# ECONOMIC DEVELOPMENT COMMITTEE

The Economic Development Committee met on November 14, 2018 at 4:32 p.m. with Mayor Christiansen presiding. Members present were Mr. Hare, Mr. Cole, Mrs. Mitchell, Mr. Hugg, Ms. Laird, and Mrs. Adams. Mr. Hammond was absent.

**AGENDA ADDITIONS/DELETIONS**

**Mr. Hare moved for approval of the agenda, seconded by Mrs. Mitchell and unanimously carried.**

**Draft 2019 Comprehensive Plan, Chapter 10 - Economic Development Plan**

During their meeting of October 9, 2018, members reviewed Chapter 10: Economic Development Plan, Goals, Recommendations and Actions - Preliminary Review Draft, dated October 5, 2018.

Mr. Dave Hugg, Director of Planning and Community Development, advised that staff's deadline was to complete the 2019 Draft Comprehensive Plan before the end of the year and asked members to submit their input regarding Chapter 10 as soon as possible. He noted that this would not be the only opportunity for them to provide input because the entire preliminary document would be presented to City Council and the Planning Commission for approval prior to submission to the State for certification.

Mr. Hugg noted that since the Committee reviewed Chapter 10 in October, all of the recommendations had been circulated to City staff for their input and several questions and suggestions were received. He stated that Mrs. Donna Mitchell, City Manager, had raised some questions regarding Goal 1, Recommendation 2 - Develop Effective Protocols for Business Attraction and Retention, and Goal 5, Recommendation 11 - Encourage the use of Garrison Oak as a potential site for green, alternative and low-carbon energy plant(s), and for large technological and manufacturing firms that support these industries. Mr. Hugg explained that Goal 1, Recommendation 2 deals with clarifying the point of contact for economic development and developing protocols for managing City facilities, like Garrison Oak Technical Park. He noted that she thought that the City should resolve those issues prior to issuing the Comprehensive Plan, rather than including them as recommendations. In regard to Goal 5, Recommendation 11, Mr. Hugg stated that Mrs. Mitchell questioned whether encouraging the use of Garrison Oak as a potential site for green, alternative and low-carbon energy plant(s), and for large technological and manufacturing firms that support these industries might unduly limit the City's ability to market it for various types of uses. He indicated that he agreed, and that the City needed to be careful not to limit itself, particularly since the City was in the process of trying to redefine the Park and develop a marketing strategy.

Mr. Hugg stated that in regard to Goal 8, Recommendation 15 - Support the development of workforce development programs, strategies and partnerships that increase training and employment opportunities for all residents, especially for youth and young adults, and for low income, communities of color, people with disabilities, ex-offenders, and others that face economic injustices and barriers to employment, Mrs. Mitchell advised that she was currently working on this for City recruitment and staffing and had met with the school districts. He noted that he thought that the Comprehensive Plan simply needed to reference that point.

Mr. Hugg informed members that Mr. Jim Robinson, Electric Director, also submitted a comment regarding Chapter 10. Mr. Robinson suggested the inclusion of a recommendation related to Smart City initiatives.

Mayor Christiansen asked whether Mr. Hugg was seeking endorsement of the concepts from the Committee. Responding, Mr. Hugg stated that endorsement would be great, with the understanding that any endorsement is not binding, it is simply to move forward with the process. He indicated that his primary goal was to determine if members had any concerns or suggestions with the draft Goals and Recommendations.

Mr. Cole moved to recommend that staff move forward with Chapter 10 of the Draft Comprehensive Plan, with the inclusion of the recommendations of Mrs. Donna Mitchell, City Manager, and Mr. Jim Robinson, Electric Director, seconded by Mrs. Mitchell.

Mr. Hare, referring to the first bullet point under Goal 1, Recommendation 2, noted that "point-of-contract" should be changed to "point-of-contact."

Responding to Mrs. Mitchell, Mr. Hugg stated that there is opportunity for unofficial and official public comment. He advised that the Draft Goals and Recommendations were circulated to several stakeholders, including the Kent Economic Partnership of Greater Delaware, the Chamber of Commerce. Mr. Hugg explained that the next step will be to put together the first draft of the preliminary Plan which will be issued for public review and comment, followed by a presentation of a preliminary draft Plan to Council and the Planning Commission, further opportunity for public review, and then back to Council and Planning Commission for approval.

