



advancing MENTONE

DOWNTOWN RECOVERY AND ENHANCEMENT ACTION PLAN

Downtown Recovery and Enhancement Plan

Committee Meeting #1 Summary

December 17, 2024

Meeting Overview

On Thursday, December 12 the project team facilitated the first committee meeting for Mentone's Downtown Recovery and Enhancement Plan. This meeting was held at the Mentone Police Department from 5:00 – 7:00 pm. Three team members from TSWDG attended the meeting with seven community members present.

The project team started the meeting with a quick round of introductions and then provided a brief overview of the planning process. These highlights were summarized in a handout for the committee. The project team communicated that the planning process was funded through the Office of Community and Rural Affairs (OCRA), meaning there were specific requirements and deadlines to meet.

Attendees included –

- Amanda Yaprak – Town of Mentone
- Tim Croy – Town Council
- Olivia Nix – MACOG
- Lee Ann Rock – Town of Mentone
- Ethan Yazel – Egg Town Coffee
- Karen Francis – Mentone Chamber / Lake City Bank
- Justin Hurt – E & G Hurt Properties
- Hailey Roark – TSWDG
- Daniel Blondet – TSWDG
- Scott Siefker – TSWDG



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Activity and Input

Following the introductions and overview, the project team facilitated an interactive mapping exercise that encouraged the committee to brainstorm ideas about beautification, connectivity, businesses and development, and activities and experiences. There was a presentation board created for each of the four topics that asked committee members to answer the following questions:

- What's happening today?
- What would you like to see in the future?
- What's stopping you?

The results from this activity are summarized in the following pages.

