CITY OF DOVER, DELAWARE
COUNCIL COMMITTEE OF THE WHOLE MEETING
Tuesday, September 29, 2026 at 6:00 PM

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Public comments are welcomed on any item and will be permitted at the appropriate time. When possible, please notify the City Clerk (302-736-7008 or email at cityclerk@dover.de.us) should you wish to be recognized.

VIRTUAL MEETING NOTICE

This meeting will be held in City Hall Council Chambers with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208
Link: https://shorturl.at/Toxaw
Event number: 2534 025 9491
Event password: DOVER (if needed)

If you are new to WebEx, get the app now at https://www.webex.com/ to be ready when the meeting starts.

CALL COUNCIL COMMITTEE OF THE WHOLE MEETING TO ORDER

ADOPTION OF AGENDA

PRESENTATION

1. Booted and Suited (Bobby Wilson, CEO and Founder)

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

ADOPTION OF THE AGENDA

1. Consideration of Withdrawal and Reallocation of CDBG Funds for People's Community Center Renovation Project (Debbie O'Brien, Community Development Manager)

(Staff Recommendation: Approve the withdrawal of the previously approved $40,000 CDBG allocation for the People's Community Center Renovation Project and direct staff to make the funds available through the 2027 Annual Action Plan Process.

ADJOURNMENT OF THE PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE MEETING

SAFETY ADVISORY AND TRANSPORTATION COMMITTEE

ADOPTION OF THE AGENDA

1. **Update on Safety Concerns on East Loockerman Street (Jason Lyon, Assistant City Manager)**

   (Staff Recommendation: Approval of the installation of a Do Not Enter/Emergency and Authorized Vehicles Only sign)

2. **Loockerman Plaza Pedestrian Improvements Update (Paul Moser, DelDOT, and Jason Lyon, Assistant City Manager)**

   (Committee Action Not Required)

ADJOURNMENT OF THE SAFETY ADVISORY AND TRANSPORTATION COMMITTEE MEETING

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

ADOPTION OF THE AGENDA

1. **Get Work Foundation Presentation – Youth Sports and Community Center Feasibility Study Proposal (Danté Daniel, Chief Operating Officer, and Terez Trott, Chief Executive Officer)**

   (Committee Action Not Required)

2. **Proposed Resolution No. 2026-12 - Implementing Recommendations of the Independent Investigation and Review Conducted by 21CP Solutions (Councilman Anderson)**

   (Staff Recommendation: Adoption of Proposed Resolution No. 2026-12)

3. **Community Riverwalk Assessment Grant (Jason Lyon, Assistant City Manager)**

   (Staff Recommendation: Authorize the City Manager to enter into an agreement with the Downtown Dover Partnership for the allocation of the applicable grant funding)

ADJOURNMENT OF THE LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE MEETING

ADJOURNMENT OF THE COUNCIL COMMITTEE OF THE WHOLE

THE 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 THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING

501 (c)(3) Non-Profit Organization
Booted & Suited Career Academy
32 W. Loockerman Street STE 101D
Dover, DE 19901

Booted and Suited Career Academy
501(c)(3) Nonprofit Organization

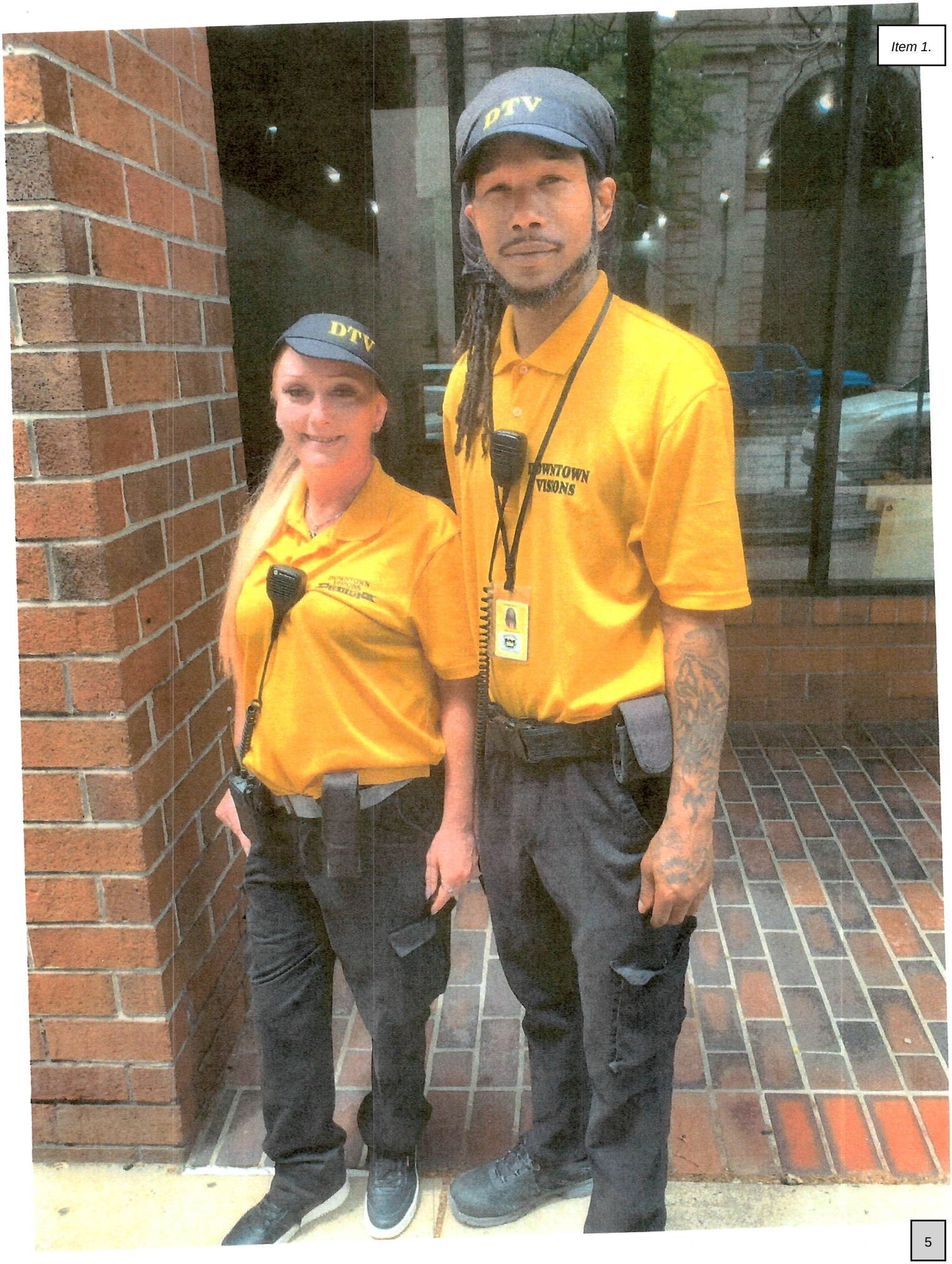


Hello,
I, Bobby Wilson, CEO and Founder of Booted and Suited Career Academy, am pleased to present this mission proposal in support of building a safer, cleaner, greener, and more economically vibrant downtown Dover community.

Modeled after Wilmington Delaware's Downtown Visions, www.downtownwilmingtonde.com, Booted and Suited Career Academy is designed to equip individuals with workforce readiness skills, civic responsibility, and employment opportunities while contributing directly to the beautification and revitalization of the community. The program also aims to reduce strain on Public Works operations through coordinated community support initiatives.

