GovDeals®

DOVER, DELAWARE

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EXHIBIT #1
Regular Council Meeting of 03/10/2008

Welcome to GovDeals….

- The ***experienced*** government surplus auction service provider.

GovDeals

DOVER, DELAWARE RESULTS

- STARTED USING GOVDEALS 3/15/07
- SOLD 18 ITEMS SOME ARE LISTED BELOW
- OVER $46,000.00 IN REVENUE GENERATED

ALL ITEMS FOR DOVER

GovDeals ▸ Logged in as: Michael Baker ▸ Make this my default page

Totals By Account and Date

Dover, DE

Report from 01/01/2005 through 02/21/2008

New Search | View w/o Credits

Buyer	Asset ID	Inventory ID	Description	Category	Start $	Sold $	Bids	End Date ▲	Credit Date
tony pearson	3	220 003 00010	Cable, 336.4-37 kcmil Tree Wire	Electrical Supp	$500.0	$5,250.00	21	5/15/07 2:00 PM	
Tim Reitz	4	0001	1996 Street Sweeper, Tymco 600	Sweeper - Stree	$1,000.0	$19,000.00	36	5/17/07 2:00 PM	
Moses McNure	7	96 CV	FORD CROWN VICTORIA 1996	Automobiles	$300.0	$1,200.00	18	5/24/07 2:00 PM	
lateefah mustafa	6	006 005 00002	Street Light Connectors lot of 1260 each	Public Utility	$50.0	$50.00	1	5/29/07 11:00 AM	
Carter Beaty	14	051-009-00004	Locknut 6" steel for conduit, lot of 58 each	Metal, Scrap	$0.0	$0.00	1	8/14/07 9:58 AM	
Emmanuel Igwe	11	399-200-03000	Surge Protector for TV/Stereo/VCR Systems	Electrical Supp	$50.0	$60.00	1	8/20/07 2:30 PM	
george ngewth	12	399-200-01000	Surge Protector for Appliances	Electrical Supp	$50.0	$70.00	2	8/22/07 2:00 PM	
Emmanuel Igwe	13	399-200-02000	Surge Protector for Fax/Computers/Modems	Electrical Supp	$50.0	$60.00	1	8/22/07 2:30 PM	
CARLOS RODRIGUEZ	16	37323	1990 Ford Vactor	Trucks, Heavy D	$1,000.0	$8,500.00	7	12/27/07 2:00 PM	
Edward Rosenblatt	15	86098	1998 Econoline 250 Van Hightop	Vans	$500.0	$1,400.00	8	12/28/07 1:00 PM	
shawn thompson	17	36311	1994 Ford Crown Vic	Automobiles	$500.0	$1,100.00	9	1/03/08 1:00 PM	
LUIS HERRERA	24	14824	1990 Chevrolet Celebrity	Automobiles	$100.0	$300.00	2	1/03/08 1:30 PM	
Elerick Jones	19	26837	1996 Ford Crown Vic	Automobiles	$500.0	$1,400.00	11	1/03/08 2:15 PM	
donald jones	20	36414	1997 Chevy 1500	Trucks, Light D	$500.0	$800.00	4	1/04/08 1:00 PM	
larry eller	23	87441	1992 DODGE RAM 250	Trucks, Light D	$500.0	$500.00	1	1/04/08 1:00 PM	1/30/08 2:53 PM
donald jones	26	42826	1993 Ford F-150	Trucks, Light D	$500.0	$1,650.10	11	1/04/08 2:00 PM	
Julius Eseni	21	98007	1996 Dodge Ram 1500	Trucks, Light D	$500.0	$1,455.00	8	1/07/08 2:00 PM	
Wynn Housel	22	60801	1989 Ford L8000	Trucks, Heavy D	$500.0	$3,200.00	21	1/08/08 1:00 PM	
Thomas Pettitt	28	98695	1994 Ford Crown Victoria	Automobiles	$500.0	$1,000.00	6	1/17/08 1:00 PM	
					$7,100.0	$46,495.10			

1994 FORD CROWN VIC $1,100

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Home Back Items Map Terms and Conditions Bid History

Item: **1994 Ford Crown Vic**
Starting Bid: **$500.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Thursday, January 3, 2008 at 1:00 PM ET**
Sold Amount: **$1,100.00**
Description: **4.6 v8 engine, runs, vehicle maintained every 90 days tan cloth. Minor damages, driver side window works s brand Ford a/m. A/c, dual air bags, cruise control, tilt power steering. Exterior color red. No cracks in windc removed.**

This Item is Sold "AS IS, WHERE IS"

Please contact Peter K. Gregg at (302) 736-7795 or e-m any questions.





Quantity: **1 Each**
Condition: **See Description**
Make: **Ford**
Model: **Crown Vic**
VIN: **2falp71w3rx136311**
Model Year: **1994**



1994 Ford Crown Vic

1993 FORD F-350 $1,650.10

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Home Back Items Map Terms and Conditions Bid History

Item: **1993 Ford F-150**
Starting Bid: **$500.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Friday, January 4, 2008 at 2:00 PM ET**
Sold Amount: **$1,650.10**
Description: **Engine is 4.9L gas. Vehicle starts and runs. Maintained ev and is operable. Interior is vinyl and is gray in color. Min drivers side floor matting worn out. Radio is am/fm Ford l cracked glass. Minor fading and scratches in paint. Has a impressions remain. No emergency equipment.**

This Item is Sold "AS IS, WHERE IS"

Please contact Peter K. Gregg at (302) 736-7795 or e-mail any questions.



Quantity: **1 Each**
Condition: **See Description**
Make: **Ford**
Model: **F-150**
VIN: **1FTDF15Y9PLA42826**
Model Year: **1992**



1993 Ford F-150

1996 TYMCO SWEEPER $19,000

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Home Back Items Map Terms and Conditions Bid History



1996 Street Sweeper, Tymco 600

Item: **1996 Street Sweeper, Tymco 600**
Starting Bid: **$1,000.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Thursday, May 17, 2007 at 2:00 PM ET**
Sold Amount: **$19,000.00**
Description: **1996 Street Sweeper, Tymco 600 on Ford L7000. Engine is a 5.9 liter straight 6 Diesel. This vehicle was maintained every 30 days. The vehicle starts and runs. It has an automatic transmission that is operable. The interior is gray and white vinyl. It has a Ford AM/FM radio and air conditioning. Power steering and seats. The exterior is white with scratches. The windows have no cracked glass. Tire condition is good. There is major damage to the hopper as it is rusted out. All decals have been removed and there are no impressions remaining. All emergency equipment has been removed.**

This Item is Sold "AS IS, WHERE IS"

Please contact Peter K. Gregg at (302) 736-7795 or e-mail at pgregg@dover.de.us to schedule an inspection or for any questions.





