



BOARD OF DIRECTORS
Wednesday, April 22, 2026 at 7:30 a.m.
City of Dover Conference Room
AGENDA

1. Welcome
2. Agenda
3. Minutes (March 25, 2025)
4. Executive Committee/Staff Updates
 - i. Financial
 - Budget
 - DDP Auditor selection
 - Investment Advisor
 - ii. Conflict of Interest
 - iii. Grant update:
 - TAP (Transportation Assistance Program) application and match commitment
 - \$2M Fed. Appr. Application (Senator Coons): Early Childhood Education Center @ 120 S.Gov.
 - ARPA: quarterly report; monthly forecasting/actual (Spend to date: \$1,938,944.51)
5. Downtown Dover Master Plan
 - i. 120 S. Governors Ave.
 - LIHTC 4%
 - ii. Mobility Center
 - Site Assessments
 - Water Line Relocation
 - Lot Consolidations
 - Design amendment #4
6. Property updates N/A
7. Main Street Committees:
 - i. Design – Metal Art (Bay to Bay article)
 - ii. Critical Improvements – Status of projects
8. Legislative Updates Other Business
9. Board member updates
10. Public Comment
11. Adjourn

Upcoming DDP board meeting: May 27, 2026

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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, Sueduka Gibbs, Sharon Duca, Will Grimes, Terrell Holmes, Zach Prebula, Tricia Arndt, Sarah Keifer

GUESTS: John Rice

STAFF: Diane Laird, Ken Anderson, Morgan Russum

ABSENT: Robin Christiansen, Dave Hugg, Trey Paradee, Codi Canasa, Roy Sudler, Jessica Jackson

CALL TO ORDER: Todd Stonesifer opened the meeting at 7:31 am.

AGENDA: Agenda revised to include Executive Committee recommendation regarding investment services.

John Van Gorp moved to accept the updated agenda. Tricia Arndt seconded the motion. Motion was unanimously approved to accept the updated agenda.

MINUTES (3/9/26 meeting): Tricia Arndt motioned to accept the minutes from the last meeting. Will Grimes seconded the motion. Motion was unanimously approved to accept the minutes.

EXECUTIVE COMMITTEE/STAFF UPDATES:

Diane reported:

- The Main Street program's annual self-assessment is now underway and will be reviewed by the state and national coordinating program office.
- Friends of Old Dover would like to bring back the Greater Dover Museum. They have asked DDP to be on their Board. The Executive Committee has approved being in support.
- DDP's Annual Report was presented to Dover City Council and approved at their March 9th meeting.

Ken reported:

- The five land parcels that were donated to DDP have been transferred to CCTA. They will now be consolidated into one lot that will hold the Mobility Center building.

Todd reported:

- Fiscal responsibility of DDP was historically handled by The City of Dover. This responsibility was handed over to DDP last year. In response to the transfer, DDP has hired an accounting firm and has been working to provide all necessary documentation to undergo a standard audit.
- The Executive Committee will review proposals from multiple auditing services.

Pete reported:

- DDP's \$10M has been invested with PNC Investments for over a year. The Executive Committee believes it would be in the organization's best interest to consider alternative investment advisors.



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- The Executive Committee sought information through an (ITB) Invitation to Bid and invited three firms to respond. (BIG Booth Investment Group, Wilmington Trust/M&T, and JP Morgan Chase).
- Executive Committee members John Van Gorp and Pete Bradley, along with Diane and Ken, reviewed proposals and held interviews with the three investment advisors. Through much discussion, then with the entire Executive Committee, we have chosen JPMorgan Chase.

Pete Bradley motioned to empower the Executive Committee to move funds from PNC Asset Management to JPMorgan Chase and develop a strategy that will overwhelmingly utilize the current policy for investments. Sarah Keifer seconded the motion. Motion was unanimously approved to empower the Executive Committee to move funds from PNC Asset Management to JPMorgan Chase and develop a strategy that will overwhelmingly utilize the current policy for investments.

