



CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

May 13, 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 April 13, 2026

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Bid Opening Related to Disposition of Property Located at 4055 Minnich Road
- B. Consideration of East Central Fire Territory to Use Property Located at 435 and 440 Lincoln Highway West for Firefighter Training
- C. Consideration of Resolution Approving Additional Funds for the Minnich Trail Project
- D. Consideration of Resolution to Adopt the Downtown Redevelopment Plan
- E. Consideration of Resolution Pledging TIF Revenues for Economic Development Revenue Bonds for Great Lakes Capital Project
- F. Consideration of Resolution Authorizing TIF Reimbursement for Local Public Improvements in the Interstate 469–Downtown Allocation Area

V. OTHER BUSINESS

VI. NEXT MEETING

A. June 10, 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 SPECIAL MEETING

DATE: April 13, 2026

LOCATION: City Hall—Community Room, 815 Lincoln Highway East, New Haven, IN 46774

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 Craig Dellinger.

The Commission reviewed the minutes from the March 11, 2026 meeting. Finding no revisions necessary, Don Springer moved to approve the minutes, with a second from Tracey Barr. The motion carried unanimously.

Pone Vongphachanh presented the Resolution to Capture Tax Increment. With no questions from the Commission, Don Springer moved to approve the consideration, with a second from Emily Almodovar. The motion was approved unanimously.

Pone briefed the Commission on the resolution for the disposition of property on Minnich Road and outlined the next steps. With no questions, Emily Almodovar moved to approve the consideration, seconded by Emily Almodovar. The motion passed unanimously.

The Commission reviewed a resolution authorizing the purchase of real property. With no questions, Emily Almodovar moved to approve, seconded by Don Springer. The motion passed unanimously.

The next Redevelopment Commission meeting will be held on May 13th, 2026 at 5:30 PM in the Community Room at City Hall.

With no further business, Don Springer made a motion to adjourn the meeting, seconded by Tracey Barr. The motion was passed unanimously.

Nicole Keesling, President

Tracey Barr, Secretary

ASSUMPTION OF RISK AND WAIVER OF LIABILITY

I, THE UNDERSIGNED, HEREBY ASSUME ALL OF THE RISKS OF PARTICIPATING IN ANY/ALL ACTIVITIES OR EVENTS LOCATED AT _____, NEW HAVEN, INDIANA, _____ (the "Facility"), WHICH LOCATION IS OWNED BY THE CITY OF NEW HAVEN, COUNTY OF ALLEN, INDIANA (the "City"). I agree to indemnify and hold harmless the City and any and all of its divisions, affiliates, officers, elected officials, agents, and employees from any and all claims of whatsoever nature and kind including, but not limited to, injury to person, damage to property, and claims of economic loss, arising out of the use or quality of the Facility or other facilities, equipment, or services supplied hereunder, any risks that may arise from negligence or carelessness on the part of the City, its divisions, subsidiaries, officers, agents, and employees.

In consideration of my use of the Facility, I, the undersigned, hereby take action for myself, my executors, administrators, heirs, next of kin, successors, and assigns as follows: I, the undersigned, applying for entrance to restricted areas, facilities, and equipment of the City, which are off limits to the general public, agree that I do so at my own risk, and that if I sustain personal injury, disability, death, property theft, or property damage by reason thereof, no claim for me or on my behalf will be made against the City, its divisions, subsidiaries, officers, elected officials, agents, or employees. I certify that I have no health-related issues or problems which preclude my participation in and use of the Facility or other facilities, equipment, or services provided by the City and have not been advised not to participate by a qualified medical professional.

Wherefore, I, the undersigned, agree to waive, release, and discharge the City, its divisions, subsidiaries, officers, elected officials, agents, and employees from any and all liability, including but not limited to, liability arising from the negligence or fault of the entities or persons released, for my death, disability, personal injury, property damage, property theft, or actions of any kind which may hereafter occur to me as a result of participating in this activity or event or using the Facility or other facilities and/or equipment provided by the City. I also indemnify and hold harmless the City, its divisions, subsidiaries, officers, elected officials, agents, and employees from all claims or actions whatsoever arising out of or in consequence of personal injury or property damage sustained by me, the undersigned, while participating in any activity or event related to the use of the Facility or other equipment and/or facilities provided by the City, whether caused by negligence or otherwise, or whether on the City's premises or elsewhere. I acknowledge that this release form will be used by the event holders, sponsors, organizers, and vendors of the activity or event in which I may participate, and that it will govern my actions and responsibilities at said activity or event.

Sign: _____

Print Name: _____

Date: _____

RESOLUTION NO. R26-09

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
AUTHORIZING THE APPLICATION OF CERTAIN TAX INCREMENT REVENUES
ON HAND TO PROJECT COSTS DIRECTLY SERVING AND BENEFITTING THE
INTERSTATE 469-DOWNTOWN ECONOMIC DEVELOPMENT AREA**

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

WHEREAS, the Redevelopment 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 Redevelopment Commission has determined to apply an amount not to exceed One Hundred Eleven Thousand Six Hundred Ninety-One Dollars and 48/100 Cents (\$111,691.48) (the “Expenditure”) of currently available tax increment from the allocation fund for the Allocation Area in the amounts set forth in Exhibit A toward the cost of certain project costs outlined in Exhibit A (the “Projects”); and

WHEREAS, the Projects conform to the list of eligible activities under 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 Projects and the Expenditure will directly serve and benefit the Economic Development Area, including the Allocation Area, in accordance with the Plan.

