



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: March 13, 2025 at 5:30 PM
LOCATION: City Hall – Community Room

Members in Attendance

MEMBER	APPOINTED BY	P	A
Jen Blackburn, Advisory	School Board	X	
April Clifton, Vice President	Mayor	X	
Craig Dellinger, Secretary	City Council	X	
Nicole Keesling, President	City Council	X	
Tiffany Evans, Member	Mayor	X	
Sara Swihart, Member	Mayor	X	

Staff Members in Attendance

- **Pone Vongphachanh, Economic Development Director**
- **Cassidy Throm, Corporate Engagement Specialist**

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

The Commission convened and reviewed the minutes of the January 22, 2025 meeting, finding no need for amendments. Craig Dellinger motioned to approve the minutes, which was seconded by Sara Swihart and unanimously approved.

Pone briefed the Commission on the annual notice and reporting requirements of the Redevelopment Commission and then turned the meeting over to Financial Solutions Group Inc. to present the 2025 Annual TIF report.

With no questions from the Commission, Pone proceeded and presented the Commission with a Consideration of a Resolution Determining Need to Capture Tax Increment Revenues. Craig Dellinger motioned to approve resolution, which was seconded by Tiffany Evans, and unanimously approved.

Pone briefed the Commission on the Consideration of a Declaratory Resolution Creating an Economic Development Area and Allocation Area. The Commission was provided with maps, the estimated timeline it would take to create an Economic Development Area and TIF Allocation Area, parcel listings, zoning costs, and estimated project costs.



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The Commission deliberated on the Consideration of Declaratory Resolution Need to Capture Tax Increment Revenue. Tiffany Evans motioned to approve the resolution, which was seconded by Craig Dellinger.

With no questions to come before the Commission, Pone turned the meeting over to KSM to present the Lincoln Highway Corridor Implementation Plan.

Members of the Commission voiced concerns over the Lincoln Highway Corridor Plan and the implementation plan. With careful consideration, Craig Dellinger motioned to deny the implementation plan and request to look for other firms, which was seconded by April Clifton and unanimously approved.

Pone informed the Commission of updates with Fields of Grace and discussed our introduction proposal to the Capital Improvement Board. Pone notified the Commission that there has not yet been a formal ask for funding, and that it will come from the developer when it does take place.

The only other business to come before the Commission is the notification that we have received RFP's for our Safe Streets for All project, conducted interviews, and selected a firm to complete the project.

The next Redevelopment Commission will be held on April 9th, 2025 at 5:30 PM at City Hall.

With no other business to come before the Commission, Craig Dellinger motioned to adjourn. Tiffany Evans seconded the motion, and the motion was unanimously approved.