MASTER PLAN UPDATES:

1. Critical Improvements Program: Diane reported that an expanded purview is being considered to include new construction. The current round (3rd) is underway, and four applications have already been received.
2. Downtown Dover Mobility Center: Ken reported that foundational work is underway. Water and electrical lines have been relocated. The environmental assessment final report has been cleared by DNREC, which stated that all the parcels are clean.

PROPERTY UPDATES:

Diane reported that Transcore has signed a lease for first floor space of DDMC. The lease is written for six years with options to renew.

DDP has received an invoice from the broker who handled the lease negotiations. The broker is charging a discounted rate of 5.5%. The final bill is \$103, 186.38 with 50% to be paid now and 50% to be paid upon occupancy (Spring 2027). The Executive Committee has approved paying the fee.

Sarah Keifer motioned to approve payment of the broker fee. Pete Bradley seconded the motion. Todd Stonesifer abstained from voting. Motion passed.

LEGISLATIVE UPDATES:

Dina reported that the CDCC hosted their annual Legislative Luncheon at Bally's in Dover. There were over 200 local business leaders in attendance along with 10 of the 14 local legislators. The agenda included questions from the audience. This was a new feature added last year and has been accompanied by a noticeable decrease in the number of people leaving the luncheon early.

CDCC also hosted Lt. Governor Gay for a roundtable discussion with local business owners. 20 businesses participated, and Lt. Governor Gay's staff scheduled several follow-up meetings directly with business owners to further discuss their issues.

BOARD MEMBER UPDATES:

Tricia – The City's Committee of the Whole is discussing updating the vacant building ordinance. Proposed changes include including buildings with vacant first floors.

John – Bayheath held their annual Match Day, which resulted in 50 new physicians agreeing to live/work in



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Delaware. John also announced that he will be retiring from Bayhealth on May 1st.

Will – NeighborGood Partners is hosting their Raise the Roof event on May 11th from 4-8 pm at Rail Haus.

Dina - CDCC Sunset Business Mixer is tonight from 5-7 pm at Bally's. The 25th annual 55+ Expo will be at Bally's on April 16th.

Zach – KEP recently held a Town Manager's meeting, and they were impressed by the number of Town Managers who are engaged and attended.

Terrell – DSU is hosting a Community Day on April 25th. The Schwartz Center is working to partner with the BIGGS Museum and others for increased community engagement.

Sueduka – Americare is volunteering at the Modern Maturity Center for their Senior Prom on April 24th.

Sharon – The City has received and is finalizing the transfer paperwork for the land parcels being donated to DDP. The City's drinking water pipe flushing operations are scheduled to begin on April 12th.

Pete – Dover Speedway will be hosting the All-Star Race in Mid-May. Pete also announced his retirement at the end of May.

Sarah – Levy Court has amended its zoning restrictions, and the decreased regulations have resulted in two new affordable housing communities being approved.

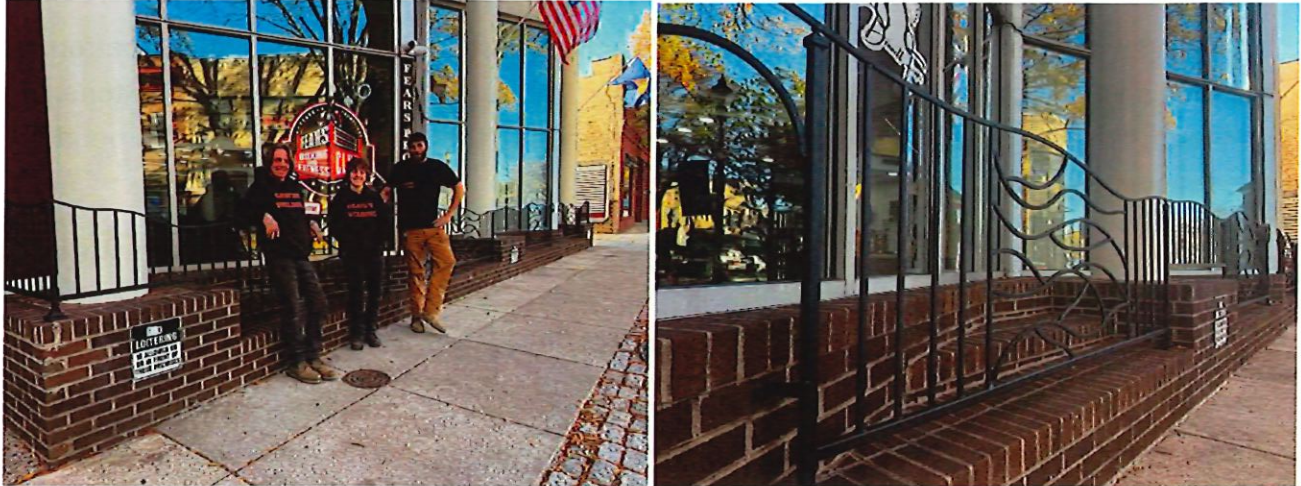
John Rice – CDCC will be doing a ribbon cutting at the Dover YMCA on April 9th.