Bobby Wilson, Founder & CEO
Deniera Gibson, Executive Director
BootedandSuitedCareerAcademy@gmail.com


Rainbow
E 7th St
BANG
BORN TO RI
Outerwear


DTV
DTV

PETITION

SAFER, GREENER, CLEANER

Ambassadors

Dover Delaware

***

Please sign for the full time **Booted & Suited** workforce
Boots on the ground service to keep our community clean

	Name	email	community/ Business
1	Tiffani O'Domski	inuthingy@yahoo.com	[redacted] Community
2	Warren Brown	Warren@gmail.com	~~N/A~~ community
3	~~Mel Ingram~~	Mel ingram –	~~N/A~~ community Barber
4	Lamar Rufus		
5	Kaya M. Z[illegible]	1jmarkem2015@gmail.com	Charity Cupz
6	Enrico Station-Rey	rkbey527@gmail	Community
7	Benita Rufus-Grassi	Themsbenitashow@gmail.com	Community Activist Stylist
8	~~Alece~~ Rufus		
9	Tyrone Wilburn	Wilburntyrone64~~@~~gmail.com	Logistics
10	~~Abdal~~ Khaled	~~3~~[illegible]	Athleticism740 gmail.com
11	Sam Vimos	Simeon's Pizza	Dover
12	Vanessa Scott	VANESSASCOTT56@yahoo.com	

501 (c)(3) Non-Profit Organization
Booted & Suited Career Academy
32 W. Loockerman Street STE 101D
Dover, DE 19901

Booted & Suited Career Academy
Economic Development Infrastructure Proposal
City of Dover, Delaware

I. Executive Summary

Booted & Suited Career Academy (B&S) is Dover's premiere structured workforce and economic development initiative designed to strengthen the city's labor force participation, enhance commercial corridor vitality, reduce recidivism risk through employment pathways, and stimulate local economic circulation.

The requested $50,000 Economic Development Fund investment will serve as catalytic startup infrastructure for Phase I implementation of an ongoing workforce pipeline model that includes:

• A Recurring Citywide Cleanup Workforce Division
• Structured 8-Week Workforce Cohorts (Construction, Automotive, Peer Support)
• Registered Apprenticeship Pathways (in coordination with the Delaware Department of Labor)
• Financial Literacy & Homeownership Preparation
• Recurring Downtown Economic Activation Events

This is not a one-time event proposal. It is the launch of an operational workforce system aligned directly with the City of Dover's economic development objectives.

II. Documented Economic Need in Dover

According to recent labor statistics:

- Dover unemployment rate: ~ 5.6% (higher than statewide averages) Bureau of Labor Statistics
- Delaware unemployment average: ~ 5.2%, Bureau of Labor Statistics
- State labor force participation: ~ 59–59.6%, State of Delaware News
- Youth ages 16–24 unemployment: ~13.67% (above overall rates) City of Dover
- Median household income in Dover: ~$38,600–$50,400 compared to Delaware ~$86,340 statewide, InfoPlease.com
- Poverty rate in Dover: ~13–14%, InfoPlease.com

Recidivism & Incarceration Costs

- Delaware recidivism (rearrest within 3 years): ~65–76%, National Reentry Resource Center
- Estimated annual cost of incarceration per person (state median): ~$60,989, USAfacts.org

Bobby Wilson, Founder & CEO
Deniera Gibson, Executive Director
BootedandSuitedCareerAcademy@gmail.com

- Grants supporting workforce development and revitalization
- University and community engagement funding opportunities
- Annual Festival
- Annual Gala

Estimated Monthly Operating Budget

Personnel – $6,000/month

- Crew Manager
- Executive Staff
- Laborers

Cleanup Operations – $2,500/month

- Equipment
- Uniforms
- Fuel Costs
- Liability Insurance
- Miscellaneous expenses

(Vehicles and dumpsters proposed to be provided through partnership with the City of Dover.)

Office & Infrastructure – $5,000/month

- Administrative Office Operational Expenses
- Training Facility Operational Expenses
- Utilities and Supplies

Community Engagement – $7,000/month

- Marketing and Outreach – $2,000
- 6 Recurring Community Events and Programming – $5,000

Total Estimated Monthly Budget: $20,500

Bobby Wilson, Founder & CEO
Deniera Gibson, Executive Director
BootedandSuitedCareerAcademy@gmail.com

Proposed Services

- Community information and directional assistance
- Lost and Found Office operations
- Downtown façade improvement and power washing services
- Graffiti removal and cleanup operations
- Street and sidewalk cleaning
- Foot and bicycle patrol presence ("eyes on the ground")
- Safety escort services for residents and families
- Downtown farmers market support initiatives
- Special event coordination and First Friday support
- Business recruitment and community outreach
- Workforce development and community engagement training
- Community relationship-building and neighborhood support initiatives

Current Community Partnerships

- City of Dover Parole & Probation
- Destination Downtown Dover

Proposed Community Partnerships

- City of Dover
- Downtown Dover Partnership
- City of Dover Parole & Probation
- Dover Police Department
- Delaware State University
- Capital City Rising
- Local churches, fraternities, sororities, businesses, and community organizations

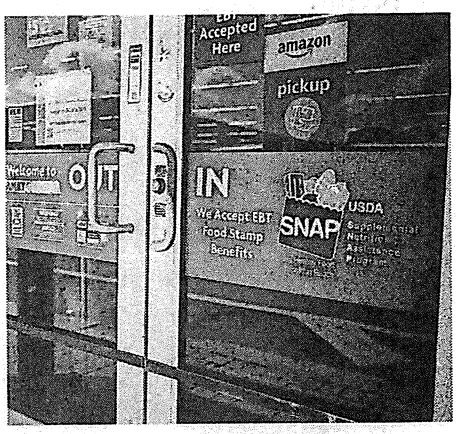
Proposed Funding Sources

- Community Development Block Grants (CDBG)
- Downtown business sponsorships
- First Friday event partnerships
- Fundraising events and food truck rallies
- Farmer's market initiatives
- Church and community donations

Bobby Wilson, Founder & CEO
Deniera Gibson, Executive Director
BootedandSuitedCareerAcademy@gmail.com

More Americans affected by new SNAP work rules

Mary Walrath-Holdridge
USA TODAY



The Supplemental Nutrition Assistance Program, the nation's largest nutrition assistance program, has undergone fresh scrutiny after it became a flash point during the 2025 government shutdown.
JOE RAEDLE/GETTY IMAGES FILE

Some of the nearly 42 million low-income Americans who rely on the Supplemental Nutrition Assistance Program have run out of time to prepare for new work requirements.

The nation's largest nutrition assistance program has undergone fresh scrutiny after it became a flash point during the 43-day 2025 government shutdown, which ultimately ended with restored funding, though not before a series of lawsuits. SNAP had already been slashed well before the standoff; however, when President Donald Trump's "One Big Beautiful Bill" passed in July 2025, it outlined tightened restrictions and billions in funding cuts.

New work requirements were added to prevent "fraud and waste," according to Agriculture Secretary Brooke Rollins, though the U.S. Congressional Research Service described SNAP fraud as "rare" in an April 7, 2025, report, stating that available data and reports indicate that many overpayments may be attributed to unintentional errors.

In multiple states with large populations, including New York and California, June 1 was the cutoff for work requirements, meaning more Americans are now subject to the stipulations.

Trump's "One Big Beautiful Bill" cut an estimated $186 billion from SNAP funding through 2034, according to the Congressional Budget Office. It also added new restrictions to the program, including expanded work requirements.

Under the bill, nondisabled adults (referred to in government documents as Able Bodied Adults Without Dependents) who want to receive SNAP benefits for more than 3 months in a three-year period must fulfill work requirements if they:

- Do not have a documented exemption, medical or situational.
- Are aged 18-65 (up from the previous top age of 55).
- Do not have a dependent child under the age of 14 (down from the previous dependent age of 18).
- Are a veteran, a person aged 24 or under who recently aged out of foster care, or an unhoused person. Previously, these groups were exempt from work requirements.