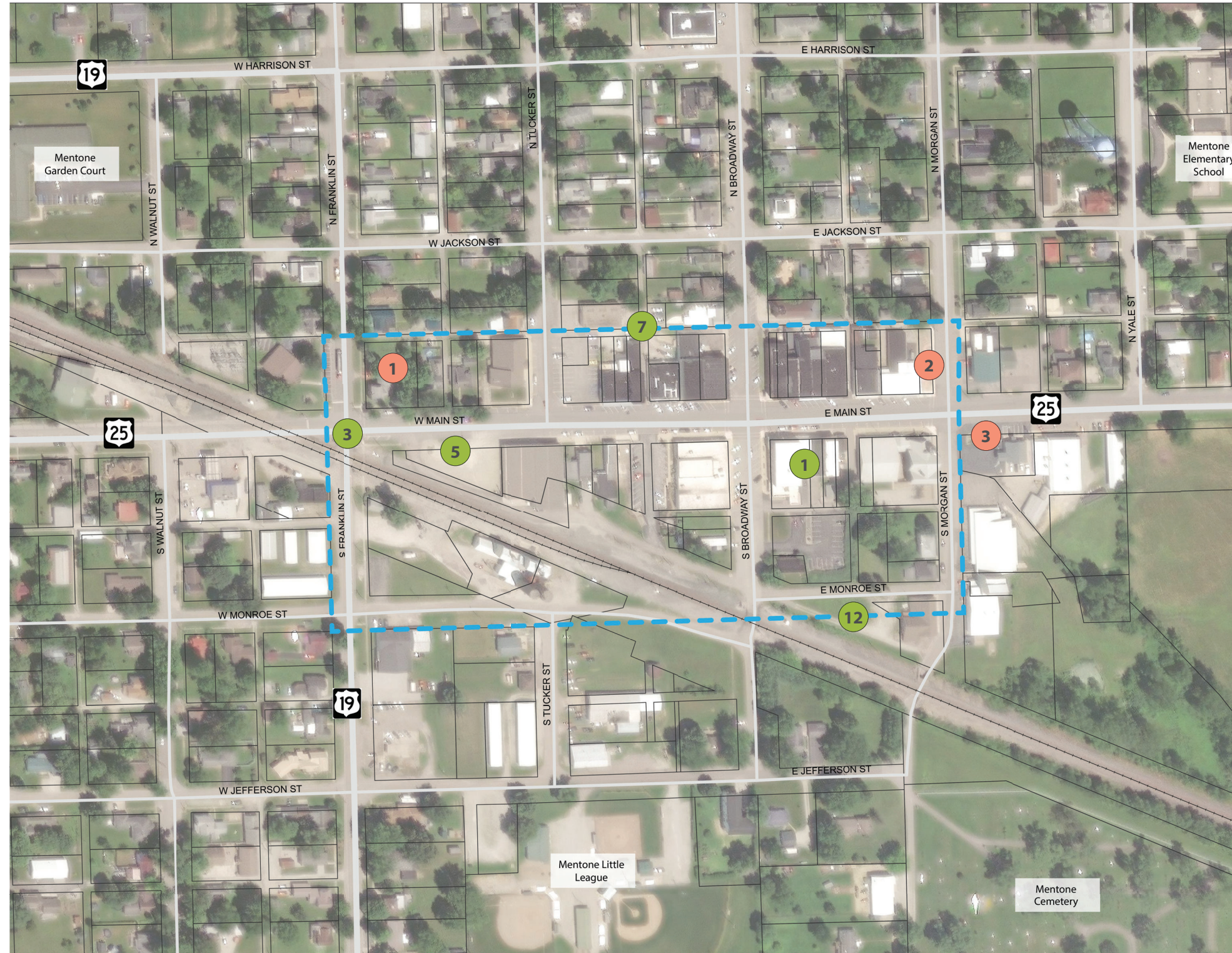


ENVISION A MORE **VIBRANT AND WELCOMING** DOWNTOWN.

STREETSCAPES. ARTS & CULTURE. SIGNAGE. BRANDING. FACADES. DEVELOPMENT REGULATIONS.



Prioritizing **BEAUTIFICATION**



GROUP 1

1. ART MURAL ON THE FACADE
2. POCKET PARK (NEEDS BETTER PROMOTION THOUGH)
3. THE BIG EGG
4. PLANTERS (CHAMBER PROVIDES, TOWN MAINTAINS)

GROUP 2

5. FLOWER POTS
6. EASTER EGG HUNT, MENTONE DYAS (SMALL BUSINESS SUPPORT)
7. CURRENT SIGNAGE - GREEN INDOT SIGNAGE AND COUNTY WELCOME SIGN
8. CHRISTMAS WREATHS - PROVIDED BY TOWN
9. FLAGS AND BANNERS - PROVIDED BY LIONS CLUB

WHAT'S HAPPENING TODAY?

GROUP 1

1. NEW / MORE STREETLIGHTS (PEDESTRIAN SCALE)
2. MORE UNIFORM APPEARANCE IN BUILDINGS (AWNINGS AS AN EXAMPLE)
3. VISIBILITY ISSUES AT N MAIN STREET AND FRANKLIN
4. SIGNAGE - WAYFINDING, GATEWAYS, AND BUSINESS DIRECTORY
5. ELECTRONIC INFORMATION SIGN
6. MORE ARTS - EGGS!
7. ALLEY ACTVIATION

WHAT DO YOU WANT TO SEE IN THE FUTURE?

GROUP 2

8. NEW LIGHTING DOWNTOWN
9. SIDEWALK IN FRONT OF PIZZA SHOP AND SUBWAY HAS GRADE ISSUES
10. CONFUSING INTERSECTION AT RAILROAD
11. BETTER SIGNAGE FOR BUSINESSES - SOME HAVE CANOPIES AND OTHERS HAVE NOTHING SO YOU HAVE TO LOOK IN WINDOWS.
12. SOMEONE IS USING RAILROAD ROW TO STORE CARS. CODE ENFORCEMENT ISSUE.

GROUP 1

1. LACK OF A COMMITTEE OR LEADERSHIP TO MOVE THINGS FORWARD
2. MONEY
3. COMMON VISION AND GOALS FOR DESIGN GUIDELINES

GROUP 2

4. NIPSCO (GAS/ELECTRIC COMPANY) IS HARD TO WORK WITH ON DETERATING LIGHTS.
5. MAIN STREET AS A STATE ROAD - HARD TO WORK WITH ON REPAIRS / IMPROVEMENTS.

WHAT'S STOPPING YOU?

