

COUNCIL ON DEVELOPMENT FINANCE

March 28, 2022

PUBLIC HEARING 468

THOSE PRESENT:

Hon. Nancy Cook – In-Person
Hon. Tarik Haskins - Virtual
Mr. Kevin Kelly – Virtual
Hon. Josh Martin – Virtual
Rep. Edward Osienski – Virtual
Mr. Jack Riddle – Virtual
Mr. Richard Rowland – Virtual
Mr. Fred Sears, II- Virtual

Ms. Jordan Schulties, Chairperson,
DEDA, Virtual
Ms. Regina Mitchell, DSB – In-Person
Ms. Laura Gerard, DAG, - Virtual
Ms. Amy Reville, DSB, - In-Person
Ms. Jessica Welch, DSB, - In-Person
Ms. Joanna Murzyn, DSB, - Virtual
Ms. Holly Trudel, DSB, - In-Person
Ms. Gemini Cornish, DSB-In-Person
Ms. Annie Cordo, DOJ, -Virtual
Mr. David Mathe, DSB-Virtual
Ms. Shavonne White, DSB-Virtual

ALSO PRESENT:

City Of Harrington- All Virtual
Norman Barlow, City Manager
Amanda Marlow, Finance Director
Daniel String, KCI-Engineer
Thomas Coleman, NE Freight Transfer

City of Milford -All Virtual
Mark Whitfield, City Manager
Rob Pierce, Planning Director
Sara Bluhm, Economic Development & Community Engagement Administrator

CRISP Partners LLC -All Virtual
Mike Wojewodka
Larry Stuardi
Adam Berryman

Drawbridge Claymont LLC
Keith Delaney--Virtual

E&D Holdings LLC
Frank DiMondi--In Person

Martin Property Development LLC

Travis Martin-In Person
Deb Chaney-In Person

Shanlan Corp.

Nicholas Ferrara IV-Virtual

Sussex County Council

William Pfaff -Virtual

Delaware Prosperity Partnership-All Virtual

Kurt Foreman, President, and CEO
Becky Harrington, Director of Business Development
Noah Olson, Acting Director of Innovation
Charles A. Madden, Director of Talent Services

General Public-All Virtual

Jacob Owens
Jeremy Rothwell
Linda Parkowski- Kent County
Michael McConnell
Kevin Lannan
Jaimie Williams
Bryan Mack
Brandon Holveck
Barb DeHaven
Andrew Lubin

LOCATION:

Buena Vista Conference Center
661 South DuPont Highway
New Castle, Delaware 19720
&

Teleconference and Video Conference

TIME:

9:00 a.m.

CALL TO ORDER: The meeting was called to order at 9:04 a.m. by Council Chairman, Mr. Fred Sears II, Monday, March 28, 2022.

OLD BUSINESS:

Mr. Sears asked the Council if there were any comments, suggestions, or recommendations regarding the February minutes for the Council on Development Finance meeting. A correction was made to the February meeting minutes; Jack Riddle and Kevin Kelly were not present, which changed the approved votes to six. Sen. Nancy Cook motioned to approve the minutes. Rep. Edward Osienski seconded the motion adopted by a unanimous vote.

NEW BUSINESS:

Applicant: City of Harrington

The City of Harrington is requesting incentives from the Delaware Site Readiness Fund in the amount of \$1,000,000.

Kurt Foreman gave the project overview, including developing an industrial park. The city of Harrington controls 36.7 acres and is partnering with other private landowners to develop the 131 acres. The project's location is off U.S 13, the requested funds of \$1,000,000 will be used for engineering/planning: roadway and utility. The total proposed project cost are \$2,500,000.

Chairman Sears asked if any members of the public would like to comment on this application. No public comments were made.

Motion Made By: Jack Riddle

Seconded By: Senator Nancy Cook

Approved By: Vote 8

Opposed By: Vote 0

Applicant: City of Milford

The City of Milford is requesting incentives from the Delaware Site Readiness Fund in the amount of One Hundred Thousand Dollars (\$100,000).

Becky Harrington gave the project overview, of the planned new industrial park on 182- acre lot at 1163 Milford Harrington Highway, Milford, DE. The project is a Level 1 request to support planning, a concept masterplan, traffic impact study: engineering design Phase 1. The total proposed project cost is \$10,760,00.

Chairman Sears asked if there were any members of the public that would like to comment on this application. No public comments were made.

Motion Made By: Rep. Edward Osienski

Seconded By: Tarik Haskins

Approved By: Vote 8

Opposed By: Vote 0

Applicant: CRISP Partners

CRISP Partners LLC is requesting incentives from the Delaware Site Readiness Fund in the amount of One Million Dollars (\$1,000,000).

Kurt Foreman gave the project overview. CRISP Partners stands for Chestnut Run Innovation and Science Park. It has been a piece of Dupont's former Chestnut Run Campus in New Castle County,

for many years. Funds will be used to modernize campus infrastructure of the Chestnut Run Innovation and Science Park, which was designed to combine research, advanced manufacturing operations and business incubation while cultivating relationships with local universities. Location is at 984 Center Rd, Wilmington, DE. The total project cost is \$40,887,379. CRISP Partners is requesting \$1,000,000 to work on site lighting, utilities on the site, paving and concrete and selective building demolition.

Further discussion included the overall goal for this company and communications with neighboring properties. Larry Sparty, General Partner of CRISP Partners, gave brief details about the property's future.