To fulfill work requirements, nonexempt recipients must do one of the following:

- Work a paying job at least 20 hours a week/80 hours a month, or earn a minimum of $217.50 per week before taxes.
- Perform unpaid work for at least 80 hours per month (you can exchange services for non-money payment, such as doing building maintenance for a reduction in rent).
- Participate in an approved education or training program for at least 80 hours per month.
- Perform community service or volunteer work for a certain number of hours based on state-specific guidelines.

To qualify for SNAP benefits, households must be at or below 130% of the poverty line, meaning they earn no more than 30% more than the federal poverty guideline, which in 2026 was $15,960 for a single person; $27,320 for a three-person household; and $38,680 for a five-person household.

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

BOOTED AND SUITED CAREER ACADEMY
32 WEST LOOCKERMAN STREET STE 101D
DOVER, DE 19904

Date:
03/17/2026
Employer ID number:
41-4217893
Person to contact:
Name: B. Felton
ID number: 0250706
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
October 16, 2025
Contribution deductibility:
Yes
Addendum applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

APPLICATION FOR ECONOMIC DEVELOPMENT FUND GRANT

Version 8/26/2025

Purpose Statement:

The "Mayor and City Council seek to set aside funds for economic development and economic development projects to include opportunities to improve the city's economy and quality of life. An economic development project will constitute a program or activity having the primary purpose of encouraging the establishment and growth of business in the city, including the creation and retention of jobs (Res. 2024-15, adopted October 29, 2024).

The purpose of the Economic funds will be for the use of programs, policies, or activities that seek to improve the economic well-being and quality of life for the residents of the City of Dover.

Funds may be used for land or building acquisition, building renovation, matching funds for related grants, incentives associated with new or expanded businesses, workforce training and development, upfront and administrative costs associated with the issuance of conduit or TIF bonds, blight removal, or other purposes consistent with the economic development fund purposes.

Grant cycle: applications may be submitted at any time and are subject to the availability of funds.

Only 1 (one) grant will be awarded to the same applicant in any 12-month period.

All applications must be sponsored by a council member and meet the criteria listed below:

Applicant:

Date of application_____ Received by City Clerk_____

Applicant name Bobby Wilson EIN # 41-4217893

Project Title: Booted & Sutied Career Academy

Project physical address (in the City of Dover) 32 West Loockerman Street, Suite 101D, Dover DE 19904
A project located outside city limits may be considered but must demonstrate a primary benefit to Dover residents.

Council Sponsor (signature) Fred A. Neil, pending funding award details

Designation of Program/project Manager: include contact individual's name, address, title, phone number and email. Deniera Gibson, Executive Director, 302-981-1770, BootedandSuitedCareerAcademy@gmail.com

Proof of authority to submit application on behalf of applicant (attachment – must be submitted by an authorized representative of the applicant)

Proof of operation for 2 (two) years or more (attachment – annual reports, grant award letters, audits or similar documents)

Joint Ventures:

An applicant may be part of a joint venture. The same information must be provided as required of the applicant unless it is with the Kent Economic Partnership, Kent County, Kent Sussex Leadership Alliance, Delaware Prosperity Partnership, Downtown Dover Partnership, or Division of Small Business.

Project description (500 words maximum)

- Location map and street address of project
- Zoning confirmation obtained from city Planning Department
- Need demonstrating impact and value to City of Dover residents
- Beneficiaries (immediate and long term)
- Permission to use private property, if applicable
- Statistics, photos, documents, supporting need

The timeline for completion, a project must be completed not more than one year after application approval; an extension of up to one additional year may be granted at the discretion of the Legislative, Finance, and Administration Committee.

Project budget (explain all amounts):

- Personnel costs $24,000
- Materials and supplies $26,000
- Other funds (and source) N/A
- Miscellaneous N/A
- Amount requested 50,000 (not to exceed $50,000)
    - Total $50,000

Sources and amounts of other funding N/A

Dispersal and Reimbursement of Funds: Reporting; Audit; Clawback:

(a) Invoicing for reimbursement:

- Reimbursements require a written progress report and an invoice requesting reimbursement to be sent to the Department of Finance.
- Receipts are required for all purchases or expenditures of more than $50, regardless of the method of payment of amount.
- Timesheets or similar records are required with each personnel request.

- Reimbursement will be no more often than once every month (30 days).
- Reimbursement requires approval by the Controller/Treasurer and City Manager.
- Payment will be by City check payable within 30 days to the applicant's business account or by direct deposit.

(b) Closeout and Final Reporting:

- A final report including a financial statement is required within 60 days of the completion or termination of the project.
- Twenty (20%) percent of the award will be held pending acceptance of the final report.
- The city reserves the right to request a return of all or part of the funds if there is any evidence of fraud or misuse of any portion of the funds, and to disqualify the applicant with further funding.
- Expenditures shall be subject to audit by the city at any time.

Other Provisions and Restrictions:

- Funds provided through this grant may be used as a local contribution or match regardless of source, provided such a match is authorized in writing by other funding sources.
- Employees, elected officials, and others having direct financial dealings with the city are prohibited from benefitting from this fund.
- Letters of support from community leaders and others who have knowledge of the applicant may be submitted (maximum of 4).

Applications 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.

A staff report will be prepared on each application that will at a minimum include the following: a certification that the application/applicant has met all applicable threshold requirements; certification that the proposed budget represents a realistic/ reasonable budget; conformance of the proposed activities to the goals and objectives of the Fund's purpose; and an evaluation of the applicant's capacity, and past performance, if relevant.

All applications and the staff report will be considered by the Legislative, Finance and Administration Committee at a regularly scheduled meeting during which a public workshop will be conducted. An oral presentation by the applicant to the Committee is a factor in the final decision.

Date and location of scheduled meeting and required public workshop

1/13/2026

Submit applications to:

Attention: City Clerk, City of Dover
P.O. Box 475
Dover, DE 19904

One signed original copy shall be submitted to the City Clerk's Office electronically or two printed copies shall be submitted.

Signature of Authorized Applicant Deniera Gibson **Date** June 26, 2026
July 15 2026



*Eligibility is determined on a case by case basis.

BOOTED&SUITED CAREER ACADEMY

Your past does not define your future. Booted & Suited is designed to help participants develop the skills, confidence, and connections needed to secure meaningful employment and build a sustainable career in the automotive or construction industry.