Quantity: **1 Each**
Condition: **See Description**

BID HISTORY FOR THE SWEEPER

Bid Histories for 1996 Street Sweeper, Tymco 600
Auction Start Date: 04/30/07 7:00 AM
Auction End Date: 05/17/07 2:00 PM
Asset ID: 4

Userid	Bid Date/Time	Bid Amount
treitz	05/17/07 1:59:26:000 PM	$19,000.00
bright	05/17/07 1:59:26:000 PM	$18,900.00
treitz	05/17/07 1:58:38:000 PM	$18,600.00
bright	05/17/07 1:58:38:000 PM	$18,500.00
bright	05/17/07 1:58:23:000 PM	$18,100.00
treitz	05/17/07 1:58:23:000 PM	$18,000.00
bright	05/17/07 1:57:56:000 PM	$17,300.00
treitz	05/17/07 1:57:56:000 PM	$17,200.00
treitz	05/17/07 1:57:24:000 PM	$16,600.00
bright	05/17/07 1:57:24:000 PM	$16,500.00
bright	05/17/07 1:57:08:000 PM	$15,900.00
treitz	05/17/07 1:57:08:000 PM	$15,800.00
bright	05/17/07 1:56:54:000 PM	$13,900.00
treitz	05/17/07 1:56:54:000 PM	$13,800.00
treitz	05/17/07 1:43:54:000 PM	$12,100.00
bright	05/17/07 1:43:54:000 PM	$12,000.00
bright	05/17/07 1:17:14:000 PM	$10,600.00
treitz	05/17/07 1:17:14:000 PM	$10,500.00

CABLE 336.4-37 KCMIL TREE WIRE $5,250

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Home Back Items Map Terms and Conditions Bid History



Cable, 336.4-37 kcmil Tree Wire

Item: **Cable, 336.4-37 kcmil Tree Wire**
Starting Bid: **$500.00**
Bid Increment: **$50.00**
Tax Imposed: **NO**
Auction Ended: **Tuesday, May 15, 2007 at 2:00 PM ET**
Sold Amount: **$5,250.00**
Description: **Tree Wire, 336.4-37 kcmil, Aluminum, 150 mils, HD Poly, Spacer C, N37 Reels, 15kV. Approximately 33,000 total feet on 14 reels. Lot consists of three 2500 foot reels of Southwire 26-17-43-01, six 3000 foot reels of Southwire 26-17-43-02, one 2700 foot reel of Southwire (part number unknown) and three approximate 700 foot partial reels. All part numbered reels are still wrapped in shipping configuration. One 3000 foot reel has minor insulation damage on the outer wrap.**

This Item is Sold "AS IS, WHERE IS"

Please contact Peter K. Gregg at (302) 736-7795 or e-mail at pgregg@dover.de.us to schedule an inspection or for any questions.



Quantity: **1 Lot**
Condition: **See Description**
Seller Name: **Dover, DE**
Asset Location: **710 William St.**
Dover, DELAWARE 19904
Map to this location
Special Instructions: **Inspection. Most items offered for sale are used and may contain defects not immediately detectable. Bidders**

1989 FORD L8000 $3,200

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Home Back Items Map Terms and Conditions Bid History

Item: **1989 Ford L8000**
Starting Bid: **$500.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Tuesday, January 8, 2008 at 1:00 PM ET**
Sold Amount: **$3,200.00**
Description: **This vehicle starts and runs. Engine size 7.8L diesel. Needs repairs.**
Automatic transmission is operable but needs repair, needs shifter c
Exterior color is white and has minor dents, scratches and dings. Mi
damage to front cab grill. Decals have been removed but impressio

This Item is Sold "AS IS, WHERE IS"

Please contact Peter K. Gregg at (302) 736-7795 or e-mail at pgregg
any questions.



Quantity: **1 Each**
Condition: **See Description**
Make: **Ford**
Model: **L8000**
VIN: **1fdyk82a9kva60801**
Model Year: **1989**



1989 Ford L8000

1990 FORD VACTOR $8,500

Auction Closed

Click on Terms and Conditions in the menu bar to get details of this sale.

Item:	**1990 Ford Vactor**
Starting Bid:	**$1,000.00**
Bid Increment:	**$500.00**
Tax Imposed:	**NO**
Auction Ended:	**Thursday, December 27, 2007 at 2:00 PM ET**
Sold Amount:	**$8,500.00**
Description:	**1990 Ford L8000 Vactor 2100 Series. Starts and runs. Engine 7.8 diesel. Vehicle maintained every 30 days. Runs but needs repair. Floor in debris tank thin, bracket on aux. transfer pump modified. Muffler on back engine. Automatic transmission operable. Interior gray and white vinyl. Needs passenger side regulator. No radio, a/c. Exterior white and black. No cracked glass. Minor dents and scratches. This Item is Sold "AS IS, WHERE IS"**

Please contact Peter K. Gregg at any questions.





Quantity:	**1 Each**
Condition:	**See Description**
Make:	**Ford**
Model:	**Vactor 2100 Series**
VIN:	**1fdyr82a9lva37323**
Model Year:	**1990**
Odometer:	**31006**
Title Restriction:	**N**
Seller Name:	**Dover, DE**
Asset Location:	**710 William St. Dover, DELAWARE 19904** Map to this location
Special Instructions:	**Inspection. Most items offered fo may inspect the property prior to**

- Other opportunities Dover should take advantage of to generate $$$$….

- GovDeals has great success with….

1994 AERIALCAT FIRETRUCK
$116,100

GovDeals®

Registered Bidders Login:
User Name: mbaker1 Password: **** Login!
Feb 13, 2008, 8:03 PM ET S3

Item: **1994 KME Aerialcat 102 Platform Fire Truck**
Starting Bid: **$5,000.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Thursday, June 28, 2007 at 5:00 PM ET**
Sold Amount: **$116,100.00**
Description: **You are bidding on a 1994 KME Aerialcat 102 Platform Fire Truck. The truck runs and l
The interior has black vinyl seats with minor damage. The exterior is red with minor s
have not been removed. Additional features include a Hale pump, model # 1,500 GPM
would like to inspect this truck you may schedule a time with Joe at 615-550-6755 or e
joep@franklin-gov.com. ********YOU MUST SCHEDULE AN APPOINTMENT!!!!!!!!!!! PLEAS
INSTRUCTIONS!!!!**



Quantity: **1 Each**
Condition: **See Description**
Make: **KME**
Model: **AERIALCAT 102 PLATFORM**
VIN: **1K9AF6488RN058029**
Model Year: **1994**
Odometer: **15128**
Title **N**

Auction Closed
Click on Terms and Conditions in the menu



1994 KME Aerialcat 102 Platform Fire Truck

1979 JOHN DEER MOTOR GRADER $17,200

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Home Back Items Map Terms and Conditions Bid History

Item: **1979 John Deere Motor Grader**
Starting Bid: **$10,000.00**
Bid Increment: **$100.00**
Tax Imposed: **NO**
Auction Ended: **Friday, April 20, 2007 at 8:00 PM ET**
Sold Amount: **$17,200.00**
Description: **1979 John Deere 670A Motor Grader - Engine 6414TT, V6, Diesel - 9883 Hours, Starts with a boost. MoDOT D6 items are sold "AS-IS" "WHERE-IS."**




Quantity: **1 Each**
Condition: **See Description**
Seller Name: **Missouri Department of Transportation District 6, MO**
Asset Location: **2309 Barrett Station Road**
Sue DeClue
Ballwin, Missouri 63021
Map to this location
Special Instructions: **For additional information or to schedule an inspection, please contact Sue DeClue, General Services; Office: 314-301-1400. Fax: 314-301-1406; or e-mail: Susan.DeClue@modot.mo.gov UNDER NO CIRCUMSTANCE will the Missouri Department of Transportation, District 6, assume responsibility for packing, loading or shipping. Payment in form of money order or cashier's check is preferred, made payable to: Director of Revenue, Credit State Road Fund. Please read the "Terms and Conditions" section as it will be strictly followed.**
Inventory ID: **1979 Motor Grader**



1979 John Deere Motor Grader

- SOME ITEMS TO CONSIDER: "THINKING OUTSIDE THE BOX"

- SCRAP
- BUILDINGS
- COMPUTERS
- WATER METERS

GovDeals®

New Bidders Register FREE!

