

**Redevelopment Commission Meeting
Wednesday, August 12, 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, and Mayor Earle Franklin,

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

Members Absent: Chris Fought and Joe Hutsell

Approval of Minutes – July 8, 2026

Motion to approve the minutes of the July 8, 2026 meeting: David Cisney

Second: Earle Franklin

Vote: All Ayes

Approval of Claims Register – July 2026

Motion to approve the Claims Register for July 2026: David Cisney

Second: Earle Franklin

Vote: All Ayes

Unfinished Business

Award of Bid for Land on Perry Road

At the July 8, 2026 meeting, Infinite Resources submitted a sealed bid of \$600,000 for the Commission-owned property on Perry Road. Following review by City Attorney Laura Kaufman, a recommendation was made to accept the offer.

Motion to accept the \$600,000 offer from Infinite Resources: David Cisney

Second: Bryan Shearer

Vote: All Ayes

City Attorney Laura Kaufman will contact Adam Gerig of Infinite Resources regarding the next steps in the process.

New Business

Façade Grant Request – Vanessa's Beauty Salon, 117 South Cavin Street

Rosalva Equia requested a façade grant for Vanessa's Beauty Salon, located at 117 South Cavin Street. The proposed project includes replacement of windows and doors on the front façade of the building.

Two quotes were received:

- 323 Service Solutions LLC – \$45,000
- Puente's Remodeling – \$35,500

The maximum façade grant is 50% of the lowest qualified bid, for a maximum grant amount of \$17,750. Elroy Mast spoke with both contractors to confirm that the quotes were comparable.

Motion to approve the façade grant request in the amount of \$17,750: Bryan Shearer

Second: David Cisney

Vote: All Ayes

Strawberry Valley Trails Project – Change Order #1

Pulver Asphalt Paving, Inc. submitted Change Order #1 for the Strawberry Valley Trails Project. The change order includes a monolithic concrete wall and trail section, pedestrian handrailing, and curb casting. The change order will increase the project cost by \$9,320.55.

Motion to approve Change Order #1 in the amount of \$9,320.55: David Cisney

Second: Earle Franklin

Vote: All Ayes

Discussion – Façade Grant Program

The Commission discussed the condition of buildings receiving façade grant assistance, particularly concerns regarding deteriorating brick and whether the overall structural condition of a building should be considered when reviewing a façade grant request.

The Commission discussed the importance of ensuring that buildings receiving façade improvements are structurally sound and that City funds are not invested in a façade when there are significant underlying structural concerns.

Elroy Mast explained that, based on his experience reviewing buildings in the downtown area, he can generally identify whether there are significant structural concerns. He noted that, in many cases, the buildings are structurally sound even when the façade has deteriorated. He referenced the Martha Ortega building as an example where repairs were possible because the damaged façade was not supporting the structure.

Discussion also included possible causes of brick deterioration, including water infiltration and swelling of underlying wood. It was noted that many of the downtown buildings have substantial structural support, including steel columns and beams behind the façade.

Mr. Mast noted that one of the primary concerns with the downtown buildings is the exposure of brick at the upper portions of the buildings, where water can enter and cause damage. He stated that, when properly maintained and repaired, many of the buildings still have considerable useful life remaining. He also noted that vacant or damaged upper-floor windows can allow water to enter the buildings and contribute to deterioration.

The Commission discussed whether the façade grant review process should include consideration of the overall condition and structural integrity of the building, rather than focusing solely on the specific façade improvements being requested.

Other Business

Elroy Mast reported that three additional downtown businesses may request façade grants before the end of the year. He stated that he is encouraging property owners to make improvements to their buildings and noted that continued investment in the downtown area is important to the overall improvement of Ligonier. Mr. Mast also discussed a conversation with Gabi Ruvalcaba regarding the building next to La Michoacana. It was reported that improvements or a transformation of that building may also be considered.

Bryan Shearer thanked Elroy Mast for his efforts and stated that the continued improvement of the downtown area is a collective effort.

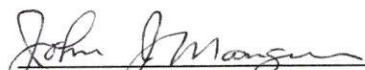
Mayor Earle Franklin expressed his appreciation for the opportunity to continue to serve on the Commission and is open to continuing on the board to remain involved with the City. He also expressed his appreciation to the Commission members for their work.

Adjournment

Motion to adjourn: David Cisney

Second: Earle Franklin

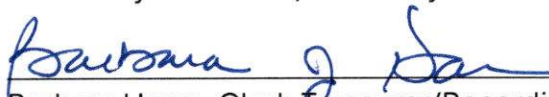
Vote: All Ayes


John Mangona, President

ATTEST:


Bryan Shearer, Secretary

Date Approved: 09-09-2026


Barbara Hawn, Clerk-Treasurer/Recording Secretary