



CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

March 11, 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

II. APPROVAL OF MINUTES

- A. Approval of Minutes from the previous meeting
 - 1. Minutes from February 11, 2026

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Presentation of Annual TIF Report
- B. Consideration of a Resolution Determining need to capture Tax Increment Revenue
- C. Public Hearing and Consideration of Confirmatory Resolution Adding Parcels to the Acquisition List to the I-469/Downtown EDA
- D. Consideration of Resolution Authorizing Invitation of Quotes for Public Work Project

V. OTHER BUSINESS

VI. NEXT MEETING

- A. April 8, 2025 at 5:30 PM

VII. ADJOURNMENT

MEMBER	APPOINTED BY	TERM
Jen Blackburn, Advisory	School Board	1/1/26 - 12/31/26
Nicole Keesling, President	Mayor	1/1/26 - 12/31/26
Craig Dellinger, Vice President	City Council	1/1/26 - 12/31/26
Tracey Barr, Secretary	Mayor	1/1/26 - 12/31/26
Emily Almodovar	Mayor	1/1/26 - 12/31/26
Don Springer	City Council	1/1/26 - 12/31/26

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CITY OF NEW HAVEN REDEVELOPMENT COMMISSION

815 Lincoln Highway East
New Haven, Indiana 46774

Phone: (260) 748-7041
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Steve McMichael, Mayor

MEETING MINUTES NEW HAVEN REDEVELOPMENT COMMISSION REGULAR MEETING

DATE: February 11, 2026 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	1/1/26 – 12/31/26		X
Emily Almodovar	Mayor	1/1/26 – 12/31/26	X	
Tracey Barr, Secretary	Mayor	1/1/26 – 12/31/26	X	
Craig Dellinger, Vice President	City Council	1/1/26 – 12/31/26	X	
Nicole Keesling, President	Mayor	1/1/26 – 12/31/26	X	
Don Springer	City Council	1/1/26 – 12/31/26	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 P.M. by Nicole Keesling.

The Commission reviewed the January 14, 2026 meeting minutes, and with no changes needed aside from spelling, approved the minutes unanimously on a motion made by Craig Dellinger, seconded by Tracey Barr.

With no further old business to come before the Commission, members were presented with a Consideration of Resolution Accepting Property Resolution No. R26-02. Emily Almodovar moved to make a motion to approve the Consideration, Craig Dellinger seconded, and the Consideration was approved unanimously by the Commission.

Pone Vongphachanh provided updates on multiple projects.

The next Redevelopment Commission meeting will be held on March 11, 2026 at 5:30 PM at City Hall.

There being no further business, a motion was made by Craig Dellinger, seconded by Don Springer, and unanimously approved to adjourn the meeting.

Nicole Keesling, President

Tracey Barr, Secretary

RESOLUTION NO. R26-03

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
DETERMINING NEED TO CAPTURE TAX INCREMENT REVENUES**

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”) previously has established the allocation areas set forth in Exhibit A hereto (collectively, the “Allocation Areas”) for purposes of capturing incremental property taxes (the “TIF Revenues”) pursuant to Indiana Code 36-7-14-39; and

WHEREAS, under IC 36-7-14-39(b)(4) the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year;

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

1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines that, for budget year 2027, all of the incremental assessed value of the taxable property in each of the Allocation Areas is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant to IC 36-7-14-39(b)(3), plus the amount necessary for other purposes described in IC 36-7-14-39(b)(3). The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas that may be released to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).
2. Any officer of the Commission is hereby authorized to provide written notice of the determinations made herein to the Allen County Auditor, the Common Council of the City of New Haven, and each taxing unit that is wholly or partly located within the Allocation Areas, in the manner set forth in IC 36-7-14-39(b)(4)(B).
3. This Resolution shall take effect immediately upon adoption.

ADOPTED this 11th day of March 2026.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

Nicole Keesling, President

Craig Dellinger, Vice President

Tracey Barr, Secretary

Emily Almodovar, Member

Don Springer, Member

Exhibit A

List of Allocation Areas

1. Interstate 469-Downtown Economic Development Allocation Area (City of New Haven Allocation Areas No. 1)
2. Adams Center Road Allocation Area (City of New Haven Allocation Area No. 2)
3. New Haven Depot Allocation Area (City of New Haven Allocation Area No. 3)
4. Adams Center Road 2021 Expansion Allocation Area (City of New Haven Allocation Area No. 4)
5. Destination New Haven Allocation Area (City of New Haven Allocation Area No. 5)
6. Gateway North Allocation Area (City of New Haven Allocation Area No. 6)

RESOLUTION NO. R26-04

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
CONFIRMING A RESOLUTION AMENDING 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; 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), and approving an economic development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

WHEREAS, on January 14, 2026, the Commission adopted Resolution No. R26-01 (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 February 10, 2026, 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, February 17, 2026, 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:

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.

