

NEIGHBORHOOD BUILDING BLOCK INITIATIVE

May 23, 2017

BOARD MEMBERS PRESENT

Acting Cabinet Secretary, Cerron Cade, DEDO, Chair NBBF
Ms. Marlena Gibson, DSHA
Ms. Connie Holland, Director, OSPC
Mr. Matthew Lintner, DOJ
Mr. Gregory Patterson, DOJ
Ms. LaKresha Roberts, DOJ
Hon. Jim Sills

STAFF PRESENT

Mr. David Edgell, OSPC
Mr. A.J. Roop, DOJ
Mrs. Diane Laird, DEDO
Mr. Ken Anderson, DEDO
Mr. Lawrence Lewis, DOJ
Ms. Emily Baird, DEDO

ALSO PRESENT

Ms. Priscilla Turgon, Project New Start
Mr. Herb Indon, City of Wilmington
Mr. Leonard Sophrin, City of Wilmington
Mr. Joe Myer, NCALL Research, Inc.
Ms. Vanity Constance, Cornerstone West
Dr. Sheldon Nix, Canaan Community Development Corporation
Ms. Lottie Lee Davis, Be Ready Community Development Corporation

LOCATION: Delaware Economic Development Office, Carvel State Office, 820 North French Street, 10th Floor, DEDO Conference Room, Wilmington, Delaware.

CALL TO ORDER:

The meeting was called to order at 1:35 p.m., Tuesday, May 23, 2017, by Acting Secretary Cade. A quorum was present.

OLD BUSINESS:

Review of April 25, 2017 meeting minutes. The following corrections were noted: Mr. Roop to be included in the attendance, and a sentence with a statement by Mr. Krupanski on page two to be completed.

The minutes from the April 25, 2017, meeting will be amended to reflect the recommended corrections. The Board will review and approve the minutes at the next scheduled meeting.

Mrs. Laird presented updates on several of the applicants whose conditional approvals at the April 25, 2017, NBBF meetings required responses to conditions. Board discussion followed each:

1. (CCDC-12-16-Nix) Canaan Community Business Center:

Dr. Nix of CCDC met with the DEDO Small Business Director, Mr. Anderson, on May 1, 2017. Mr. Anderson provided his overall recommendation to consider approval to the Board.

Motion: Made by Hon. Sills, to approve application in the amount of \$29,700, based on conditions and quantifiable metrics.

Motion seconded by: Mr. Patterson

Unanimous agreement by the Board.

2. (BRCDC-12-16-Davis) Be Ready Community Development Corporation:

Be Ready CDC was asked to return before the Board with information from the director providing documentation of matching funds and clarification of prevention funds. Ms. Davis stated that she has submitted a letter to the director requesting this information, but to date has not received a response. It was noted that the application was previously approved, and there was nothing further to vote upon for this applicant.

3. (YWCAD-12-16-LaRock) YWCA Delaware, Inc.:

YWCA Delaware was asked to return before the Board with information detailing cost of budget, personnel and operating costs, and documentation of matching funds. An amended budget was provided reflecting the revised amount of \$50,000. It was noted that the application was previously approved, and there was nothing further to vote upon for this applicant.

4. (JFSD-12-16-Namugenyi) Jewish Family Services of Delaware:

Jewish Family Services of Delaware was asked to return before the Board with responses to conditions of travel. It was noted that the travel reimbursements were intended for the transportation of the students. The total amount had previously been approved along with the application, and there was nothing further to vote upon for this applicant.

5. (NCPC-12-16-Smithers) New Castle Prevention Coalition, Inc.:

New Castle Prevention Coalition was asked to return before the Board with information detailing the veterans and youth that would be involved in the program. During discussion by the Board, further questions were brought forth regarding documentation of matching funds and installation of lighting proposed by the program. It was determined that further discussion of the application should be put on hold until a representative from the New Castle Prevention Coalition is able to attend an NBBF meeting.

NEW BUSINESS:

Initial review of the following applications by the Board of Directors:

1. (CDPD-12-16-Stump) City of Dover Police Department:

Department of Justice (DOJ) reviewing agency: The City of Dover Police Department proposes expanding its foot patrols, coverage of its city-wide camera system, enhancing its call for service system, and maintaining its close relationship with the community through the Police Athletic League programs and other community events. DOJ recommends approval with a reduction to a total of \$243,903.

- Cameras: \$200,000
- Basketball: 36,800
- Flag Football: 725
- Hockey: 5,428
- Water: 950

Program Metrics:

- ✓ Number of children to participate in sports programs;
- ✓ Number of returning children between Year 1 and Year 2;
- And
- ✓ Number of hours children are present.
- ✓

Board Discussion:

It was noted that funding through the NBBF program cannot be utilized for foot patrol programs.

Motion: Made by Ms. Holland, to approve application in the amount of \$243,903, based on conditions and quantifiable metrics.

Motion seconded by: Ms. Roberts

Unanimous agreement by the Board.

2. (PNS-12-6-Turgon) Project New Start:

Department of Justice (DOJ) reviewing agency: The organization intends to assist medium and high-risk state and federal offenders to successfully transition out of prison by providing job training and assistance in both technical and soft/emotional intelligence skills. DOJ recommends approval with a reduction in the amount of \$76,500.

Program Metrics:

- ✓ 22 medium to high-risk enrollments;
- ✓ 75% enrollees passing;
- And
- ✓ 14 enrollees obtaining employment.

Board Discussion:

It was noted that this applicant was ideal for the NBBF. The applicant currently has multiple partnerships and matching funds totaling \$639,600 for the program.

