



# CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

[www.newhaven.in.gov](http://www.newhaven.in.gov)

## AGENDA

### Redevelopment Commission Regular Agenda

October 8, 2025, at 5:30 PM

City Hall Community Room

815 Lincoln Highway E.

#### **I. CALL TO ORDER**

- A. Welcome - please silence cell phones and other electronic devices.
- B. Pledge of Allegiance
- C. Roll Call

#### **II. APPROVAL OF MINUTES**

- A. Approval of Minutes from the previous meeting
- B. September 10, 2025

#### **III. OLD BUSINESS**

#### **IV. NEW BUSINESS**

- A. New Haven TIF Presentation
- B. Public Hearing on Confirming Declaratory Resolution — Adams Center Road EDA Acquisition List
- C. Consideration of Confirming Declaratory Resolution — Adams Center Road EDA Acquisition List
- D. Public Hearing on Confirming Declaratory Resolution — Spectra Project
- E. Consideration of Confirming Declaratory Resolution — Spectra Project

#### **V. OTHER BUSINESS**

#### **VI. NEXT MEETING**

#### **VII. ADJOURNMENT**

<b>MEMBER</b>	<b>APPOINTED BY</b>	<b>TERM</b>
Jen Blackburn, School Board Advisory	Mayor	1/1/25 - 12/31/25
April Clifton, Vice President	Mayor	1/1/25 - 12/31/25
Craig Dellinger, Secretary	City Council	1/1/25 - 12/31/25
Nicole Keesling, President	City Council	1/1/25 - 12/31/25
Tiffany Evans, Member	Mayor	1/1/25 - 12/31/25
Sara Swihart, Member	Mayor	1/1/25 - 12/31/25

Meetings are archived and can be viewed live at <https://newhavenin.portal.civicclerk.com/>.



# CITY OF NEW HAVEN REDEVELOPMENT COMMISSION

815 Lincoln Highway East  
New Haven, Indiana 46774

Phone: (260) 748-7041  
Email: [Pone@NewHaven.In.Gov](mailto:Pone@NewHaven.In.Gov)

**Steve McMichael, Mayor**

## MEETING MINUTES NEW HAVEN REDEVELOPMENT COMMISSION Regular Meeting

**DATE:** September 10, 2025 at 5:30 PM  
**LOCATION:** City Hall – Community Room

### Members in Attendance

MEMBER	APPOINTED BY	Term	P	A
Jen Blackburn, Advisory	School Board	1/1/25 - 12/31/25		X
April Clifton, Vice President	Mayor	1/1/25 - 12/31/25	X	
Craig Dellinger, Secretary	City Council	1/1/25 - 12/31/25	X	
Nicole Keesling, President	City Council	1/1/25 - 12/31/25	X	
Tiffany Evans, Member	Mayor	1/1/25 - 12/31/25	X	
Sara Swihart, Member	Mayor	1/1/25 - 12/31/25	X	

### Staff Members in Attendance

- **Pone Vongphachanh, Economic Development Director**
- **Cassidy Thom, Corporate Engagement Specialist**

The Redevelopment Commission meeting was called to order at 5:30 PM by Nicole Keesling.

The Commission reviewed the August 13, 2025 minutes, and with no changes needed, approved them unanimously on a motion by Craig Dellinger, seconded by April Clifton.

Pone shared the information regarding the resolution approving the form of economic development agreement for Spectra. Craig Dellinger moved to approve the resolution, Sara Swihart seconded, and it was approved unanimously.

The next Redevelopment Commission meeting will be held on October 8, 2025 at 5:30 PM at City Hall.

With no further business, Sara Swihart motioned to adjourn, April Clifton seconded, and the motion passed unanimously.

---

**Nicole Keesling, President**

---

**Craig Dellinger, Secretary**

# New Haven Redevelopment Commission

New Haven Economic Development Area  
October 8, 2025



# New Haven Redevelopment Commission

## Agenda

1. Maps
2. Districts
3. The commission's budget with respect to allocated property tax proceeds. – Capital Outlays
4. The five year plans for the allocation area.
5. The Current Debt and Proposed Debt
6. The impact on each of the taxing units.
  - 6A- Personal Property
  - 6B- Circuit Breaker
  - 6C- Income Tax