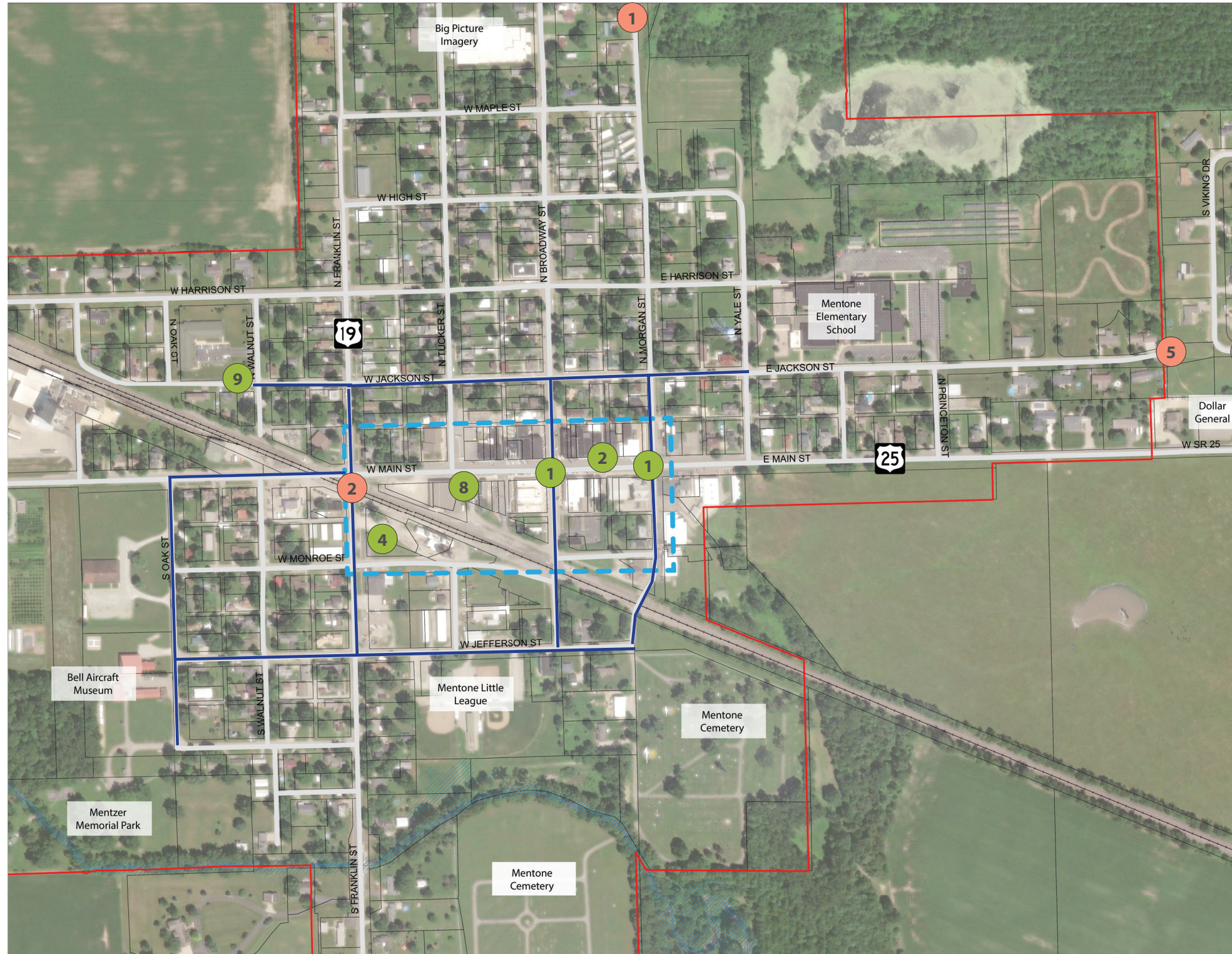


ENVISION SEAMLESS CONNECTIONS FOR PEDESTRIANS, CYCLISTS, AND MOTORISTS.

SIDEWALKS. BIKE LANES. TRAILS. ADA COMPLIANCE. ROADWAYS. INTERSECTION IMPROVEMENTS. PARKING.



