



Delphi Redevelopment Commission

Meeting Minutes

Date: January 22, 2026

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 and Anita Werling.

Others Present: Delphi Mayor Kamron Yates; Delphi City Attorney Miriam Robeson; and in the audience, James Wells (CCEDC).

Election of Officers: *Spencer Kingery nominated Anita Werling to be President of DRDC, Christina Langsdorf as Secretary of DRDC and lastly, he nominated himself as VP. Denny Myers seconded the motion. The motion carried unanimously.*

Approval of Minutes – December 8, 2025: The minutes from the December 8, 2025, meeting were presented for review. Following review, *Denny Myers moved to approve the minutes as presented, with Spencer Kingery seconding the motion. The motion carried unanimously.*

Set 2026 Calendar of Meeting Dates: Second Monday at 5:00 p.m.

Financial Report: The current DRDC fund balance is \$206,974.88. An additional \$48,084.09 was received this month from distributions.

Review and Approved Invoices: An invoice from Robeson Law in the amount of \$237.50 for the meeting attendance of 11/10/25 and 12/8/25. *Christina Langsdorf made a motion to approve the invoice in the amount of \$237.50; Spencer Kingery seconded the motion. The motion carried unanimously.*

An invoice from Argent Institutional Trust for \$1,500 which is an annual administrative fee for the bond. *Christina Langsdorf made a motion to approve the invoice in the amount of \$1,500; Denny Myers seconded the motion. The motion carried unanimously.*

Project Updates:

- **Project 218 / Delphi NE Allocation Area:** Anita Werling reported that she had spoken with Jonathan Blake and there is no current update. Miriam Robeson reported that she has not been able to connect but believes the revised letters were sent out by certified mail. Miriam Robeson asked if we want to go ahead and start the condemnation process or if we want to work it out informally with the homeowners/landowners? Mayor Yates asked Miriam Robeson to confirm if the letters were sent out. Anita Werling added that she had spoken with Jonathan that afternoon and her understanding was that the letters had not gone out. Miriam

Robeson added she will reconnect with Jonathan because they might have different understanding of where they are at. *It was agreed that Miriam and Jonathan will reconnect to get the letters done by the next meeting.*

Updates from Mayor: Mayor Yates reported that House Bill 1283 is going through committees for revisiting the possibility of not publishing in newspaper but instead publishing on websites. He added that it's currently in discussion and will provide further details after revisiting the website. There are no other updates other than we're just getting the year started but will probably have more to share come February and March.

Other Business: None

Next Meeting: March 9, 2026, at 5:00 p.m.

Adjournment: The meeting adjourned at 5:22 p.m.