Motion Made By: Representative Edward Osienski
Seconded By: Josh Martin

Approved By: Vote 7
Opposed By: Vote 0
Recused By: Mr. Fred Sears

Applicant: E & D Holdings

E&D Holdings LLC is requesting incentives from the Delaware Site Readiness Fund in the amount of One Million Dollars (\$1,000,000).

Becky Harrington gave the project overview, which included the requested amount for this project of \$1,000,000. E & D Holdings will contribute \$5,877,347, with the total amount proposed project cost totaling \$6,877,347. The project location is 140 and 146 Southern Boulevard in Wyoming Delaware. The project will support the development of Wyoming Business Center by preparing the site, installing infrastructure and utilities that will support the construction of two new warehouses. One warehouse is 30,000 square feet, and the other 10,000 square feet. A support letter was provided from the Town of Wyoming.

Further discussion included Frank DiMondi, Operating Partner and Owner of E & D Holdings, giving a background on his business and construction costs.

Motion Made By: Nancy Cooke
Seconded By: Jack Riddle

Approved By: Vote 8
Opposed By: Vote 0

Applicant: Drawbridge Claymont LLC

Drawbridge Claymont, LLC is requesting incentives from the Delaware Site Readiness Fund in the amount of One Million Dollars (\$1,000,000).

Kurt Foreman gave the project overview, the developer D2 has been very active in northern Delaware. The location of this project is 6300 Philadelphia Pike, Claymont, DE. The applicant is requesting

\$1,000,000 for this project. The funds will be used towards due diligence, engineering, environmental design work, and demolition. This project will support the development of an industrial park on 58 acres.

Further discussion included Keith Delaney giving detail about the property, concerns for remediation of the property, water testing, and unanticipated expenses.

Motion Made By: Representative Edward Osienski
Seconded By: Kevin Kelly

Approved By: Vote 8
Opposed By: Vote 0

Applicant: Martin Property Development

Beck Harrington gave the project overview detailing the development of a business park in Frankford, Delaware. The request is for a Level 2 grant of \$1,000,000 to help with civil engineering, earthwork, site work, and bringing in a gas main. Applicant contribution would be \$1,361,051, making the total proposed project cost \$2,361,051 and would support the development of 112,000 square feet of flexible industrial warehouse space on 10 acres. Sussex County provided a letter of support.

Further discussion included previous work that's been completed on this property. Travis Martin gave a background on the property. Three years ago, engineering development on the southern parcel of the property was phase 1, 95,000 square feet, and four warehouses. Businesses in New Jersey, Pennsylvania, Maryland, and Delaware have already shown interest in these sites. Phase 2 is the Northern Parcel of this property.

Motion Made By: Jack Riddle
Seconded By: Nancy Cooke

Approved By: Vote 8
Opposed By: Vote 0

Applicant: Shanlan Corporation

Shanlan Corp. is requesting incentives from the Delaware Site Readiness Fund in the amount of One Hundred Thousand Dollars, (\$100,000).

Kurt Foreman gave the project overview, including the location at 1870 Dupont Pkwy, Middletown, DE. The applicant is requesting a Level 1 grant of \$100,000 for the engineering and transition survey. The applicant will contribute \$683,500, which will support the development of the ST. Georges Logistic Center this center will be designed to include three buildings used for warehouse or warehouse-like businesses.

Further discussion included Nicholas Ferrara IV giving details about the property, future properties plan, and wetland.

Motion Made By: Kevin Kelly
Seconded By: Rick Rowland

Approved By: Vote 7
Opposed By: Vote 0
Absent: 1

Applicant: Sussex County

The Sussex County Council is requesting incentives from the Delaware Site Readiness Fund in the amount of One Million Dollars (\$1,000,000).

Becky Harrington gave a project overview, including the Delaware Coastal Business Park location, which is almost at compacity. This project would be a Phase 2 with a request of \$1,000,000 for roads, utilities, and support infrastructure. The total proposed project cost is \$3,839,433, with the applicant contributing \$2,839,433. This project will be a new shovel-ready site. Sussex County provided public support.

Further discussion included previous approval for projects at the Delaware Coastal Business Park.

Motion Made By: Josh Martin
Seconded By: Rick Rowland

Approved By: Vote 6
Opposed By: Vote 0
Absent: 1

Recused By: 1

(Jack Riddle disclosed a possible conflict of interest, Ms. Laura Gerard, DAG addressed the conflict)

Executive Session

The meeting was called to order at 10:55 a.m. by Council Chairman, Mr. Fred Sears II, Monday, February 28, 2022.

Motion Made to Move to Executive By: Jack Riddle
Seconded By: Kevin Kelly

Motion Made to End Executive Session: Rick Rowland
Seconded By: Tarik Haskins

ADJOURNMENT BY CONSENT

Meeting Adjourned 10:58 a.m.

Respectfully Submitted,
Gemini Cornish, DSB
GLC

cc: Members of the Council on Development Finance
Jordan Schulties, Chairperson, Delaware Economic Development Authority, DEDA
Regina Mitchell, Deputy Director, Division of Small Business
Laura Gerard, Deputy Attorney General

The next Council on Development Finance meeting is Monday, April 25, 2022, at 9:00 a.m., In-Person, and Buena Vista Conference Center, 661 South DuPont Highway, New Castle, Delaware 19720.