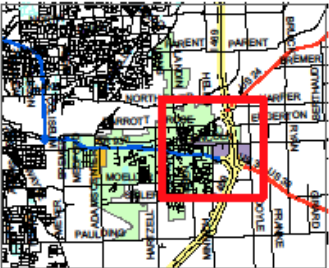
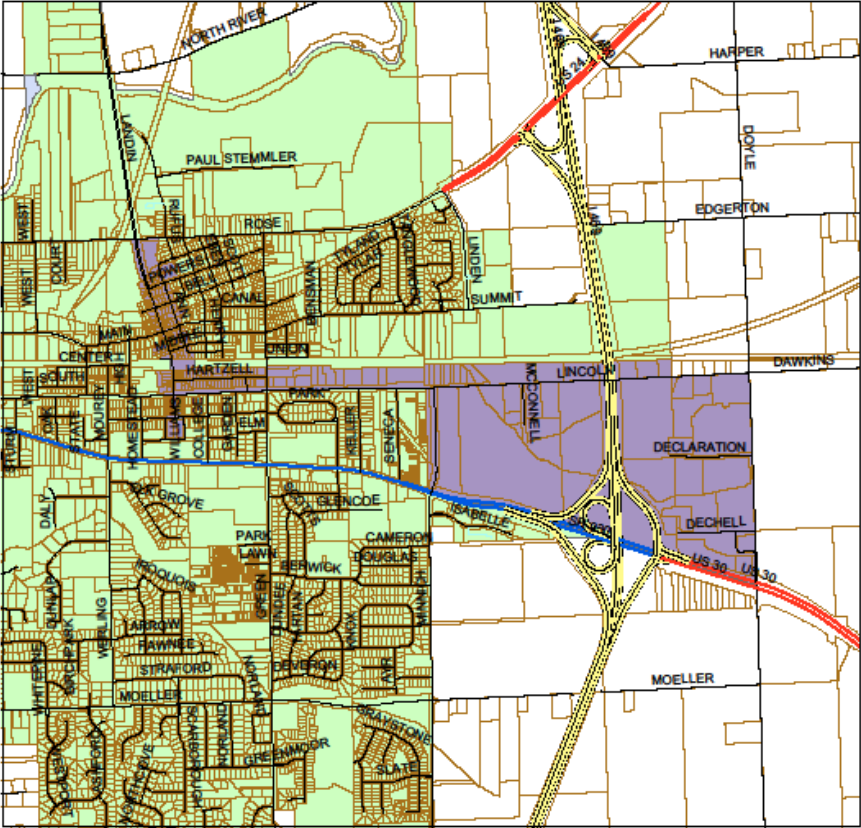
# New Haven Redevelopment Commission

## Summary of Areas

<u>Area Name</u>	<u>Estimated Pay 2026 Captured Assessed Value</u>	
New Haven I-469/ Downtown Allocation	\$	32,978,549
New Haven Adams Ctr EDA Allocation Area		1,960,463
New Haven Depot Allocation Area		33
Destination New Haven		132,791
Gateway North		3,240,992
I469 and US 24		-
Homefront at Maplecrest		-

# New Haven Redevelopment Commission

Downtown / I-469 TIF District



**Legend**

- New Haven City Limits
- Parcels
- TIF District**
- Adams Center
- I-469/Downtown