Registered Bidders Login:

User Name: mbaker1 Password: **** Login!

Jan 7, 2008, 3:42 PM ET S2

Home Back Terms and Conditions Bid History

Item: **SCRAP METAL (DOT4)**

Starting Bid: **$40.00**

Bid Increment: **$10.00**

Tax Imposed: **7.0000%**

Auction Ended: **Monday, April 10, 2006 at 11:00 AMET**

Sold Amount: **$227,010.00**

Description: **Point of Contact: Stan Armstrong at 404-363- Aluminum. Around 98% of the material is a c and flat aluminum, the other 2% is various m Forty-five (45) days will be given for the remo**





SCRAP METAL (DOT4)

Quantity: **1 Lot**

Condition: **See Description**

Seller Name: **State of Georgia**

Asset Location: **Ga. Dept. of Transportation**
25 Kennedy Drive
Forest Park,, GEORGIA 30297
Map to this location

Special Instructions: **Georgia Department of Administrative Services Atlanta, Georgia Online Sales – Terms and Conditions All bidders and other participants of this auction agree that they have read and fully understand these terms and agree to be bound thereby. Guaranty Waiver. All property is offered for sale "AS IS, WHERE IS." Georgia Department of Administrative Services (Seller) makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. The Buyer is not entitled to any payment for loss of profit or any other money damages – special, direct, indirect, or consequential. Description Warranty. Seller warrants to the Buyer that the property offered for sale will conform to its description. Any claim for misdescription must be made prior to removal of the property. If Seller confirms that the property does not conform to the description, Seller will keep the property and refund any money paid. The liability of Georgia Department of Administrative Services shall not exceed the actual purchase price of the property. Please note that upon removal of the property, all sales are final. Personal and property risk. Persons attending during exhibition, sale or removal of goods assume all risks of damage of or loss to person and property and specifically release the seller and GovDeals from liability therefore. Inspection. Most items offered for sale are used and may contain defects not immediately detectable. Bidders may**

PILE OF SCRAP $710

Item: **LARGE PILE OF SCRAP METAL**

Starting Bid: **$100.00**

Bid Increment: **$10.00**

Tax Imposed: **NO**

Auction Ended: **Tuesday, February 5, 2008 at 6:45 PM ET**

Sold Amount: **$710.00**

Description: **Medford Township is selling this large pile of scrap r be towed. Please contact Patricia Schofield at (609) schedule an inspection or for any questions. Remova the time and date of issuance of the Buyer's Certifica as specified. Successful bidders are responsible for l them from the place where the property is located a Buyer will make all arrangements and perform all w of the property. Under no circumstances will Medfor shipping.**

Buyer will be responsible for obtaining any specific of this item, such as: title, registration, special permi roadway

All property is offered for sale "AS IS, WHERE IS." M representation of any kind, expressed or implied, as property offered for sale. The Buyer is not entitled to special, direct, indirect, or consequential.



Quantity: **1 Each**

Brand: **N/A**

Serial Number: **N/A**

Auction Closed

Click on Terms and Conditions in the menu bar to get details of this sale.



Item:	**Lot of 8 pallets of Water Meters (Approx. 2000)**
Starting Bid:	**$1,000.00**
Bid Increment:	**$100.00**
Tax Imposed:	**NO**
Auction Ended:	**Monday, September 24, 2007 at 3:00 PM ET**
Sold Amount:	**$15,500.00**
Description:	**Lot of 8 pallets Neptune and Other manufacturer's W**

Size 5/8 inch meters.

"Each pallets contain 32 boxes of meters . Each box
and heavier meters are included.

These meters have been used and taken from servic
encoded electrical registers used in automated mete
warranty. Bid accordingly.

Please Contact Charles Langston at 919-250-2737 or c

INSPECTION & REMOVAL ARE BY APPOINTMENT ONL
tina.garner@ci.raleigh.nc.us to schedule an Inspectio



Quantity:	**1 Lot**
Brand:	**Neptune**
Condition:	**See Description**
Seller Name:	**Raleigh, NC**
Asset Location:	**222 West Hargett Street** **Raleigh, North Carolina 27602** Map to this location
Special	**All bidders and other participants of this auction agre**



Lot of 8 pallets of Water Meters (Approx. 2000)

- Thank you.
- Are there any questions?

PETITION TO AMEND ZONING DISTRICT
Before the Dover City Council
March 10, 2008

Plan Title:	Lands Of Delaware State University
Plan Type:	Rezoning
Property Location:	255 College Rd
Tax Parcel #	ED-05-067.00-02-470.000-000
Owner Name:	Delaware State University
Applicant:	Delaware State University
Engineer:	Amakor, Inc
Site Area:	1.31 acres
Existing Use:	Vacant Building
Proposed Use:	Offices/Practice Gymnasium
Present Zoning Classification:	C-3 (Service Commercial Zone)
Requested Zoning Classification:	IO (Institutional and Office Zone)
Comprehensive Plan Designation:	Commercial
Planning Commission Recommendation:	Following a public hearing on February 19, 2008, in which no members of the public spoke either in favor or in opposition to the application, Planning Commission unanimously recommended approval of the rezoning.
File Number:	Z-08-02

This zoning change is being requested by Delaware State University. The application includes a 17.84-acre portion of the larger parcel which houses Delaware State University. The subject parcel is currently zoned C-3 (Service Commercial Zone). The applicant is requesting IO (Institutional and Office Zone) zoning. The owner of record is the Delaware State University 255 College Rd Tax Parcel ED-05-067.00-02-470.000-000 .

Existing Property:
The property is situated on College Road adjacent to the railroad tracks. It is the site of the former Capital Diesel.

Surrounding Land Uses:
The subject parcel is immediately east of the railroad tracks. The adjacent parcel to the east is zoned IG in Kent County. The property to the north is zoned M (Manufacturing Zone) in the City of Dover. To the south across College Road is land that is zoned R-20 (One Family Residence Zone) in the City of Dover.

Comprehensive Plan:
In the *2003 Comprehensive Plan Update*, as amended May 2005, September 2006, and March 2007, the Land Development Plan recommends that this property be used for Commercial Use. It was previously zoned IO (Institutional and Office Zone) and was rezoned in 2005 by the City of Dover as part of the comprehensive rezoning. The requested zoning is also consistent with the Comprehensive Plan and is consistent with the University use and the previous zoning classification.

Request for IO (Institutional and Office Zone)
Article 3, Section 10 permits the following uses in the IO (Institutional and Office Zone):

> 10.11 Business, professional, or governmental offices, and research, design and development laboratories, located entirely within a building on the same lot therewith, including incidental clinics, cafeterias and recreational facilities for the exclusive use of company employees.
> 10.12 Public and institutional uses including hospitals, sanitariums for general medical care, medical clinics, libraries, police stations, courthouses, transit centers, motor vehicle storage and repair facilities accessory to a public or institutional use, schools, colleges and universities, places of worship, philanthropic and eleemosynary institutions, parks, playgrounds, public indoor recreation centers, civic centers, athletic fields and public utility rights-of-way and structures necessary to serve areas within the city.
> 10.13 Restaurants accessory to permitted uses located on the same lot.
> 10.14 Signs shall meet the regulations found in article 5, section 4, supplementary sign regulations.
> 10.15 Day care centers, provided they are established in accordance with all applicable state regulations pertaining to child care and provided that they are established and maintained in accordance with article 5, section 14 of this ordinance.
> 10.16 The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:
>
> (a) Firearm ranges, prisons and correctional facilities.
> (b) Public incinerators.