Mr. Hare asked if the City was involved with the County in Goal 8, Recommendation 15 - Support the development of workforce development programs, strategies and partnerships that increase training and employment opportunities for all residents, especially for youth and young adults, and for low income, communities of color, people with disabilities, ex-offenders, and others that face economic injustices and barriers to employment. He noted that a recent newspaper article questioned what the City was doing for the homeless, and he wondered what the County was doing. Mr. Hare stated that he did not think that it should all on the City, and he would like to see the County have a stake in it as well. Responding, Mr. Hugg stated that he did not know what the County was doing with regard to workforce development, however, he had met with the County regarding the Comprehensive Plan review and this may be a point that the City wants to address with them. He noted that the County adopted its Comprehensive Plan about a month ago; however, he could not recall whether they address this topic. Mayor Christiansen advised that the County Comprehensive Plan had been certified by the Governor.

In regard to workforce development programs, Mr. Hugg advised that City staff is working very closely with the four (4) institutions of higher education in Dover, particularly DelTech, to try to match the economic trends and opportunities in Dover with the opportunities for people to be trained and educated for the jobs of the future. He stated that this was an issue that he knew Wilmington University had thought about for their programs in Dover, noting that they're doing a lot with

information technology and data analytics. Mr. Hugg stated that these programs are aimed at ensuring that there are jobs in Dover or Kent County for Delaware graduates.

Mayor Christiansen noted that the Kent Economic Partnership (KEP) has a Workforce Development Committee in place under the leadership of Executive Director Linda Parkowski. He stated that the Committee is fully funded, partially by Kent County. Mayor Christiansen suggested that the City coattail on the KEP. Mr. Hugg stated that he would take another look at this recommendation and the efforts of the KEP.

Mrs. Mitchell expressed concern with multiple committees, organizations, and agencies doing the same things. She stated that if KEP was taking on the charge of workforce development, the City should let them handle it. Mayor Christiansen stated that he agreed with Mrs. Mitchell, noting that the City makes a substantial contribution to the KEP too.

Mayor Christiansen asked if it was the recommendation of the Committee to strike Goal 8, Recommendation 15 from Chapter 10 of the Comprehensive Plan. Responding, Mr. Hare stated that he did not think that the City should be investing time and employee efforts to duplicate the work of the KEP. Mr. Cole stated that he agreed but indicated that he did not think the City wanted to lose the overall goal and suggested rewording it instead. Mr. Hugg stated that he will review what KEP is doing, and reexamine this goal and recommendation to make sure it is reflective of members' comments and what the county is proposing. Mayor Christiansen reminded members that the City is involved since there are City representatives on the KEP Board as well as the Greater Kent Committee, both of which are working on these goals. He indicated that he thought that the City should let them handle this matter. Mr. Hare suggested rewording the recommendation to reflect that the KEP is the leader and the City will support their efforts.

Responding to Mayor Christiansen, Mr. Cole and Mrs. Mitchell agreed to amend the motion to reflect that the draft language be brought back to the Economic Development Committee.

**The motion to recommend continuing forward with the current verbiage with the caveat that they have concerns, and that staff bring the draft language back to the Economic Development Committee meeting on January 15, 2019 was unanimously carried**.

**Proposed Resolution No. 2018-12 Proposing to Change the Name of Garrison Oak Technical Park to Garrison Oak Business and Technology Center**

Mr. Dave Hugg, Director of Planning and Community Development, reviewed Proposed Resolution No. 2018-12, explaining that changing the name of Garrison Oak Technical Park to Garrison Oak Business and Technology Center would broaden the scope to appeal to different types of businesses that may want to purchase or lease property within the Park.