Improving CONNECTIVITY



GROUP 1

1. NEARBY CONNECTIONS TO THE COUNTY BLUEWAYS/GREENWAYS PLAN

GROUP 2

2. ACCIDENTS AT THE RAILROAD CROSSING
3. PARKING CREATES VISIBILITY CHALLENGES IN SOME AREAS.
4. PEOPLE USING SCOOTERS, HOVER BOARDS, AND SKATEBOARDS.
5. TOWN / RESIDENTS ARE CONSIDERING THE IDEA OF EXTENDING JACKSON STREET TO THE NEIGHBORHOOD TO THE EAST. (CONTROVERSIAL)

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2. ADA RAMP ISSUES
3. PROPOSED SIDEWALK NETWORK TO BETTER CONNECT SCHOOLS, PARK/MUSEUM/ AND THE DOWNTOWN.
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8. FIX GRADE CHANGE WITH CURB.
9. CONNECTIVITY TO SENIOR CENTER

GROUP 1

1. FUNDING
2. RIGHT OF WAY VERSES PRIVATE PROPERTY CONCERNS - "THE SIDEWALK WOULD MAKE MY FRONT YARD SMALLER."

GROUP 2

3. NOTHING NOTED HERE.

WHAT'S STOPPING YOU?



ENVISION A DIVERSE MIX OF **THRIVING BUSINESSES.**

LAND USE. DOWNTOWN OCCUPANCY. BUSINESS ATTRACTION & RETENTION. REDEVELOPMENT OPPORTUNITIES.



Supporting **OUR BUSINESSES**



GROUP 1

1. LIBRARY PROVIDES A LOT OF PROGRAMS FOR RESIDENTS.
2. SLOW GROWTH
3. TRANSIENT COMMUNITY.
4. PASS THROUGH COMMUNITY

GROUP 2

5. AMISH GROCERY STORE
6. CHAMBER - HAS STRONG MEMBERSHIP BUT LIMITED INVOLVEMENT.
7. HARRISON BANK IS LISTED FOR SALE.
8. GOOD, EXISTING EVENTS SUCH AS EASTER EGG HUNT, HALLOWEEN TRUNK OR TREAT, CHRISTMAS DECORATING CONTEST.
9. WHAT DO PEOPLE COME FOR? COFFEE, MEXICAN FOOD, SPECIALTY SHOPS, VINTAGE STORE
10. BUSINESSES ARE FAIRLY STABLE WITH LOW TURN-OVER.
11. CLOSED BUSINESSES ON SUNDAYS
12. EVERYTHING USUALLY CLOSES BY 9PM

GROUP 1

1. FILL EMPTY SPACES - PROPERTY OWNERS HOLD ON TO SPACE MAKING IT INACTIVE.
2. BUSINESS ENGAGEMENT AND COLLABORATION
3. PROMOTION - CUSTOMER ATTRACTION

GROUP 2

4. SOCIAL MEDIA PROMOTION
5. HARRISON BANK - REDEVELOPMENT OPPORTUNITY.
6. RESIDENTIAL OPPORTUNITIES

GROUP 1

1. NOTHING NOTED HERE.

GROUP 2

2. CONDITION / STANDARD OF BUILDINGS
3. LOW SUPPLY
4. AVAILABILITY FOR BUSINESS AND HOUSING IS LIMITED.

WHAT'S HAPPENING TODAY?

WHAT DO YOU WANT TO SEE IN THE FUTURE?

WHAT'S STOPPING YOU?



ENVISION AN INVITING ENVIRONMENT FOR GATHERING.

PUBLIC SPACES. EVENTS. PROGRAMMING. MARKETING AND PROMOTING. COMMUNITY IDENTITY.



Promoting ACTIVITIES & EXPERIENCES



GROUP 1

1. EGG FEST, HALLOWEEN TRUNK OR TREAT, FISH FRY'S IN THE WINTER, EGG HUNT AT THE PARK, ROTORS OVER MENTONE, GYRO CHOPPERS (AIRPORT), CHRISTMAS OPEN HOUSE, OPENING DATE YOUTH LEAGUE PARADE

GROUP 2

2. EGG FESTIVAL IS IN JUNE - 3 DAYS
3. CHALK THE WALK IN AUGUST
4. CHRISTMAS OPEN HOUSE AT FIRESTATION
5. SMALL BUSINESS SATURDAY - SEPTEMBER

WHAT'S HAPPENING TODAY?

