Delphi Redevelopment Commission

Meeting Minutes
Date: December 8, 2025
Location: Delphi City Hall – Council Room

Call to Order: President Anita Werling called the meeting to order at 5:00 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; Delphi City Attorney Miriam Robeson; Shannon Telfer (DRDC Administrator); and in the audience, James Wells (CCEDC) and Jonathan Blake (RJL)

Approval of Minutes – November 10, 2025:
The minutes from the November 10, 2025, meeting was presented for review. Following review, *Spencer Kingery moved to approve the minutes as presented, with Christina Langsdorf seconding the motion. The motion carried unanimously.*

Financial Report:
The current DRDC fund balance is **$177,989.10**, which remains unchanged from the previous month.

Review and Approve Invoices:
An invoice from RME Insurance in the amount of $393.75 for DRDC member annual bonding insurance was presented to the Commission. It was noted that the 2026 commission members may need to be updated if there were any changes from the 2025 roster. *Spencer Kingery made a motion to approve the invoice in the amount of $393.75; Mike Tetrault seconded the motion. The motion carried unanimously.*

An invoice from Baker Tilly for $18,704.57 was presented for services related to the preparation of the 2025 annual TIF report. The original contract included a not-to-exceed amount of $11,915.00; however, the total gross fees incurred were $24,415.00. Baker Tilly submitted an email requesting that the amount to be paid for the report be $17,500.00, plus related expenses of $1,204.57, for a total of $18,704.57. The Commission questioned why the expenses were nearly double the quoted not-to-exceed amount and whether Baker Tilly had reached out to the DRDC (Anita) and/or CCEDC (Shannon) regarding the overage. *Spencer Kingery made a motion to approve Baker Tilly's invoice in the amount of $18,704.57, with Anita asking Baker Tilly to explain why the fee was nearly double the not-to-exceed contract amount; Christina Langsdorf seconded the motion. The motion carried unanimously.*

Project Updates:

- **Project 218 / Delphi NE Allocation Area:** Jonathan Blake reported that he is still experiencing difficulty making contact with The Andersons to finalize the easement and has not yet spoken with the Garrisons or the Yerkes. He has discussed line placement with CWREMC, and noted that Kerkhoff will need to have additional conversations regarding their property. All property owners **signed receipt of the certified letter** in July. *It was agreed that Miriam and Jonathan will collaborate on drafting a follow-up letter to the Garrisons and the Yerkes to restate the purpose of the original communication and to include language referencing eminent domain.*

- **City Update – Mayor Kamron Yates:** Mayor Yates reported that there were no new updates at this time. He shared that Bowen continues efforts to sell the newly built homes and noted that the housing market remains challenging.

New Business: The Board expressed their appreciation to Shannon Kelley-Telfer for her 10.5 years of administrative service to the DRDC through the CCEDC. It was noted that the CCEDC will not be renewing its contract for 2026. Shannon will provide all documents to the City and the City Attorney by the end of the year and will remain available for any questions.

Next Meeting: To Be Scheduled sometime in January
Adjournment: The meeting adjourned at 5:27 p.m.