



CITY OF NEW HAVEN

815 Lincoln Highway East
(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

April 8, 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 - March 11, 2026

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Consideration of Resolution to Capture Tax Increment
- B. Consideration of a Resolution for the Disposition of Property on Minnich Road
- C. Consideration of Resolution Authorizing Purchase of Real Property

V. OTHER BUSINESS

VI. NEXT MEETING

- A. May 13, 2026 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

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: March 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 meeting was called to order at 5:30 PM by Nicole Keesling.

The Commission reviewed the minutes from the February 11, 2026 meeting. With no changes needed, Emily Almodovar made a motion to approve the minutes, seconded by Craig Dellinger. The motion passed unanimously.

Pone Vongphachanh provided an overview of annual notice and reporting requirements before turning the meeting over to Greg with Financial Solutions Group Inc. to present the 2026 Annual TIF Report. After answering questions, Greg returned the meeting to Pone.

Pone then presented a Resolution Determining the Need to Capture Tax Increment Revenue. With no questions, Craig Dellinger made a motion to approve the resolution, seconded by Tracey Barr. The motion passed unanimously.

Nicole Keesling opened a public hearing to consider a Confirmatory Resolution adding parcels to the I-469/Downtown EDA acquisition list. After three calls for public comment and none received, the hearing was closed.

With no questions from the Commission, Craig Dellinger made a motion to approve the resolution, seconded by Emily Almodovar. The motion passed unanimously.

Pone Vongphachanh presented a Resolution authorizing the invitation of quotes for a public works project on the RDC property located on Minnich Road. With no questions, Emily Almodovar made a motion to approve, seconded by Don Springer. The motion passed unanimously.



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REDEVELOPMENT COMMISSION

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Steve McMichael, Mayor

The next Redevelopment Commission meeting will be held on April 8, 2026 at 5:30 PM in the Community Room at City Hall.

With no further business, Tracey Barr made a motion to adjourn, seconded by Emily Almodovar. The motion passed unanimously.

Nicole Keesling, President

Tracey Barr, Secretary

RESOLUTION NO. R26-06

**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 Ind. Code § 36-7-14-39(b)(5) 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 Ind. Code § 36-7-14-39(b)(5), 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 Ind. Code § 36-7-14-39(b)(4), plus the amount necessary for other purposes described in Ind. Code § 36-7-14-39(b)(4). 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 Ind. Code § 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 Auditor of Allen County, Indiana, the Common Council of the City of New Haven, Indiana, and each taxing unit that is wholly or partly located within the Allocation Areas, in the manner set forth in Ind. Code § 36-7-14-39(b)(5)(B).
3. This Resolution hereby supersedes and replaces Resolution No. R26-03, adopted by the Commission on March 11, 2026.
4. This Resolution shall take effect immediately upon adoption.

[Signature Page Follows]

ADOPTED this 8th day of April, 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 Area 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)
7. Homefront at Maplecrest Allocation Area (City of New Haven Allocation Area No. 7)

RESOLUTION NO. R26-07

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
REGARDING DISPOSITION OF PROPERTY AND MATTERS RELATED THERETO**

(New Haven District Property Disposition)

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”), as the governing body for the New Haven Department of Redevelopment (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has established the Destination New Haven Economic Development Area (the “Economic Development Area”) as an economic development area pursuant to Section 41 of the Act; and

WHEREAS, the Commission desires to dispose of the property set forth in Exhibit A hereto (the “Property”) in order to promote the redevelopment and economic development of the Economic Development Area; and

WHEREAS, Section 22 of the Act requires the Commission, prior to the disposition of the Property, to obtain appraisals of the fair market value of the Property, prepare an offering sheet for the Property, and publish notice in accordance with Indiana Code 5-3-1 requesting written offers for the purchase of the Property and designating the time when the Commission will open and consider such offers for the Property; and

WHEREAS, the Commission has obtained appraisals for the Property in accordance with Section 22 of the Act; and

WHEREAS, the Commission now desires to authorize the disposition of the Property subject to the requirements of the Act.

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

1. The Commission hereby ratifies and approves the appointment of the appraisers and accepts and approves the appraisals for the Property, obtained by the Commission as required by Section 22 of the Act.
2. The Commission hereby authorizes a notice of disposition to be published with respect to the Property pursuant to Section 22 of the Act.
3. The Offering Sheet substantially in the form set forth in Exhibit B hereto is hereby approved.
4. Each member of the Commission, the Mayor and the Clerk- Treasurer of the City, and other appropriate officers of the Department 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 consummate the transactions described herein and carry out the purposes of this Resolution, and any such actions heretofore taken are hereby ratified and approved.
5. This Resolution shall take effect immediately upon its adoption by the Commission.

[Signature Page Follows]

ADOPTED this 8th day of April, 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 PROPERTY

Approximately 29 acres located on east side of Minnich Road between Moeller Road and Seiler road.