Public Comments:

Ms. Turgon of Project New Start clarified that the request period is for three years, to be \$50,000 per year for the program.

Motion: Made by Hon. Sills, to approve application in the amount of \$76,500, based on conditions and quantifiable metrics.

Motion seconded by: Mr. Patterson

Unanimous agreement by the Board.

3. (COW-12-16-Sophrin) City of Wilmington:

Office of State Planning Coordination (OSPC) reviewing agency: The program seeks to produce significant and multi-faceted public engagement, a citywide comprehensive plan to guide City efforts, inform private investment, and prioritize the newly-formed Wilmington Neighborhood Conservancy Land Bank's work. The reviewing agency noted that there is no information regarding consultants, no scope of work or budget provided, the completion date of 2017 is unrealistic, and the requested amount of \$350,000 is excessive. OSPC recommends denial of the application as presented.

Board Discussion:

It was noted that there is a 50% funding match from private sources, but that there is not enough detail covering the proposed project in the application. Following the public comments regarding zoning code changes, it was noted that the NBBF financing is intended for community improvement, and that a new application would need to be submitted with greater detail on how to achieve those plans. Cerron stated that City of Wilmington should communicate with OSPC on amending the application. Larry stated that he did not think that a new application needed to be submitted, but that a supplement could be provided that addresses the Board's concerns.

Public Comments:

Mr. Inden, Director of Planning for City of Wilmington, stated that part of the funding was intended to be used to update zoning codes to help achieve the program goals. Mr. Sophrin added that changing zoning codes is key to improving the neighborhoods. Mr. Inden also stated that he would be willing to modify the application to \$200,000.

Motion: Made by Acting Director Cade, to table discussion of the application as presented.

Motion seconded by: Mr. Patterson

Unanimous agreement by the Board.

4. (NCALL-12-16-Myer) NCALL Research, Inc.:

Department of Justice (DOJ) reviewing agency: The project will improve poorly lit homes and vacant properties, establish Neighborhood Watch groups, and implement programs and services for at-risk youth to motivate positive behavior. DOJ recommends approval of requested amount of \$100,000.

Program Metrics:

- ✓ Completion by December 31, 2018;
- ✓ Status report at the end of one year;
- ✓ Detailed information about each light, including installation;
- And
- ✓ Verification that lights are still in place and operational.

Board Discussion:

It was noted that there is \$77,000 in matching funds for this program. There were some questions regarding how the total number of lights considered necessary was calculated, and the method that the applicant intends to guarantee use of the lights.

Public Comments:

Mr. Myer of NCALL Research, Inc., stated that a porch light is seen as a best practice, and was tested with families and outreach.

Condition: Reduction of \$13,000, amount for the community engagement specialist, for a total of \$87,000.

Motion: Made by Hon. Sills, to approve application in the reduced amount of \$87,000, based on conditions and quantifiable metrics.

Motion seconded by: Ms. Holland

Unanimous agreement by the Board.

5. (CWCDC-12-16-Lester) Cornerstone West CDC:

Office of State Planning Coordination (OSPC) reviewing agency: Cornerstone West CDC will provide installation of security cameras and façade improvements to West Side (Wilmington) Business District properties, as part of a CPTED strategy to deter crime. OSPC recommends approval of requested amount of \$100,000.

Program Metrics:

- ✓ Accurate records on all cameras;
- ✓ Status report in six months following start of program;
- And
- ✓ Final report at the end of twelve months.

Board Discussion:

There is a proposed match of \$10,000 associated with this project. There were some questions about the application, specifically a date of December 2016 included in the timeline.

Public Comments:

Ms. Constance stated that the correct date in the application should be December 2017.

Motion: Made by Ms. Holland, to approve application in the amount of \$100,000 based on conditions and quantifiable metrics.

Motion seconded by: Hon. Sills

Unanimous agreement by the Board.

6. (DREI-12-16-Smith) Divergent Real Estate and Investment:

Delaware State Housing Authority (DSHA) reviewing agency: The program will provide additional resources and options for current programs operating in the area through training focused on construction skills, construction economics, creating habitable housing, digital awareness and literacy training, and entrepreneurial education. The reviewing agency noted that there is a lack of clear information about the proposed activities and the project's capacity to carry out those activities. DSHA recommends denial of the application as presented.

Board Discussion:

As a result of the fact that the applicant is a DOJ employee, three DOJ Board members recused themselves from discussion and vote on the application. It was noted that it is not clearly indicated if the applicant has previously or is currently operating in Delaware. It was also noted that the project's relationship to crime prevention is not clearly established. Discussion

concluded that the questions regarding the project would not simply be resolved through follow up with the applicant, as these were more fundamental issues with the application.

Motion: Made by Ms. Holland, to deny the application as presented.

Motion seconded by: Ms. Gibson

Unanimous agreement by the Board, with 3 abstentions, Mr. Lintner, Mr. Patterson, and Ms. Roberts.

Motion: Made by Hon. Sills, to adjourn meeting

Motion seconded by: Mr. Patterson

Unanimous agreement by the Board.

ADJOURNMENT: Meeting adjourned 3:15 p.m.

NEXT MEETING: Thursday, June 29, 2017, 9:30 a.m., Delaware Economic Development Office, Carvel State Office, 820 North French Street, 10th Floor, DEDO Conference Room, Wilmington, Delaware.

Respectfully submitted,
Emily Baird
Delaware Economic Development Office

cc: Board Members of Neighborhood Building Blocks Fund