2. The Redevelopment Commission hereby authorizes the Expenditure in an aggregate amount not to exceed \$111,691.48 of tax increment from the allocation fund for the Allocation Area toward the cost of the Projects. 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 this 13th day of May, 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

Project List and Project Costs

<u>Project</u>	<u>Amount</u>
Minnich Road Trail Project	
API Construction Corp – COD #1.1	\$59,360.93
API Construction Corp – COD #2.1	48,500.00
API Construction Corp – COD #3.1	<u>3,830.55</u>
TOTAL	<u>\$111,691.48</u>

EXHIBIT A

Project List and Project Costs

<u>Project</u>	<u>Amount</u>
Minnich Road Trail Project	
API Construction Corp – COD #1.1	\$59,360.93
API Construction Corp – COD #2.1	48,500.00
API Construction Corp – COD #3.1	<u>3,830.55</u>
TOTAL	<u>\$111,691.48</u>

Contract Change Order Summary Sheet

New Haven Engineering

Project Number: TL-24-001(B) CN
 Project Name: Minnich Rd Trail
 Bid/Quote Date: 05/01/2025
 Bid/Quote Amount: \$ 823,900.00

Contractor: API Construction Corp.
 Superintendent: Aaron Lybarger
 Inspection Firm: BF&S Engineering, Inc.
 RPR: Cory Staley

Change Number	Description	Board Date	Inter Completion (date)	Subs Completion (date)	Final Completion (date)	Foreseen Change Amount		Unforeseen Change Amount	Change Order Amount	Running Change Order Total	New Contract Amount
						Change Amount	%				
1	COD #1.1	08/13/2025		05/29/2026	06/29/2026	\$ 59,360.93	7.2 %	\$ 0.00	\$ 59,360.93	\$ 59,360.93	\$ 883,260.93
Change Amount Totals						\$ 59,360.93	7.2 %	\$ 0.00	\$ 59,360.93		

Original Bid Amount	\$ 823,900.00	
Total Change Amount	F	7.2 %
	UF	0.0 %
Current Contract Amount	\$ 883,260.93	

- Completion Date Abbreviations:
- Inter Completion - Intermediate Date Change
 - Subs Completion - Substantial Completion Date Change
 - Final Completion - Final Completion Date Change

Contract Change Order Form

New Haven Engineering

TO: Aaron Lybarger
 API Construction Corp.
 11808 E. SR 205 E
 LaOtto, IN 46763

Contract Change No: 1 Revised from 8/13/2025
 Board Date: 05/13/2026
 Project: TL-24-001(B) CN | Minnich Rd Trail

I. You are hereby directed to make the following changes in this Contract:

- COD #1.1 - Additional Streetlighting on Lincoln Highway east of Minnich Rd

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price	WDC/COD
038	I-805-11813	CONDUIT, PVC, 2 IN. SCHEDULE 80	LFT	\$20.00	100.00	\$2,000.00	1.1
045	I-807-04866	LUMINAIRE (ROADWAY, LED, DECORATIVE)	EACH	\$3,000.00	2.00	\$6,000.00	1.1
046	I-807-03758	LIGHTING FOUNDATION, CONCRETE, WITH GROUNDING , 24IN X 24IN X 96IN	EACH	\$2,500.00	3.00	\$7,500.00	1.1
048	I-807-07580	WIRE, NO. 4 COPPER, IN PLASTIC DUCT, IN TRENCH, 4 1/C	LFT	\$20.00	450.00	\$9,000.00	1.1
049	I-807-04654	LIGHT POLE (30 FT E.M.H., 6' MAST ARM, DECORATIVE)	EACH	\$11,500.00	2.00	\$23,000.00	1.1
051	I-807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	LFT	\$1.50	315.00	\$472.50	1.1
052	I-807-86910	CONNECTOR KIT, UNFUSED	EACH	\$70.00	3.00	\$210.00	1.1
053	I-807-86915	CONNECTOR KIT, FUSED	EACH	\$65.00	3.00	\$195.00	1.1
054	I-807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	EACH	\$50.00	12.00	\$600.00	1.1
067	I-110-01001	MOBILIZATION AND DEMOBILIZATION (Additional streetlighting on Lincoln H	LSUM	\$4,000.00	1.00	\$4,000.00	1.1
068	I-105-06807	ADDITIONAL (Light pole assembly, install only - Edwards Generator)	LSUM	\$2,500.00	1.00	\$2,500.00	1.1
069	I-105-06807	ADDITIONAL (Change Order #1 Streetlighting API 7% mark-up)	LSUM	\$3,883.43	1.00	\$3,883.43	1.1

Change Order Total \$59,360.93

II. The following referenced documents further describe the changes outlined in Paragraph I, and are to be considered part of this Change Order:

CO Detail No(s): 1.1

The changes result in the following adjustment of Contract Price and Contract Time:

Contract Sum prior to this Change Order: \$ 823,900.00
 Contract Sum shall be increased by this Change Order: \$ 59,360.93
 New Contract Sum including this Change Order: \$ 883,260.93

Contract Time Prior to this Change Order:

05/29/2026 Substantial Completion Date
 06/29/2026 Final Completion Date

Current Contract Time including this Change Order:

Net unchanged Substantial Completion resulting from this Change Order: 0 calendar days = 05/29/2026 Substantial Completion Date
 Net unchanged Final Completion resulting from this Change Order: 0 calendar days = 06/29/2026 Final Completion Date

This change order is for full and final settlement of all direct, indirect, impact costs and time extensions incurred at any time resulting from the performances of the changed work.

The Above Changes are Recommended:

The Above Changes are Accepted:

Approved:

Cory Staley, BF&S Engineering, Inc.
Resident Project Representative

Aaron Lybarger, API Construction Corp.
Contractor

City of New Haven
Owner

6401 Constitution Dr
Address

11808 E. SR 205 E
Address

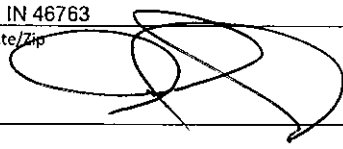
815 Lincoln Highway E
Address

Fort Wayne, IN 46804
City/State/Zip

LaOtto, IN 46763
City/State/Zip

New Haven, IN 46774
City/State/Zip

By: *Cory Staley*

By: 

By: *Richard S. Knechtel*

Phone: 317-371-3228

Phone: (260) 438-3126

Phone: (260) 748-7070

Date: 4/27/2026

Date: 4/27/2026

Date: 4/27/2026

Change Order Detail Form

New Haven Engineering

TO: Aaron Lybarger
API Construction Corp.
11808 E. SR 205 E
LaOtto, IN 46763

Change Order Detail No: 1.1 | Change Order No: 1
Initiated Date: 07/07/2025
Change Order Board Date: 08/13/2025
Project: TL-24-001(B) CN | Minnich Rd Trail

Additional Streetlighting on Lincoln Highway east of Minnich Rd

DESCRIPTION OF WORK COVERED BY THIS CHANGE DETAIL:

COD #1.1 This is a quotation from Michiana Contracting for the installation of two street lights on Lincoln Highway (south side of the roadway) just east of Minnich Rd including one streetlight installation only for Edwards Generator Repair as they provided the street light pole and mast arm.

