



BOARD OF DIRECTORS

Wednesday, September 24, 2025, at 7:30 a.m.

City of Dover Conference Room

AGENDA

1. Welcome
2. Agenda
3. Minutes (Special Meeting June 13, Annual Meeting June 25, & Board training July 31)
4. Police Report
5. Executive Committee/Staff Updates
 - i. FY 26 Financial Management Report and FY 26 Budget update - Faw Casson CPAs representatives
 - ii. Workplans
 - iii. Nominations Committee
 - iv. Grant Updates
 - EPA \$1M award
 - State of DE Bond FY 26 \$5M award
 - Grant In Aid FY 26
 - ARPA
 - Congressionally Directed Spending \$5M request (Senator Lisa Blunt Rochester)
 - Longwood Foundation \$1M request
 - LIHTC (Low Income Housing Tax Credit) & New Markets Tax Credit
 - CCTA (Capital City Transformation Alliance Inc.)
 - Other
 - v. Other
6. Executive session: Property Update
7. Downtown Dover Master Plan Priorities
 - i. Planning Commission of 9/15/25
 - Mobility Center
 - 120 S. Governors Ave.
 - ii. Mobility Center Groundbreaking – October 14, 10 a.m.-noon, invitation only
8. Legislative Updates
9. Other Business
10. Board member updates
11. Public Comment
12. Adjourn

Upcoming DDP board meeting:

October 22

City of Dover Conference Room

Agenda items as listed may not be considered in sequence. Pursuant to 29 DEL. C. 10004(e)(2), this agenda is subject to change to include the addition or deletion of items, including executive sessions, which arise at the time of the meeting.



SPECIAL BOARD MEETING MINUTES

ATTENDANCE: John Van Gorp, Sarah Keifer, Pete Bradley, Will Grimes, Terrell Holmes, Codi Canasa, Dave Hugg, Jessica Jackson, Donny Legans, Kim Adams, Tricia Arndt (portion of meeting but not Exec. Session)

SPECIAL GUESTS: Sueduka Gibbs, Jed Hatfield

STAFF: Ken Anderson, Diane Laird, Morgan Russum

ABSENT: Fred Neil, Trey Paradee, Linda Parkowski, Robin Christiansen, Sharon Duca, Dina Vendetti, Todd Stonesifer

CALL TO ORDER: John Van Gorp opened the meeting at 2:03 p.m.

AGENDA: Codi Canasa motioned to accept the annotated agenda. Will Grimes seconded the motion. Motion was unanimously approved to accept the agenda.

EXECUTIVE SESSION (property)

VOTE: Codi Canasa motioned to move into Executive Session. Pete Bradley seconded the motion. Motion was unanimously approved to move into Executive Session.

VOTE: Sarah Kiefer motioned to move out of Executive Session. Pete Bradley seconded the motion. Motion was unanimously approved to move into Executive Session.

VOTE: Pete Bradley moved to approve leasing approximately 13,000 square feet of space on the first floor of the new Mobility Center to a qualified, sustainable commercial tenant. Board will empower Executive Committee members, in concert with broker and/or other advisors, to finalize details of a lease. Sarah Kiefer seconded the motion. Motion was unanimously approved to approve leasing approximately 13,000 square feet of space on the first floor of the new Mobility Center.

MASTER PLAN: There will be an Open House for updates on the Mobility Center and 120 S. Governor's Ave projects, as well as road water/wastewater infrastructure and streetscape enhancements on **Thursday, June 26th at The Hive on Lockerman (28 W. Lockerman St.) 4:30 – 6:30 p.m.**

OTHER BUSINESS:

Ken provided an update on the new 501 (c)(3) entity that was created in late 2024, per the board's authorization. This new entity has been named the Capital City Transformation Alliance (CCTA). Similar to DDP Board rules, CCTA board members are required to participate in board governance training.

Diane and Ken are negotiating with a facility for an outside facilitator to provide the training.

Diane has sent out a Doodle Poll via email for specific dates. She asked that everyone respond to the poll as quickly as possible.

MEETING ADJOURNED: Codi Canasa motioned to adjourn the meeting. Pete Bradley seconded the motion. Motion was unanimously approved to adjourn the meeting at 2:43 p.m. MR

BOARD MEETING MINUTES

ATTENDANCE: Todd Stonesifer, John Van Gorp, Sarah Keifer, Pete Bradley, Sharon Duca, Will Grimes, Terrell Holmes, Robin Christiansen, Codi Canasa, Roy Sudler, Jessica Jackson, Anita Evans, Earl Sissel

STAFF: Ken Anderson, Diane Laird

ABSENT: Tricia Arndt, Dave Hugg, Trey Paradee, Linda Parkowski, Kim Adams, Donny Legans, Dina Vendetti

CALL TO ORDER: Todd Stonesifer opened the meeting at 1:00 p.m.

CREATION OF CCTA BOARD:

Anita Evans was appointed as the Interim CCTA Board President/Treasurer. This is a temporary position with the CCTA (Capital City Transformation Alliance Inc.), the new 501 c/3 entity of DDP that can receive donations and will oversee the operations of the Mobility Center. This new entity will allow funds (after maintenance and management of the garage/building) to be used toward downtown revitalization initiatives.

The role of the Interim CCTA Board President/Treasurer will be to:

- Create a nominations process;
- Make a recommendation for one best qualified nominee from the pool of current eligible DDP board members to move into the CCTA board position vacated by Donny Legans;
- Make a recommended slate of officers (President, Vice President, Secretary and Treasurer) for the new CCTA;
- Oversee the Nominations Committee (one or two meetings with the newly established Nominations Committee to cover the three bullets above) and be prepared to present the outcome for action at the next meeting of the CCTA, anticipated to be held September 24 at 8:45 a.m. at City Hall);
- Serve also as the Treasurer on an interim basis until the new slate of officers is established.

NOMINATIONS COMMITTEE: A Nominations Committee comprised of Anita Evans, Pete Bradley, Dina Vendetti, and Jessica Jackson was formed. This committee will create a process and make slate of nominees to present to the CCTA board of directors on September 24, as follows:

- Nominees for the position vacated by Donny Legans will be Jessica Jackson, Codi Canasa;
- Nominations committee will also recommend a new slate of officers.

MEETING ADJOURNED: Meeting was adjourned at 1:43 p.m.

MR