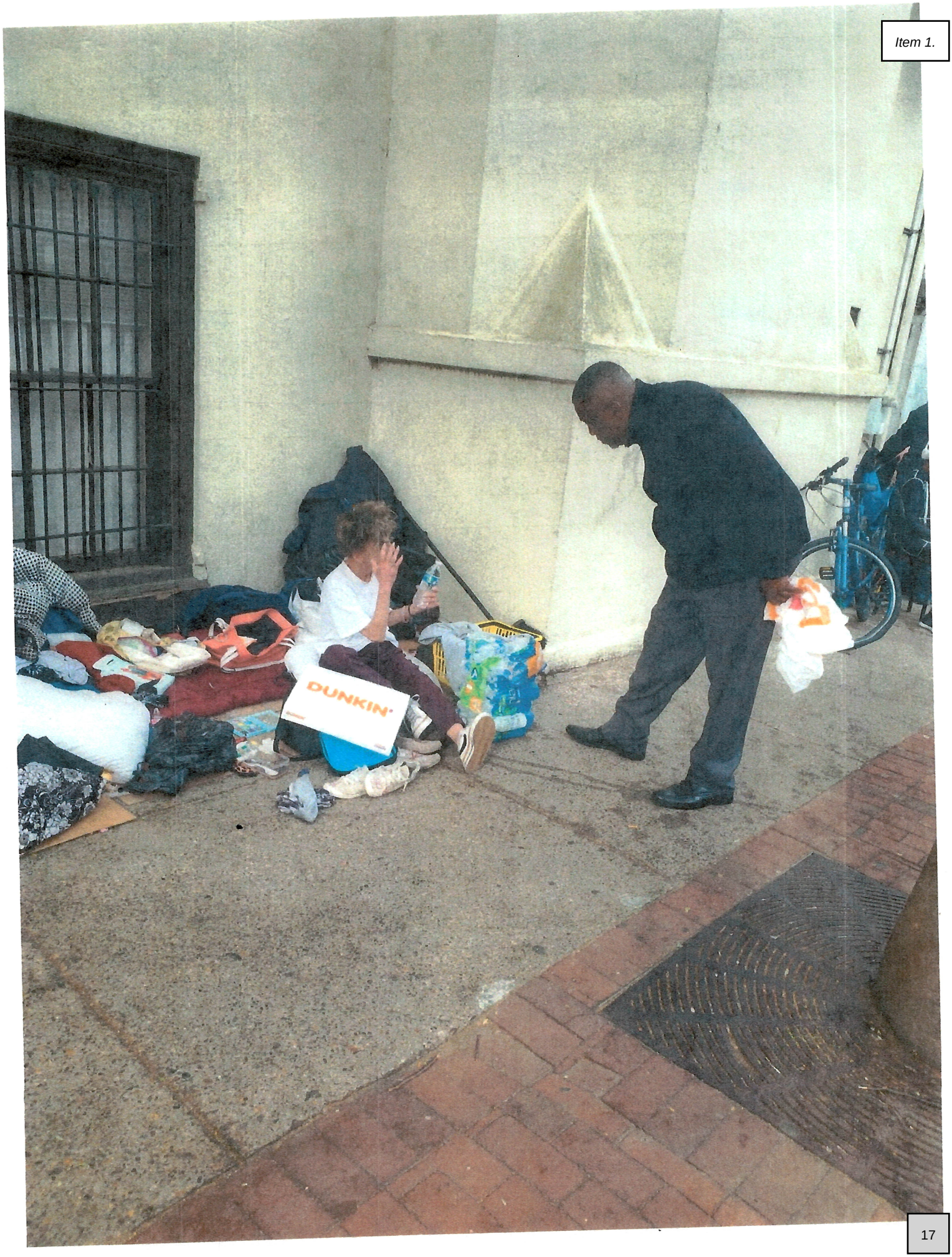


PARTICIPANT REQUIREMENTS:

- ATTEND SCHEDULED APPOINTMENTS
- MAINTAIN REGULAR COMMUNICATION WITH STAFF
- PARTICIPATE IN ASSIGNED WORKSHOPS AND TRAININGS
- DEMONSTRATE PROFESSIONALISM AND RESPECT

CONTACT BOBBY WILSON +1 (302) 233-6463

BootedandSuitedCareerAcademy@gmail.com


DUNKIN'

Central Baptist Community Development Corporation

Certificate of Excellence

Presented to

Bobby Wilson

In honor of your outstanding time, talent and service provided to
Central Baptist CDC as a Job Developer
of the Eastside Rising Training Center
on this
19th Day of December 2017

Rev. Dr. Terrence S Keeling
President/CEO Central Baptist CDC

Raheemah Jabbar-Bey
Board Chairwoman Central Baptist CDC

NCCER

Board of Trustees confers upon

Quron Porter

This certification for

Craft Instructor
Core Curriculum

of the Standardized Craft Training Program
on this Ninth day of December, in the year 2016

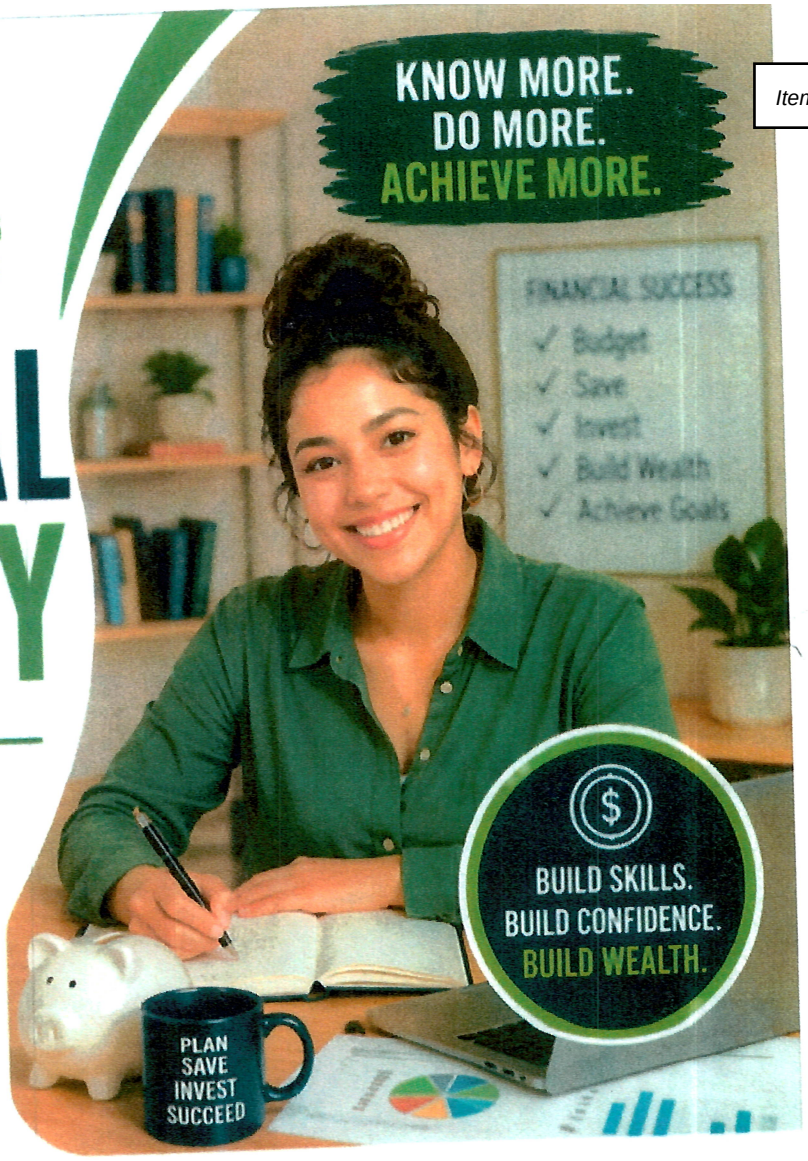
Donald E. Whyte

Donald E. Whyte
President, NCCER

TFCCS
TECHFORCE COUNSELING & COMMUNITY SERVICES

FINANCIAL LITERACY TRAINING

Smart money choices today.
Stronger financial future tomorrow.



STARTS MAY 18TH

WHAT YOU'LL LEARN:

- **BUDGETING BASICS**
  Create a budget that works for you and your goals.
- **SAVING STRATEGIES**
  Build an emergency fund and save for the future.
- **CREDIT & DEBT MANAGEMENT**
  Understand credit, avoid debt traps, and improve your score.
- **BANKING & FINANCIAL SERVICES**
  Make informed choices about accounts, loans, and more.
- **INVESTING FUNDAMENTALS**
  Learn the basics of investing and growing your money.
- **FINANCIAL GOALS & PLANNING**
  Set goals, stay on track, and create a plan for success.

WHO IT'S FOR:

Anyone who wants to take control of their money, reduce stress, and build a more secure future.

WHY CHOOSE THIS PROGRAM?

- Practical, easy-to-understand lessons
- Real-life tools you can use right away
- Experienced, supportive instructors
- Small class sizes & personalized support
- Build confidence and make better financial decisions
- Create a stronger future for you and your family

REGISTER TODAY!

Scan the QR code or visit:
www.TechForceCounseling.org/workforce/registration

Take control today. Build tomorrow.

(877) 908-9355 | info@techforcecounseling.org | www.TechForceCounseling.org

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TECHFORCE COUNSELING & COMMUNITY SERVICES

CDL TRAINING

Get behind the wheel.
Move your future forward.
Drive toward success!