TIME EXTENSION FOR THIS CHANGE DETAIL:

TAN | Time Adjustment Not Required

A contract time adjustment is not required for this change.

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price
038	I-805-11813	CONDUIT, PVC, 2 IN. SCHEDULE 80	LFT	\$20.00	100.00	\$2,000.00
045	I-807-04866	LUMINAIRE (ROADWAY, LED, DECORATIVE)	EACH	\$3,000.00	2.00	\$6,000.00
046	I-807-03758	LIGHTING FOUNDATION, CONCRETE, WITH GROUNDING , 24IN X 24IN X 96IN	EACH	\$2,500.00	3.00	\$7,500.00
048	I-807-07580	WIRE, NO. 4 COPPER, IN PLASTIC DUCT, IN TRENCH, 4 1/C	LFT	\$20.00	450.00	\$9,000.00
049	I-807-04654	LIGHT POLE (30 FT E.M.H., 6' MAST ARM, DECORATIVE)	EACH	\$11,500.00	2.00	\$23,000.00
051	I-807-86889	CABLE, POLE CIRCUIT, THWN, NO. 10 COPPER, STRANDED 1/C	LFT	\$1.50	315.00	\$472.50
052	I-807-86910	CONNECTOR KIT, UNFUSED	EACH	\$70.00	3.00	\$210.00
053	I-807-86915	CONNECTOR KIT, FUSED	EACH	\$65.00	3.00	\$195.00
054	I-807-86920	MULTIPLE COMPRESSION FITTING, NON-WATERPROOFED	EACH	\$50.00	12.00	\$600.00
067	I-110-01001	MOBILIZATION AND DEMOBILIZATION (Additional streetlighting on Lincoln Highway)	LSUM	\$4,000.00	1.00	\$4,000.00
068	I-105-06807	ADDITIONAL (Light pole assembly, install only - Edwards Generator)	LSUM	\$2,500.00	1.00	\$2,500.00
069	I-105-06807	ADDITIONAL (Change Order #1 Streetlighting API 7% mark-up)	LSUM	\$3,883.43	1.00	\$3,883.43

Change Order Detail Total \$59,360.93

REASON FOR THIS CHANGE DETAIL: Owners Request

PROJECT COMPLETION DATES: Unchanged Substantial Completion Date of 0 calendar days

Contract Change Order Summary Sheet

New Haven Engineering

Project Number: TL-24-001(B) CN
 Project Name: Minnich Rd Trail
 Bid/Quote Date: 05/01/2025
 Bid/Quote Amount: \$ 823,900.00

Contractor: API Construction Corp.
 Superintendent: Aaron Lybarger
 Inspection Firm: BF&S Engineering, Inc.
 RPR: Cory Staley

Change Number	Description	Board Date	Inter Completion (date)	Subs Completion (date)	Final Completion (date)	Foreseen Change Amount	Unforeseen Change Amount	Change Order Amount	Running Change Order Total	New Contract Amount
1	COD #1.1	05/13/2026		05/29/2026	06/29/2026	\$ 59,360.93	\$ 0.00	\$ 59,360.93	\$ 59,360.93	\$ 883,260.93
2	COD #2.1	05/13/2026		06/12/2026	07/13/2026	\$ 48,500.00	\$ 0.00	\$ 48,500.00	\$ 107,860.93	\$ 931,760.93
Change Amount Totals						\$ 107,860.93	13.1 %	\$ 107,860.93	\$ 107,860.93	

Original Bid Amount	\$ 823,900.00	
Total Change Amount	F 13.1 %	\$ 107,860.93
	UF 0.0 %	13.1 %
Current Contract Amount	\$ 931,760.93	

Completion Date Abbreviations:

- Inter Completion - Intermediate Date Change
- Subs Completion - Substantial Completion Date Change
- Final Completion - Final Completion Date Change

Contract Change Order Form

New Haven Engineering

TO: Aaron Lybarger
API Construction Corp.
11808 E. SR 205 E
LaOtto, IN 46763

Contract Change No: 2
Board Date: 5/13/2026
Project: TL-24-001(B) CN | Minnich Rd Trail

I. You are hereby directed to make the following changes in this Contract:

- COD #2.1 - Additional undercut remediation of bad subgrade

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price	WDC/COD
005	I-203-02000	EXCAVATION, COMMON (FOR UNDERCUT)	CYS	\$35.00	550.00	\$19,250.00	2.1
011	I-211-02050	B BORROW (FOR UNDERCUT)	CYS	\$45.00	650.00	\$29,250.00	2.1

Change Order Total \$48,500.00

II. The following referenced documents further describe the changes outlined in Paragraph I, and are to be considered part of this Change Order:

CO Detail No(s): 2.1

The changes result in the following adjustment of Contract Price and Contract Time:

Contract Sum prior to this Change Order: \$ 883,260.93
Contract Sum shall be **increased** by this Change Order: \$ 48,500.00
New Contract Sum including this Change Order: \$ 931,760.93

Contract Time Prior to this Change Order:

05/29/2026 Substantial Completion Date
06/29/2026 Final Completion Date

Current Contract Time including this Change Order:

Net **increased** Substantial Completion resulting from this Change Order: 14 calendar days = **06/12/2026 Substantial Completion Date**
Net **increased** Final Completion resulting from this Change Order: 14 calendar days = **07/13/2026 Final Completion Date**

This change order is for full and final settlement of all direct, indirect, impact costs and time extensions incurred at any time resulting from the performances of the changed work.

