

Delphi Redevelopment Commission

Meeting Minutes – May 21, 2025, at Delphi City Hall-Council Room

Call to Order: DRDC President Werling called the meeting to order at 5:00 p.m. on May 21, 2025.

Commissioners in Attendance: Denny Myers, Spencer Kingery, Christina Langsdorf, Mike Tetrault and Anita Werling. **Others in Attendance:** CCEDC staff Jonathan Blake and Shannon Telfer.

Minutes Review March 31, 2025: Minutes were presented and reviewed. Spencer Kingery made the motion to approve the minutes as presented; Christina Langsdorf seconded the motion; the motion carried unanimously.

Review of DRDC Financials – The current balance stands at **\$117,119.99**, with no change from the previous meeting. Spencer Kingery made the motion to approve the minutes as presented; Christina Langsdorf seconded the motion; the motion carried unanimously.

Review and Approve Baker Tilly and RME Claim: An invoice from Baker Tilly in the amount of \$3,610.00 was presented for services related to TIF analysis, preparation of the DLGF TIF Management Report, and other work completed through March 31, 2025. Mike Tetrault moved to approve payment of the invoice; Spencer Kingery seconded the motion. The motion was approved unanimously.

An invoice from RME Insurance in the amount of \$20.00 was also presented for name changes to the DRDC members' insurance bond endorsements. It was noted that Christina Langsdorf's last name was misspelled on the endorsement as "Langstorf." Shannon will contact RME Insurance to request the correction. Spencer Kingery moved to approve the RME Insurance invoice; Christina Langsdorf seconded the motion. The motion was approved unanimously.

Review and Approval of TIF Excess Letter: Ms. Werling informed the board that official letters will be sent to the overlapping taxing units to notify them that there is no "excess assessed value" to be allocated for the year 2025, and that 100% of the TIF will be retained by the Redevelopment Commission. Spencer Kingery moved to approve notification to the overlapping taxing units regarding the full capture of TIF funds for 2025; Denny Myers seconded the motion. The motion was approved unanimously.

Overlapping Taxing Units to be Notified:

- City of Delphi Common Council
- Carroll County Auditor
- Carroll County Council
- Delphi Public Library Board
- Northwest Indiana Solid Waste Management District Board
- Board of the Delphi Community School Corporation
- Deer Creek Township Board

Public Meeting Requirements – HB1167 Update: Effective July 1, 2025, all state and local public meetings must be made available live to the public. If technical issues prevent live streaming, the meeting must be recorded and made accessible for up to 90 days following the meeting. Shannon inquired about who would be responsible for managing the meeting link and necessary equipment. Spencer Kingery stated that he will coordinate with Mayor Yates and his secretary to ensure that all future DRDC meetings comply with the requirements of HB1167.

Project Updates:

- **Project 218/Delphi NE Allocation Area:** Guest – Jonathan Blake, CCEDC interim director Mr. Blake shared that he has received the legal descriptions for the necessary easements and has consulted with legal counsel, Miriam Robeson, regarding the next steps. He plans to initiate contact with the six affected landowners via certified mail, followed by in-person visits to inspect the impacted ground. The intent is to request voluntary land donations. If landowners are unwilling to donate, Mr. Blake will return to the Delphi Redevelopment Commission (DRDC) to discuss potential alternatives and determine best to proceed.

Update from Mayor: (None)

Next Meeting Date: To Be Determined

Adjournment: The meeting adjourned at 5:12 p.m.