STARTS JUNE 15TH

WHAT YOU'LL LEARN:

- Pre-Trip Inspection
- Safe Driving Techniques
- Traffic Laws & Regulations
- Backing & Maneuvering
- Log Books & Documentation
- Career & Job Readiness

"Big opportunities start with the right training.

WHO IT'S FOR:

Anyone ready to start a career in trucking or upgrade their skills for better job opportunities and financial freedom.

WHY CHOOSE THIS PROGRAM?

- Hands-on training from experienced instructors
- State-of-the-art trucks and equipment
- Industry-recognized training
- High demand. Great earning potential
- Career support to help you succeed

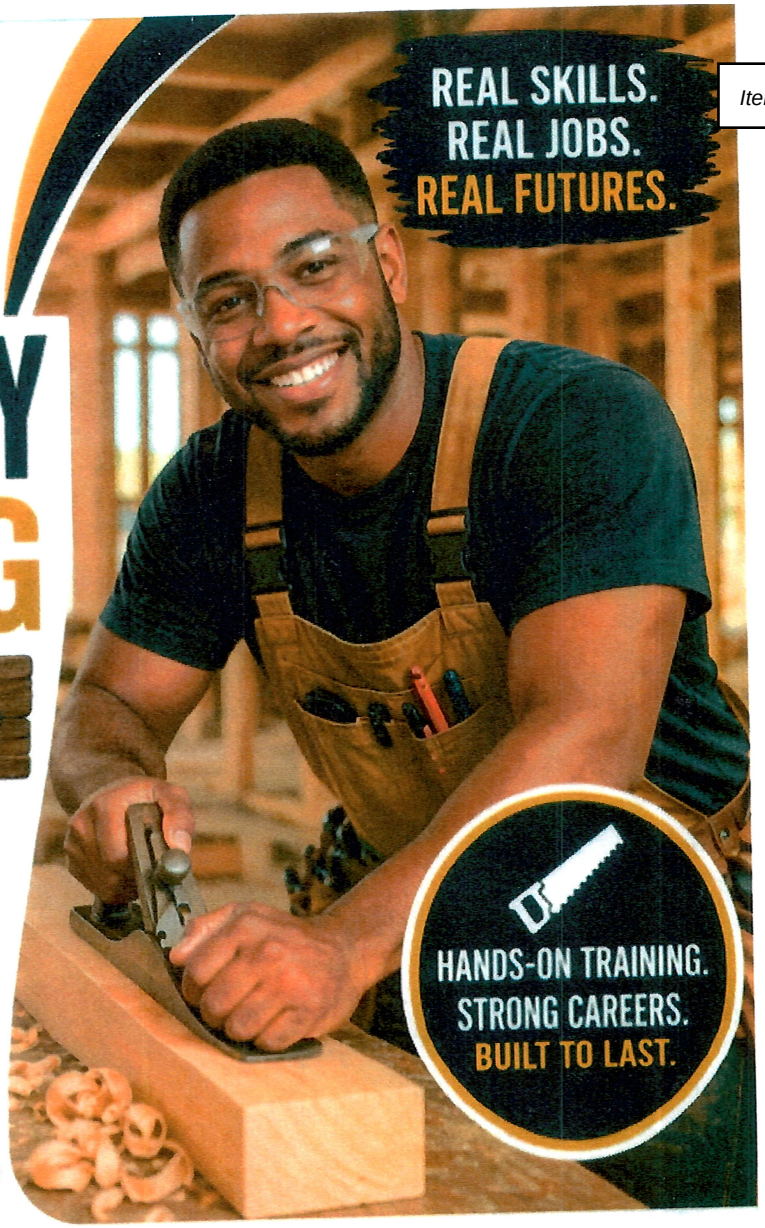
DRIVE. DELIVER. SUCCEED.
YOUR ROAD TO A BETTER LIFE STARTS HERE.

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CARPENTRY TRAINING

BUILD YOUR SKILLS. BUILD YOUR FUTURE.

- Learn the basics.
- Build a career.
- Build a better life.

STARTS JUNE 15TH

WHAT YOU'LL LEARN:

HAND & POWER TOOLS
Learn to use tools safely and effectively.

FRAMING & STRUCTURES
Build strong walls, floors, roofs, and more.

DOORS, WINDOWS & TRIM
Install and finish with precision and attention to detail.

STAIRS & CABINETRY
Build and install stairs, cabinets, and custom woodwork.

MEASURING & LAYOUT
Learn accurate measuring, cutting, and layout skills.

SAFETY & JOB SITE PRACTICES
Work safely and follow industry standards.

WORKFORCE READINESS
Build job skills, resume, and interview with confidence.

WHO IT'S FOR:

Anyone who wants to learn in-demand skills and start a career in carpentry.

WHY CHOOSE THIS PROGRAM?

- Hands-on training in real-world settings
- Learn from experienced, industry professionals
- Industry-recognized training & certifications
- Small class sizes & personalized support
- Job placement assistance
- High demand. Great pay. Stable career.

REGISTER TODAY!

Scan the QR code or visit:
www.TechForceCounseling.org/workforce/registration

Build today. Succeed tomorrow.

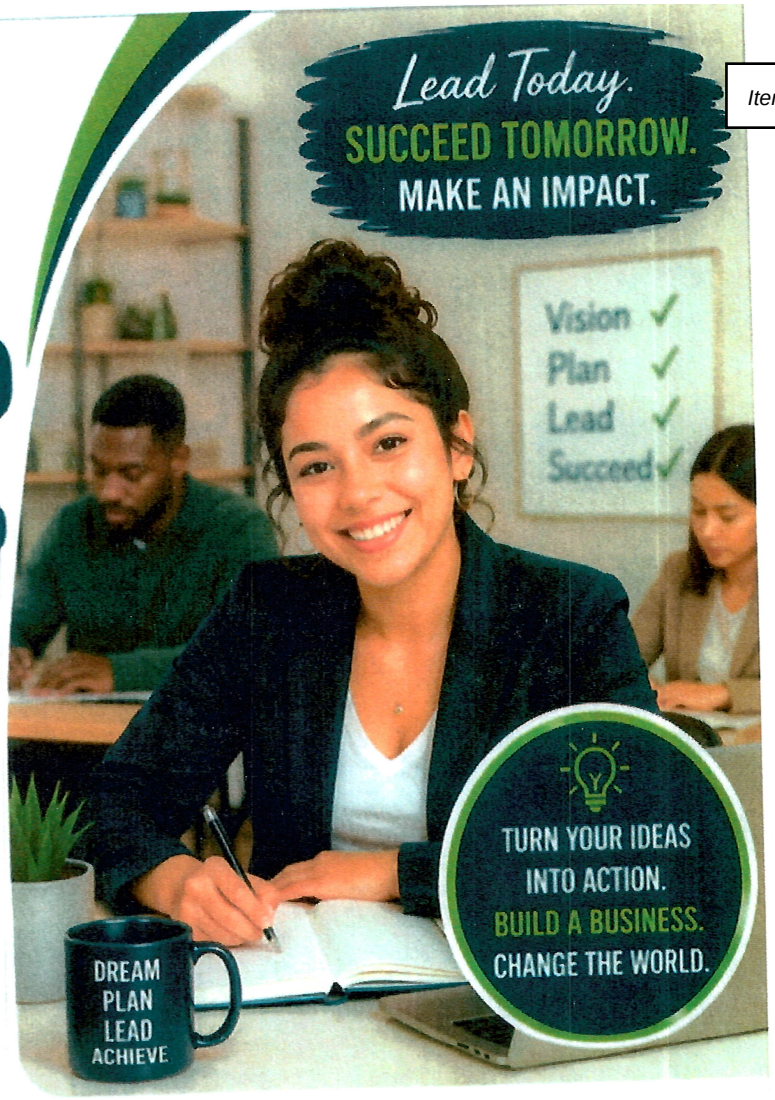
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TFCCS
TECHFORCE COUNSELING & COMMUNITY SERVICES

LEADERSHIP & ENTREPRENEURSHIP

TRAINING

Inspire others.
Build your vision.
Create your future.