1 inch equals 2,000 feet

0 500 1,000 2,000 Feet

**2**

**NHGIS**  
New Haven, Indiana  
Geographic Information System

# New Haven Redevelopment Commission

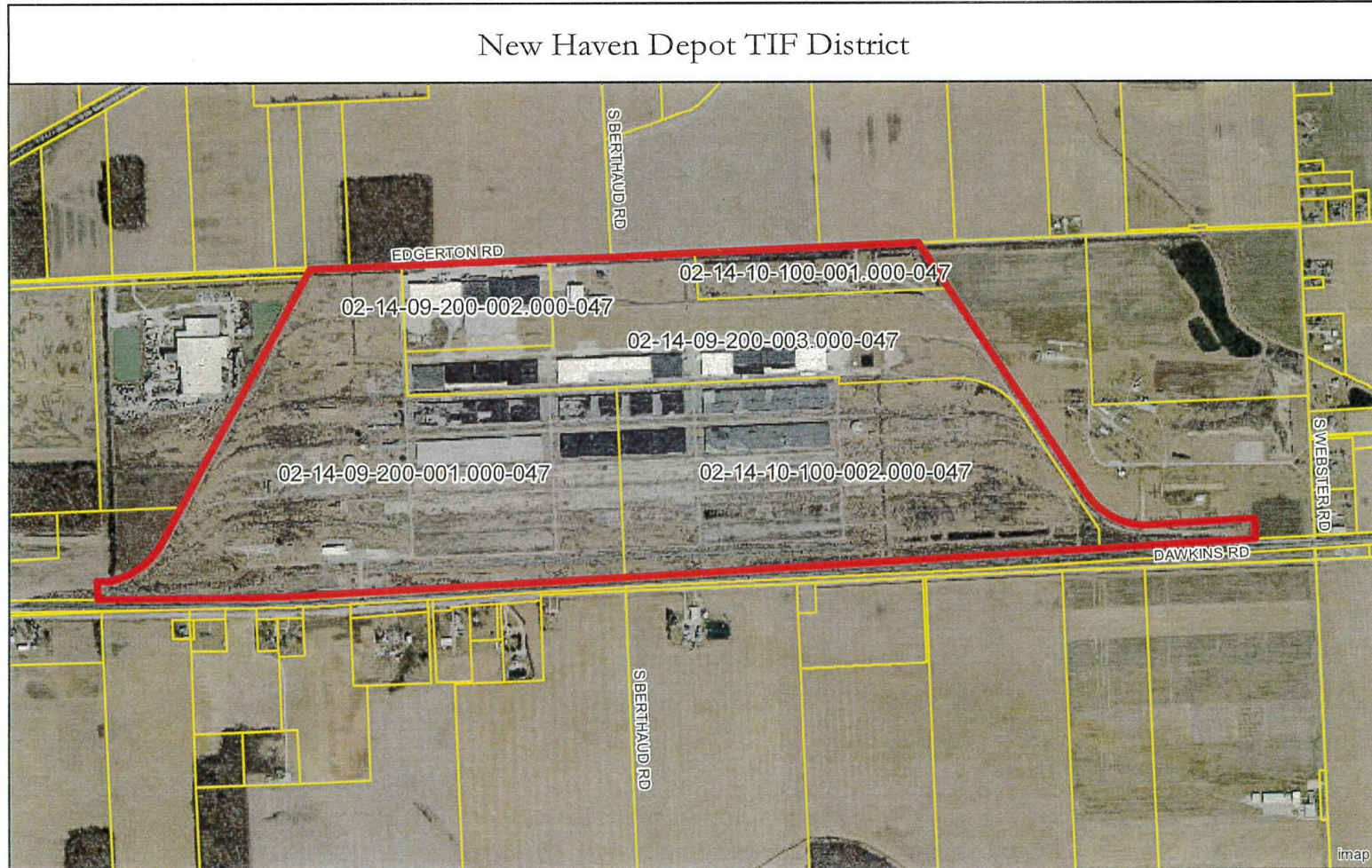
Adams Center Rd. TIF District



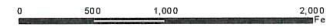
# New Haven Redevelopment Commission

EXHIBIT A

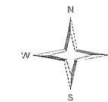
## New Haven Depot TIF District



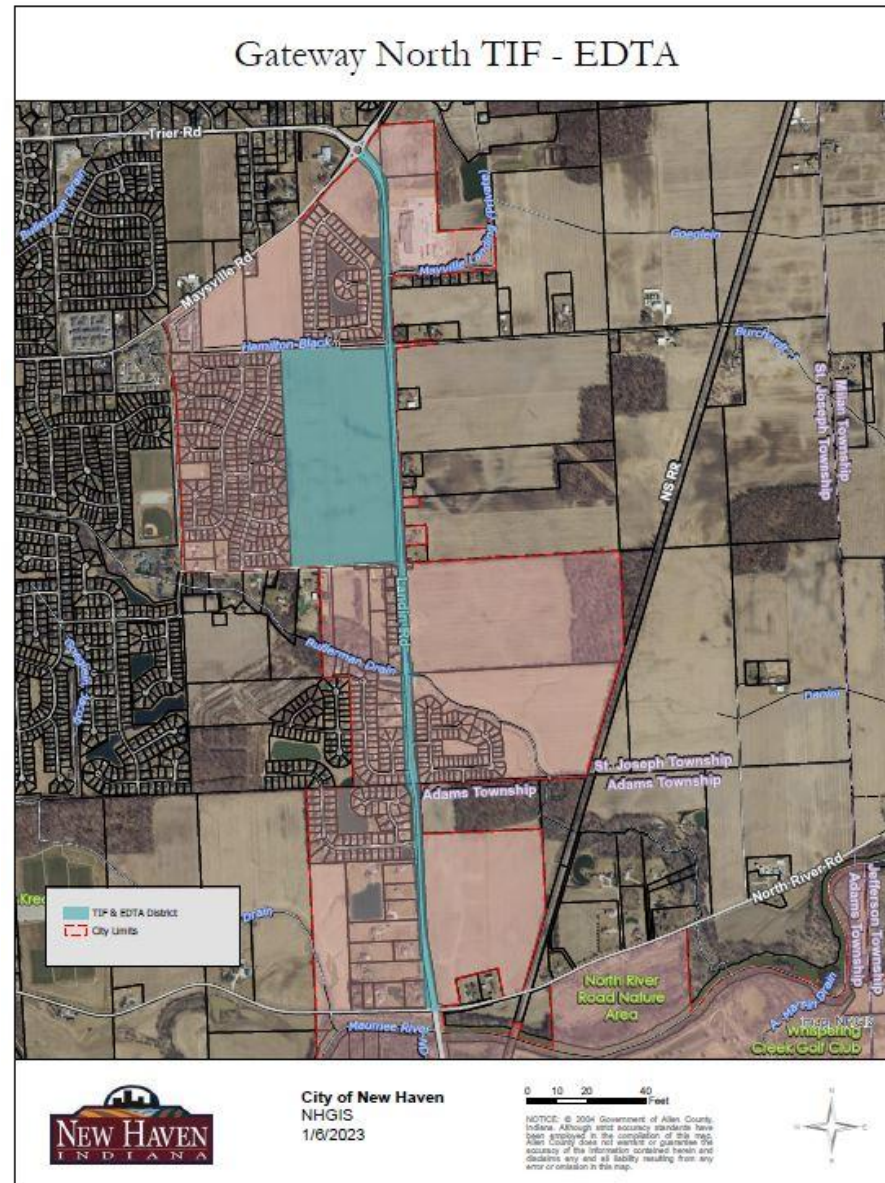
City of New Haven  
GIS Department  
NHGIS  
8/13/2020