(c) Hotels and restaurants.

Recommendation of the Planning Staff and Planning Commission:
The zoning requested is consistent with the Comprehensive Plan and it is compatible with the surrounding land uses and zoning classifications. For this reason, staff supports the rezoning request. While the City proactively rezoned this land in 2005 in accordance with the Comprehensive Plan's Commercial designation, staff believes that this decision to rezone the property was primarily based on the property's former use as Capital Diesel, which would not be a permitted use in the IO (Institutional and Office Zone). The proposed use of the property, as athletic offices and facilities for Delaware State University, is not permitted under the current C-3 (Service Commercial Zone), but would be permitted under the IO (Institutional and Office Zone).

The Planning Staff recommendation was made prior to public hearing. Following a public hearing before the Planning Commission on February 19, 2008, the Planning Commission unanimously recommended approval of the rezoning application.

City of Dover

Department of Planning & Inspections

Application No.: Z-08-02



Plan Title: Lands of State of Delaware: Delaware State University Sports Annex
Locations: 255 College Road
Plan Type: Rezoning
Current Zoning: C-3
Proposed Zoning: IO
Owner: Delaware State University
Date: 2-6-08

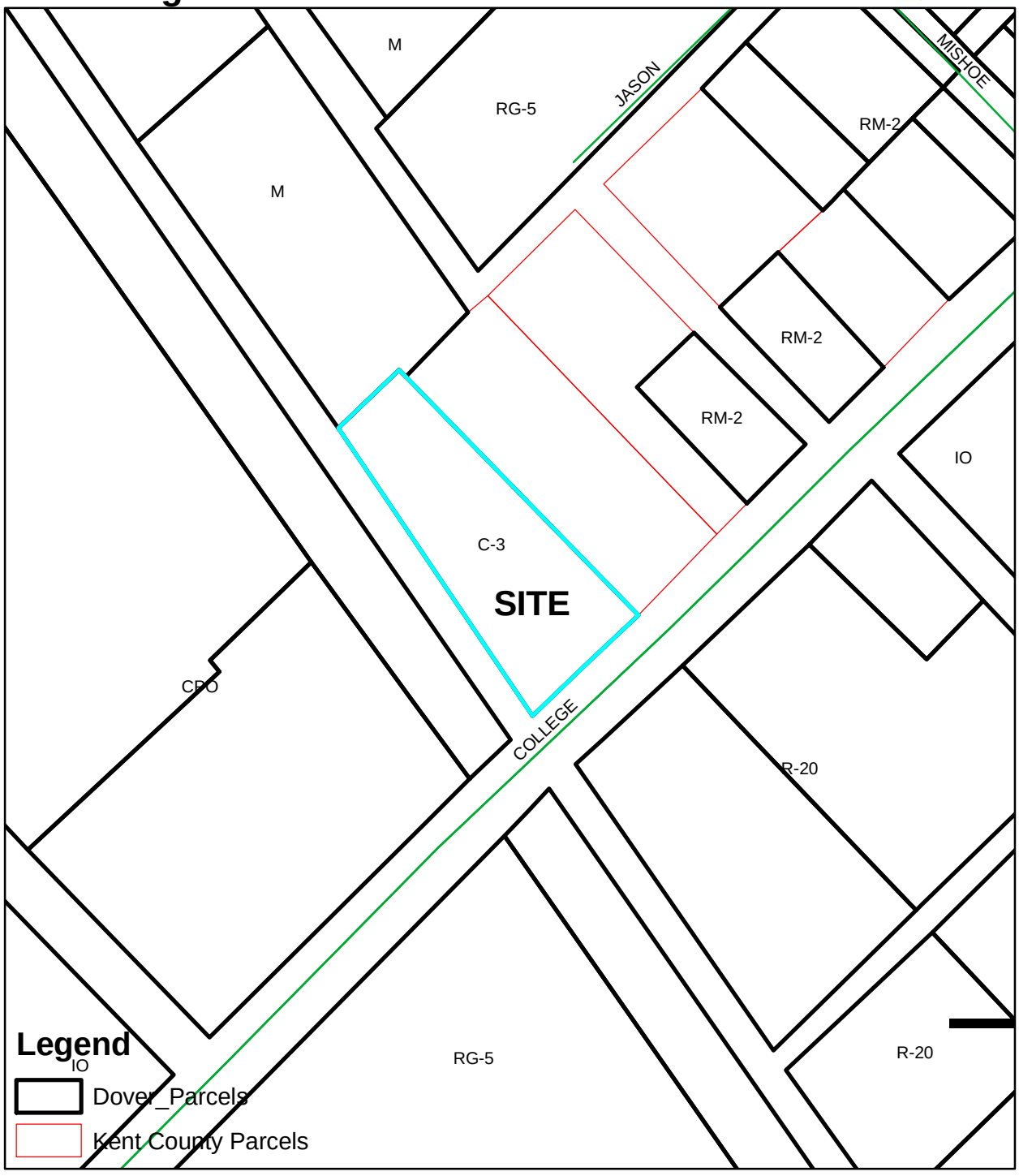
Legend

- Dover Parcels
- Dover Boundary
- Zoning
- Kent County Parcels

N
W
E
S

0 250 500 1,000 Feet

Z-08-02
The Lands of the State of Delaware
Delaware State University Sports Annex
255 College Road



City of Dover
Department of Planning
Z-08-02 The Lands of the State of Delaware
Parcel ID: ED-05-067.00-02-47.00-000
Acres: 1.31 +/- Total
Council District 4
Current Zoning: C-3 (Service Commercial)
Proposed Zoning: IO (Institutional/Office)

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CITY OF DOVER

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PROGRAM GUIDELINES

DRAFT

I. GENERAL

A. Scope and Applicability

These Program Guidelines describe the Community Development Block Grant (CDBG) Program for the City of Dover. Funds for this program, when appropriated by the U. S. Congress, are provided in a block grant to the city by the U. S. Department of Housing and Urban Development (HUD) pursuant to Section 106 of the Housing and Community Development Act of 1974, as amended by the Housing and Community Act of 1992, and in accordance with HUD rules, regulations and program memoranda

B. Administration

The Community Development Manager administers the CDBG Program for the city. The purpose for this grant is to provide affordable, decent, safe, and sanitary housing to low and moderate income persons.

C. Program Design and National Objectives

The CDBG Program has been designed to:

1. to give maximum feasibility priority to activities which will benefit low and moderate income families; and

2. to aid in the prevention of slums and/or blight; and

3. to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs;

Each CDBG activity must be an eligible activity, and it must comply with one of the above three national objectives. Subgrantees shall ensure that the following records are maintained and kept up to date: 1.) records demonstrating that the activity undertaken meets one of the national objectives: and 2.) a full description of each activity carried out (or being carried out) in whole or in part with CDBG funds including the nature and the purpose of the activity, its location and the amount of CDBG funds budgeted, obligated and expended for the activity.

