

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

Call to Order

Redevelopment Commission President John Mangona called the meeting to order.

Roll Call

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

Minutes from meeting of August 12, 2026

Motion to approve: David Cisney

Second: Chris Fought

Vote: All Ayes

APV Register of August 2026

Motion to approve: David Cisney

Second: Chris Fought

Vote: All Ayes

New Business

Façade Grant – 306 S. Cavin Street (Grouned Coffee House)

Kayla Repogle of Grouned Coffee House submitted a façade grant to remove old shutters and add three new windows. Three quotes were submitted:

SL Home Improvements LLC & Ken Eash – Labor and Materials	\$14,171.00
Millersburg Lumber & Ken Eash – Labor and Materials	\$14,252.66
Horizon Windows & Ken Eash – Labor and Materials	\$14,207.78

A façade grant of 50% of the lowest bid would be \$7,085.00

Motion to approve: David Cisney

Second: Chris Fought

Vote: All Ayes

Façade Grant – 313 S. Cavin Street (Baxter's Property Management)

Lester Baxter of Baxter Property Management submitted a façade grant for painting the woodwork and everything that is not brick on his building. He provided two quotes. One was very detailed and included items other than painting, the other provided just painting services.

Tom Ritchie (painting only)	\$9,090.00
Matthews Painting Company (painting plus)	\$64,563.00

Mr. Baxter gave an overview of the project including some future plans.

A façade grant of 50% of the lowest bid would be \$4,545.

Motion to approve: Chris Fought

Second: David Cisney

Vote: All Ayes

Board Member Comments

Mayor Bryan Shearer provided updates on several ongoing projects and initiatives.

- Alley Project: Stated that the alley project across from City Hall is part of the BOT (Build-Operate-Transfer) project. Preliminary numbers for the alley project were received the previous week. The City plans to work with local contractors and manufacturers on the project. The original timeline called for completion by the end of October; however, he stated that this was an ambitious goal driven by the initial excitement surrounding the

project. A spring completion is now anticipated. He discussed incorporating the history and impact of Kidd & Company into the project.

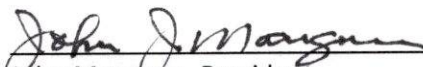
- Early Childhood Center: The City is awaiting preliminary numbers for the proposed Early Childhood Center renovation.
- 205 South Cavin Street: Reported meeting with the property owner. Improvements are being considered from the sidewalk to the roofline, including improvements to the second floor. He stated that the property is looking good.
- Façade Grants: Noted that five façade grants remain outstanding and stated that the program demonstrates the City's commitment to improving the appearance of the community. He emphasized that the goal is for properties to look clean and well-maintained.
- Shrock Housing Project: Provided an update on the Shrock project, stating that they are ready to move forward. He noted that the City needs to determine whether any additional information or action is needed from the City.
- Be Noble, Noble County Economic Development Commission: Reported that the City is working with Tara Streb, the interim Be Noble Director, to complete an application for READI funding to assist with infrastructure costs on the city's housing development. He noted that the City cannot afford the necessary infrastructure improvements on its own and is working with Tara Streb on developing the budget. He also noted that the READI funding process can be lengthy.
- Strawberry Valley Trail: Provided an update on the trail project. The paving is complete and we are waiting for the handicap-accessible ramps and pavement markings to be completed. A ribbon-cutting event is anticipated upon completion of the improvements.

Adjournment

Motion to approve: David Cisney

Second: Chris Fought

Vote: All Ayes



John Mangona, President

ATTEST:



Bryan Shearer, Secretary

Date Approved: 10-14-2026



Barbara Hawn, Clerk-Treasurer/Recording Secretary