MEETING ADJOURNED: John Van Gorp motioned to adjourn the meeting. Will Grimes seconded the Motion. Motion was unanimously approved to adjourn the meeting at 8:46 am.

MR

ART

New artwork in downtown Dover seeks to quietly deter crime



From left, metal artists Brian Bachman, Edie Bachman and Michael Palmer display work they installed on West Loockerman Street in downtown Dover.

PHOTO COURTESY OF DOWNTOWN DOVER PARTNERSHIP

Posted Thursday, April 9, 2026 5:00 am



By **Mike Finney**

DOVER — Art has popped up downtown, and it's more than just visually appealing.

The pieces, similar to railings, have been designed and installed to deter nuisance behavior and crime.

Brian Bachman, the owner of Graydie Welding in Camden, recently placed linear metal artwork — featuring wave patterns among straight vertical and horizontal supports — in front of several businesses at 32 W. Loockerman St.

A Delaware Division of the Arts grant — coupled with three other funding sources, including the Downtown Dover Partnership and the property's owner — supported the project.

Another fiscal partner was Julie Miro Wenger, the executive director of Keep Delaware Beautiful.

“Keep Delaware Beautiful strives to help make an impact in our communities with investments and resources that beautify our neighborhoods and surroundings,” she said. “We are very happy with the outcomes from this partnership in downtown Dover.”

The installation stands in front of the building that houses the Fears Boxing and Fitness Club, MJ's Catering and Bakery, Americare Home Solutions and other establishments.

It has reportedly provided a successful “barrier” to an area that was previously frequented by individuals engaging in nuisance behaviors, such as drug sales/use and panhandling, according to Diane Laird, the executive director of the partnership.

“The area feels much safer to crosswalk/sidewalk pedestrians, public bus riders, patrons of the stores and, particularly, to the restaurant across the street,” she said, referring to Stonerail Market. “This restaurant has very large picture windows that formerly enabled this behavior to be showcased.

“The metal fence has beautifully served the (Crime Prevention Through Environmental Design) purpose, for which it was created and installed, whereby the area is now clean, beautiful and artfully intriguing to the public, passersby and restaurant and bus patrons.”

Ms. Laird noted that these principles seek to prevent crime by creating spaces that are well maintained, that incorporate visual and performing arts, and that ensure that landscaping is upheld and not blocking views.

Projects such as these are also known to “add eyes to the street” by way of workers, residents and visitors who, by their very presence, passively deter crime.

Kristin Pleasanton, a former chair of the Downtown Dover Partnership Design Committee and a DDP member for nearly 20 years, agreed that such efforts can have a positive impact.

“Beyond the economic impact and visual aspects of art, arts activities — such as this metal arts project and the installation of two large, high-visibility murals in downtown Dover — invite the community into the process through design, implementation and then interaction with the final pieces,” she said. These murals can be found at 117 W. Loockerman St. and at the Golden Fleece Tavern.

“In the case of the metal art installation, people walk by and consider what the shapes might resemble and gently run their hands along the smooth metal.”

