

## Meeting Summary

Delphi Comprehensive Plan – Steering Committee Meeting 2  
July 14, 2022 – 6:30pm

### 1. Welcome Back!

### 2. Project Progress Update

### 3. Public Participation Results & Discussion

- Community Workshop
- Stakeholder Groups
  - There is a need/desire for a Building Inspector – this also ties into code enforcement issues. Need to ensure things are built properly to begin with to avoid run-down properties in the future.
  - Tear down houses that are abandoned or in poor condition – these are cost effective infill properties.
  - There is a disconnect between school offerings and what students want. Students are on 4-year college track, but are not aware of career paths with skilled trades, local job options, or other alternatives.
    - Are there opportunities for internship programs? Students/young adults often travel for internship programs in today’s environment.
  - People think of local manufacturing jobs as factory floor work, and don’t understand the various opportunities available – accounting, HR, administration, etc.
  - All of the young residents that participated stated that they want to end up back in Delphi at some point – after higher education, job/culture experience, etc. This is a huge compliment and opportunity.
    - Hard to envision what their next housing step is.
    - How do you make it easy for kids to come back to Delphi in the future after school or when they are ready to start a family?
    - Kids want a place to hang out – only current option is Dairy Queen. More options are needed.
  - Transition plan(s) for city department heads is needed, as many are reaching retirement age.
  - Hoping to do a parks plan next – need to establish a visions for parks. Goal is to start the process in fall 2022.
- Online Survey
  - Discussion question: Are there really a lot of abandoned properties?
    - Maybe not a large number, but the ones existing are very noticeable.
      - Estimated 20 or so abandoned properties.
    - Many properties are not abandoned but should not be inhabited.
    - Many abandoned/dilapidated properties are rentals – need a way to address issues (code enforcement/building codes).
    - Owner occupied houses – how do you help when people can’t afford to fix their property up.
      - City is looking into grant opportunities for clean-up efforts.
  - Delphi does not offer jobs/opportunities for young professionals.
  - Activities are needed for youth and young adults.
  - Need continual investment in downtown buildings.

- There are many concerns with broadband, but City is taking active steps to address this issue.
- No consensus on road conditions/connectivity – may need to be revisited.
- Main Street Organization has gotten back up and running and is now sanctioned by the state. Main Street Board is working on being more active/proactive and getting people interested. Overall vision is making downtown welcoming.
  - Farmers Market is now happening on 2 Saturdays a month.
  - Working in conjunction with the “Do It In Delphi” campaign.
  - Grant received from community foundation for downtown map/event kiosks.
  - Monthly meetings are drawing a lot of people in.
  - Need to share Comp Plan data with Main Street to help them make priorities.
- There is a need to centralize communications so that businesses know about sports tournaments, events at Opera House, etc. Kiosks will help, but there is a gap.
- The faith community does not appear to be well represented in the public input data. What connections can be made?
  - Churches/places of worship have very active youth programs.
  - They could be a partner with many activities.
  - What are they doing that we need to connect with?
  - Maybe a stakeholder meeting with churches/places of worship?
  - Churches/places of worship may be seeing things that government does not.
- What are some of the needs that the Township Trustees see?
- Delphi is a great place to retire to. What are the needs of the senior citizens?
  - What are their unmet needs?
  - Is there a desire for more amenities, like pickle ball?
- Agricultural industry is in need of workers – farm workers, seed dealers, tech jobs, etc.
  - Opportunities to connect students to jobs.
  - Ivy Tech has a precision ag degree that could lead to a tractor maintenance position.
- If population grows, what are the additional needs of the community?
- The 2018-2020 Leakage/Surplus data for Carroll County showed there was significant leakage in restaurant spending for the county as a whole.
  - Leakage also shown for most areas.

#### 4. Next Steps

- Steering Committee Meeting #3 – August
- Big Ideas Open House - August
- Comprehensive Plan Rough Draft - September
- Steering Committee Meeting #4 – September