



BOARD OF DIRECTORS
Monday, March 9, 2026
8:30 a.m.

This meeting will take place via Zoom ONLY: <https://zoom.us/j/92031805285>

AGENDA

1. Welcome
2. Agenda
3. Minutes (December 2025)
4. Executive Session
 - Property
5. Executive Committee/Staff Updates
 - Grant Updates
 - FY 26 Congressionally Directed Spending request/award (Senator Blunt Rochester)
 - CCTA (Capital City Transformation Alliance Inc.)
 - Board meeting to take place directly following today's DDP board meeting.
 - Annual report delivery to Mayor, City Manager, and City Council to take place Monday, March 9
 - Other
6. Other Business
7. Public Comment
8. Adjourn

Upcoming DDP board meeting:
March 25, 2026
City of Dover Conference Room

Downtown Dover Partnership Board Meeting

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.



BOARD MEETING MINUTES

ATTENDANCE: Todd Stonesifer, John Van Gorp, Pete Bradley, Dina Vendetti, Robin Christiansen, Codi Canasa, Sueduka Gibbs, Dave Hugg, Sharon Duca, Will Grimes, Terrell Holmes, Zach Prebolis, Roy Sudler, Trey Paradee

GUESTS: Tammy Ordway, Will Cosby, Maggie Reynolds (Spotlight DE), Israel (Delaware Public Media)

STAFF: Ken Anderson, Diane Laird, Morgan Russum

ABSENT: Tricia Arndt, Sarah Keifer, Jessica Jackson

CALL TO ORDER: Todd Stonesifer opened the meeting at 7:32 a.m.

AGENDA: John Van Gorp motioned to accept the agenda. Codi Canasa seconded the motion. Motion was unanimously approved to accept the agenda.

MINUTES (10/22/25 meeting): Codi Canasa motioned to accept the minutes from the last meeting. Pete Bradley seconded the motion. Motion was unanimously approved to accept the minutes.

POLICE REPORT: Mayor Christiansen reported that the city is actively working with the DPD to address issues and build up the police force. The Attorney General's office has limited resources. Sen. Paradee will be working with the legislature to help increase funding for the AG's office.

EXECUTIVE COMMITTEE/STAFF UPDATES:

- i. Tammy presented the DDP financial report, highlighting a \$5 million funding increase and total assets nearing \$25 million. She explained the conversion of financial records from cash basis to GAP and mentioned that the operational budget has been completed, though formatting issues need to be addressed. The report also included updates on the Governors and Mobility Center projects, which are being treated as capital improvements rather than profit and loss items. In the future, budget-to-actual comparisons will be provided as a spreadsheet.
- ii. Diane provided the grant updates:

Congressionally Directed Spending - The \$5 million congressional request for workforce housing was not funded, but they plan to reapply in the spring, if the opportunity becomes available.

Longwood – The Longwood Foundation denied DDP's \$1 million application toward the mobility center, but encouraged DDP to reapply for funds toward 120 S. Governor's Ave. (The Governor) in two years (Fall 2027).

Community Reinvestment Funds - The Community Reinvestment Funds process was updated, with some projects having received an allocation of funding based on projects moving forward. Despite significant handholding with all allocatees, allocations are now being pulled from some, due to lack of progress, and a new application process will open to determine need.

ARPA – Audit is nearly complete.

EPA – Ken reported that funding is being used for environmental assessments on the Mobility Center footprint, and other possible projects going forward, including possibly some that are non-DDP-owned, yet may be eligible for funding through DDP.

Grant in Aid – DDP plans to submit a new Grant in Aid application for \$200,000-\$250,000 by Friday.

DE Division of Arts – The Division of Arts has provided close to \$5,000 in funding this year, supporting arts initiatives and placemaking efforts in downtown Dover, including the metal arts project (\$3,000) at the downtown bus stop location (intersection of Lookerman and S. Bradford), Paint Dover (\$1,250), and pending WinterFest (\$1,250).

iii. Contract updates:

Ken provided an update on the EDiS Design Build Amendment. The agreement is pending.

Mayor Christiansen motioned for DDP staff to disseminate the Design Build amendment #2 for board review. Once sent out, board members will have seven days to respond. Roy Sudler seconded the motion. Motion was unanimously approved to disseminate the Design Build amendment #2 for board review.

EXECUTIVE SESSION (Move into session)

Mayor Christiansen motioned to move into Executive Session to discuss the Property Development Director consulting agreement. Roy Sudler seconded the motion. Unanimous approval. Ken Anderson was removed from the conversation.

EXECUTIVE SESSION (Move out of session)

Roy Sudler motioned to move out of Executive Session. Senator Trey Paradee seconded the motion. Motion was unanimously approved to move out of Executive Session.

Pete Bradley motioned to approve the new Property Development Director contract as presented. Codi Canasa seconded the motion. Roy Sudler abstained. Motion was approved to renew Property Development Director contract as presented.

iv. CCTA next meeting will be Tuesday, December 9th at 8:30 am via ZOOM. 2026 meetings will be held January 28th, April 22nd, September 23rd, and December 2nd. Location TBD.

MASTER PLAN UPDATES:

Ken and Diane provided updates on recent events:

- i. Downtown Dover Mobility Center: DDP has been granted a deed for nine parcels that will be cleaned up and merged into one parcel.
- ii. EDiS has opened an office on Lookerman St. to oversee construction efforts.



Board Meeting

12/03/25

City of Dover Conference Room

- iii. Contractor Orientation/Pre-Bid meeting: 30 contractors attended at The Hive on November 13th. The next pre-bid meeting will be for Bid Pack "C."
- iv. WinterFest will be January 16-17. The \$20,000 goal for sponsorships has been met. A special thank you to Mayor Christiansen for sponsoring the train.

LEGISLATIVE UPDATES: Sen. Paradee reported that while legislators were out of session, they held for two special sessions during the summer to address the New Castle County reassessment and the de-coupling of federal and state corporate tax returns. Legislators will reconvene the second week of January for regular session.

Sen. Paradee also noted that the revenue outlook is tightening and advised to anticipate funding issues in the next year.

BOARD MEMBER UPDATES:

- Pete: Gift of Lights is currently on display at the Woodlands. Zach Bryan will be at the Speedway September 18-19. There will be a special pre-sale event for Dover residents.
- Roy: Continues working forward in addressing constituent concerns.
- Will: NeighborGood Partners is nearing completion of 4 new homes – all of which are already under contract.
- Sueduka: Discussed creating short-term help to address community concerns.
- Zach: A pharmaceutical company has received a lab space grant and will be opening a 20,000sf lab on Ridgley St.
- John: Bayhealth is planning a North side expansion – adding 6 floors on top of the existing 4 floors. Will present plans at the February meeting.
- Codi: Created a Face Book live which had 100k+ views. She has since seen a huge difference in the cleanliness of downtown. She is working with other downtown merchants to keep that up.
- Terrell: The Schwartz Center several upcoming shows/events.

MEETING ADJOURNED: Roy Sudler motioned to adjourn the meeting. Will Grimes seconded the motion. Motion was unanimously approved to adjourn the meeting at 9:08 a.m.

MR