Delphi Redevelopment Commission

Meeting Minutes
Date: September 4, 2025
Location: Delphi City Hall – Council Room

Call to Order:
President Anita Werling called the meeting to order at 4:00 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 James Wells, CCEDC CEO, Jonathan Blake, and Shannon Telfer, as well as RJL intern, Preston Summers.

Approval of Minutes – July 21, 2025:
The minutes from the July 21, 2025, meeting were presented for review.

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

Financial Report:
The current DRDC fund balance is **$184,364.10**. There were no changes from last meeting and no invoices to review or approve.

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

Discuss 2026 Annual Budget:
Anita will draft a 2026 annual budget for the commission to review at the next DRDC meeting.

Schedule and Plan DRDC Annual Public Meeting:
The commission will meet again later this month or in October to discuss long-term plans for each allocation area. Shannon Telfer will send prior meeting minutes that include previously discussed ideas for the different areas.

Baker Tilly Scope - TIF updates for Annual Public Meeting:
The commission reviewed the proposed scope of work from Baker Tilly for the annual public meeting with overlapping taxing units. Baker Tilly will prepare and present the following:

- DRDC's budget for TIF revenues
- The impact of each allocation area on overlapping taxing units
- Long-term plans for each allocation area
- **Motion:** Christina Langsdorf moved to approve the Baker Tilly contract as presented.
- **Second:** Denny Myers
- **Vote:** Motion passed unanimously.

Project Updates:

- **Project 218 / Delphi NE Allocation Area**
  Guest: Jonathan Blake, Interim Director, CCEDC
  Mr. Blake reported that work to secure easements is progressing. Wildcat Resources has agreed to an easement, and he has met with The Andersons, Kerkhoff/Wright, and CWREMC to discuss terms. He still needs to make contact with Garrison and Watson/Yerkes. The Andersons raised concerns regarding the proposed infrastructure location near cob piles, and Mr. Blake is working on a revised proposal. The easement document with The Andersons is currently under review, while CWREMC has requested confirmation of the depth and location of utility lines.

  Mr. Blake recommended that the DRDC consider holding an executive session prior to the next meeting to review easement terms, noting that he anticipates completing negotiations with all property owners before that time.

- **City Update from Mayor Yates**
  Mayor Yates shared the following updates:
  - *Front Street:* The road surfacing will begin week of September 9
  - *Bowen Estates:* There are eight active permits, 5 homes are on the market, 1 sold, and the other two are under construction.

Next Meeting:
To be determined.

Adjournment:
The meeting adjourned at 4:30 p.m.