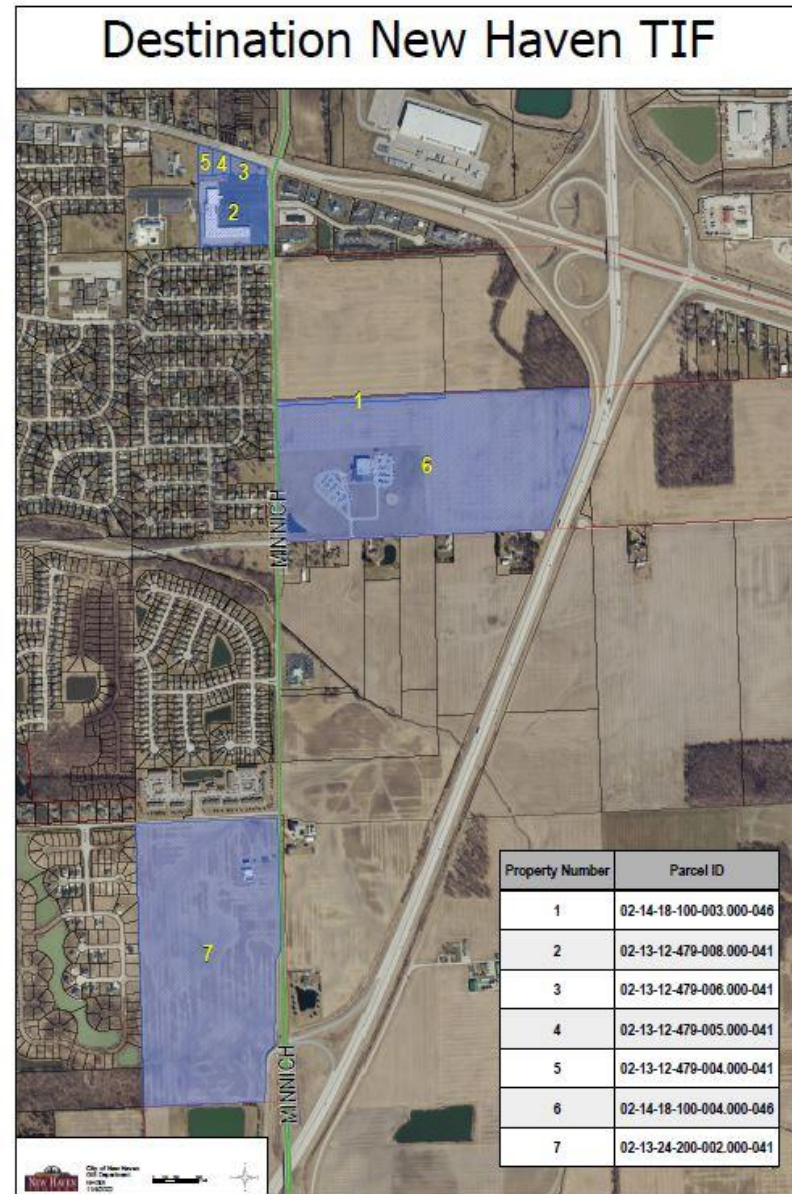
NOTICE: © 2004 Government of Allen County, Indiana. Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.



