club 720 at this time.

Bryan also expressed confidence that maintaining Club 720 as an advisory resource will improve the City's opportunity to secure infrastructure funding necessary for future housing development. The state is currently funneling the READI money through Club 720. Once we have the infrastructure, we can choose the developers ourselves.

Adjournment

With no further business to come before the Commission, President John Mangona called for adjournment.

Motion to adjourn: David Cisney

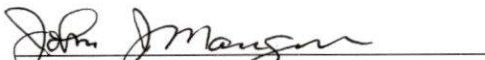
Second: Earle Franklin

Vote: All Ayes

ATTEST:



Bryan Shearer, Secretary


John Mangona, President

Date Approved: 08-12-2026


Barbara Hawn, Clerk-Treasurer/Recording Secretary