**Mr. Hare moved to recommend adoption of Proposed Resolution No. 2018-12 (Attachment #1), seconded by Mrs. Mitchell and unanimously carried.**

Mr. Hugg provided members with an update on the County's employment zone discussions related to the Central DE Aviation Complex (CDAC), located north of the existing Kent County Aero Park and Civil Air Terminal. He advised that the purpose of the employment zones is to promote business, industrial, and non retail commercial kinds of activities. Mr. Hugg noted that the ongoing discussions with Dover Air Force Base regarding the renewal of the Joint Use Agreement seem to be close to preliminary approval, and that agreement would provide a 50-year joint operations agreement that would allow commercial aviation to use Dover Air Force Base as an air terminal with facilities being built on the Aero Park and adjacent properties for aviation and related kinds of uses. He reminded members that the City amended the zoning ordinances to allow an aviation and aeronautics-based industrial zone. Mr. Hugg reviewed a document entitled "Central DE Aviation Complex (CDAC)" **(Attachment #2)**, noting that the map on the left indicated the area already included within City limits and the County was suggesting that the area to the north be annexed into the City and managed and developed under City rules and regulations in the RPM3 zoning classification. He indicated that the County would like to designate the entire area as the Center Delaware Aviation Complex or something similar. Mr. Hugg advised that this would include a couple hundred acres of property south of South Little Creek Road and would be tax rateable. He informed members that there was one use proposed to the County for this area; however, that use would not be permitted in the City. He stated that the City did not officially object, but made it known to the County that it could be an impediment to carrying forward this kind of activity. He stated that he did not know whether this was the influence, but the County Regional Planning Commission voted seven (7) to zero (0) to deny that use.

**Mr. Hare moved for adjournment, seconded by Mr. Cole and unanimously carried.**

Meeting adjourned at 5:01 p.m.

Robin R. Christiansen
Chairman

RRC/DD/jt
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Attachments
Attachment #1 - Proposed Resolution No. 2018-12 Proposing to Change the Name of Garrison Oak Technical Park to Garrison Oak Business and Technology Center
Attachment #2 - A document entitled "Central DE Aviation Complex (CDAC)," provided by Mr. Dave Hugg

City of Dover

**MAYOR AND COUNCIL**

**PROPOSED COUNCIL RESOLUTION NO. 2018-12**

**A RESOLUTION PROPOSING TO CHANGE THE NAME OF THE GARRISON OAK TECHNICAL PARK TO GARRISON OAK BUSINESS AND TECHNOLOGY CENTER**

**WHEREAS**, the City of Dover acquired the property known as the "Garrison Tract" in 1999 for purposes of creating jobs and providing economic stability, and

**WHEREAS**, the State of Delaware provided funds from the FY 2000 Capital Improvements Act (Bond Bill) in the amount of $2,000,000 to facilitate the site acquisition with the provision that the site be used as a high-technology industrial park, and the site was designated as the "Garrison Oak Technical Park" and marketed as such, and

**WHEREAS**, in accordance with epilogue language for the FY 2000 Bond Bill, a Memorandum of Understanding was executed between the City of Dover, Kent County and the State of Delaware setting forth various commitments regarding the responsibilities of each party. One condition contained in the epilogue language identified the types of business to be targeted, such designation to be in effect until January 1, 2010, after which the limitation can be altered by mutual agreement of the City of Dover and the Delaware Economic Development Office (DEDO), and

**WHEREAS**, the City of Dover now desires to expand the purpose and nature of the Garrison Oak Technical Park to reflect current business conditions and the changing marketplace, therefore improving its marketability, and the Delaware Secretary of State has determined that with the elimination of DEDO, no State approval of the name change is required.