# New Haven Redevelopment Commission

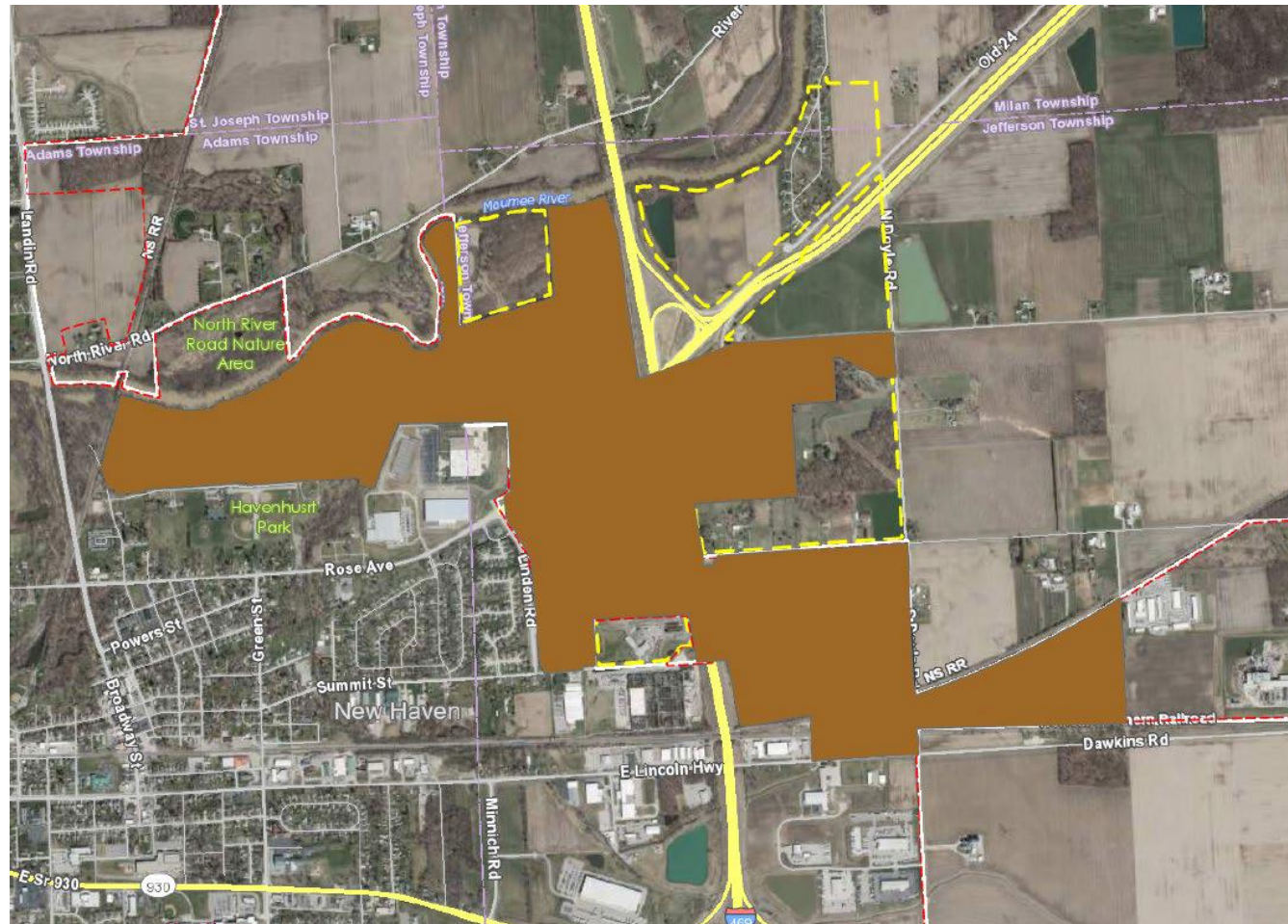


# New Haven Redevelopment Commission



# New Haven Redevelopment Commission

469 and US 24



# New Haven Redevelopment Commission

Homefront at Maplecrest



# New Haven Redevelopment Commission

## Allocation Areas and City Fund #'s

1. Interstate 469- Downtown Economic Development Area created 2/28/05 (City Fund #4445)
2. Adams Center Road Economic Development Area created 2/21/07 (City Fund #4446)
3. Depot Economic Development Area created 12/3/20 (City Fund #4447)
4. Adams Center Road 2021 Expansion Area created 11/30/21 (City Fund #4448)
5. Destination New Haven Area created 3/8/23 (City Fund #4449) (No cash flow)
6. Gateway North Area created 3/8/23
7. I 469 and US 24 created 3/13/25 (No cash flow)
8. Homefront at Maplecrest created 5/14/25 (No cash flow)