EXHIBIT B

FORM OF OFFERING SHEET

The City of New Haven Redevelopment Commission (the “Commission”) is offering the property described in Appendix A hereto (the “Offered Property”) for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

- | | |
|-------------------------------|---|
| Minimum Offering Price: | Each bid must propose a purchase price of not less than \$[insert average of two appraisals]. |
| Required Uses: | Construction of an indoor and/or outdoor youth sports complex to support basketball, volleyball, and other youth athletic activities in the City of New Haven, Indiana. |
| Conditions of Bid Acceptance: | <p>The Commission will publicly open all written offers, and the bid price will be read aloud and the bidder’s general plan will then be read at a meeting of the Commission on or after May 13, 2026. All bidders will be given notice of the meeting date, time, and location. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:</p> <ul style="list-style-type: none">(a) The successful bidder must be prepared to close on the purchase of the Offered Property within thirty (30) days after award by the Commission.(b) The successful bidder must propose the development for the Offered Property that conforms with the “Required Uses” section above, consistent with the Commission’s plan of development for the Offered Property.(c) The successful bidder must bid for all of the property which constitutes the Offered Property.(d) No proposal will be eligible for consideration that does not meet the minimum offering price. |
| Conditions to Closing: | <p>The Commission’s obligation to convey the Offered Property to the successful bidder is subject to the following conditions:</p> <ul style="list-style-type: none">(a) Payment of the full purchase price for the Offered Property by the successful bidder at closing. |

- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the City to assure compliance with all applicable laws and agreements to which the Commission and City are subject.

APPENDIX A

DESCRIPTION OF PROPERTY

Approximately 10 acres of the 29 acres located on east side of Minnich Road between Moeller Road and Seiler Road.

RESOLUTION NO. R26-08

RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE

(Isenbarger & Viggiano Properties)

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

WHEREAS, the Commission has previously adopted and confirmed resolutions establishing an economic development area pursuant to the Act known as the Interstate 469-Downtown Economic Development Area (the “Economic Development Area”), designating and declaring an allocation area within the Economic Development 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”) for the purpose of capturing incremental *ad valorem* property tax revenues levied and collected in the Allocation Area, and approving an economic development plan for the Economic Development Area (the “Plan”); and

WHEREAS, the Commission desires to finance the acquisition costs of certain real property listed in the property acquisition list in the Economic Development Plan for the Economic Development Area (the “Real Estate”), which Real Estate is described in Exhibit A attached hereto; and

WHEREAS, Sections 2.5 and 19 of the Act authorize the Commission to enter into an agreement to purchase real property without the approval of the Common Council of the City of New Haven, Indiana (the “City”), as the legislative body for the City, so long as (i) the purchase price of the real property does not exceed Five Million Dollars (\$5,000,000), and (ii) the agreement to purchase the real property does not provide for a payment term exceeding three (3) years; and

WHEREAS, as required by Section 19 of the Act, the Commission has obtained two (2) independent appraisals of the fair market value for each of the properties listed in Exhibit A hereto; and

WHEREAS, for real property that is not for sale at an auction or that has a total purchase price of at least twenty-five thousand dollars (\$25,000), Section 19 of the Act requires that the Commission specifically authorize any offer to purchase the real property at a price that exceeds the average of the two appraisals; and

WHEREAS, pursuant to Section 19(b) of the Act, the Commission has determined that entering into two or more agreements to purchase the Real Estate for an amount greater than the average of the two appraisals for each property listed in Exhibit A hereto, but at a cost not exceeding \$209,000 for the property designated as “Property A” in Exhibit A hereto and not exceeding \$**BBB** for the property designated as “Property B” in Exhibit A hereto, serves and benefits the Economic Development Area and has determined, to the extent necessary, to apply currently available tax increment from the allocation fund for the Allocation Area towards the

payment of the purchase price and related financing costs for the Real Estate in an aggregate amount not greater than the average of the two appraisals for each property listed in Exhibit A hereto of; and

WHEREAS, the purchase of the Real Estate conform to the list of eligible activities under the Plan, all as approved by the Commission.

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

1. The Commission hereby determines that the purchase of the Real Estate will directly serve and benefit the Economic Development Area, in accordance with the Plan.

2. The Commission agrees to purchase the property designated as “Property A” in Exhibit A hereto at a cost not exceeding \$209,000. The President or Vice President of the Commission is hereby authorized and directed to execute by manual or facsimile signature, and the Secretary or Vice President is hereby directed to attest to such execution by manual or facsimile signature, a purchase agreement for such property not inconsistent with this Resolution as the members of the Commission deem necessary or advisable, in the name and on behalf of the Commission.

3. The Commission agrees to purchase the property designated as “Property B” in Exhibit A hereto at a cost not exceeding \$**BBB**. The President or Vice President of the Commission is hereby authorized and directed to execute by manual or facsimile signature, and the Secretary or Vice President is hereby directed to attest to such execution by manual or facsimile signature, a purchase agreement for such property not inconsistent with this Resolution as the members of the Commission deem necessary or advisable, in the name and on behalf of the Commission.

4. The proper officers of the Commission are hereby authorized and directed to use any legally available revenues of the Commission, including available tax increment revenues from the allocation fund for the Allocation Area, to finance the purchase of the Real Estate and any costs incurred in connection with or on account of the acquisition of the Real Estate.

5. Each member of the Redevelopment Commission, the Mayor and the Clerk-Treasurer of the City, and other appropriate officers of the Department 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 consummate the transactions described herein and carry out the purposes of this Resolution, and all such actions heretofore taken are hereby ratified and approved.

6. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Redevelopment Commission declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions might be declared invalid or unconstitutional.

7. This Resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED this 8th day of April, 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 REAL ESTATE

The Economic Development Plan for the Interstate 469-Downtown Economic Development Area (the “Economic Development Area”) includes the parcels listed below as potential acquisitions by the City of New Haven Redevelopment Commission. All of the parcels below are located in the Economic Development Area.

Property A – Isenbarger Parcels

Average of the two appraisals for the entirety of Property A: \$209,000

<u>Parcel Identification Number</u>	<u>Address</u>
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

Property B – Viggiano Parcels

Average of the two appraisals for the entirety of Property B: \$[BBB]

<u>Parcel Identification Number</u>	<u>Address</u>
02-13-12-302-020.000-041	706 Broadway Street, New Haven, IN 46774