

Delphi Redevelopment Commission

Meeting Minutes – January 27, 2025, at the City of Delphi Conference Room

Call to Order: Mayor Yates called the Delphi RDC meeting to order at 6:30 p.m. on January 27, 2025.

Commissioners in Attendance: Denny Myers, Spencer Kingery, Christina Langsdorf and Anita Werling.

Others in Attendance: City of Delphi Mayor Yates, Delphi CCEDC member, Greg Norman and Shannon Telfer.

Oath of Delphi RDC Members: Mayor Yates swore in four 2025 members; Denny Myers, Christina Langsdorf Anita Werling and Spencer Kingery.

Election of Officers: Spencer Kingery nominated Anita Werling as president for 2025, Denny Myers seconded the motion, the motion passed unanimously. Denny Myers nominated Spencer Kingery as Vice President; Langsdorf seconded the motion; the motion carried unanimously by voice vote. Spencer Kingery nominated Christina Langsdorf as Secretary; Myers seconded the motion; the motion carried unanimously.

Minutes Review December 11, 2024: Minutes were presented and reviewed. Christina Langsdorf made the motion to approve the minutes as presented; Spencer Kingery seconded the motion; the motion carried unanimously.

Review of DRDC Financials – The current DRDC account balance is \$120,509.48. On January 2, the DRDC received three December 2024 distributions totaling \$54,676.47: \$705.94 from the Burnbrae Farms RTIF, \$50,120.33 from the original Delphi TIF, and \$3,850.20 from the Delphi Deer Creek TIF district, aka the westside of Delphi. The DRDC reviewed and approved the financials.

Review and Approve Invoice from RME: An invoice from RME Insurance in the amount of \$262.50 for DRDC member annual bonding insurance was presented to the board. Denny Myers made the motion to approve RME Insurance invoice in the amount of \$262.50, Spencer Kingery seconded the motion; the motion carried unanimously.

Review and Approve Carroll County EDC Administrative Invoice for 2025: The CCEDC invoice in the amount of \$3150.00 was presented to the DRDC for review and approval. Spencer Kingery made the motion to approve the Carroll County Economic Development administrative invoice in the amount of \$3,150.00, Christina Langsdorf seconded the motion; the motion carried unanimously.

Next Steps for Project 218: The property is in a desirable area, being rail-served and close to the highway. Next steps by the City and DRDC: Utility corridor right of way, easements and bonding for infrastructure. Mayor Yates and Ms. Werling to engage with possible engineering firms for RFI and to meet with the Andersons to discuss easement. Shannon to send Andersons contact information to Anita.

Proposed I-2 Rezone of 81 acres in the Burnbrae Farms Residential TIF County Area Plan-TABLED: The property owner has not relinquished the request to rezone this property. He does not have a current buyer for the property, nor a plan for infrastructure. The DRDC discussed the possibility of either annexing the land or discussing a potential option with the landowner.

Baker/Julius: There is a conceptual plan for this area. DRDC to reach out to the owner to see if he is interested in selling the property or possibly an option.

Past DRDC Project Wish List: Ms. Werling shared that the commission had a wish list of potential projects. Widening North 9th Street curve to help with the semi-truck traffic and street lighting along 9th Street were just two past project ideas. Shannon to send the list of projects to the commission members.

Update from Mayor: Mayor Yates shared there is a great deal going on during the Legislative Sessions concerning property taxes and how that affects city government. The supermajority's property tax proposal will only raise local taxes and threaten funding for critical services. He will be in attendance during the sessions next week in Indianapolis.

Other Business: Dr. Norman shared that the CCEDC hired RJL to act as interim director and conduct the new executive director's search. Jonathan Blake will be attending the Delphi City Council meeting in March, as well as other stakeholder meetings.

Next Meeting Date: Next meeting scheduled for February 12, 2025, at 6:00 pm.

Adjournment: The meeting adjourned at 7:25 p.m.