



Delphi Redevelopment Commission

Meeting Minutes

Date: April 27, 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; no audience present and on Zoom Miriam Robeson (Attorney for DRDC).

Approval of Minutes – March 23, 2026: The minutes from the March 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's meeting.

Baker Tilly Invoice: Anita Werling shared that an invoice was received for the total of \$2,518.75. This was for work they did to assist with gutting our TIF operations. *Spencer Kingery made a motion to approve the invoice in the amount of \$2,518.75; Denny Myers seconded the motion. The motion carried unanimously.*

Armory Road TIF District: Anita Werling shared that she believes it's a good time to move forward with development in that district. Recent activity at Bowen Estates and the proposed Oracle Acres development has created momentum.

Anita also noted that when the allocation unit was considered, discussions were held with St. Elizabeth about nearby property interest. St. Elizabeth's parent company Trilogy out of Kentucky expressed interest in developing residential housing in the area.

The next steps would include reconnecting with Trilogy to confirm continued interest, updating the development rendering, and issuing a request for proposals. Anita asked whether this general roadmap was agreeable so the group could continue discussions at the next meeting. All agreed.

Letters to Underlying tax districts: Anita Werling shared samples of letters that were sent out last year and noted that the required letters must be mailed by June 15th, which last year's notices have been sent in May. Since there are several potential projects that will likely require funding plans, Anita recommended declaring No Excess Value. A motion is needed to formally approve that recommendation. *Spencer Kingery made a motion that no*

excess value for the 2025 assessments that will affect the 2026 calendar year; Christina Langsdorf seconded the motion. The motion carried unanimously.

Letters will be sent out in May.

Project Updates:

- **Project 218 - Kerkoff/Wright:** Anita Werling shared that last month the group discussed a meeting with Adam Wright regarding the Kerkoff/Wright property. Although outreach efforts have been made, no response has been received. James recently contacted him again about whether a decision had been made, and the group plans to follow up once more. Ana reported that second letters have now been sent to the remaining property owners. Miriam shared that she would like to schedule a call with Anita and the Andersons, who have been hesitant to respond. She also noted that she has spoken with REMC but has not received any responses to the letters sent, nor the certified mail return cards, which she expects may come back undelivered. Anita stated she is willing to participate whenever Miriam schedules a discussion with Jared Nickels. During the discussion, Denny asked how many property owners had responded. Anita reported that only one had signed the release, while five have not. Denny also asked whether there were other options available. Anita expressed hope that the attorney's letters would have encouraged responses but said she plans to allow more time and continue working toward obtaining answers.

Updates from Mayor:

- **Bowen Estates:** Moving forward with 10 active permits. Six of the homes have been erected and the structures are going up rather quickly. Engineering is moving forward with Phase 2.
- **Oracle Acres:** Some concerns were raised but we've been working closely with their engineering team. They're still interested in moving forward with the project.
- **Other:** There are over 200 dump trucks moving through town daily. The extra traffic is due to US Aggregates being awarded a contract. The detour is very simple but unfortunately tickets are having to be written to those not following the detour instructions.

The bridge is on schedule and should be completed prior to 2027.

Other Business: None

Next Meeting: May 25, 2026, at 5:00 p.m.

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