



Delphi Redevelopment Commission

Meeting Minutes

Date: July 21, 2025

Location: Delphi City Hall – Council Room

Call to Order:

President Anita Werling called the meeting to order at 4:30 p.m. The meeting was recorded live by the City of Delphi in accordance with the Indiana Code [IC 9-14-9-6].

Commissioners Present:

Denny Myers, Spencer Kingery, Christina Langsdorf, Mike Tetrault, and Anita Werling

Others Present:

Delphi Mayor Kamron Yates; CCEDC staff members Jonathan Blake (Interim Director) and Shannon Telfer

Approval of Minutes – May 21, 2025:

The minutes from the May 21, 2025, meeting were presented for review.

- *Motion:* Spencer Kingery moved to approve the minutes as presented.
- *Second:* Christina Langsdorf
- *Vote:* Motion passed unanimously.

Financial Report:

The current DRDC fund balance is **\$184,364.10**, which includes the **June TIF distribution** totaling **\$70,874.11**.

The distribution breakdown is as follows:

- **\$52,204.57** – Delphi TIF District
- **\$11,145.54** – Burnbrae Farms
 - The DRDC will review these funds prior to sending TIF excess letters to overlapping taxing units next year.
 - Up to 15% of the disbursed amount may be allocated for 2027 to the Delphi School Corp.
- **\$2,524.00** – West Delphi / Deer Creek Area

The DRDC also plans to invite the new superintendent to a future meeting.

There were no claims submitted for review or approval.

Project Updates:

- **Project 218 / Delphi NE Allocation Area**

Guest: Jonathan Blake, Interim Director, CCEDC

Mr. Blake reported that legal descriptions for the area have been completed. He plans to initiate outreach to the six affected landowners this week via certified mail, followed by in-person visits to review the impacted land. The goal is to request voluntary land donations. Should any landowner decline, Mr. Blake will return to the DRDC to discuss potential alternatives and determine how best to proceed.

- **City Update from Mayor Yates**

Mayor Yates shared the following updates:

- *Front Street:* Retaining wall construction is complete; sidewalk and landscaping are next. The full project is expected to be completed in August.
- *Bowen Estates:* Five spec homes are nearing completion, with an additional three homes now permitted.

Next Meeting:

To be determined.

Adjournment:

The meeting adjourned at 4:51 p.m.