D. Low and Moderate–Income Definition

1. Low and moderate income persons are those persons whose incomes do not exceed the income limits for lower income families pursuant to Section 8 of the United States Housing Act of 1937 as amended and provided to the State of Delaware by HUD in a table of income limits and set forth by dollar amount and family size. (These income limits are periodically revised by HUD and are made available by the City of Dover to all units of local government and counties in Delaware eligible for this program. See Attachment A for the most recent figures dated 3/20/07).

2. Low and moderate income households are all persons occupying the same housing unit, regardless of their relationship to each other, whose combined incomes do not exceed the income limits described in the paragraph above.

E. Documentation of National Objectives and Low/ Mod Income Benefit

Eligible Activities

Housing rehabilitation and direct homeownership activities are direct benefit activities which require subgrantees to document individual household incomes at 100% low to moderate income.

Public facilities and improvements, demolition, public service and economic development activities are considered activities that benefit an area or a limited clientele and will require subgrantees to document that at least 51% of the area or the limited clientele that will be served is low to moderate income.

Public Service activities cannot exceed 15% of the total grant allocation including program income.

See Attachment B for a comprehensive listing of eligible activities

F. Program Outcome Performance Measurements

On June 10, 2005, HUD published in the Federal Register a "Notice of Draft Outcome Performance Measurements System for Community Planning and Development Formula Grant Programs." This Notice, or a forthcoming "Final" Notice on Performance Measurements is to be followed in establishing and reporting outcome performance measures for each activity for future program years. Subgrantees are required to provide proposed outcome /objective statements for each activity in their CDBG applications, and actual outcome/objective statements with indicators in their monthly and closeout reports.

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G. Consolidated Plan

The City of Dover develops a Consolidated Plan which is updated every five years through a public process that involves the residents of the community. The Consolidated Plan is submitted to the Department of Housing and Urban Development and guides the use of CDBG funds within the City. The current Consolidated Plan is the 2005-2010 Consolidated Plan. In order to be included in the annual Community Development Action Plan, a funding proposal must be consistent with the Consolidated Plan. The annual Action Plan must be submitted to HUD by May 15th of each calendar year.

II. General Information for Applicants

A. Eligible Applicants

Eligible applicants for CDBG funds fall in the following three categories:

1. City Departments and Programs – These include any departments of City government. In order for a City project to be eligible, the service area for the project must include at least 51% low to moderate income persons. The exception to this is ADA improvements to public facilities.

2. Subrecipients – These include other public or non-profit entities. Actives funded in these categories must also service at least 51% low to moderate income persons to be eligible for funds.

3. Private Property Owners and For-Profit Corporations – In order for these entities to be eligible, the activity must also service at least 51% low to moderate income persons. An example of this activity would be the rehabilitation of privately-owned rental housing that would be limited to low to moderate income tenants.

B. Program Performance Period

1. All applications for current year funds shall be to finance CDBG eligible activities that shall be initiated no sooner than July1st and completed no later than June 30th of each fiscal year.

2. The following is an approximate timeline for the typical program year:

January
- Documentation of allocation received from HUD.
- City opens application process to the public. Applications are mailed and a legal ad is published.

February
- Application deadline. Staff reviews application.

March

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- Parks, Recreation & Community Enhancement Committee meeting to discuss applications. Committee ranks applications and makes recommendation on projects that will be funded along with the funding levels.

April

- Community Development Action Plan is available for public review. Staff holds a public hearing.

May

- Council endorses Action Plan.
- Action Plan is submitted to HUD.

July

- Funding is available for projects within the Action Plan.

C. Number and Type of Applications

Each non-city eligible applicant may make only one application for funds in each program year. A subgrantee awarded funds from the previous program year where at least fifty percent of program funds have not been expended by the application period will not be eligible to apply for a new grant. Subrecipients will be required to expend 25% of the grant for each quarter from the initial date of their signed contract. All subrecipients will be required to submit monthly reports documenting the status of their projects. Program activities must be located in the boundaries of the City of Dover.

Personnel of the City of Dover that manage city programs will also be required to complete a grant application.

III Application Submission

a. Submission Date

Applications for the city's CDBG Program must be received each fiscal year by the deadline and must be received by 5:00 PM on the closing date to the City of Dover's Community Development Office. Applicants will be given 30 days to complete their applications. Interested Parties will be notified via email and a Request for Proposals will be advertised in the Delaware State News each fiscal year the City of Dover will be accepting grant applications for the CDBG Program. One signed original and seven copies of the application must be submitted.

b. Application Content and Format

Applications for CDBG funds must be made on such forms and in accordance with such instructions as are prescribed by the city, and include all forms and questionnaires as may be applicable to the specific proposed activity. (See Attachment C - application and addendum).

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IV. Application Review

A. City of Dover Staff

1. The Community Development Manager will review all applications for completeness and determine whether the applications meet the minimum threshold requirements for all applications.

2. If the assessment by the Community Development Manager indicates that an application fails to meet any of the applicable threshold requirements, and the applicant has not provided the requested information to make the application complete, the Community Development Manager will prepare a report on each such application and submit it to the Director of Planning and Inspections. If the Director of Planning and Inspections agrees with the assessment by the Community Development Manager, the application will be considered unresponsive. Such applications will not be forwarded to the review panel referred to below, but will be returned to the applicant with a reason for the rejection.

3. Staff Reports

The Community Development Manager shall provide the review panel with a separate staff report on each application including projects managed by the city that will at a minimum include the following:

a. Certification that the application/applicant has met all applicable threshold requirements, including evaluation of low and moderate income benefit.

b. Certification that the proposed budget represents a realistic/ reasonable budget which confirms to all applicable instructions and policies.

c. The conformance of the proposed activities to the goals and objectives of the City of Dover Consolidated Plan.

d. An evaluation of the applicant's capacity, and past performance under the CDBG Program.

B. Review Panel

1. The review panel is composed of members of the Parks, Recreation and Community Enhancement Committee. Each proposed activity will be based on the criteria listed below. A maximum total of 100 points may be received by a subgrantee and city program applications. See

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Attachment D for grant application review sheet. Any applicant scoring below 70 points will not be considered for a CDBG grant.

Description and Demonstrated Need for Proposed Program (10 points possible)

- Provide an adequate description of the scope of activities proposed and how it will benefit low to moderate income persons.
- Explain the type of service deficiency your project will fulfill and the population that has been affected by this deficiency.
- Does the proposed activity directly address the community need identified?

Management Capacity (25 points possible)

Each applicant's management capacity for each of the activities proposed will be evaluated on the basis of the most recent monitoring report, current or proposed staff qualifications, progress achieved in completing its current CDBG Program (if applicable), and most recent audit reports(s) (if applicable).

Cost Effectiveness (15 points possible)

Is the cost per person served or the area being served reasonable for the project?

Work Plan (20 points possible)

Will the applicants proposed scope of work be completed within the next fiscal year? Does the applicant effectively outline in the application the completion of milestones of the activity?

Goals and Objectives (15 points possible)

- Are the goals and objectives of this project consistent with the goals and objectives outlined in the 2005 Consolidated Plan ?
- What steps will be utilized to implement your program (the process for reaching program goals)?

Performance Measurements (15 points possible)

- Does the project effectively describe the outcome?
- Is the project consistent with the objective?

An oral presentation by the applicant and city personnel to the review panel will supplement the application scores and serves as a factor in the panel's final decision.