The Above Changes are Recommended:

The Above Changes are Accepted:

Approved:

Cory Staley, BF&S Engineering, Inc.
Resident Project Representative

Aaron Lybarger, API Construction Corp.
Contractor

City of New Haven
Owner

6401 Constitution Dr
Address

11808 E. SR 205 E
Address

815 Lincoln Highway E
Address

Fort Wayne, IN 46804
City/State/Zip

LaOtto, IN 46763
City/State/Zip

New Haven, IN 46774
City/State/Zip

By: _____

By: _____

By: _____

Phone: 317-371-3228

Phone: (260) 438-3126

Phone: (260) 748-7070

Date: _____

Date: _____

Date: _____

Change Order Detail Form

New Haven Engineering

TO: Aaron Lybarger
API Construction Corp.
11808 E. SR 205 E
LaOtto, IN 46763

Change Order Detail No: 2.1 | Change Order No: 2
Initiated Date: 05/04/2026
Change Order Board Date: 05/13/2026
Project: TL-24-001(B) CN | Minnich Rd Trail

Additional undercut remediation of bad subgrade

DESCRIPTION OF WORK COVERED BY THIS CHANGE DETAIL:

COD #2.1: Due to the excessive rain we have experienced this year to date, and the location of an existing waterline trench directly under the trail, there is a need to remediate the subgrade that is very soft. The trail cannot be constructed on the existing subgrade and be stable, thus the need to add additional undercut, geogrid, Winfab HP270 (a high-performance, woven polypropylene geotextile designed for soil separation, stabilization, and reinforcement) and B-Borrow for undercut. The geogrid and geotextile are in the cost of other items and therefore, not itemized as pay items. The total change if the entire trail area needs remediated would be 1730' x 12' = 2306.67 at \$21.77/sy which is a total of \$50,216.21 minus the current remediation being done (-\$8,670.50) leaving a change order balance of \$41,545.71. The pay items above are an estimate of the amount needed to complete the project plus a small contingency. Additionally, due to the weather delays, and additional 14 days are being added to the substantial completion date.

TIME EXTENSION FOR THIS CHANGE DETAIL:

TA | Time Adjustment

A contract time adjustment is required for this change and has been addressed herein.

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price
005	I-203-02000	EXCAVATION, COMMON (FOR UNDERCUT)	CYS	\$35.00	550.00	\$19,250.00
011	I-211-02050	B BORROW (FOR UNDERCUT)	CYS	\$45.00	650.00	\$29,250.00

Change Order Detail Total \$48,500.00

REASON FOR THIS CHANGE DETAIL: Changed Conditions

PROJECT COMPLETION DATES: Increased Substantial Completion Date of 14 calendar days

RE: TL-24-001 Minnich rd Trail schedule update

From Aaron Lybarger <a.lybarger@apiland.net>

Date Thu 4/30/2026 8:04 AM

To Richard S. Kruchten <rkruchten@newhaven.in.gov>

Cc Pone Vongphachanh <pone@newhaven.in.gov>; Aaron Lybarger <a.lybarger@apiland.net>

CAUTION: This email originated from outside of City of New Haven. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rick and Pone –

I can be available on site tomorrow at 1 pm, Monday at 2pm, or Tuesday at 8 am. In preparation for our discussion, I want to make sure we are all on the same page with a couple items leading up to this. Like I said on 4/27, I'm not worried about the 6/29/26 Final Completion Date, but the 5/29/26 Substantial Completion Date is now being challenged unless this rain stops soon. Next week looked good a few days ago, but now the weather forecast for next week does not look great...hopefully that's not the case:

Below is the e-mail I sent to yourself and Cory on 4/27/26:

Also, as you know, we have attempted to commence the work on Minnich Road Trail three times to date with rain and saturated subgrade following the rains causing us to stop work in each of the three instances. We've been approved for a portion of the undercut areas while trying to utilize the plan design Subgrade Treatment III on the balance of the areas, but the saturation has not allowed either the additional undercut remediation or the Subgrade Treatment III to be utilized with any real progress. Please accept this e-mail as notification of continued weather delay impacts. Although we don't yet know the exact impact – as we are to receive more rain this afternoon and evening – I do feel confident that we will maintain the Final Completion Date of 6/29/26, but I feel the Substantial Completion Date of 5/29/26 could be impacted at this point in time.

Below is the e-mail sent to yourself and Cory on 4/20/26 regarding undercutting the wet / yielding subgrade IF moisture continues relative to the schedule:

Subgrade Remediation:

To date, we have stoned +/- 300' of trail per the design documents and have identified another 627 sys (290' x 12' + 180' x 12') that needs to be remediated. The remediation plan discussed for the 627 sys is:

- 5. Undercut: 6" at 104 cys at \$35/cy = \$3,640
- No Pay Item: BX 1200 Geogrid at \$4/sy = \$2,508
- No Pay Item: Winfab 270HP Soil Separation at \$4.50/sy = \$2,821.50
- 11. B-Borrow for Undercut: 6" at 104 cys at \$45/cy = \$4,680
- **TOTAL UNDERCUT TO DATE:**
\$13,649.50 or \$21.77/sy

The costs for undercut remediation included in the bid are Pay Items 5. at \$9,765 and 11. at \$12,555 for a total of \$22,320.

The total trail is +/- 2,500'. Subtracting the 300' installed and subtracting the 470' of remediation above, that leaves 1,730' of trail with a subbase width of 12' for 2,306.67 sys. IF 100% of the remaining area needs remediated the same way, the cost would be 2,306.67 sys at \$21.77/sy = \$50,216.21

- The current remediation of \$13,649.50 leaves a balance remaining in the contract of \$8,670.50 (no change-order needed)
- IF 100% of the remaining trail is remediated the same way: \$50,216.21 - \$8,670.50 = \$41,545.71 (change-order needed)

Thanks,

Aaron Lybarger, DBIA, ICAT

President

PO Box 191

6500 Merchants Drive

LaOtto, IN 46763

Office: 260-897-2743 Cell: 260-438-3126

www.apiland.net

Equal Opportunity Employer



"Building **Infrastructure**
For The 21st Century"



Be aware! Online banking fraud is on the rise. If you receive an e-mail containing WIRE TRANSFER INSTRUCTIONS, please call us immediately to verify the information prior to sending funds.

From: Richard S. Kruchten <rkruchten@newhaven.in.gov>

Sent: Thursday, April 30, 2026 7:28 AM

To: Aaron Lybarger <a.lybarger@apiland.net>

Cc: Pone Vongphachanh <pone@newhaven.in.gov>

Subject: TL-24-001 Minnich rd Trail schedule update

Aaron,

Pone would like a schedule update for the trail to report to the RDC. I know we are behind due to rain but not sure how far behind. Substantial Completion is currently May 29.