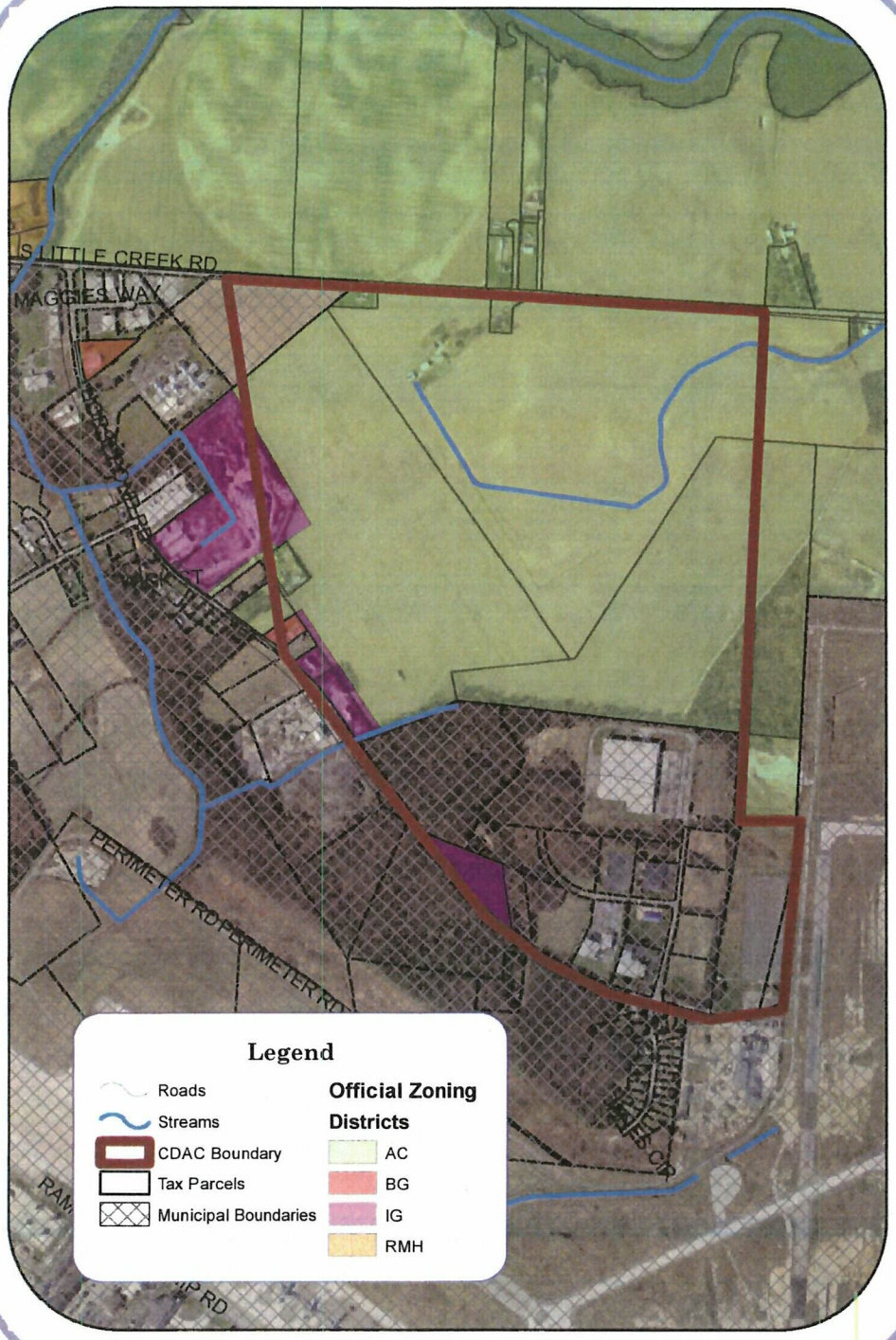
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Dover hereby directs the Mayor to take necessary actions to cause the name to be changed to Garrison Oak Business and Technology Center and market the Center to prospective businesses in cooperation with the Kent Economic Partnership and the Delaware Prosperity Program.