# New Haven Redevelopment Commission

## District End Dates

1. Interstate 469- Downtown Economic Development Area 2/28/35
2. Adams Center Road Economic Development Area 2/21/37
3. Depot Economic Development Area ends 25 years after bonds are issued payable from TIF
4. Adams Center Road 2021 Expansion Area ends 25 years after bonds are issued from TIF
5. Destination New Haven Area ends 25 years after bonds are issued from TIF
6. Gateway North Area ends on 04/18/2049, 25 years after bonds were issued from TIF
7. I 469 and US 24 ends 25 years after bonds were issued from TIF
8. Homefront at Maplecrest ends 25 years after bonds are issued from TIF

# New Haven Redevelopment Commission

## Future Capital Outlays

<u>Area</u>	<u>Description</u>	<u>Amount</u>
I-469 Downtown	Water and Storm Water	\$2,000,000
Adams Center Depot	Infrastructure	To be Determined
Adams Center Expansion	Infrastructure	\$5,000,000
Destination New Haven	Infrastructure	To be Determined
Gateway North	Infrastructure	To be Determined
I 469 and US 24	Infrastructure	\$2,100,000
Homefront at Maplecrest	Infrastructure	To be Determined

# I-469 Downtown Fund #4445

# New Haven Redevelopment Commission

## Five Year Cash Flow (I-469 Downtown Fund #4445)

	BUDGET		PROJECTED		
	2025	2026	2027	2028	2029
<b>BEGINNING CASH BALANCE</b>	\$ 2,559,181	\$ 1,896,776	\$ 11,776	\$ 438,026	\$ 1,018,088
Less prior year encumbrances					
<b>TOTAL REVENUE</b>	<u>\$ 1,200,000</u>	<u>\$ 1,025,000</u>	<u>\$ 1,076,250</u>	<u>\$ 1,130,063</u>	<u>\$ 1,186,566</u>
<b>TOTAL SPENDABLE APPROP.</b>	<u>\$ 1,862,405</u>	<u>\$ 2,910,000</u>	<u>\$ 650,000</u>	<u>\$ 550,000</u>	<u>\$ 550,000</u>
<b>ENDING BALANCE</b>	<u>\$ 1,896,776</u>	<u>\$ 11,776</u>	<u>\$ 438,026</u>	<u>\$ 1,018,088</u>	<u>\$ 1,654,654</u>

# Adams Center Fund #4446

# New Haven Redevelopment Commission

## Five Year Cash Flow (Adams Center Fund #4446)

	BUDGET		PROJECTED		
	2025	2026	2027	2028	2029
BEGINNING CASH BALANCE	\$ 320,050	\$ 16,078	\$ 2,578	\$ 3,253	\$ 4,112
Less prior year encumbrances					
TOTAL REVENUE	\$ 3,200	\$ 3,500	\$ 3,675	\$ 3,859	\$ 4,052
TOTAL SPENDABLE APPROP.	\$ 307,172	\$ 17,000	\$ 3,000	\$ 3,000	\$ 3,000
ENDING BALANCE	\$ 16,078	\$ 2,578	\$ 3,253	\$ 4,112	\$ 5,164

**NOTE: At this time, no large increase is expected in revenue due to low development in the TIF area.**

# Depot Fund #4447

# New Haven Redevelopment Commission

## Five Year Cash Flow (Depot #4447)

	BUDGET		PROJECTED		
	2025	2026	2027	2028	2029
BEGINNING CASH BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
Less prior year encumbrances					
TOTAL REVENUE	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>
TOTAL SPENDABLE APPROP.	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>
ENDING BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**NOTE: At this time, no large increase is expected in revenue due to low development in the TIF area.**

# Adams Center Expansion #4448

# New Haven Redevelopment Commission

## Five Year Cash Flow (Adams Center Expansion Fund #4448)

	BUDGET		PROJECTED		
	2025	2026	2027	2028	2029
<b>BEGINNING CASH BALANCE</b>	\$ 159,329	\$ 209,329	\$ 9,329	\$ 69,329	\$ 139,829
Less prior year encumbrances					
<b>TOTAL REVENUE</b>	<u>\$ 150,000</u>	<u>\$ 200,000</u>	<u>\$ 210,000</u>	<u>\$ 220,500</u>	<u>\$ 231,525</u>
<b>TOTAL SPENDABLE APPROP.</b>	<u>\$ 100,000</u>	<u>\$ 400,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>
<b>ENDING BALANCE</b>	<u>\$ 209,329</u>	<u>\$ 9,329</u>	<u>\$ 69,329</u>	<u>\$ 139,829</u>	<u>\$ 221,354</u>

**NOTE: At this time, no large increase is expected in revenue due to low development in the TIF area.**

# Gateway TIF Fund

# New Haven Redevelopment Commission

## Five Year Cash Flow (Gateway TIF Fund)

	ACTUAL				BUDGET		PROJECTED		
	2021	2022	2023	2024	2025	2026	2027	2028	2029
BEGINNING CASH BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less prior year encumbrances									
TOTAL REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 180,000
TOTAL SPENDABLE APPROP.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 180,000
ENDING BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PER FUND REPORT			\$ -	\$ -					
DIFFERENCE	\$ -	\$ -	\$ -	\$ -					

NOTE: At this time, no large increase is expected in revenue due to low development in the TIF area.