2. Review Panel Recommendations

The Community Development Manager will prepare a summary evaluation of all the applications received and a descriptive summary of the review panel's

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recommended priorities for funding which will be available at the Public Hearing that will be scheduled before the submission of the Action Plan to HUD.

C. City Council

City Council will make the final decisions on allocating CDBG funds, based upon the review panel recommendations and any other additional relevant information obtained subsequent to those recommendations. Such additional information will only be considered if it reflects a substantive change in the application review criteria.

D. Waivers of Policy

The Director of Planning and Inspections may waive requirement of these policies not required by Federal/State law, Federal regulation, or City ordinance, whenever it is determined that undue hardship will result from applying the requirement or where application of the requirement would adversely affect the purposes of the City of Dover CDBG Program. Waivers shall be made in writing, citing the policy provision to be waived, the authority for the waiver, and be supported by documentation of the pertinent facts. Where only a portion of the policy provision is to be waived, the waiver must expressively limit itself to that portion. Waivers granted by the Director may not contradict any approvals or requirements imposed by City Council and will be reported to the Parks, Recreation and Community Enhancement Committee during monthly program updates.

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ATTACHMENT A TO THE CITY OF DOVER CDBG PROGRAM GUIDELINES

REVISED INCOME LIMITS
(EFFECTIVE 3-20-07)

KENT COUNTY

	LOW	MODERATE
1 PERSON	$20,550.00	$32,850.00
2 PERSON	$23,500.00	$37,550.00
3 PERSON	$26,400.00	$42,250.00
4 PERSON	$29,350.00	$46,950.00
5 PERSON	$31,700.00	$50,700.00
6 PERSON	$34,050.00	$54,450.00
7 PERSON	$36,400.00	$58,200.00
8 PERSON	$38,750.00	$61,950.00

Higher income limits apply to failure with more than eight persons, although they are not included in the printed state lists because of space limitations. The lower income limits for families larger than eight persons are determined by adding 6.25 percent of the four-person income limit base to the eight-person limit for each person in excess of eight. For very low-income limits, 8 percent of the four-person base is added to the eight-person limit for each person in excess of eight (e.g., the nine-person very low limit equals 1.4 (1.32 + .08) times the four-person limit). The limits developed by the use of these factors are to be rounded to the nearest $50.

saved:cdbg/forms/revised income limits2007

Attachment B

1. Public Facilities and Improvements: Construction, rehabilitation, installations:

____Senior Centers
____Homeless Facilities
____Neighborhood Facilities
____Parking Facilities
____Flood Drain Improvements
____Street Improvements
____Child Care Centers
____Fire Stations/Equipment
____Asbestos Removal
____Facilities for AIDS Patients
_____Handicapped Centers
_____Youth Centers
_____Parks, Recreational Facilities
_____Solid Waste Disposal Improvements
_____Water/Sewer Improvements
_____Sidewalks
_____Tree Planting
_____Health Facilities
_____Abused and Neglected Children
_____Facilities

2.___ Clearance activities, including demolition and removal of buildings.

3. Public Services:

____Senior Services
____Legal Services
____Transportation
____Battered and Abused Spouses
____Crime Awareness
____Tenant / Landlord Counseling
____Health Services
____Mental Health Services
____Subsistence Payment
____Rental Housing Subsidies
_____Handicapped Centers
_____Youth Services
_____Substance Abuse
_____Employment Training
_____Fair Housing Activities
_____Child Care Services
_____Abused & Neglected Children
_____Screening for Lead Based Paint / Hazards
_____Homeowner Assistance
_____Security Deposits

4. Rehabilitation Activities - Residential and Commercial:

____Single –family residential for owner occupancy
____Multi-family rental housing
____Code enforcement in areas undergoing other public improvements
____Historic preservation
____Lead-based paint / hazards
____Energy efficiency improvements
____Acquisition of property for housing
____Rehabilitation to publicly or privately owned commercial or industrial buildings (limited to exterior and code violation)

5. Micro enterprise assistance:

    ____Funding for the establishment, stabilization and expansion of micro enterprises
    ____Technical assistance, advice and business support services to persons owning or developing micro enterprises.

6. Special economic development activities by public, private or non-profit organizations:

    ____Acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings
    ____Provision of assistance to a private for – profit business
    ____Marketing or outreach services in connection with above activities

7. ____Direct homeownership assistance designed to facilitate and expand homeownership

8. Homeless assistance:

    ____Renovations, conversions or rehabilitation of buildings for use as homeless shelters
    ____Provision of essential services, such as case management
    ____Payment of maintenance, operation, insurance, utilities, and furnishings
    ____Homeless prevention activities, such as short term rent or utility subsidies or landlord – tenant mediation

9. Other_____

Attachment C

CITY OF DOVER
FY08 CDBG GRANT APPLICATION FORM

1. General Applicant Information

A. Name, address and phone number of sub-recipient _____

_____

_____

B. Name, position and signature of person submitting application:

_____

_____

_____

Name and position of authorizing official:

_____

_____

_____

C. Name, address and phone number of Contact Person:
(If different from B above)

_____

_____

_____

Activity: _____
Amount Requested: $_____
List Source of Cash Matching Funds $_____

1. Low/Moderate-Income Benefit:

LOW/MODERATE - INCOME BENEFIT TABLE - Instructions

The amount of benefit to low- and moderate-income persons must be calculated for each activity, as described below:

1. In column 1, list the activity.
2. In column 2, show the total number of persons that the activity will serve.
3. In column 3, show the number of low- and moderate-income persons that the activity will serve.
4. In column 4, divide column 3 by column 2 to show the percent of low- and moderate-income persons that the activity will serve.
5. In column 5, show the amount of funds requested for the activity.
6. In column 6, multiply column 4 by column 5 to show the amount of those funds that will be used to benefit low- and moderate-income persons.
7. List the sources of data used to calculate benefit in the space provided at the bottom of this page.

LOW/MODERATE-INCOME BENEFIT TABLE

1. Activity	2. Total Persons Activity will Serve	3. L/M Persons Activity will Serve	4. % L/M Persons Activity will Serve	5. Amount Requested for Activity	6. Amount L/M Benefit

Source of Date:

2. Management Capacity

A. List the person(s) to be responsible for administering the CDBG Project:

Sub-Recipient Personnel	Title(s)
_____	
_____	_____
_____	

B. Attach resumes or other supporting documentation for the personnel of new applicants, which establishes the capacity of the personnel above to effectively manage a CDBG sub-recipient project.

4. Application Work Plan

Each proposed program activity must address each of the following areas. Attach a mission statement and purpose of your organization.

A. Each program activity must be addressed separately. Program activities must be listed in order of priority with the program activity of highest priority first. This order of priority for program activities must be followed on all forms contained in this application.

B. Each program activity must be fully described. For rehabilitation programs, this description must include the number of units to be rehabilitated, rental properties to be rehabilitated, any special population groups the rehabilitation program will address, the target area, and the need for the rehabilitation activity.

C. Provide a timetable showing monthly milestones for completion of each activity.

D. Attach drawings, plans or other documentation necessary to describe program activities.

E. Describe each activity's conformance with the goals and objectives of the City's Consolidated Plan.

F. Describe the extent to which the proposed project(s) will address one or more significant priorities identified by the City's Consolidated Plan.

G. Describe the extent to which the project builds upon previous work or supplements other work that will be funded from other sources.

