

COUNCIL ON DEVELOPMENT FINANCE

6/30/2025

Public Hearing 498

THOSE PRESENT:

Mr. Fred Sears
Hon. Josh Martin- Virtual
Mr. Kevin Kelly
Sen. Nancy Cook
Mr. Jack Riddle
Hon. Tarik Haskins- Virtual

Mr. CJ Bell, DEDA
Ms. Caroline McDonough, DOJ, DAG
Ms. Jaimie Watts, DSB
Ms. Jory Moore, DSB- Virtual
Ms. Kristiana Robinson, DSB
Ms. Lovely Lacey, DSB
Ms. Andrea Wojcik, DSB
Ms. Gemini Cornish, DSB
Ms. Anastasia Jackson, DSB
Ms. Jordyn Pusey, DSB

ALSO PRESENT:

Patriot Aluminum, LLC

Kelly Shotwell
George Hufnagel

Sussex County Government

Andrew Harton
Bill Plaff

Delaware Prosperity Partnership

Bryan Mack
Kurt Forman
Megan Kopistecki
Susan Coulby
Josh Lewis
Linda Parkowski- Virtual

Delaware Department of State

Hanna Donohue

General Public

Katie Tabeling

LOCATION:

Delaware State Police Troop 2
100 Corporal Stephen J Ballard Way
Newark, DE 19702

TIME:

9:00 a.m.

CALL TO ORDER:

The meeting was called to order at 9:02 a.m. by Council Chairman, Mr. Fred Sears II, on Monday, June 30, 2025.

OLD BUSINESS:

Mr. Sears asked the Council if there were any comments, suggestions, and/or recommendations regarding the 4/28/2025 minutes for the Council on Development Finance meeting.

Motion Made By: Jack Riddle

Seconded By: Nancy Cook

Approved By: Vote 6

Opposed By: Vote 0

NEW BUSINESS:

Applicant, Patriot Aluminum

The Applicant is requesting \$240,750.00 from the Delaware Strategic Fund's Jobs Performance Grant and a Capital Expenditure Grant to relocate its operations to Seaford, Delaware.

Bryan Mack introduced Patriot Aluminum, which is requesting \$96,000 for a Jobs Performance Grant and \$144,750 from the Capital Expenditure Grant from the Delaware Strategic Fund to relocate its operations to Seaford, Delaware. The company is a fence manufacturer and distributor that is relocating from Denton, Maryland to Sussex County, Delaware. The company recently purchased 6063 Whitehurst Drive in unincorporated Seaford and is in the process of upgrading the 45,000 SF warehouse for production, assembly, and distribution of metal fencing. Twenty skilled and unskilled positions were relocated to Delaware and the company plans to add another nineteen full time positions over the next three years.

Further discussion included previous Strategic Fund allocations for the owner regarding the Felton Drive-In, general ownership and investor questions, and business debt.

Jack Riddle requested a guarantor on the loan. Motion to approve with modifications to loan to include guarantor on loan.

Motion Made By: Jack Riddle

Motion Seconded By: Nancy Cook

Approved By: Vote 6

Opposed By: Vote 0

Executive Session

The Council may enter the Executive Session pursuant to 29 Delaware Code 10004(b) including to conduct a strategy session for the purpose of obtaining legal advice or opinion of an attorney-at-law, with respect to pending or potential litigation related to collection issues, which if conducted in an open meeting, would have an adverse effect on the bargaining or litigation position of the Authority, which do not constitute public records within the meaning of 29 Delaware Code 10002(l).

ALL OTHER BUSINESS:

DSB Site Readiness Returning Awardees Procedure

Presentation on new parameters and procedures of Grant by CJ Bell, Director of the Division of Small Business.

Kurt Forman and Linda Parkowski from DPP spoke in support.

ADJOURNMENT BY CONSENT

Meeting Adjourned at 9:59 a.m.

Respectfully Submitted,
Jordyn Pusey, DSB

cc: Members of Council on Development Finance
CJ Bell, Chairperson, Delaware Economic Development Authority, DEDA
Caroline McDonough, Deputy Attorney General

The next Council on Development Finance meeting is August 25, 2025, at 9:00 a.m., Delaware State Police Troop 2, 100 Corporal Stephen J Ballard Way, Newark, DE 19702.