# New Haven Redevelopment Commission

## Taxable Economic Development Tax Increment Revenue Bonds, Series 2024 (Paid From Gateway TIF)

### Estimated Debt Service Schedule - With Estimated Redemption Issued 4/18/2024

<u>Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Interest Amount</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>
2/1/2027					
8/1/2027	45,000	0.00%	-	45,000	
2/1/2028	45,000	0.00%	-	45,000	90,000
8/1/2028	45,000	0.00%	-	45,000	
2/1/2029	45,000	0.00%	-	45,000	90,000
8/1/2029	90,000	0.00%	-	90,000	
2/1/2030	90,000	0.00%	-	90,000	180,000
8/1/2030	90,000	0.00%	-	90,000	
2/1/2031	90,000	0.00%	-	90,000	180,000
8/1/2031	135,000	0.00%	-	135,000	
2/1/2032	135,000	0.00%	-	135,000	270,000
8/1/2032	135,000	0.00%	-	135,000	
2/1/2033	135,000	0.00%	-	135,000	270,000
8/1/2033	135,000	0.00%	-	135,000	
2/1/2034	135,000	0.00%	-	135,000	270,000
8/1/2034	135,000	0.00%	-	135,000	
2/1/2035	135,000	0.00%	-	135,000	270,000
8/1/2035	135,000	0.00%	-	135,000	
2/1/2036	135,000	0.00%	-	135,000	270,000
8/1/2036	135,000	0.00%	-	135,000	
2/1/2037	75,000	0.00%	-	75,000	210,000
<b>Total</b>	<b>\$ 2,100,000</b>		<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ 2,100,000</b>

# New Haven Redevelopment Commission

## Personal Property Impact-All Areas Combined

Estimated current Personal Property in the TIF area ( Not Captured): **\$3,500,000**

Total Estimated Personal Property in the TIF area: **\$3,500,000**

Pay 2025 Property Tax Rate: **2.7937**

Estimated Annual Personal Property Taxes: **\$ 97,780**

Note:

Personal Property is not currently captured in the TIF district.

Most of this assessed value would not have occurred but for the creation of the TIF District.

# New Haven Redevelopment Commission

## Personal Property Impact All Areas Combined(Continued)

### Estimated Circuit Breaker Impact to Taxing Units

	Estimated Impact Based on <u>Current PP AV</u>
Allen County	\$ (501)
Adams Township	(5)
Jefferson	(32)
East Allen School Corporation	(775)
Allen County Library	(150)
Allen County Airport	(40)
Citilink	(97)
City of New Haven	(2,198)

### NOTES:

**This calculation is based on the estimated reduction in property tax rates (and related Circuit Breaker credits) due to the increase in assessed value from the personal property assessed value.**

**The units shown above are included in the TIF District and will have the greatest Circuit Breaker impact. Other taxing units in the County may have some minor Circuit Breaker impact.**

**Currently, the majority of the captured assessed value is in Jefferson Township.**

# New Haven Redevelopment Commission

## Local Income Tax Impact- All Areas Combined

Estimated Annual Wages from Companies in the TIF Area (New Employees Currently in the TIF Area):	\$ 22,687,500
Total Estimated Annual Payroll (New Jobs in the TIF Area):	<u>\$ 22,687,500</u>
Total Estimated Indiana Income Tax Exemptions/Deductions:	<u>\$ 6,000,000</u>
Total Estimated Taxable Income From New Jobs in the TIF Area:	<u>\$ 16,687,000</u>
Total Allen County Income Tax Rate:	<u>1.59%</u>
Estimated Annual Income Taxes:	<u>\$ 265,331</u>

Note:

Income Taxes are collected based upon where the employee lives.

The above is for illustration purposes only. Not all employees live within Allen County.

