



# CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

[www.newhaven.in.gov](http://www.newhaven.in.gov)

## AGENDA

### Redevelopment Commission Special Meeting

May 27, 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. May 13, 2026 Meeting Minutes

#### III. OLD BUSINESS

#### IV. NEW BUSINESS

- A. Consideration of Resolution Amending the Declaratory Resolution and Economic Development Plan for the Interstate 469–Downtown Economic Development 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

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# CITY OF NEW HAVEN REDEVELOPMENT COMMISSION

815 Lincoln Highway East  
New Haven, Indiana 46774

Phone: (260) 748-7041  
Email: [Pone@NewHaven.In.Gov](mailto:Pone@NewHaven.In.Gov)

**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.

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**Nicole Keesling, President**

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**Tracey Barr, Secretary**

**RESOLUTION NO. R26-13**

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

*(622 Broadway Street)*

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

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the Interstate 469-Downtown Economic Development Area (the “Economic Development Area”), designating a portion thereof as an allocation area pursuant to Section 39 of the Act known as the Interstate 469-Downtown Allocation Area (City of New Haven Allocation Area No. 1) (the “Allocation Area”), and approving an economic development plan for the Economic Development Area (the “Plan”) pursuant to the Act; and

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

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

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

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

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

1. The Commission hereby finds that it will be of public utility and benefit to adopt the 2026 Amendment and that the public health and welfare will be benefited by the 2026 Amendment. The Commission further finds and determines that the 2026 Amendment is reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the Plan, with the 2026 Amendment, conforms to the comprehensive plan for the City.

The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution with respect to the Economic Development Area.

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

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

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

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

[Signature Page Follows]

Adopted this 27<sup>th</sup> day of May, 2026.

CITY OF NEW HAVEN  
REDEVELOPMENT COMMISSION

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Nicole Keesling, President

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Craig Dellinger, Vice President

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Tracey Barr, Secretary

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Emily Almodovar, Member

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Don Springer, Member

**EXHIBIT A**

**2026 Amendment**

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

Total estimated cost for all parcels: \$150,000

<b><u>Parcel Identification Number</u></b>	<b><u>Address</u></b>
02-13-12-161-009.000-041	622 BROADWAY ST NEW HAVEN, IN 46774-1406