



Delphi Redevelopment Commission

Meeting Minutes

Date: March 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), James Wells (CCEDC Executive Director), and on Zoom Miriam Robeson (Attorney for DRDC).

Approval of Minutes – February 23, 2026: The minutes from the February 23, 2026, 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: Anita Werling shared that nothing has changed since last month and the DRDC fund balance remains at \$205,237.38.

James Wells. CCEDC Executive Director, 2026 Strategic Plan: James Wells shared that recently they've released the 2026 Strategic Plan Update. The updated plan focuses on four core areas:

Business Development: More and better jobs.

Workforce Development: Skilled job ready workforce aligned with employer needs.

Community Identity/Quality of Place: To make Carroll County a premier rural community in the region.

Leadership/Collaboration: Strengthening the capacity to move projects forward.

James Wells touched based on each core and elaborated how each help shape and evolve Carroll County.

Anita Werling asked James to provide a snapshot importance of comprehensive land use planning (CLUP). State legislature passed bill to allow state to override local zoning if it has not been updated within one year of updating a CLUP. Mayor Yates offered to encourage the CC Area Plan on updating the County CLUP and Zoning. Miriam Robeson indicated that she had encouraged them to do so at their last meeting and found that they were on board; the Commissioners are the ones that need to be convince.

Spencer Kingery stressed concerns about how recent zoning and comprehensive plans must be updated.

Project Updates:

- **Project 218 / Delphi NE Allocation Area:** Anita Werling shared that the Economic Development Corporation did get a lead on one of the property owners which in return had other property owners asking questions. Anita and James met with one of the owners to help answer questions on the project. Miriam Robeson shared she has a final letter ready to go out to the property owners which includes a cover letter, a copy of the easement and a copy of the survey. The letters will go out as certified and regular mail.

The final goal is to get the signed easement from the **Kerkoff/Wright** to move forward with the engineering design.

Updates from Mayor:

- **Oracle Acres:** This project has been approved by the Council. Engineering is now working on this project, and progress is moving forward.
- **Bowen Estates:** Currently we have 10 active permits. Of the 10 permits 6 have been issued and 4 are active permits. Will continue to update on the permit reports.
- **IPC Water Tower:** This winter the tower faced a tiny leak that was quickly remedied by our water department, engineering team and Indiana Packers. The tower is 35 years old and is ready for rehab. Mayor Yates approached the Carroll County Redevelopment Commission, and they agreed to fund \$700,000 of the project. Their help funding this project is greatly appreciated. The water department and engineering have started to put a plan together.
- **Other:** The bridge is still closed and will remain closed till November.

Other Business: None

Next Meeting: April 27, 2026, at 5:00 p.m.

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