**RESOLUTION NO. R25-13**

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION  
CONFIRMING A RESOLUTION AMENDING THE DECLARATORY RESOLUTION  
AND ECONOMIC DEVELOPMENT PLAN FOR THE ADAMS CENTER ROAD  
ECONOMIC DEVELOPMENT AREA**

*(Additions to Acquisition List)*

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”) pursuant to Ind. Code 36-7-14 (the “Act”) serves as the governing body of the City of New Haven Redevelopment District; and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the Adams Center Road Economic Development Area (the “Economic Development Area”), designating certain portions thereof as allocation areas pursuant to Section 39 of the Act, and approving an economic development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, on August 13, 2025, the Commission adopted Resolution No. R25-12 (the “Amending Resolution”) amending the Declaratory Resolution and supplementing the Plan as set forth in Exhibit A to the Amending Resolution (the “Plan Supplement”); and

WHEREAS, on September 9, 2025, the City of New Haven Plan Commission approved and adopted a resolution (the “Plan Commission Order”) determining that the Amending Resolution and the Plan Supplement conform to the plan of development for the City of New Haven, Indiana (the “City”), and approving the Amending Resolution and the Plan Supplement; and

WHEREAS, September 16, 2025, the Common Council of the City adopted a resolution approving the Amending Resolution, the Plan Supplement, and the Plan Commission Order pursuant to Section 16 of the Act; and

WHEREAS, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a notice of public hearing (the “Notice”) with respect to the Plan Supplement and filed a copy of the Notice in the offices of all departments, bodies, or officers of the City having to do with City planning, variances from zoning ordinances, land use, or the issuance of building permits; and

WHEREAS, pursuant to Section 17.5 of the Act, the Commission also mailed to each owner of property added the potential acquisition list and to each affected neighborhood association a copy of the Notice; and

WHEREAS, at the public hearing held by the Commission on the date hereof (the “Public Hearing”), the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the Plan Supplement and the proposed development projects for the Economic Development Area and confirming the Amending Resolution, in accordance with Section 17 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the City of New Haven Redevelopment Commission, as the governing body of the City of New Haven Redevelopment Department, as follows:

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations, and approving and adopting actions contained in the Amending Resolution.

2. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed projects set forth in the Plan Supplement, and the Plan Supplement is hereby approved in all respects.

3. The Amending Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Amending Resolution.

5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

\*\*\*\*\*

Adopted this 8<sup>th</sup> day of October, 2025.

CITY OF NEW HAVEN  
REDEVELOPMENT COMMISSION

---

Nicole Keesling, President

---

April Clifton, Vice President

---

Craig Dellinger, Secretary

---

Tiffany Evans, Member

---

Sara Swihart, Member

## RESOLUTION NO. R25-15

### RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE ADAMS CENTER ROAD ECONOMIC DEVELOPMENT AREA

*(Creation of Homefront at Maplecrest Allocation Area)*

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”), governing body of the City of New Haven Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended (the “Act”), previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the Adams Center Road Economic Development Area (the “Economic Development Area”), designating certain portions thereof as allocation areas pursuant to Section 39 of the Act, one of which is known as the Adams Center Road Allocation Area (City of New Haven Allocation Area No. 2) (the “Allocation Area”), and approving an economic development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, on August 13, 2025, the Commission approved and adopted Resolution No. R25-10 (the “Amending Resolution”) that amended the Declaratory Resolution and the Plan to (i) remove the area described on Exhibit A attached thereto from the Allocation Area, (ii) designate the area described on Exhibit A attached thereto as a separate allocation area pursuant to Section 39 of the Act to be known as the Homefront at Maplecrest Allocation Area, and (iii) adopt a supplement to the Plan attached thereto as Exhibit B (the “Plan Supplement”); and

WHEREAS, on September 9, 2025, the City of New Haven Plan Commission approved and adopted a resolution (the “Plan Commission Order”) approving the Amending Resolution and the Plan Supplement and determining that the Amending Resolution and the Plan Supplement conform to the plan of development for the City of New Haven, Indiana (the “City”); and

WHEREAS, on September 16, 2025, the Common Council of the City adopted a resolution approving the Amending Resolution, the Plan Commission Order, and the Plan Supplement pursuant to Section 16 of the Act; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a notice of public hearing with respect to the Amending Resolution and filed a copy of said notice in the offices of all departments, bodies, or officers of the City having to do with City planning, variances from zoning ordinances, land use, or the issuance of building permits; and

WHEREAS, at the hearing held by the Commission on the date hereof, the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the Plan Supplement and confirming the Amending Resolution, in accordance with Section 17 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the City of New Haven Redevelopment Commission, governing body of the City of New Haven Redevelopment District, as follows:

1. After considering the evidence presented at the hearing on the date hereof, the Commission hereby confirms the findings and determinations, designations, and approving and adopting actions contained in the Amending Resolution.

2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with its Plan, as modified by the Amending Resolution and the Plan Supplement.

3. The Amending Resolution is hereby confirmed.

4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Amending Resolution.

5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

\*\*\*\*\*

Adopted this 8<sup>th</sup> day of October, 2025.

CITY OF NEW HAVEN REDEVELOPMENT  
COMMISSION

---

Nicole Keesling, President

---

April Clifton, Vice President

---

Craig Dellinger, Secretary

---

Tiffany Evans, Member

---

Sara Swihart, Member