H. Describe source and amount of any funds used to leverage the City's portion of the project. Indicate when these funds will be available. Attach documentation of any match.

5. Each application should also describe the following:

   A. Describe any efforts to coordinate with businesses regarding the development of the community as it affects low/moderate-income residents of the area.

6. Have you received a sub-recipient grant from the previous funding year?
   If yes give the total amount $_____.

ADDENDUM
2008 CDBG SUB-RECIPIENT APPLICATION FORM

Please choose the best option that describes the purpose of your activity from the three objectives.

Suitable Living Environment _____
Decent Housing _____
Economic Opportunity _____

Discuss your project in terms of the below listed outcome criteria:

Availability/Accessibility _____
Affordability _____
Sustainability _____

_____
_____
_____

Please provide a proposed outcome based on the information below that applies to your activity.

Number of persons, households, units, or beds assisted as appropriate _____

Income level of persons or households by: Very Low _____ %
Low _____ %
Moderate _____ %

If your activity benefits a target area, please show the number of persons served and the percentage of low/mod persons served.

Your close out report will require you to provide breakdowns of those served by race, ethnicity and disability.

Attachment D

2008 CDBG GRANT APPLICATION REVIEW SHEET

Applicant/Agency:

Amount Requested:

Amount Awarded:

The following factors will be considered in determining funding levels awarded to applicants meeting the request for proposals requirements. Please rate each category according to the maximum points available.

____ Description and Demonstrated Need for Proposed Program **(10 points possible)**

____ Management Capacity **(25 points possible)**

____ Cost Effectiveness **(15 points possible)**

____ Work Plan **(20 points possible)**

____ Goals and Objectives **(15 points possible)**

____ Performance Measurements **(15 points possible)**

____ TOTAL **(100 Maximum Possible Total Rating)**

Reviewer Signature_____

Tax Appeal Hearing March 5, 2008

Status Clarification

	Name	Parcel #	Original Value $	Original Tax $	Requested Value	Stipulation Tax $	Value Difference $	Tax Difference	Motion appr/den	Approved yes or no
2007-037	Creekstone Development	ED-05-086.05-01-12.00	5,356,500.00	17,676.45	540,200.00	1,782.66	4,816,300.00	15,893.79	approved	yes
2007-049	Simpson, William &	LC05-068.08-01-03.00	335,000	1,105.50	99,500.00	328.35	235,500.00	777.15	approved	yes

Tax Stipulations

Appeal #	Name	Parcel #	Original Value $	Original Tax $	Stipulation Value $	Stipulation Tax $	Value Difference $	Tax Difference $	Motion appr/den	Approved yes or no
2007-030	Silver Lake Office Plaza	ED-05-067.16-03-08.02	3,754,000.00	12,388.20	3,500,960.00	11,553.17	253,040.00	835.03	approved	yes
2007-031	Silver Lake Office Plaza	ED-05-067.16-03-08.05	4,780,000.00	15,774.00	3,822,000.00	12,612.60	958,000.00	3,161.40	approved	yes
2007-032	Silver Lake Office Plaza	ED-05-067.16-03-08.06	4,054,000.00	13,378.20	3,508,960.00	11,579.57	545,040.00	1,798.63	approved	yes
2007-035	Dover Bowl LLC	ED-05-068.09-01-280.002	10,755,000.00	35,491.50	7,750,000.00	25,575.00	3,005,000.00	9,916.50	approved	yes
2007-039	Dover Downs	ED-05-057.00-01-320.00	101,209,600.00	333,991.68	86,924,600.00	286,851.18	14,285,000.00	47,140.50	approved	yes

Administrative Changes

	Name	Parcel #	Original Value $	Original Tax $	Requested Value	Stipulation Tax $	Value Difference $	Tax Difference $	Motion appr/den	Approved yes or no
2007-046	SJM	ED05-067.19-2-02.20	255,500.00	843.15	110,800.00	365.64	144,700.00	477.51	approved	yes
2007-047	SJM	ED05-067.19-2-02.22	192,700.00	635.91	110,200.00	363.66	82,500.00	272.25	approved	yes

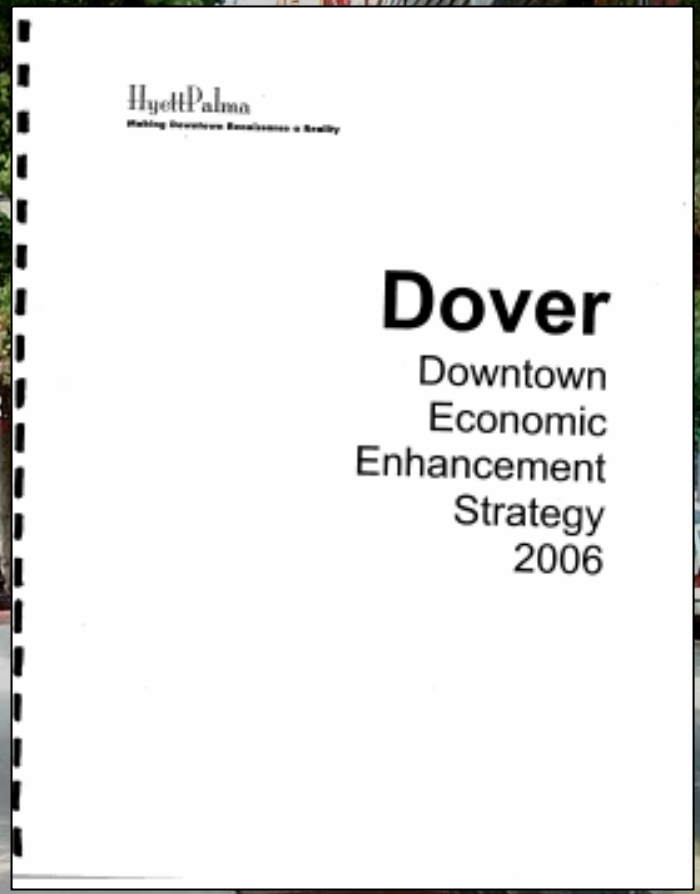
Dismissal

	Name	Parcel #	Original Value $	Original Tax $	Requested Value	Stipulation Tax $	Value Difference $	Tax Difference $	Motion appr/den	Approved yes or no
2007-050	Comcast	Poles/Lines	6,100,000.00	20,130.00			0.00	0.00	approved	yes

$ Totals	136,792,300.00	451,414.59	106,367,220.00	351,011.83	24,325,080.00	80,272.76

"You can't have a first class town without a first class downtown"

HyettPalma



"A single, unified Downtown that appeals to, welcomes, and respects people of all ages and cultures" ***HyettPalma***

EXHIBIT #5
Regular Council Meeting of 03/10/2008

HYETTPALMA RECOMMENDS

- **Consolidation of DDDC, Main Street, and Parking Authority into Downtown Dover Partnership**

- **Hire Economic Development Leader**

- **Invest in a professional Marketing Strategy**



Voted and Approved By

- Greater Dover Committee
- Main Street
- DDDC
- Parking Authority



WILL LEAD TO...