STARTS MAY 18TH

WHAT YOU'LL LEARN:

LEADERSHIP FUNDAMENTALS
Build confidence, communicate effectively, and lead with purpose.

ENTREPRENEURSHIP BASICS
Develop ideas, identify opportunities, and solve real problems.

BUSINESS PLANNING
Learn how to create a strong plan and set achievable goals.

MARKETING & BRANDING
Promote your ideas and build a strong personal or business brand.

FINANCIAL LITERACY
Understand money management, budgeting, and funding options.

NETWORKING & COLLABORATION
Build connections and partnerships that open doors.

PRESENTATION & PITCHING
Share your vision with confidence and inspire others.

WHO IT'S FOR:

Anyone ready to grow as a leader, start a business, or take their career to the next level.

WHY CHOOSE THIS PROGRAM?

- Practical, hands-on training
- Learn from experienced mentors
- Small class sizes & personalized support
- Real-world projects and presentations
- Build skills that employers and businesses value
- Create opportunities for yourself and your community

REGISTER TODAY!

Scan the QR code or visit:
www.TechForceCounseling.org/workforce/registration

Your ideas. Your leadership. Your future.

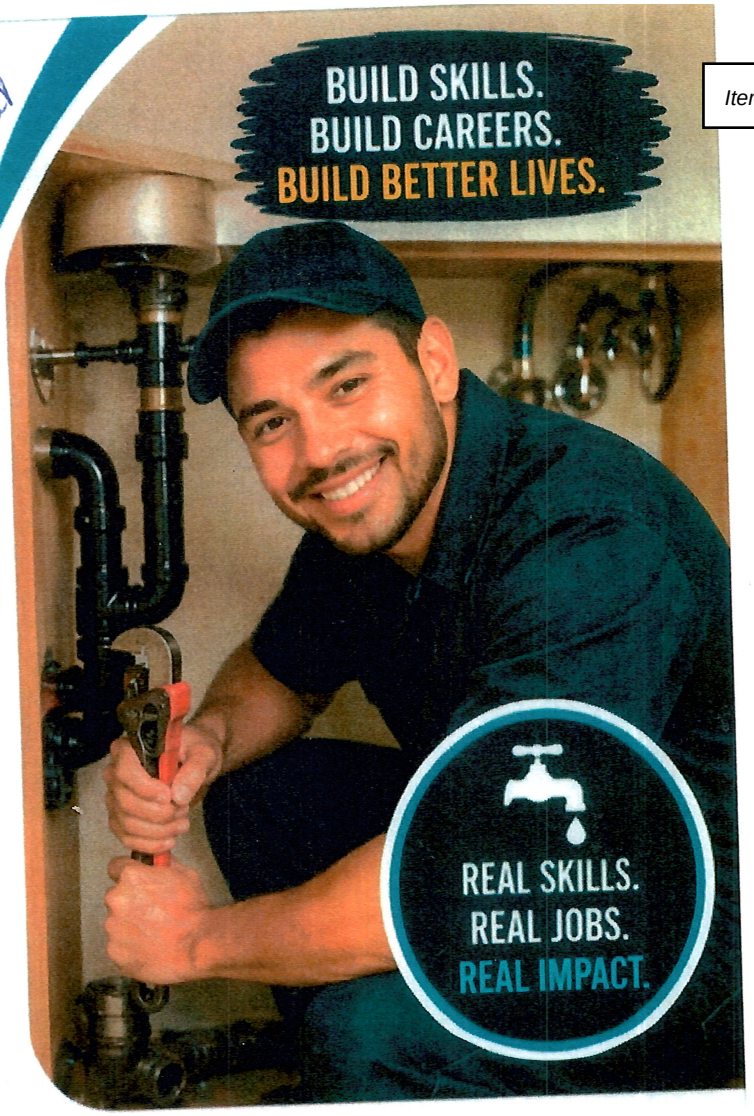
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Partners booted & suited

TFCCS
TECHFORCE COUNSELING & COMMUNITY SERVICES

PLUMBING FUNDAMENTALS TRAINING

Learn the basics.
Build a career.
Make a difference.



STARTS JUNE 15TH

WHAT YOU'LL LEARN:

PLUMBING BASICS
Learn plumbing systems, tools, and materials.

WATER SUPPLY SYSTEMS
Understand how water enters and flows through plumbing systems.

DRAIN, WASTE & VENT SYSTEMS
Learn proper installation and drainage principles.

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WHO IT'S FOR:

Anyone who wants to learn an in-demand skill and start a career in automotive repair.

WHY CHOOSE THIS PROGRAM?

- Hands-on training in real-world settings
- Learn from experienced, industry professionals
- Industry-recognized training & certifications
- Small class sizes & personalized support
- Job placement assistance
- High demand. Great pay. Stable career.

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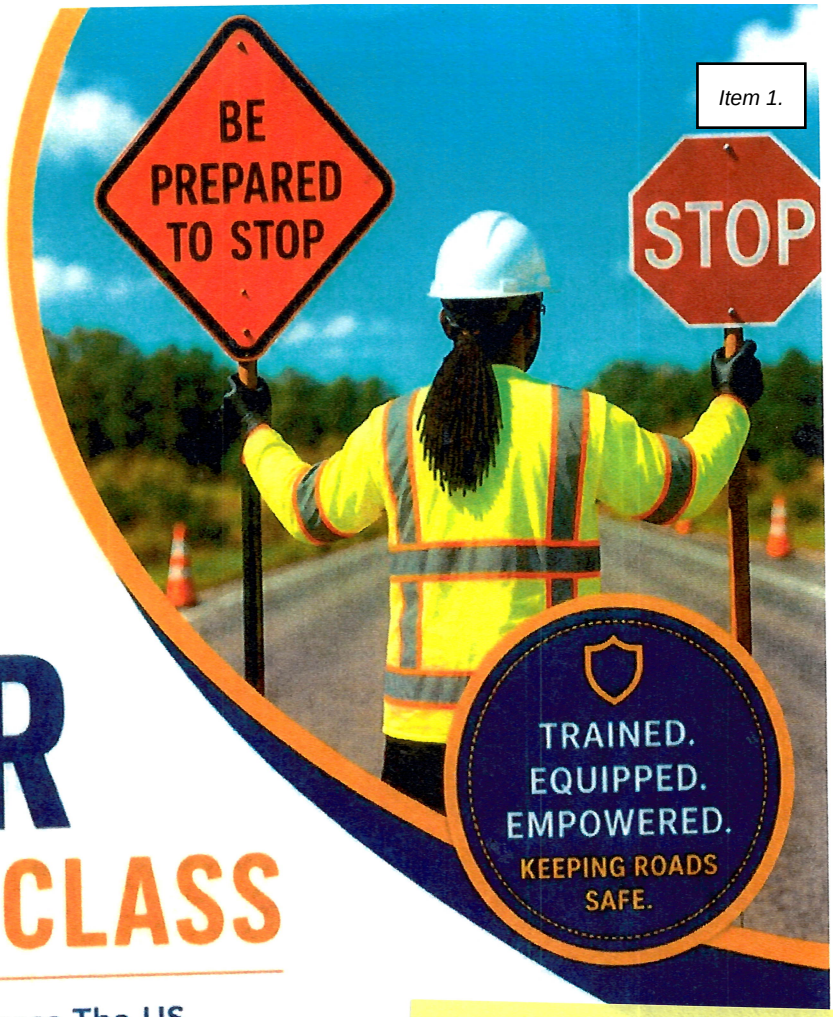
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Monday
July 13th

TIME
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(4-Hour Class)

