



COUNCIL ON DEVELOPMENT FINANCE

12/8/2025

Public Hearing

THOSE PRESENT:

Mr. Fred Sears

Mr. Jonathan Horner

Mr. Kevin Kelly

Mr. Darren Stephenson

Mr. Jack Riddle

Ms. Laura Lloyd

Rep. Edward Osienski (virtual)

Sen. Nicole Poore

Brian Kaye

Mr. CJ Bell, DEDA

Ms. Caroline McDonough, DOJ, DAG

Ms. Jaimie Watts, DSB

Ms. Jory Moore, DSB

Ms. Kristiana Robinson, DSB

Ms. Lovely Lacey, DSB

Ms. Andrea Wojcik, DSB

Ms. Amanda Billow, DSB

Mr. Christopher Moses, DSB

Ms. Jordyn Pusey, DSB

Ms. Anastasia Jackson

Ms. Gemini Cornish

Ms. Jada Turner

ALSO PRESENT:

Delaware Prosperity Partnership

Noah Olsen

Bryan Mack

Becky Harrington

Megan Kopistecki

Chris Kelly

Susan Coulby

Controller General Office

Jason Smith

MRA Group

Andrew Stuardi

Mike Wojewodka

LOCATION:

Delaware Public Archives
121 Martin Luther King Boulevard
Dover, DE 19901

TIME:

10:00 a.m.

CALL TO ORDER:

The meeting was called to order at 10:01 a.m. by Council Chairman, Mr. Fred Sears II, on Monday, December 8, 2025.

OLD BUSINESS:

Mr. Sears asked the Council if there were any comments, suggestions, and/or recommendations regarding the 10/27/2025 minutes for the Council on Development Finance meeting.

Motion Made By: Fred Sears

Seconded By: Jack Riddle

Approved By: Vote 7

Opposed By: Vote 0

NEW BUSINESS:

Applicant, CRISP Partners, LLC

The applicant is requesting a Level II Site Readiness Fund Grant in the amount of \$1,400,000.00.

Becky Harrington introduced CRISP Partners, LLC, which is requesting \$1.4 Million in matching reimbursable site readiness funds to prepare the south side of the Chestnut Run Innovation and Science Park (CRISP) for future development. CRISP is a 163.23-acre R&D Campus located at 984 Center Road in unincorporated Wilmington. CRISP was a recipient of a previous Level II Grant of \$1 Million in 2022 before the grant structure changed.

CRISP used the previous Level II Grant funds to reimburse expenses that were used to enhance campus IT and building automation systems infrastructure, and selective demolition of buildings and inactive infrastructure on the north side of the campus. The new grant funds will be used to reimburse the developer for the selective demolition of other obsolete buildings on the south side of the park to make way for new projects and investments. Additionally, CRISP will continue to make significant investment in paving, site lighting, IT infrastructure, site work, signage, pathways, trash corrals, sidewalks and curbing, stormwater improvements, bollards, and other utility services. The redevelopment of the CRISP campus is estimated to cost over \$176 Million, not including future tenant investment, and is projected to create 1,200 high paying jobs over the next ten years.

Further discussion from Council included the status of projects on the site that have utilized Site Readiness Grants, confirmed and potential tenants for the site, requests to source local, Delaware based

contractors for the project in all phases, and intergovernmental processes for brownfield development. Senator Poore requested an analysis of funds to see what percentage of contracts go to in-state versus out-of-state contractors.

A motion was made to approve.

Motion Made By: Kevin Kelly

Motion Seconded By: Laura Lloyd

Approved By: Vote 7

Opposed By: Vote 1

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:

ADJOURNMENT BY CONSENT

Meeting Adjourned at 10:38 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 scheduled for January 26, 2026, at 10:00 a.m. at the Delaware Public Archives, 121 Martin Luther King Jr. Blvd. N, Dover, DE 19901.