Thanks,

Rick Kruchten, PMP, PE/S, ERC

Director of Engineering

City of New Haven

815 Lincoln Hwy East

New Haven, IN 46774

rkruchten@newhaven.in.gov

O: 260-748-7031

Contract Change Order Summary Sheet

New Haven Engineering

Project Number: TL-24-001(B) CN
 Project Name: Minnich Rd Trail
 Bid/Quote Date: 05/01/2025
 Bid/Quote Amount: \$ 823,900.00

Contractor: API Construction Corp.
 Superintendent: Aaron Lybarger
 Inspection Firm: BF&S Engineering, Inc.
 RPR: Cory Staley

Change Number	Description	Board Date	Inter Completion (date)	Subs Completion (date)	Final Completion (date)	Foreseen Change Amount	Unforeseen Change Amount	Change Order Amount	Running Change Order Total	New Contract Amount
1	COD #1.1	05/13/2026		05/29/2026	06/29/2026	\$ 59,360.93	\$ 0.00	\$ 59,360.93	\$ 59,360.93	\$ 883,260.93
2	COD #2.1	05/13/2026		06/12/2026	07/13/2026	\$ 48,500.00	\$ 0.00	\$ 48,500.00	\$ 107,860.93	\$ 931,760.93
3	COD #3.1	05/13/2026		06/12/2026	07/13/2026	\$ 3,830.55	\$ 0.00	\$ 3,830.55	\$ 111,691.48	\$ 935,591.48
Change Amount Totals						\$ 111,691.48	13.6 %	\$ 0.00	0.0 %	\$ 111,691.48

Original Bid Amount	\$ 823,900.00	
Total Change Amount	F	13.6 %
	UF	0.0 %
Current Contract Amount	\$ 935,591.48	

Completion Date Abbreviations:

- Inter Completion - Intermediate Date Change
- Subs Completion - Substantial Completion Date Change
- Final Completion - Final Completion Date Change

Contract Change Order Form

New Haven Engineering

TO: Aaron Lybarger
API Construction Corp.
11808 E. SR 205 E
LaOtto, IN 46763

Contract Change No: 3
Board Date: 5/13/2026
Project: TL-24-001(B) CN | Minnich Rd Trail

I. You are hereby directed to make the following changes in this Contract:

- COD #3.1 - New AEP Transformer for new street lights

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price	WDC/COD
070	I-105-06807	ADDITIONAL (Install new transformer & UG service riser on existing pole)	LSUM	\$3,830.55	1.00	\$3,830.55	3.1

Change Order Total \$3,830.55

II. The following referenced documents further describe the changes outlined in Paragraph I, and are to be considered part of this Change Order:

CO Detail No(s): 3.1

The changes result in the following adjustment of Contract Price and Contract Time:

Contract Sum prior to this Change Order: \$ 931,760.93
Contract Sum shall be **increased** by this Change Order: \$ 3,830.55
New Contract Sum including this Change Order: \$ 935,591.48

Contract Time Prior to this Change Order:

06/12/2026 Substantial Completion Date
07/13/2026 Final Completion Date

Current Contract Time including this Change Order:

Net **unchanged** Substantial Completion resulting from this Change Order: 0 calendar days = **06/12/2026 Substantial Completion Date**
Net **unchanged** Final Completion resulting from this Change Order: 0 calendar days = **07/13/2026 Final Completion Date**

This change order is for full and final settlement of all direct, indirect, impact costs and time extensions incurred at any time resulting from the performances of the changed work.

The Above Changes are Recommended:

The Above Changes are Accepted:

Approved:

Cory Staley, BF&S Engineering, Inc.
Resident Project Representative

Aaron Lybarger, API Construction Corp.
Contractor

City of New Haven
Owner

6401 Constitution Dr
Address

11808 E. SR 205 E
Address

815 Lincoln Highway E
Address

Fort Wayne, IN 46804
City/State/Zip

LaOtto, IN 46763
City/State/Zip

New Haven, IN 46774
City/State/Zip

By: _____

By: _____

By: _____

Phone: 317-371-3228

Phone: (260) 438-3126

Phone: (260) 748-7070

Date: _____

Date: _____

Date: _____

Change Order Detail Form

New Haven Engineering

TO: Aaron Lybarger
API Construction Corp.
11808 E. SR 205 E
LaOtto, IN 46763

Change Order Detail No: 3.1 | Change Order No: 3
Initiated Date: 05/04/2026
Change Order Board Date: 05/13/2026
Project: TL-24-001(B) CN | Minnich Rd Trail

New AEP Transformer for new street lights

DESCRIPTION OF WORK COVERED BY THIS CHANGE DETAIL:

COD #3.1: The AEP distribution line that runs along Minnich Road needs to have a single-phase transformer (looks like a gray barrel on the wood pole) to service the 120V lighting cabinet. The closest existing option was down at the field south of the project limits. The other transformers out there are either a higher voltage or three-phase. The most accessible utility pole to add a conduit riser and the required transformer is in front of the Marathon. We are putting the cabinet relatively close to save wire cost, but ~\$3k of the cost is just the transformer install. This adds a new transformer & UG service riser on existing pole to provide 200 amp, single phase, 120/240V electric service for new street lights on this project.

For reference on the Lincoln Highway Trail project, AEP was able to install an aerial line across Lincoln Highway from an existing pole/transformer to hit our wood pole so the cost was minimal, but that wasn't as plausible here.

TIME EXTENSION FOR THIS CHANGE DETAIL:

TAN | Time Adjustment Not Required

A contract time adjustment is not required for this change.

LN	Pay Item	Pay Item Name	Unit	Unit Price	Quantity	Price
070	I-105-06807	ADDITIONAL (Install new transformer & UG service riser on existing pole)	LSUM	\$3,830.55	1.00	\$3,830.55

Change Order Detail Total \$3,830.55

REASON FOR THIS CHANGE DETAIL: Owners Request

PROJECT COMPLETION DATES: Unchanged Substantial Completion Date of 0 calendar days

Indiana Michigan Power Company - IN

Contribution-In-Aid-Of-Construction Agreement For Electric Distribution Service

Contract #: DWMS00000650248

Work Request # 91796505

Date: 4/28/2026

Customer Name: **City of New Haven**

Tariff: GS-Sec

Service Address 10847 ISABELLE DR
NEW HAVEN, IN

Project Description: The Customer has requested the installation of electric distribution facilities (hereinafter referred to as "Basic Service") as follows: Install new transformer & UG service riser on existing pole to provide 200 amp, single phase, 120/240V electric service for new street lights.