GROUP 1

1. FARMERS MARKET / MARKERS MARKET
2. GARAGE SALE DAYS
3. COMMUNITY GATHERING PLACE / OUTDOOR GATHERING SPACE
4. REDEVELOPMENT OPPORTUNITY
5. ALLEY ACTIVATION
6. TOWN WEBSITE / EMAIL NEWSLETTER TO HELP WITH PROMOTION
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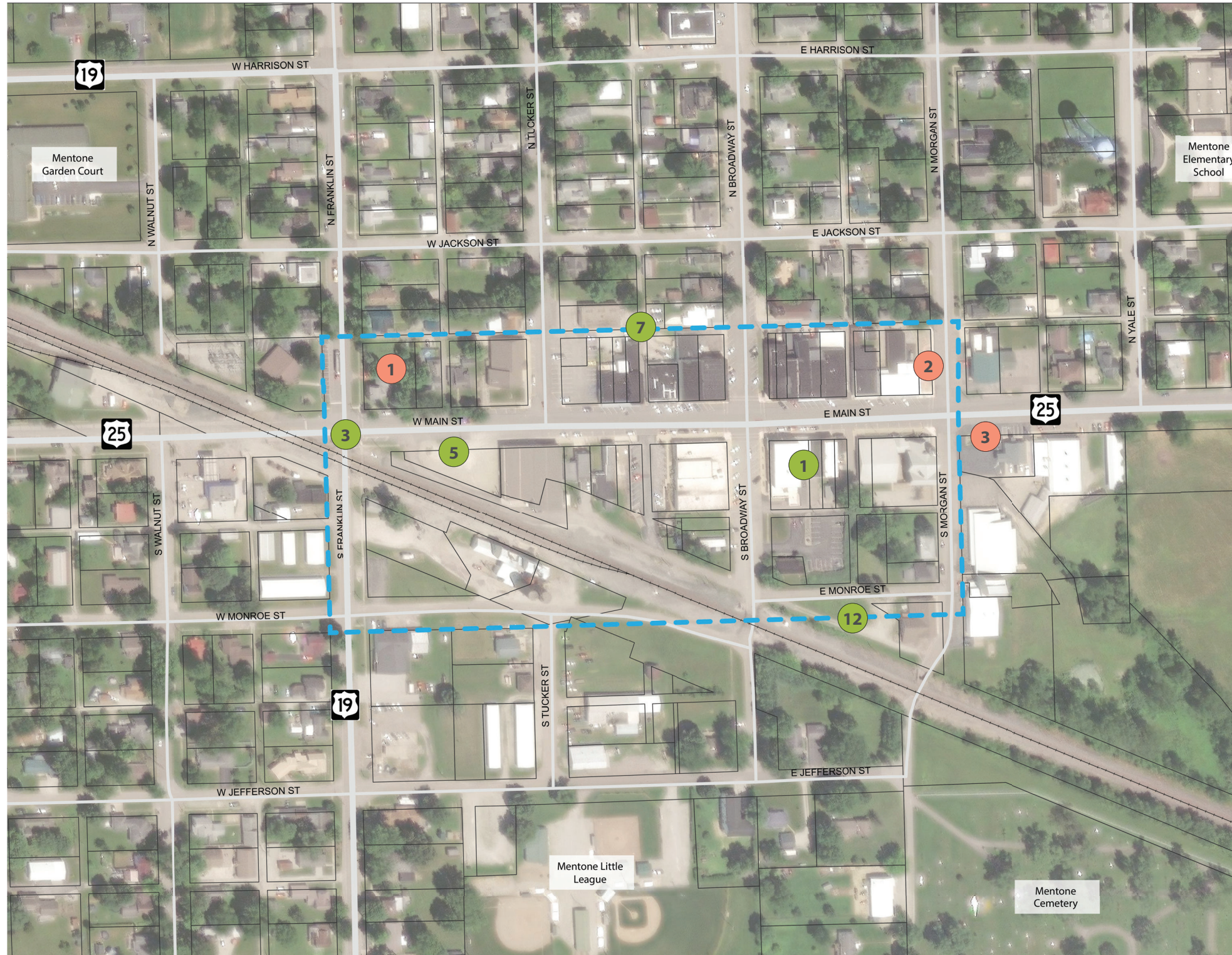


