



CITY OF NEW HAVEN

815 Lincoln Highway East

(260) 748-7041

www.newhaven.in.gov

AGENDA

Redevelopment Commission Regular Agenda

June 24, 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 27, 2026 Minutes

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Consideration of Resolution Accepting Transfer of Real Property — Rose Avenue
- B. Consideration of Resolution Authorizing the Disposition of Property — Rose Avenue

V. OTHER BUSINESS

VI. NEXT MEETING

- A. July 8, 2026

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

DATE: May 27, 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**
- **Mike Garza, Administrative Assistant**

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

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 Don Springer, and passed unanimously.

Pone presented the consideration of a resolution amending the declaratory resolution and economic development plan for the Interstate 469–Downtown Economic Development Area related to a property located on Broadway Street. Pone explained that this is one of four steps required to acquire property and that the matter will proceed to the Planning Commission, then City Council, and finally return to the Redevelopment Commission for final approval. A motion to approve the consideration as presented was made by Tracey Barr, seconded by Craig Dellinger, and passed unanimously.

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

The next regular Redevelopment Commission meeting will be held on June 24, 2026, at 5:30 p.m. at City Hall.

Nicole Keesling, President

Tracey Barr, Secretary

RESOLUTION NO. R26-14

**RESOLUTION OF THE CITY OF NEW HAVEN REDEVELOPMENT COMMISSION
ACCEPTING THE TRANSFER OF CERTAIN REAL PROPERTY FROM THE CITY
OF NEW HAVEN, INDIANA, ON BEHALF OF THE CITY OF NEW HAVEN
DEPARTMENT OF REDEVELOPMENT**

(Comcast Property)

WHEREAS, the City of New Haven, Indiana (the “City”), now owns an interest in the real property described in Exhibit A attached hereto (the “Property”); and

WHEREAS, Indiana Code § 36-1-11-8 authorizes the transfer of real property from one governmental entity to another, upon terms and conditions agreed upon by the entities as evidenced by adoption of substantially identical resolutions by each entity; and

WHEREAS, the City of New Haven Department of Redevelopment (the “Department of Redevelopment”), acting through the City of New Haven Redevelopment Commission as its governing body (the “Redevelopment Commission”), desires to obtain all legal rights, title, and interest in the Property; and

WHEREAS, on June 2, 2026, the Board of Public Works and Safety of the City (the “Board”) adopted a resolution authorizing the transfer of all of the City’s legal rights, title, and interest in the Property to the Department of Redevelopment; and

WHEREAS, the City and the Department of Redevelopment have agreed to the terms of this Resolution and to pass substantially similar resolutions by each approving governmental body; and

WHEREAS, the Redevelopment Commission, on behalf of the Department of Redevelopment, now desires to accept transfer all of the City’s legal rights, title, and interest in the Property from the City.

NOW, THEREFORE, BE IT RESOLVED by the City of New Haven Redevelopment Commission, governing body of the City of New Haven Department of Redevelopment, meeting in a duly noticed regular meeting, as follows:

1. Pursuant to Ind. Code § 36-1-11-8, the Redevelopment Commission hereby accepts the transfer of all of the City’s interest in the Property to the Department of Redevelopment for no consideration.
2. Each member of the Redevelopment Commission and other appropriate officers of the Department of Redevelopment 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 transfer of the Property to the Department of Redevelopment.
3. This Resolution shall be in full force and effect from and after its adoption.

PASSED AND ADOPTED by the City of New Haven Redevelopment Commission on this 24th day of June, 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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 AS SAID NORTHERLY RIGHT-OF-WAY LINE WAS ESTABLISHED BY A GRANT OF RIGHT-OF-WAY FROM CHARLES D. AND MARGARET PUTNAM TO THE STATE OF INDIANA IN DEED RECORD 372, PAGE 235 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE UPON SAID EAST LINE, N 02°16'01" W, A DISTANCE OF 279.32 FEET TO A 1/2" IRON ROD FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT: THENCE S 88°00' 29" W, A DISTANCE OF 14.00 FEET; THENCE N 02°16'01" W, PARALLEL WITH THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 14.00 FEET; THENCE S 88°00'29" W, A DISTANCE OF 275.75 FEET; THENCE N 02°16'01" W, A DISTANCE OF 300.00 FEET; THENCE N 88°00'29" E, A DISTANCE OF 289.75 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE UPON SAID EAST LINE, S 02°16'01" E, A DISTANCE OF 314.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,120 SQUARE FEET OR 2.000 ACRES, MORE OR LESS.

RESOLUTION NO. R26-15

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

(1431 Rose Avenue, New Haven, IN 46774 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 24th day of June, 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

<u>Parcel Identification Number</u>	<u>Description</u>
02-13-01-451-002.000-041	Part of the West Half of the Southeast Quarter of Section 1, Township 30 North, Range 13 East, Allen County, Indiana, more particularly bounded and described as follows: Commencing for reference at a concrete right-of-way marker found at the intersection of the East Line of the West Half of said Southeast Quarter with the northerly right-of-way line of U.S. Highway 24 as said northerly right-of-way line was established by a grant of right-of-way from Charles D. and Margaret Putnam to the State of Indiana in Deed Record 372, Page 235 in the Office of the Recorder of Allen County, Indiana; thence upon said East Line, N 02°16'01" W, a distance of 279.32 feet to a 1/2" iron rod found at the Point of Beginning of the herein described tract: thence S 88°00'29" W, a distance of 14.00 feet; thence N 02°16'01" W, parallel with the East Line of said West Half, a distance of 14.00 feet; thence S 88°00'29" W, a distance of 275.75 feet; thence N 02°16'01" W, a distance of 300.00 feet; thence N 88°00'29" E, a distance of 289.75 feet to the East Line of said West Half; thence upon said East Line, S 02°16'01" E, a distance of 314.00 feet to the Point of Beginning and containing 87,120 square feet or 2.000 acres, more or less.

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 \$52,500.

Required Uses: The property shall be used and improved in a manner consistent with the redevelopment plan for the area and in furtherance of economic development within the redevelopment district. Such uses and improvements must benefit the public health, safety, morals, and welfare of the redevelopment district, increase the economic well-being of the redevelopment district, and serve to protect and increase property values in the redevelopment district.

Conditions of Bid Acceptance: 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 July 8, 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:

- (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:

The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- (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

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