Indiana Michigan Power Company - IN (hereinafter referred to as "Company") agrees to install, own and maintain facilities as designed to provide electric service as outlined above. This includes all poles, equipment, wire and trenching from existing Company facilities to the Customer's meter socket.

Customer agrees to provide all necessary easements; ensure that the site is to grade as defined on this agreement; provide all necessary property pins and Right-of-Way staking as required by Company; locate and identify any/all privately owned and installed utilities prior to installation of Company facilities; and provide Company approved meter socket(s) installed to Company specifications.

1. Customer Revenue Credit - Customer hereby agrees that the following electrical load and/or housing units will be installed A) within three (3) months from completion of extension unless stated otherwise in the comments above; or B) within six (6) years from completion of extension if customer is developing a subdivision or manufactured housing park.

RESIDENTIAL				
NUMBER OF SUBDIVISION LOTS 0				
NUMBER OF LOTS USED TO DETERMINE REVENUE 0.00				
House Size	Base Load	Geothermal & ASHP (# units)	Resistance & ETS (# units)	AOHP (# units)
0				
0				
0				
COMMERCIAL / INDUSTRIAL				
Demand kW 3	Monthly kWh 146		Load Factor %	8

Based on the customer's preceding representation, the Company estimates the 2-1/2 year revenue to be \$902.67. Customer agrees to pay to the Company the potentially refundable amount of \$3,830.55, which is the difference between the Company's cost of installing the necessary facilities and the estimated revenue credit. In addition, the customer agrees to pay a non-refundable amount of \$0.00, for any work requested that exceeds what is required to provide adequate service.

Total amount due including both the refundable and the non-refundable amount is \$3,830.55

Payment shall be made prior to the start of Company's construction of facilities.

2. Recalculated Revenue - If the customer has not installed or contracted for the installation of the electric equipment as stated in paragraph #1, then the Company shall recalculate the estimated revenue. If the recalculated revenue is less than the Company's cost of facilities, then the customer shall, within thirty (30) days of receiving an invoice from the Company, pay to Company as aid to construction, the difference between the estimated revenue and the Company's cost of the facilities. The fact that the customer may no longer be associated with or have a property interest in the project served under this agreement does not release the customer from this obligation.

3. Customer Refund - If the customer made an aid to construction payment, then the customer shall, after the number of services used in the original revenue calculation has been installed, receive a refund for any additional permanent customers utilizing the same line extension within six (6) years from completion of the extension. Refunds will be made for each additional permanent customer equal to 2-1/2 times the estimated annual revenue, less the estimated cost of service drop or laterals and metering equipment required to serve the new permanent customer(s). The total of all refunds or allowances shall not exceed the total payment made by the customer. Refunds will be made once customer has notified the Company of any new customers that are added to this extension.

4. Underground Service

a. The customer shall provide, at no cost to the company, the necessary right of way for the underground electric service and shall make the right of way accessible to the company's equipment. The owner shall remove all obstacles, grade the right of way to within 4" of finished grade, and provide continuing access to the Company for expansion, operation, and maintenance of all electric service facilities. Seeding and restoration or replacement of all trees, shrubs, and landscaping, shall be the responsibility of the customer.

b. The Company may provide the necessary excavation, trenching and backfill and shall install the electrical conductors and related facilities. The customer may elect to do all trenching and backfill in order to reduce

company charges for installing underground service. All trenching and backfill must be done in accordance with Company specifications.

c. Where abnormal site or soil conditions are found to exist after Contribution-In-Aid-Of Construction Agreement For Electric Distribution Service has been accepted, the customer shall pay those charges resulting from the abnormal conditions which are in excess of the original customer payment.

d. The customer hereby agrees to install an approved electric service entrance of sufficient capacity for present requirements of the building to be erected on the property. Service shall normally terminate on the building exterior at a location suitable to the Company. Service entrance capacity shall be as indicated on the Contribution-In-Aid-Of-Construction Agreement For Electric Distribution Service.

e. The customer shall coordinate the installation of underground electric facilities with other utilities and services to permit efficient completion of Company's work, unimpeded access to the installation site, and installation of underground facilities at proper depth to avoid accidental dig-ins or other installation problems.

f. Customer understands that in order for Company to perform the above described work, Company (and/or its contractor) may be required to excavate, dig, bore or bring large, heavy equipment onto the property. This presents a danger to hidden underground structures/facilities. It is the customer's responsibility to locate and/or expose all privately owned structures/facilities located within the proposed work area. The Company (and/or its contractor) will not assume responsibility for damage to water lines, drain tiles, septic systems, etc., that have not been properly identified and/or exposed by the customer.

Customer understands that all facilities installed by the Company will be and remain property of the Company. The Company expressly retains the right to use said lines and equipment for any purpose which Company deems advisable, including the distribution of electric service to other customers.

Other utilities may have lines and/or equipment that utilize Company's pole or other facilities. Company is not responsible for the installation, relocation or removal of lines and/or equipment owned by other utilities at this location. Each utility is responsible for its own equipment and the time it takes to install, remove or relocate it. Any fees charged by other utilities are the responsibility of the customer, not the Company. The customer is responsible for contacting the other utilities and making arrangements with them for any work that must be done to facilitate this contract.

Nothing herein contained shall be construed as a waiver or relinquishment by Company or any right it has or may hereafter have to discontinue service for or on account of default in the payment of any bill owing or to become owing thereunder or for any reason or cause stated in the Company's Tariff.

It is agreed and understood that, if Customer alters the terms of this Agreement, it may be voided at the discretion of the Company.

It is further understood and agreed that should circumstances, on the part of either the Company or the customer, delay rendering service beyond 90 days after this Agreement is signed, the terms of this agreement may be renegotiated at the request of either party.

The quoted price and terms set forth in this Contribution-In-Aid-Of-Construction Agreement For Electric Distribution may be withdrawn if not accepted before 05/28/2026

Terms of this agreement begin upon Company's completion of the line extension

Binding Authority - The individual executing this Agreement hereby warrants to the Company that he or she has full authority to do so and has authority to bind the customer.