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.

The Amending Resolution is hereby confirmed.

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.

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 11th day of March 2026.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

Nicole Keesling, President

Craig Dellinger, Vice President

Tracey Barr, Secretary

Emily Almodovar, Member

Don Springer, Member

RESOLUTION NO. R26-05

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
AUTHORIZING THE INVITATION OF QUOTES FOR A PUBLIC WORK PROJECT
PURSUANT TO IND. CODE § 36-1-12-4.7 AND IND. CODE § 36-1-12-5**

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

WHEREAS, Ind. Code 36-1-12 (the “Act”) sets forth the requirements for awarding contracts for “public work” projects (as such terms is defined by Section 2 of the Act) by political subdivisions and their agencies; and

WHEREAS, Section 4.7 of the Act applies whenever a public work project is estimated to cost at least fifty thousand dollars (\$50,000) and less than three hundred thousand dollars (\$300,000) and generally requires the political subdivision and its agencies to file plans and specifications for the proposed public work project, invite quotes from at least three (3) persons known to deal in the class of work necessary for the public work project by mailing such persons notice at least seven (7) day prior to the time fixed for receiving quotes, and open the quotes at a public meeting before awarding the public work contract to the lowest responsible and responsive quoter; and

WHEREAS, Section 5 of the Act applies whenever a public work project is estimated to cost less than fifty thousand dollars (\$50,000) and generally requires the political subdivision and its agencies to invite quotes from at least three (3) persons known to deal in the class of work necessary for the public work project by soliciting quotes from such persons via mail or via telephone, facsimile transmission, or electronic mail and open such quotes at a public meeting before awarding the public work contract to the lowest responsible and responsive quoter; and

WHEREAS, the Commission has given consideration to inviting quotes from qualified contractors for certain public work projects set forth in Exhibit A attached hereto (the “Project”); and

WHEREAS, the Commission reasonably believes that the Project will fall within the cost estimate thresholds set forth in Sections 4.7 and 5 of the Act; and

WHEREAS, the Commission now desires to authorize the Economic Development Director of the City (the “Economic Development Director”) or her designee to solicit quotes and award a contract for the Project pursuant to the provisions of Section 4.7 and 5 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. The Commission reasonably believes that the Project will fall within the cost estimate thresholds for public work projects set forth in Sections 4.7 and 5 of the Act. The Commission hereby authorizes the Economic Development Director or her designee to invite

quotes from contractors known to deal in the class of work required for the Project and to solicit such quotes in compliance with the provisions of Sections 4.7 and 5 of the Act. Following the receipt of quotes from at least three (3) qualified contractors, the Economic Development Director or her designee is authorized to publish notice of a public meeting pursuant to Ind. Code 5-14-1.5, open and read aloud all quotes received for the Project at such public meeting, and award the contract for the Project to the lowest responsible and responsible quoter. The Economic Development Director is authorized to take any such actions pursuant to Sections 4.7 and 5 of the Act to effectuate the provisions of this Resolution.

2. Each member of the Commission, the Economic Development Director of the City, and other appropriate officers of the Commission, the District, and the City are hereby authorized to take any and all such actions and to execute all such documents and instruments as may be necessary or desirable to effectuate the provisions of this Resolution.

3. This Resolution shall be in full force and effect from and after its adoption.

[Signature Page Follows]

ADOPTED this 11th day of March 2026.

CITY OF NEW HAVEN
REDEVELOPMENT COMMISSION

Nicole Keesling, President

Craig Dellinger, Vice President

Tracey Barr, Secretary

Emily Almodovar, Member

Don Springer, Member

EXHIBIT A

Description of Project

The Project includes the following construction work to be undertaken at parcel 02-14-18-300-006.000-047 located on Minnich Road.

- Mobilization of dozer
- Installation of silt fence
- Installation of inlet protection
- Construction and installation of construction entrance