



Delphi Redevelopment Commission

Meeting Minutes

Date: February 23, 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: Mike Tetrault, Denny Myers, Spencer Kingery, Christina Langsdorf and Anita Werling.

Others Present: Delphi Mayor Kamron Yates; and in the audience, Pamela Moore (Superintendent of Delphi Community School Corporation).

Approval of Minutes – January 22, 2026: The minutes from the January 22, 2026, meeting were 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: Anita Werling shared that there were a few disbursements of bills approved at the last meeting. There was no new revenue coming in due to the disbursements that are made twice a year from the county. The current DRDC fund balance is \$205,237.38.

Child Care & Early Learning at Delphi and Camden – Dr. Moore: Dr. Moore announced that starting in August, the school district will combine preschool and kindergarten students at Camden, which will serve as the early childhood center. Currently, preschool is in Camden and kindergarten is in Delphi.

A new childcare center will also be created at Delphi Community Elementary School for children from birth to four years. The district will oversee the center, but it will be open to the public. Purdue helped fund the program.

The center is expected to have about 50 seats and operate from 6:00 a.m. to 6:00 p.m., with the goal of staying open even during school cancellations. District staff may receive priority enrollment and a possible discount. Pricing has not yet been determined, but the goal is to keep it affordable for families. Families do not need to live in a specific area to attend.

Because preschool/kindergarten and the daycare will be on separate campuses, those students will not be able to attend the daycare after school. Grades 1–5 will remain at the elementary school. The district is also monitoring potential state childcare vouchers but aims to keep the program accessible regardless. The council thanked Dr. Moore for her efforts.

Arts & Culture READI 2.0 Initiative: Anita Werling shared that Lilly has provided funding for a new initiative that will be managed through READI and the Indiana Arts Commission rather than the state. About \$35 million will be distributed statewide. She is working to prepare an application before the April 15 deadline and has identified several locations in the community that could benefit from the funding. Local partners are collaborating on the effort, and a meeting with stakeholders and HWC was scheduled for February 24 to hopefully help guide the application process. She will continue providing updates.

Project Updates:

- **Project 218 / Delphi NE Allocation Area:** Anita Werling added that she does not have any additional information other than a second letter should be being mailed to property owners.

Updates from Mayor:

- **Oracle Acres:** Mayor Yates reported that at the recent Delphi Plan Commission meeting there was a rezone for a possible housing development just outside of Bowen Estates. The rezone was to go from a R1 to an R2 which is a minor zoning change. The proposition was approved by the Plan Commission. The proposed housing development is condominium style with a pricing of \$200-\$220K. There were three cities on the radar for this development and Delphi was selected. It's a great option for first time home buyers or for anyone who's retiring.
- **Bowen Estates:** Mayor Yates added that Bowen Estates is ready to move on to Phase 2 in engineering. The developer has agreed to include an outlet for Riley Meadows in the next phase.
- **Other:** Anita Werling added that both Bowen Estates and Oracle Acres are in the Burnbrae Farms Residential TIF allocation area and there's a possibility they might require bonding for infrastructure. Anita also added that the shell building at the Hoosier Heartland Industrial Park has an offer on it and we're just waiting to hear back on that. Mayor Yates added that the 35-year-old water tower that is located at Indiana Packers is due for some rehab. He is working closely with the CCRDC and Indiana Packers and will continue to provide updates on future developments related to it.

Other Business: None

Next Meeting: March 23, 2026, at 5:00 p.m.

Adjournment: The meeting adjourned at 5:32 p.m.