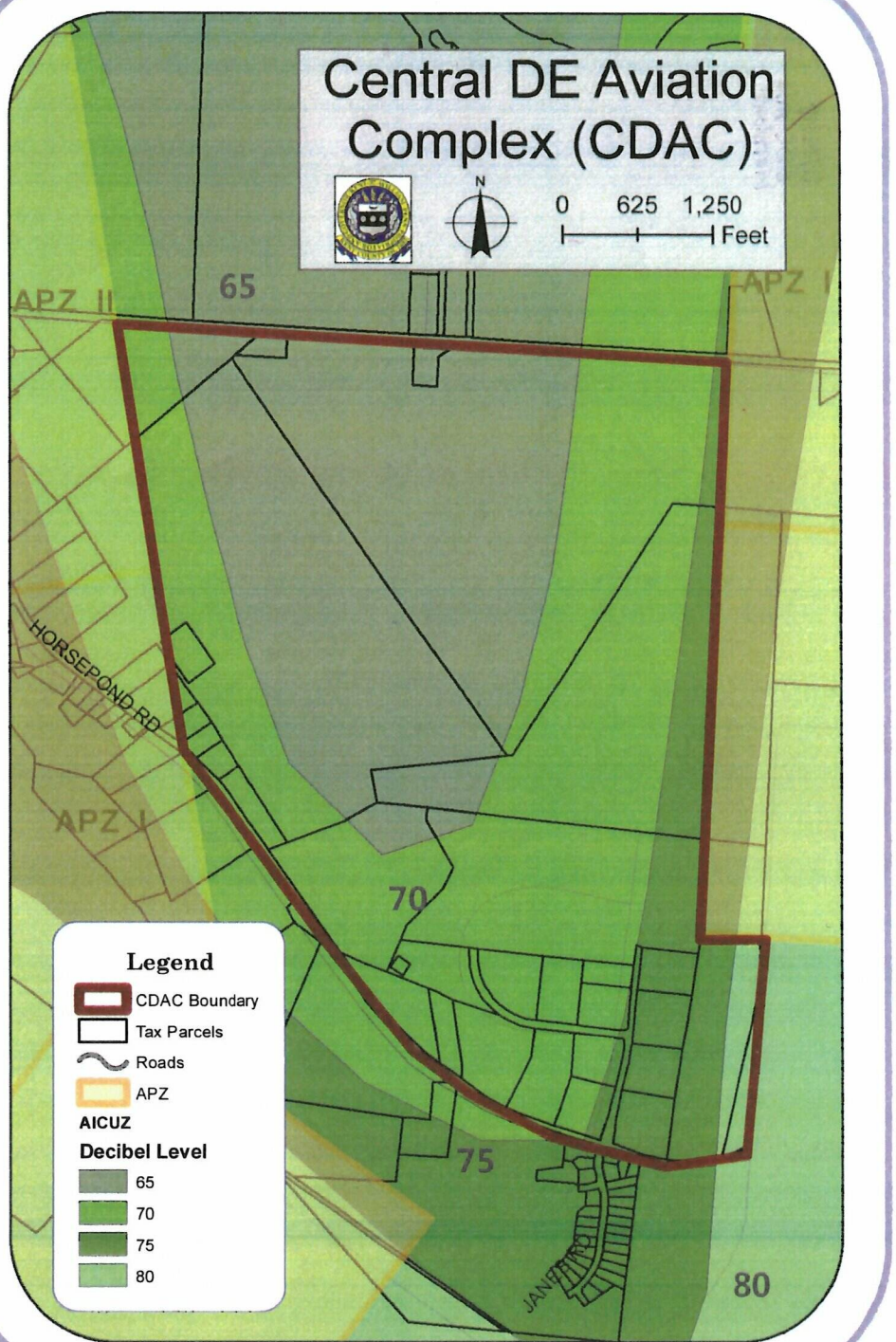
ADOPTED: *

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| ROBIN R. CHRISTIANSEN | TIMOTHY A. SLAVIN |
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| MAYOR | COUNCIL PRESIDENT |

Actions History
11/14/2018 - Scheduled for Introduction - Economic Development Committee


S LITTLE CREEK RD
MAGGIES WAY
PERIMETER RD
PERIMETER RD
Legend
Roads
Streams
CDAC Boundary
Tax Parcels
Municipal Boundaries
Official Zoning Districts
AC
BG
IG
RMH


Central DE Aviation Complex (CDAC)
N
0 625 1,250
Feet
APZ II
65
APZ I
HORSEPOND RD
APZ I
70
75
80
Legend
CDAC Boundary
Tax Parcels
Roads
APZ
AICUZ
Decibel Level
65
70
75
80