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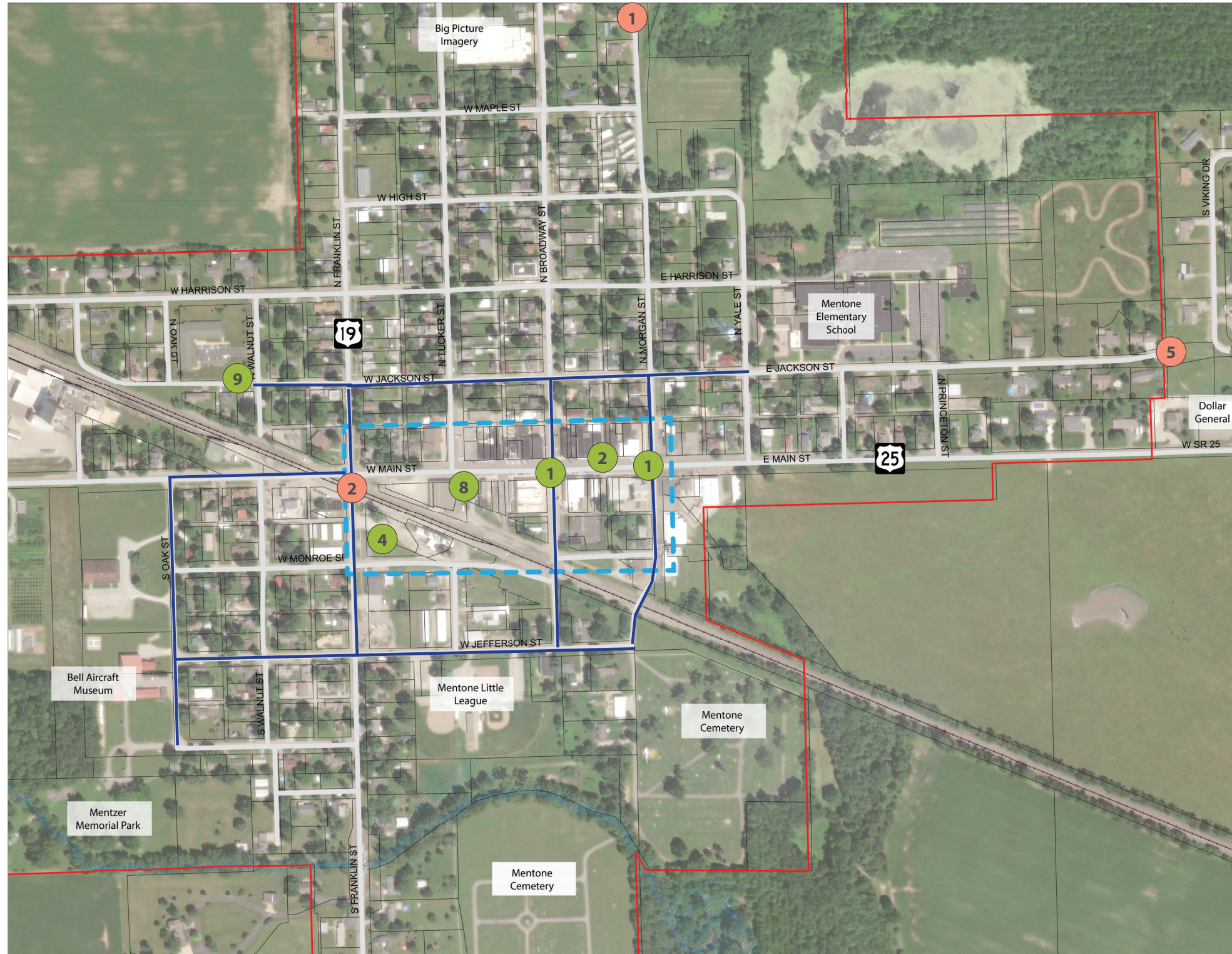


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