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Certification
Training

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PARTICIPANT INFORMATION

LOCATION
32 West Loockerman Street, Suite 101D
Dover, DE 19904

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ACTION FORM

PROCEEDING: Council Committee of The Whole (Parks, Recreation, and Community Enhancement)
DEPARTMENT OF ORIGIN: Planning, Inspections & Community Development **DATE SUBMITTED**: 8/20/26
PREPARED BY: Debbie O'Brien, Community Development Manager
SUBJECT: Consideration of Withdrawal and Reallocation of CDBG Funds for People's Community Center Renovation Project
REFERENCE: N/A
RELATED PROJECT: N/A
REVIEWED BY: Sharon J. Duca, P.E., ICMA-CM, City Manager
EXHIBITS: Exhibit A – Project Timeline
EXPENDITURE REQUIRED: There is no impact on the City's CDBG entitlement funding. **AMOUNT BUDGETED**: $40,000 **FUNDING SOURCE (Dept./Page in CIP & Budget)**: 2025 CDBG Entitlement Grant
TIMETABLE: Pending Council approval, staff will take the necessary administrative and contractual actions to discontinue the project, discontinue the environmental review process without submitting the Request for Release of Funds (RROF) to HUD. Staff will follow the amendment procedures established in the City's Citizen Participation Plan.
RECOMMENDED ACTION: Staff recommends that City Council withdraw the previously approved $40,000 CDBG allocation for the People's Community Center Renovation Project and direct staff to make the funds available for consideration through the 2027 Annual Action Plan process.

BACKGROUND AND ANALYSIS

In the 2025–2029 Consolidated Plan and 2025 Annual Action Plan, the City of Dover allocated $40,000 in U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds to People's Community Center, with the allocation unanimously approved by City Council through the Consent Agenda on April 28, 2025. The funding was intended to renovate a portion of the homeless shelter to create private and group meeting space for case management and supportive services for individuals experiencing homelessness. During the environmental review process, staff determined that a Phase I Environmental Site Assessment was necessary to evaluate potential environmental contamination in accordance with 24 CFR 58.5(i)(2). Upon completion of the Environmental Review Record (ERR), HUD regulations require publication of a Notice of Intent to Request Release of Funds (NOI/RROF) and an opportunity for public comment before submitting the RROF to HUD, consistent with 24 CFR 58.43 and the City's Citizen Participation Plan (CPP).

Comments received during the public comment period prompted additional staff review, which identified several programmatic, procurement, contractual, compliance, and project implementation concerns that call into question the project's feasibility and ability to achieve its intended CDBG objectives. Staff subsequently consulted with HUD and the City Solicitor regarding available options. HUD confirmed that the decision to proceed with or discontinue a CDBG-funded activity is a local decision and that, because the Request for Release of Funds has not been submitted, the City may discontinue the environmental review process if it elects not to proceed. Any reallocation of the funds would be subject to the amendment procedures established in the City's CPP.

Exhibit A – Project Timeline

People's Community Center (PCC) – CDBG Renovation Project

Date	Event
4/28/2025	City Council approved the 2025 Annual Action Plan, including a $40,000 CDBG allocation to PCC for renovations to create private and group meeting space for case management and supportive services.
9/17/2025	Staff initiated the Environmental Review Record (ERR) for the project.
9/24/2025	Sub-recipient agreement was fully executed.
10/7/2025	Staff notified the sub-recipient of the City's procurement requirements, including the requirement to obtain at least 3 price quotations for purchases exceeding $10,000.
11/4/2025	During the environmental review, staff notified the sub-recipient that a Phase I Environmental Site Assessment was necessary due to the age, location, and proposed use of the property.
1/27/2026	The Phase I Environmental Site Assessment was completed, allowing the environmental review process to proceed.
6/11/2026	PCC submitted an invoice and proof of payment for reimbursement. Although an explanation was provided regarding the solicitation of only two contractor quotations, the procurement documentation provided appeared incomplete, and the additional quotation requested by staff was not provided.
6/12/2026	The first Notice of Intent to Request Release of Funds (NOI/RROF) was published with an erroneous public comment date.
6/23/2026	The corrected Notice of Intent to Request Release of Funds (NOI/RROF) was published, initiating the required public comment period
6/23-30/2026	In response to issues identified during the public comment period, staff conducted a comprehensive review of the project and supporting documentation. The review identified concerns regarding project feasibility, prior funding history, procurement documentation, contractual provisions, and the project's ability to achieve its intended CDBG national objective

Exhibit A – Project Timeline

People's Community Center (PCC) – CDBG Renovation Project

Date	Event
	within a reasonable timeframe. Staff subsequently consulted with HUD and the City Solicitor regarding available options.
6/30/2026	HUD confirmed that the decision whether to continue or discontinue the project is a local decision and advised that any decision should be based on programmatic, contractual, compliance, procurement, and implementation considerations.
6/30/2026	The sub-recipient agreement expired and was not extended.

Update of Safety Concerns on East Loockerman Street

City of Dover

Safety Advisory and Transportation Committee

September 29, 2026

Summary of January 27, 2026 Discussion

- Committee provided direction to achieve a temporary closure.
- While the road has temporary closure, perform studies for potential traffic calming implementation
- Provide the Committee with a recommendation for long term solution

Temporary Closure

- Temporary closure was installed in July of 2026
- Flyers were distributed to each property owner in the affected area in advance of the closure
- Closure was posted on social media

EAST LOOCKERMAN STREET TEMPORARY CLOSURE

JULY 1, 2026

Dear Valued City of Dover Residents,

In accordance with a recent City of Dover Council motion, the city will be temporarily closing the access to East Loockerman Street to evaluate traffic calming remedies on the street. The meeting minutes can be accessed at the following location: https://evogov.s3.us-west-2.amazonaws.com/meetings/27/minutes/16544.pdf. The eastbound entrance to East Loockerman Street will be blocked off with barricades and will have the following appearance:



During this temporary closure, City of Dover staff will research potential traffic calming solutions. Staff anticipates this will be completed by November 15, 2026. Following the study, staff will present their findings and recommendations to City Council for consideration.

City services will not be interrupted by this temporary road closure. Please contact the City of Dover if you have any special needs in accessing your property. If you have any further questions or concerns, please don't hesitate to contact us.