Customer agrees to accept above described terms and conditions and further agrees that the Company shall not be liable for any claim of loss, injury, or damage, caused by the installation of service to the customer or for work on behalf of customer under this Agreement except that which results from the negligence of the Company.

CUSTOMER USE:

Date: _____
Customer Name: CITY OF NEW HAVEN
By: _____
Title: _____

COMPANY USE:

Date: 04/28/2026
Print Name: Daniel P Riemen
Accepted By: Daniel P Riemen
Title: Design Technician



Location 1 - AEP POLE
AL0484000323
EX: 45-3,
25kVA XFMR.
IN: 4/0 SVC RISR.
4/0 AL UT IN CSTMR
3" CONDUIT.
DS301
DS1011
DS2007-B

CONNECT TO METER BASE
ON CITY LIGHT CNTRL BOX.

MINNICH RD

320
3-125PS
ABC

3-336 AL
1-4/0 AA
ABC N

CBA

323

4/0 AL UT - 3in PVC 540
14 ft

10847

MARATHON
GAS STATION

ISABELLE DR

320
3-125PS
ABC

ASSOCIATED WR#s
OH - 91823114
UG - 91796505
Mtr - 91770727

Job Name: 91796505

WR#: 91796505

Job Address: 10847 ISABELLE, NEW HAVEN. IN 46774

WO#: DIM0257071

Upstream Device: TRANSFORMER

County: ALLEN

Station/Circuit: 4928822 HARPER STA//MINNICH CKT

Township: JEFFERSON

Drawn By: Daniel Riemen

Phone: 260-255-84

Quad: AL

JU1:

Rev Date: 4/28/26

Voltage: 240V

JU2:

Sheet: Sheet 1 of 2

Phase: A PHASE



Certificate Of Completion

Envelope Id: 162C4B6C-C8D9-464D-8EA2-F57D6299FB0D	Status: Delivered
Subject: Complete with Docusign: CIAC and Design Approval for [[RYAN BOL]]	
Source Envelope:	
Document Pages: 3	Signatures: 0
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Disabled	Esther Garcia
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	700 Morrison Road
	Gahanna, OH 43230
	eggarcia1@aep.com
	IP Address: 167.239.221.105

Record Tracking

Status: Original	Holder: Esther Garcia	Location: DocuSign
5/4/2026 12:44:33 PM	eggarcia1@aep.com	

Signer Events

CITY OF NEW HAVEN	Signature	Timestamp
rbol@michianacontracting.com		Sent: 5/4/2026 12:52:57 PM
Security Level: Email, Account Authentication (None)		Viewed: 5/4/2026 1:41:22 PM

Electronic Record and Signature Disclosure:
 Accepted: 5/4/2026 1:41:22 PM
 ID: e3b68ccc-8ce2-4067-ab94-e130bc30e12a

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	5/4/2026 12:52:57 PM
Certified Delivered	Security Checked	5/4/2026 1:41:22 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record.

Please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

In Process

RESOLUTION NO. R26-10

A RESOLUTION OF THE NEW HAVEN REDEVELOPMENT COMMISSION ADOPTING THE DOWNTOWN REVITALIZATION AND DEVELOPMENT PLAN ENTITLED “REIMAGINING DOWNTOWN: CONNECTING COMMUNITY, DRIVING GROWTH”

WHEREAS, the New Haven Redevelopment Commission (the “Commission”) is authorized under Indiana Code 36-7-14 to carry out redevelopment and economic development activities within the City of New Haven; and

WHEREAS, the Commission recognizes the importance of a vibrant, walkable, and economically strong downtown to the City’s growth and quality of life; and

WHEREAS, the Commission has reviewed the Downtown Revitalization and Development Plan, “Reimagining Downtown: Connecting Community, Driving Growth” (the “Plan”), which outlines a clear vision for downtown; and

WHEREAS, the Plan focuses on reinvesting in underutilized properties, improving streetscapes and public spaces, and enhancing walkability and safety; and

WHEREAS, the Plan supports economic growth by expanding the tax base, encouraging entrepreneurship, and attracting and retaining businesses; and

WHEREAS, the Plan promotes mixed-use and higher-density development, along with expanded housing options to support a more active downtown; and

WHEREAS, the Plan includes strategies to strengthen retail, dining, and key corridors such as Broadway, while encouraging events and activities that draw people downtown; and

WHEREAS, the Plan also supports the growth and retention of office and employment opportunities to sustain economic diversity and daily activity; and

WHEREAS, the Commission finds the Plan provides a practical framework to guide investment and redevelopment in the best interests of the City and its residents.

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

1. **Adoption of Plan.** The Commission adopts the Downtown Revitalization and Development Plan, “Reimagining Downtown: Connecting Community, Driving Growth,” as a guide for downtown redevelopment and economic development efforts.
2. **Implementation.** City staff and advisors are authorized to carry out the Plan’s goals and projects, subject to required approvals and funding.
3. **Coordination.** The Commission encourages collaboration with City boards, local businesses, property owners, developers, and community stakeholders to advance the Plan.

4. **Evaluation.** Progress under the Plan will be reviewed regularly to ensure it continues to meet community goals.
5. **Severability.** If any part of this Resolution is found invalid, the remaining portions remain in effect.
6. **Effective Date.** This Resolution takes effect upon adoption.

