



CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

January 14, 2026, 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
- D. 2026 Reorganization - Election of Officers

II. APPROVAL OF MINUTES

- A. Approval of Minutes from the previous meeting
 - 1. Approval of December 10, 2025 Minutes

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Consideration of Resolution to Approve Amendment to the Declaratory Resolution and Economic Development Plan for the Interstate 469-Downtown Economic Development Area

V. OTHER BUSINESS

VI. NEXT MEETING

- A. February 11, 2026 at 5:30 PM

VII. ADJOURNMENT

| MEMBER | APPOINTED BY | TERM |
|---------------|--------------|-----------------|
| Jen Blackburn | EACS Board | 1/1/26-12/31/26 |

| | | |
|-----------------|--------------|-------------------|
| Emily Almodovar | Mayor | 1/1/26 - 12/31/26 |
| Craig Dellinger | City Council | 1/1/26 - 12/31/26 |
| Nicole Keesling | Mayor | 1/1/26 - 12/31/26 |
| Tracey Barr | Mayor | 1/1/26 - 12/31/26 |
| Don Springer | City Council | 1/1/26 - 12/31/26 |

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: December 10, 2025 at 5:30 PM
LOCATION: Community Room, New Haven City Hall

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 April Clifton.

The Commission reviewed the November 12, 2025 meeting minutes, and with no changes needed, Craig Dellinger motioned to approve the minutes, seconded by Tiffany Evans and unanimously approved.

Pone reviewed the HWC Engineering agreement for the State Road 930 and Lincoln Highway intersection Study. With no questions from the Commission, Tiffany Evans made a motion to approve, seconded by Craig Dellinger, and unanimously approved.

Pone moved forward and briefed the Commission on Open Projects.

With no further business before the Commission, a motion to adjourn was made by Craig Dellinger and seconded by Tiffany Evans. The motion passed unanimously.

The next Redevelopment Commission meeting will be held at City Hall in the Community Room on January 14, 2026 at 5:30 PM.

President

Secretary

RESOLUTION NO. R26-01

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
APPROVING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN FOR THE INTERSTATE 469-DOWNTOWN
ECONOMIC DEVELOPMENT AREA**

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 (the “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 Interstate 469-Downtown Economic Development Area (the “Economic Development Area”), designating a portion thereof as an allocation area pursuant to Section 39 of the Act known as the Interstate 469-Downtown Allocation Area (City of New Haven Allocation Area No. 1) (the “Allocation Area”), and approving an economic development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the Plan to adopt a supplement to the Plan attached hereto as Exhibit A (the “2026 Amendment”); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Economic Development Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, redevelopment or economic development of the Economic Development Area, and the parts of the Economic Development Area that are to be devoted to public ways, sewerage and other public purposes under the Plan, as amended by the 2026 Amendment; and

WHEREAS, the Commission has caused to be prepared a list of parcels it is considering acquiring of the parcels located in the Economic Development Area and the owners thereof; and

WHEREAS, the proposed 2026 Amendment and supporting data were reviewed and considered at this meeting.

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. The Commission hereby finds that it will be of public utility and benefit to adopt the 2026 Amendment and that the public health and welfare will be benefited by the 2026 Amendment. The Commission further finds and determines that the 2026 Amendment is reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the Plan, with the 2026 Amendment, conforms to the comprehensive plan for the City. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution with respect to the Economic Development Area.

2. The 2026 Amendment is hereby approved in all respects. The Plan, as amended by the 2026 Amendment, is hereby confirmed in all respects.

3. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the 2026 Amendment, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

4. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

5. This Resolution, together with any supporting data, shall be submitted to the City of New Haven Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

Adopted this 14 day of January, 2026.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

EXHIBIT A

2026 Amendment

The Economic Development Plan relating to the Interstate 469-Downtown Economic Development Area (the “Economic Development Area”) is hereby amended to include the following parcels as potential acquisitions by the City of New Haven Redevelopment Commission. The Commission may acquire all or a portion of the parcels (or a portion of any parcel) listed in the potential acquisition list. All of the below parcels are located in the Economic Development Area.

Total estimated cost for all parcels: \$450,000

| <u>Parcel Identification Number</u> | <u>Address</u> |
|--|--|
| 02-13-12-302-020.000-041 | 706 Broadway Street, New Haven, IN 46774 |
| 02-13-12-162-002.000-041 | 615 & 617 Broadway Street, New Haven, IN 46774 |
| 02-13-12-162-003.000-041 | 615 & 617 Broadway Street, New Haven, IN 46774 |