1. Economic Development
2. Revitalization, Redevelopment for Central Core
3. Better Communication
4. Strong Unified Leadership
5. Maintain our Architectural Cultural Heritage




Board of Directors
Partnership Director
Organization Committee
Design Committee
Marketing/ Promotion Committee
Economic Development Revitalization Committee
Parking Committee



BOARD OF DIRECTORS

Six (6) Individuals from Government: Appointed by the Mayor and Approved by Council

- City Manager
- City Planner
- Three (3) Council Members
- State Government Representative

Nine (9) Members Appointed by Mayor and Approved by Council

- Downtown Business Owner
- Resident of Downtown or Resident from a Neighborhood Adjacent to Downtown
- President of Wesley College or Designee
- CEO of Bayhealth or Designee
- Downtown Retail Merchant
- Real Estate Professional
- Financial Services Professional
- Discretionary Appointment (appointed by Board of Directors and approved by Council?)
- Discretionary Appointment (appointed by Board of Directors and approved by Council?)

IMPLEMENTATION STEPS

1. Bylaws

2. Code and Ordinance Revisions

3. Budget



CONSOLIDATED BUDGET

	Current Consolidated	$150,000
	First Year	Second Year
Salary	$132,500(1)	$178,150
Operations	$129,000(2)	$131,000
Total	$261,500	$309,150

(1) Salary – Adds Economic Development Professional 50% in year one!
Market/Administration Assistant 75% in year one!
(2) Operation includes a $50,000 Market Study paid over 2 years.


We will have a "First Class" town
because we will have
A "First Class" Downtown.
Nubian
Hair Design
674-1171


Forney's Too
UNIQUE GIFTS & COLLECTIBLES
ACT NOW!

March 10, 2008

Hon. Beverly C. Williams
President
Members of Council
City of Dover

Dear President Williams and Members of Council:

I regret that I am unable to attend tonight's meeting and be part of the presentation from Greg Moore of the Greater Dover Committee. The Downtown Dover Development Corporation continues to endorse the concept of a re-organized downtown partnership and renewed emphasis on economic development city-wide.

I have been pleased to represent the Corporation in the planning of s merger of three strong entities into one and look forward to aiding that transition. The Corporation has worked faithfully for over fifteen years and expects its emphasis on Brownfields restoration, parcel consolidation, and next generation redevelopment to continue within the Partnership

We look forward to your support for the restructuring and appreciate the continuing commitment of Council to the city's historical and cultural heart.

Gary B, Patterson
President
Downtown Dover Development Corporation

Gigi Windley's comments at Council – Downtown Partnership item

---

From: Georgeanna Windley [mailto:gwindley@msn.com]
Sent: Monday, March 10, 2008 6:03 PM
To: tmcdowell-klh
Subject: Please vote no on partnership

Dear Ken,

Please vote no tonight on the Dover Partnership.

Rationale:

1) The City wishes to establish an economic development office through this partnership.

But... the bylaws eliminate the following board positions that were required in the bylaws of Main Street Dover, Inc. and or the Dover Downtown Development Corporation.

1) Historic Preservation Professional
2) Tourism Professional
3) Legal Counsel
4) Economic Development Professional

Why would you establish a structure that eliminates those who have the expertise in these areas?

2) One of the Guiding Principles and requirements for the Main Street Program is to have **BROAD BASED Community Support.** This means the organization should be designed to facilitate this. The proposed design cuts off the operational level links to other organizations that were so critical in building to building support.

Why would you want to break the well-established links to your partner organizations?

3) You'll notice that the **Historic Preservation part of the mission statement has been eliminated.** Why is this?

The **Main Street Program** is a program of the National Trust for Historic Preservation. Our Historic District is an economic asset.

This move does not endear the City to future funding and support from the State Main Street Program of other programs associated with the National Trust.

(Note: Until Dover can show that it is working within the guiding principles of the program it will not receive the official Main Street Community designation from the National Trust. The loss of this designation means a loss of business and positive publicity for the City.) **A letter is forth coming from the DEDO notifying Dover that it is temporarily loosing it's National Certification. This should never have been allowed to happen.**

Why not emphasize this more in the mission statement.

4) It would be irresponsible of Council to approve anything without answering the following questions:

a) How will the new group members be selected initially? Who should the State Representative be?

b) What is the proposed impact on the jobs of City Employees and the existing employee of Main Street, Dover. What will the division of labor look like? Who will be responsible for what? Who do the employees work for and how will they be paid? What about benefits!

c) The question of how the funds of the organization should be used is an important. The simple answer is: to execute the activities that are spelled out in the organization's business/ operational plans.

So, after two years of meetings by the partnership leaders no work plans, have been presented or linked to the proposed budget. How can council possibly buy into this until it knows specifically what programs/projects it will be investing in?

d) What techniques will be used to evaluate programs. Accountability is the bottom line. When marketing/ economic development programs are the basis for the purpose of the organization, traceable results are necessary to ensure that programs are operating efficiently.

The "return on the investment" aspect is also important so the public can see that the funds are being put to good use. Nothing related to program evaluation has been proposed. It should be before anyone is hired.

As you know the Board of Main Street Dover endorsed the concept of the partnership with the following suggestions that were relayed to Greg Moore in a letter from Paul Lakeman dated October 11th 2007:

> "I believe the largest and most difficult issue will be the matter of funding the partnership. **The feeling of the board is that the partnership has no financial engine to drive it in a manner consistent with what we view as the mission.** If the mission is to revitalize the central core or BID District with new businesses, there are no funds identified to accomplish this. Ms. Townshend indicated she had had conversations with Mr. DePrima stating that taking on the additional duties of economic development would require additional people and additional funds. While the BID tax would cover Ed Perez's salary, there did not appear to be any other funds committed for the remainder of the function, i.e. creating a downtown vision for developers/businesses to buy into, developing a business recruitment function and creating a business development function to maintain business once they get there.
>
> **We feel that the funding mechanism should be identified before the new partnership is created.** Without that assurance of available funds, we fear nothing will be accomplished. While one could argue that the very nature of the partnership is to develop that funding plan, it seems to us that some level of financial commitment is needed prior to creation to insure its success.
>
> **A second issue relates to the nature of the board itself. Will it be an independent board, or a board answering to the city council?** It seems unlikely that the CEO of either Bayhealth or Wesley would want to be beholden

to the city council given what they represent economically to the community. I can see instances where conflicts could arise putting them in awkward situations if the board was not independent.

Finally, the issue of work flow was discussed. It is the hope of the Main Street board that each committee would be staffed by a member of the Planning Department. It is the belief of the board and borne out I think by the Newark Partnership experience, that volunteers are nice to have but this is far too critical a juncture in the city's economic development to have its success rely on volunteers. This, I suppose, brings us right back to the first issue which is the funding of the project.

The bottom line is that the Main Street board would feel much more comfortable with the whole concept if there was a resource plan in place prior to our or anyone's agreement on this."

I would like you to know that I voted **no** on the partnership simply because I felt that more work needed to be done.

Possible Solution:
You will notice in the October minutes of the Main Street Board Meeting that I suggested that a **joint strategic planning process including the members of all existing organizations would be the most beneficial in answering the above mentioned issues. Why not use all of the expertise that is currently available within these organizations, answer the above mentioned questions and than move forward.**

Then, and only then, can you have the broad-based community support that is required to keep your Main Street designation and to adhere to responsible tourism and economic development principles.

Regards,
Gigi Windley,

Certified Tourism Professional
Founding Member Main Street Dover, Inc
Delaware Main Street Program Start-Up Program Director (former)
Board Member of Main Street Dover (Please note that I am not representing the views of every member of the organization)

725 Bicentennial Blvd
Dover, DE 19904