Delphi Redevelopment Commission

Meeting Minutes
Date: September 29, 2025
Location: Delphi City Hall – Council Room

Call to Order: President Anita Werling called the meeting to order at 5:01 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 and CCEDC staff Shannon Telfer.

Approval of Minutes – September 4, 2025:
The minutes from the September 4, 2025, meeting were presented for review.
Following review, *Christina Langsdorf moved to approve the minutes as presented, with Mike Tetrault seconding the motion. The motion carried unanimously.*

Financial Report:
The current DRDC fund balance is $184,364.10, with no changes since the previous meeting.
Following review, *Spencer Kingery moved to approve the financial report as presented, with Denny Myers seconding the motion. The motion carried unanimously.*

Review and Approve Baker Tilly Invoice:
Ms. Werling presented the Baker Tilly invoice in the amount of $6,375.00 for TIF services through September 4, 2025, related to the 2026 Neutralization Worksheets and assessed value notifications.
Following review, *Denny Myers moved to approve the Baker Tilly invoice in the amount of $6,375.00, with Spencer Kingery seconding the motion. The motion carried unanimously*

2026 Annual Budget:
Anita presented the draft of a 2026 annual budget to the commission to review and for discussion. There is an estimated revenue in 2026 of $140,000. This is based on last December's distribution amount. The current funds in the account were not added to the estimated 2026 distribution amount. More than likely projects will be funded from the current funds as well as the projected funds. There is an increase to Baker Tilly for possible more contracted work for the TIF management report, annual meeting presentation and other items within their scope. The total expense of the proposed budget is $140,000. The 2026 Budget will be sent to Baker Tilly to add to their November 10 report. *Spencer Kingery made the motion to approve the 2026 annual budget, Mike Tetrault seconded the motion, carried unanimously.*

Annual Public Meeting Planning:

- The Commission's annual public meeting is scheduled for November 10 at 5:00 p.m.
- As part of the preparation, the Commission reviewed and discussed the long-term plans for each allocation area within the original EDA. The City of Delphi has five allocation areas, along with the original EDA and the board reviewed and approved plans for each. A summary of these plans is included in the attached document, which will be provided to Baker Tilly for inclusion in their presentation to the overlapping taxing units at the annual meeting.

Project Updates:

Project 218 / Delphi NE Allocation Area
Mr. Blake provided a written report for Anita to share with the Commission. In summary, he reported that an initial letter was sent to all property owners on July 22, 2025, regarding Project 218 easements. Since that time, the CCEDC/DRDC has met with all parties except Garrison and Watson. The full update is included in the attached report for the Commission's reference.

- **City Update from Mayor Yates**
  No new updates

Next Meeting: November 10, 2025, at 5:00 pm

Adjournment: The meeting adjourned at 6:20 p.m.

Project 218 Full Update from Jonathan Blake dated September 29, 2025:

As a follow up to our exchange of emails last week, here is a brief update for you on Project 218 Easements:

E1 - The Andersons

- Initial letter sent on July 22, 2025
- Jonathan, James and Anita met with representatives of The Andersons on August 28th. At that meeting the representatives asked for a copy of the easement documents for circulation and review by their internal legal counsel. At that meeting The Andersons conveyed concerns with the proximity of the easement to their cob piles and asked if the lines could be moved further away from their property line.
- After conferring internally and with the engineer, the decision was made to pursue the easement in its current (proposed) location, to minimize additional surveying and redesign of the easement. We will commit to elevated fire protection for the cob piles to minimize risk of a fire.
- We have followed up with Jerrid Nickols to inquire about the status of legal review.

E2 - Carroll White REMC

- Initial letter sent on July 22, 2025
- CWREMC is agreeable to the easement however, they want to ensure that the depth of the proposed infrastructure does not prevent them from crossing it with their electrical utility in the future. Jonathan has reached out to VS Engineering to inquire about the anticipated depth of the sewer infrastructure at this location.

E3 - Garrison

- Initial letter sent on July 22, 2025
- Shannon has located contact information for Mr. Garrison and Jonathan placed a call to Mr. Garrison on September 29th.

E4 - Watson-Yerkes

- Initial letter sent on July 22, 2025
- Shannon is looking for contact information for Watson-Yerkes, so we can reach out by phone.

E5 - Kerkoff Wright

- Initial letter sent on July 22, 2025
- Jonathan and James met with Mr. Kerkoff at the CCEDC office where Mr. Kerkoff indicated that he received $35k per acre from CWREMC for the easement they acquired from his property and that he would like to receive the same from CCEDC. He also expressed frustrations with the prior CCEDC Executive Director however, we have not been able to track down any firm commitments from CCEDC or the Executive Director related to this parcel.
- James has made contact with CWREMC to confirm the price they paid for the easement vs. fee simple acquisition of their sub-station.

E6 - Wildcat Resources

- Initial letter sent on July 22, 2025
- The easement documents have been signed by the landowner and the Mayor.
- Document is ready for recording.