



CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

November 12, 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
 - 1. Minutes - October 8, 2025

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Consideration of 2026 TIF Spending Plan
- B. Consideration of SR930 & Lincoln Highway Intersection Study

V. OTHER BUSINESS

VI. NEXT MEETING

- A. December 10, 2025 at 5:30 PM

VII. ADJOURNMENT

MEMBER	APPOINTED BY	TERM
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

Steve McMichael, Mayor

MEETING MINUTES NEW HAVEN REDEVELOPMENT COMMISSION Regular Meeting

DATE: October 8, 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 Throm, Corporate Engagement Specialist**

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

The Commission reviewed and unanimously approved the September 10, 2025, meeting minutes following a motion by Craig Dellinger and a second by April Clifton.

Pone then turned the meeting over to Financial Solutions Group Inc. (FSG) for the annual TIF presentation. With no questions from the Commission, the meeting proceeded to the next agenda item.

Nicole opened a public hearing on the Confirming Declaratory Resolution – Adams Center Road EDA Acquisition List. She called for public comment three times, and no one came forward to testify. The public hearing was then closed, and the resolution was brought before the Commission for consideration. A motion to approve was made by Craig Dellinger, seconded by Sara Swihart, and unanimously approved by the Commission.

Nicole opened a public hearing on the Confirming Declaratory Resolution – Spectra Projec. She called for public comment three times, and no one came forward to testify. The public hearing was then closed, and the resolution was brought before the Commission for consideration. A motion to approve was made by April Clifton, seconded by Craig Dellinger, and unanimously approved by the Commission.

The next Redevelopment Commission meeting will be held on November 12, 2025 at 5:30 PM at City Hall.

With no other business to come before the Commission, Craig Dellinger motioned to adjourn, Sara Swihart seconded, and the motion passed unanimously.

Nicole Keesling, President

Craig Dellinger, Secretary

RESOLUTION NO. R25-16

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
APPROVING A SPENDING PLAN FOR CALENDAR YEAR 2026**

WHEREAS, Indiana Code § 36-7-14-12.7 specifies that redevelopment commissions are required to submit to the Indiana Department of Local Government Finance (the “DLGF”) by December 1st of each year a spending plan describing planned expenditures for the upcoming calendar year; and

WHEREAS, a redevelopment commission may use money from the redevelopment commission’s allocation fund(s) and any other fund maintained by the redevelopment commission only for the purposes provided in the annual spending plan; and

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”) has prepared the attached spending plan for calendar year 2026 (the “Spending Plan”); and

WHEREAS, the Commission now desires to approve the Spending Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of New Haven Redevelopment Commission that:

Section 1. The Spending Plan is hereby approved. Any officer or member of the Commission or any official, employee, or representative of the City of New Haven, Indiana (the “City”), is hereby authorized to submit the Spending Plan to the DLGF by December 1, 2025.

Section 2. Any officer or member of the Commission or any official, employee, or representative of the City is hereby authorized, empowered, and directed, on behalf of the Commission, to take any other action as required or appropriate to effectuate the foregoing resolutions, and any actions heretofore made or taken be, and hereby are, ratified and approved.

Section 3. This resolution shall be of full force and effect from and upon its adoption and in accordance with Indiana law.

SO RESOLVED by the City of New Haven Redevelopment Commission this 12th day of November, 2025.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

Nicole Keesling, President

Attest:

Craig Dellinger, Secretary

NEW HAVEN REDEVELOPMENT COMMISSION

New Haven, Indiana

**2026 TIF Spending Plan
(All Districts)**

October 9, 2025



**ANNUAL TIF SPENDING PLAN
(All Areas)**

To: Indiana Department of Local Government Finance

Mayor and Members of Common Council

From: Redevelopment Commission

Date: By December 1, 2025

Re: Annual Spending Plan of New Haven Redevelopment Commission for Calendar Year 2026

SPENDING PLAN FOR 2026

A. Debt Payments

Future Bonds – The District

Total Debt Payments: \$800,000

B. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended:

Capital Expenditure \$1,777,000

C. Professional Expenses (legal, accounting, project supervision expenses, and other): \$350,000

D. Other Anticipated Expenditures:

\$100,000

TOTAL OF (A)-(D): \$3,027,000

***The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2026 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.**

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”

RESOLUTION NO. R25-17

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
AUTHORIZING THE APPLICATION OF CERTAIN TAX INCREMENT REVENUES
ON HAND TO PROJECT COSTS AFFECTING THE ADAMS CENTER ROAD
ECONOMIC DEVELOPMENT AREA**

(SR 930 & Lincoln Highway Intersection Feasibility Study – HWC Engineering)