[Signature Page Follows]

ADOPTED by the New Haven Redevelopment Commission this 13th day of May, 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. R26-11

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF
ECONOMIC DEVELOPMENT REVENUE BONDS OF THE CITY OF NEW HAVEN,
INDIANA**

(Great Lakes Capital Project)

WHEREAS, the City of New Haven Redevelopment Commission (the “Commission”) has created the Homefront at Maplecrest Allocation Area (the “Allocation Area”) for purposes of the allocation and distribution of real property taxes under Indiana Code § 36-7-14-39 and has created an allocation fund for the Allocation Area (the “Allocation Fund”) pursuant to Indiana Code § 36-7-14-39; and

WHEREAS, GLC New Haven, LLC, or an affiliate or designee thereof (the “Developer”), intends to undertake the acquisition, construction, and equipping of a multi-family housing development project, consisting of eight or more apartment buildings containing approximately two hundred forty (240) units, surface parking areas, and related amenities, including related supporting infrastructure (the “Project”), all of which is to be located in or directly serving the Allocation Area; and

WHEREAS, the City of New Haven Economic Development Commission and Common Council of the City of New Haven, Indiana, are expected to consider the approval of the issuance of the City of New Haven, Indiana, Economic Development Revenue Bonds, Series 2026 (Great Lakes Capital Project) (with such further series or different series designation as determined to be necessary or appropriate) (the “Bonds”), to assist in the financing of all or a portion of the costs of the acquisition, construction, and equipping of certain public infrastructure and related costs for the Project; and

WHEREAS, as an inducement to the Developer to locate the Project in the City of New Haven, Indiana (the “City”), the Commission has agreed to pledge a portion of the tax increment revenues generated from the real property in the Allocation Area to the payment of the Bonds.

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

1. During the term of the Bonds, there shall be deposited in the Allocation Fund pursuant to Indiana Code § 36-7-14-39 and set aside and used only as set forth in this Resolution an amount of tax increment revenues generated from the Allocation Area (the “Tax Increment”) equal to the total Tax Increment generated each year, less (a) twenty percent (20%) of the Tax Increment generated each year through 2029 (2028, pay 2029), and (b) the greater of the following, beginning in 2030 (2029, pay 2030) and continuing each year thereafter in which the Bonds are outstanding: (i) twenty percent (20%) of the total Tax Increment generated each year, or (ii) \$45,000 (semiannually) (collectively, the “Pledged TIF Revenues”). The remaining semiannual

Tax Increment (or the assessed value attributable thereto) may be used by the Commission for any purpose permitted by law.

2. On each January 5 and July 5, beginning on the January 5 or July 5 immediately preceding the first interest payment date on the Bonds, the entire amount of the Pledged TIF Revenues then available to be deposited shall be transferred to the trustee for the Bonds (the "Trustee") for deposit into the Bond Fund under the trust indenture for the Bonds (the "Indenture"), for disposition in accordance with the Indenture.

3. Pursuant to Indiana Code § 36-7-14-39(b)(4)(D) and Indiana Code § 5-1-14-4, the Commission hereby pledges the Pledged TIF Revenues deposited into the Allocation Fund to the Trustee for disposition in accordance with the Indenture.

4. Upon the defeasance of the Bonds, any moneys remaining in the funds and accounts under the Indenture shall be returned to the Commission for deposit into the Allocation Fund and may be used by the Commission for any purpose permitted by law.

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

[Signature Page Follows]

ADOPTED by the New Haven Redevelopment Commission this 13th day of May, 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. R26-12

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
AUTHORIZING THE USE OF CERTAIN TAX INCREMENT REVENUES TO
REIMBURSE THE CITY OF NEW HAVEN, INDIANA, FOR COSTS ASSOCIATED
WITH LOCAL PUBLIC IMPROVEMENTS LOCATED IN THE INTERSTATE 469-
DOWNTOWN ALLOCATION AREA (CITY OF NEW HAVEN ALLOCATION AREA
NO. 1)**

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

WHEREAS, the Redevelopment 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 City of New Haven, Indiana (the “City”), has previously expended City funds to pay for the costs of the construction and installation of certain sidewalk and utility projects that are physically located in the Allocation Area, including but not limited to the installation of sidewalk curbs, ADA-compliant ramps, and sewer and stormwater utilities, as further described in Exhibit A hereto (collectively, the “Projects”); and

WHEREAS, Section 39(b)(4)(G) of the Act authorizes the District to use tax increment revenues to reimburse the City for expenditures made by the City for local public improvements that are physically located in or physically connected to the allocation area where such tax increment revenues were generated; and

WHEREAS, pursuant to Section 39(b)(4)(G) of the Act, the Redevelopment Commission, as the governing body of the District, desires to reimburse the City for a portion of the costs of the Projects, as local public improvements physically located in the Allocation Area, in an amount not to exceed Seventy-One Thousand Dollars (\$71,000.00) by applying currently available tax increment revenues from the allocation fund for the Allocation Area towards such reimbursement.

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

1. The Redevelopment Commission hereby finds and determines that (a) the Projects directly serve and benefit the Economic Development Area, including the Allocation Area, in accordance with the Plan, (b) the Projects conform to the list of eligible activities under the Plan, all as approved by the Redevelopment Commission, and (c) the Projects qualify as local public improvements as defined by the Act.

2. The Redevelopment Commission hereby authorizes the payment to the City of currently available tax increment revenues from the allocation fund for the Allocation Area in an amount not to exceed Seventy-One Thousand Dollars (\$71,000.00) in order to reimburse the City for expenditures made by the City for the Projects. The proper officers of the Redevelopment Commission are hereby authorized and directed to take such actions as they deem necessary or appropriate to effectuate such reimbursement to the City.

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.

[Signature Page Follows]

ADOPTED this 13th day of May, 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

Project Documentation

[Attached]



E & B Paving, Inc.

201 S. Thomas Road
Fort Wayne, IN 46808
(260) 459.6334 fax (260) 459.6063

Invoice No. 30057457

#3224

ADA
JTH

INVOICE

Customer

Name New Haven(Attn: Rick Kruchten)
Address 815 Lincoln Highway East
City New Haven State IN ZIP 46774
Phone 260-748-7000

Date 6.5.2024
Job Name New Haven
Location Broadway
Job Number 30241044

Qty	Description	Unit Price	TOTAL
1	9001-9001-Complete R&R of existing walk and ramp on Broadway, with stamped concrete ribbon.	\$40,157.10	\$40,157.10
TOTAL			\$40,157.10

Nick R. Timmerman

Richard Kruchten 6/17/24
BOARD APPROVAL 6/18/24

A 1 1/2 percent monthly finance charge may be applied to all past due accounts. This computes to an annual rate of 18%. If any amount due for services or materials provided by E & B Paving, Inc. is not fully paid within 30 days from the date such services or materials were provided, it is agreed and understood that all costs and expenses incurred by E & B Paving, Inc., relating to the collection of such amounts, will be recoverable by E & B Paving, Inc.

2403-0100-4392.00

