



CITY OF NEW HAVEN REDEVELOPMENT COMMISSION

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Steve McMichael, Mayor

MEETING MINUTES NEW HAVEN REDEVELOPMENT COMMISSION

DATE: May 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
- Michael Garza, Administrative Assistant

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

The Commission reviewed the minutes from the April 8, 2026, meeting, with no corrections noted. A motion to approve the minutes as presented was made by Craig Dellinger, seconded by Emily Almodovar, and passed unanimously.

One bid was received for the disposition of the property at 4055 Minnich Road from Card and Associates LLC in the amount of \$817,500. No action was taken, and the bid will be taken under consideration.

The Commission considered a request from the East Central Fire Territory to use the properties at 435 and 440 Lincoln Highway West for firefighter training exercises. A motion to approve the request was made by Emily Almodovar, seconded by Craig Dellinger, and unanimously approved by the Commission.

Pone presented a request for additional funds for the Minnich Trail Project related to added lighting fixtures and additional stone for the trail foundation. A motion to approve the consideration was made by Tracey Barr, seconded by Emily Almodovar, and unanimously approved by the Commission.

Pone presented the Downtown Redevelopment Plan, noting it will support the City in pursuing additional funding. The plan outlines a strategy for long-term growth focused on reinvestment in underutilized properties, improving walkability and streetscapes, encouraging mixed-use and housing development, and supporting small businesses. It also includes plans for enhanced public spaces, improvements in pedestrian safety, parking strategy planning, and potential use of TIF and

bonds, with implementation through public-private partnerships. The downtown area is divided into two districts: Broadway Junction and Schnelker Exchange. The goal is to create a vibrant regional hub that supports investment and phased development. A motion to approve the resolution was made by Craig Dellinger, seconded by Tracey Barr, and unanimously approved by the Commission.

Pone presented a resolution pledging TIF revenues for economic development bonds for the Great Lakes Capital (Project Lincoln) development along the SR 930 corridor. The project includes 240 housing units, a clubhouse, outdoor amenities, and planned commercial space. INDOT is reviewing site access and connectivity. Groundbreaking is expected next month, with occupancy anticipated in June of next year. The bond amount is \$5 million, and a final reading will be presented to Council next week if approved. A motion to approve the resolution was made by Emily Almodovar, seconded by Craig Dellinger, and unanimously approved by the Commission.

Pone presented the Resolution Authorizing TIF Reimbursement for Local Public Improvements within the Interstate 469–Downtown Allocation Area. The reimbursement amount is \$71,000 and will be used for ADA compliance and additional lighting within the downtown district. A motion to approve the resolution was made by Emily Almodovar, seconded by Tracey Barr, and unanimously approved by the Commission.

Pone requested a special meeting for upcoming projects. The Redevelopment Commission will hold a special session on May 27 at 5:30 p.m. at City Hall.

With no other business to come before the Commission, Emily Almodovar motioned to adjourn. Tracey Barr seconded, and the motion passed unanimously.

The next regular Redevelopment Commission meeting will be held on June 10, 2026, at 5:30 p.m. at City Hall.

Nicole Keesling, President

Tracey Barr, Secretary