WHEREAS, the City of New Haven Redevelopment Commission (the “Redevelopment Commission”), pursuant to Ind. Code 36-7-14 (the “Act”), has previously adopted and confirmed resolutions establishing an economic development area pursuant to the Act known as the “Adams Center Economic Development Area” (the “Economic Development Area”), designating and declaring separate allocation areas within the Economic Development Area pursuant to Section 39 of the Act known as the “Adams Center Road Allocation Area (City of New Haven Allocation Area No. 2)” and the “2021 Allocation Area” (the Adams Center Road Allocation Area (City of New Haven Allocation Area No. 2) and the 2021 Allocation Area, collectively, the “Allocation Areas”) for the purpose of capturing incremental *ad valorem* property tax revenues levied and collected in each of the allocation areas, and approving an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, the Redevelopment Commission has determined to apply an amount not to exceed \$15,000 (the “Expenditure”) of currently available tax increment from the allocation funds for each of the Allocation Areas (in the amounts set forth in Exhibit A) toward the cost of certain project costs outlined in Exhibit A (the “Project”); and

WHEREAS, the Project conforms to the list of eligible activities in the Plan, all as approved by the Redevelopment Commission.

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

1. The Redevelopment Commission hereby determines that the Expenditure will directly serve and benefit the Economic Development Area, including the Allocation Areas, in accordance with the Plan.

2. The Redevelopment Commission hereby authorizes the Expenditure in an aggregate amount not to exceed Fifteen Thousand Dollars (\$15,000) of tax increment from the allocation funds for each of the Allocation Areas toward the cost of the Project. The proper officers of the Redevelopment Commission are hereby authorized and directed to take such actions as they deem necessary or appropriate to effectuate the Expenditure.

3. The proper officers of the Redevelopment Commission are hereby authorized and directed to take such actions as they deem necessary or appropriate to effectuate this Resolution.

4. This Resolution shall take effect immediately upon adoption by the Redevelopment Commission.

Adopted the 12th day of November, 2025.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

Nicole Keesling, President

Attest:

Craig Dellinger, Secretary

EXHIBIT A

Costs of the Project

<u>Item</u>	<u>Amount</u>
HWC Engineering SR 930 & Lincoln Highway Intersection Feasibility Study	\$15,000.00
Total	\$15,000.00

Tax Increment Contributions

<u>Allocation Area</u>	<u>Allocation Fund Contribution</u>
Adams Center Road Allocation Area (City of New Haven Allocation Area No. 2)	\$7,500
2021 Allocation Area	\$7,500
Total	\$15,000.00

Confidence in the built environment.

October 24, 2025

Pone Vongphachanh, Economic Development Director
City of New Haven, Indiana
815 Lincoln Highway East
New Haven, Indiana 46774

RE: SR 930 & Lincoln Highway Intersection Feasibility Study

Dear Pone,

We are pleased to provide this proposal to provide conceptual alternate layouts for the intersection of SR 930 and Lincoln Highway. This includes generating two layouts for an alternative intersection configuration, anticipated to include both a circular and oval roundabout. It is understood that this study is to be utilized as a planning level tool for the City to aid in adjacent development decisions. A more detailed scope of services is listed below.

Study Services

HWC will provide study services for this project including the tasks outlined below:

- **Data Gathering:** HWC will gather available data for existing right-of-way, property lines and city utilities from available GIS data to be provided by the City. Existing traffic data from INDOT's Traffic Count Database System will be obtained from their most recent available data and supplemented with any additional traffic information that may be available from the City. An 811 Ticket will be submitted to obtain existing private utilities located within the right-of-way.
- **Data Analysis:** HWC will utilize a planning level tool, such as FHWA's Capacity Analysis for Planning of Junctions (Cap-X) to determine the feasibility of a roundabout at the subject intersection. Turning movements will be estimated based on available data. If enough data is not available to estimate turning movements, then HWC will work with the City to obtain reasonable estimates to utilize. This analysis is not intended to be used for final design, but as a planning level tool for feasibility analysis.
- **Intersection Layout Concepts & Memo.:** HWC will prepare up to two roundabout alternates to determine impacts to adjacent utilities, estimate right-of-way needs and provide a planning level construction cost estimate. HWC will configure these alternates to not impact the existing right-of-way for O'Daniel Ford and Norm's Point Service at the direction of the City. The deliverables of this study are expected to include two exhibits (one for each alternate) on an aerial background, as well as a memo summarizing our findings.
- **Meetings:** HWC will include up to three (3) meetings with the City through the study process. Two (2) meetings will be held virtually, and one (1) meeting will be held in person and is expected to be on-site at the intersection to observe the current conditions.



Project Schedule and Fee

Activity	Scheduled Completion	Fee	Compensation
Intersection Feasibility Study	TBD by City	\$15,000	L Sum
TOTAL		\$15,000	L Sum

Sincerely,
HWC Engineering



Scott Wilkinson, PE

CC: Andrew Plough, PE, Project Manager