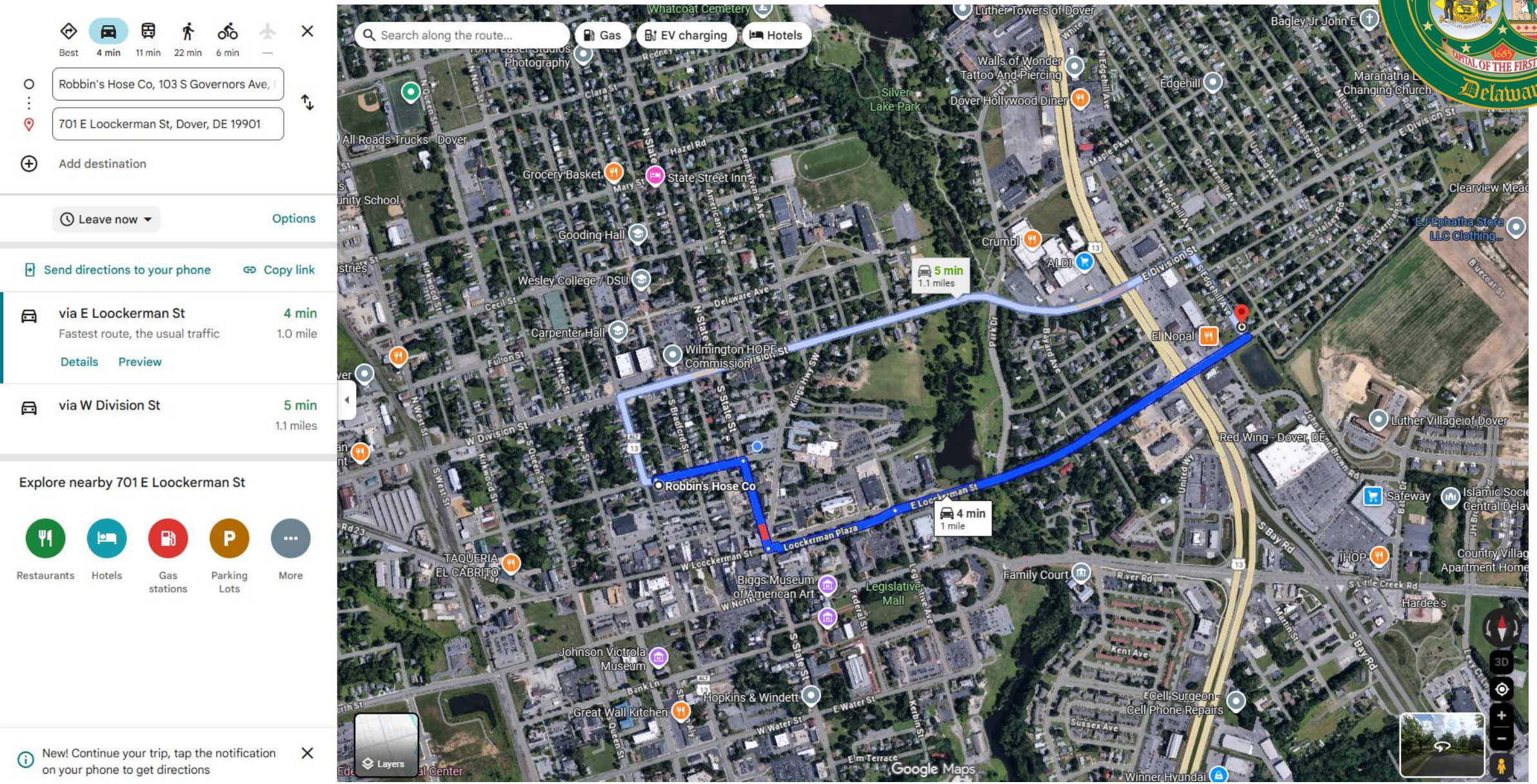
Sincerely,

Jason A. Lyon, P.E.
Director of Water & Wastewater / Engineering Services
City of Dover
Department of Water & Wastewater
Phone: 302-736-7025

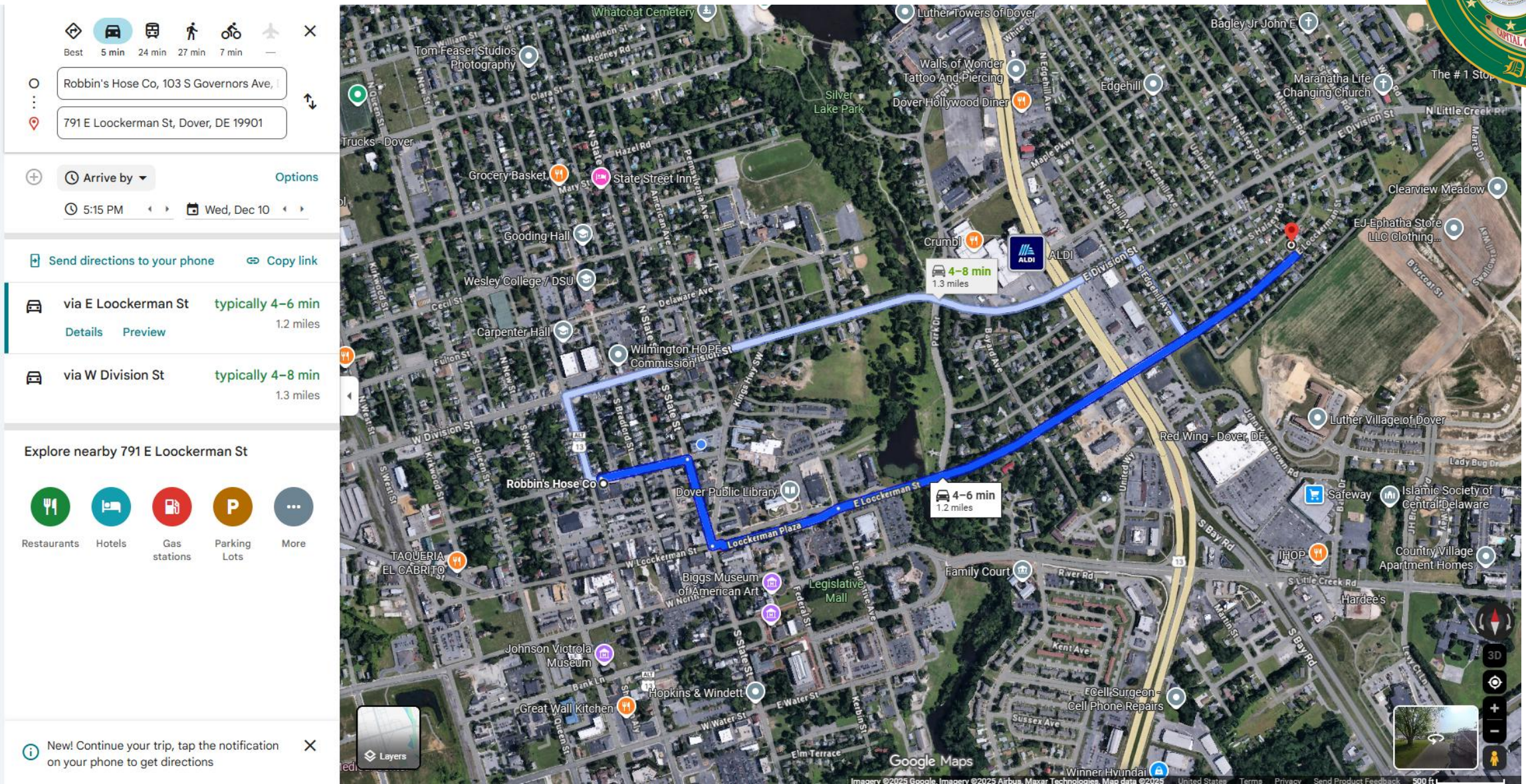
Affected Area



Impacts of Temporary Closure



Impacts of Temporary Closure



Considerations

- City staff conducted traffic analysis in mid August
- Percentage of enforceable violations decreased 4% during the temporary road closure
- 85th percentile speed decreased 4 mph
- Fastest speed decreased 6 mph
- With closure implemented, a potential 1-2 minute response delay could be anticipated
- Staff received concerns from residents on emergency vehicle response time
- Staff did not receive any complaints about access to development from property owners during study period

Recommendations

- Install a Do Not Enter / Emergency and Authorized Vehicles Only for eastbound traveling motorists
- Would allow emergency vehicles an alternative route to decrease response time
- This signage is enforceable under 21 Del. C. § 4107
- Economical and effective solution to the current condition
- Would act like an emergency turnaround access on highway



Recommendation





Council Committee of the Whole: Loockerman Plaza Sidewalk and Crosswalk

Tuesday, September 29, 2026

Presented by Paul Moser, PE

1

Project Background

Downtown Dover Pathways Plan

July 2024

- Identified gaps in sidewalks and bike lanes, focusing on creating a connected, low-stress network for cyclists and pedestrians
- Focused on reducing vehicular speeds and adding high-visibility crosswalks
- Conducted public workshops and charrettes with residents, businesses, and officials
- Developed specific concepts for improving the corridor to enhance walkability and integrate infrastructure

DOVER/KENT COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION

WRA

2

DelDOT Capital Project Objectives

- **Safety**
  - Reduce vehicular travel lane widths
  - Install high visibility crosswalk with Rectangular Rapid Flashing Beacon (RRFB)
  - Crossover modifications
  - Curb extensions time improve safety at intersections
- **Connectivity**
  - Fill sidewalk gap
  - Improve bus stops
- **Streetscape**
  - Median landscaping improvements



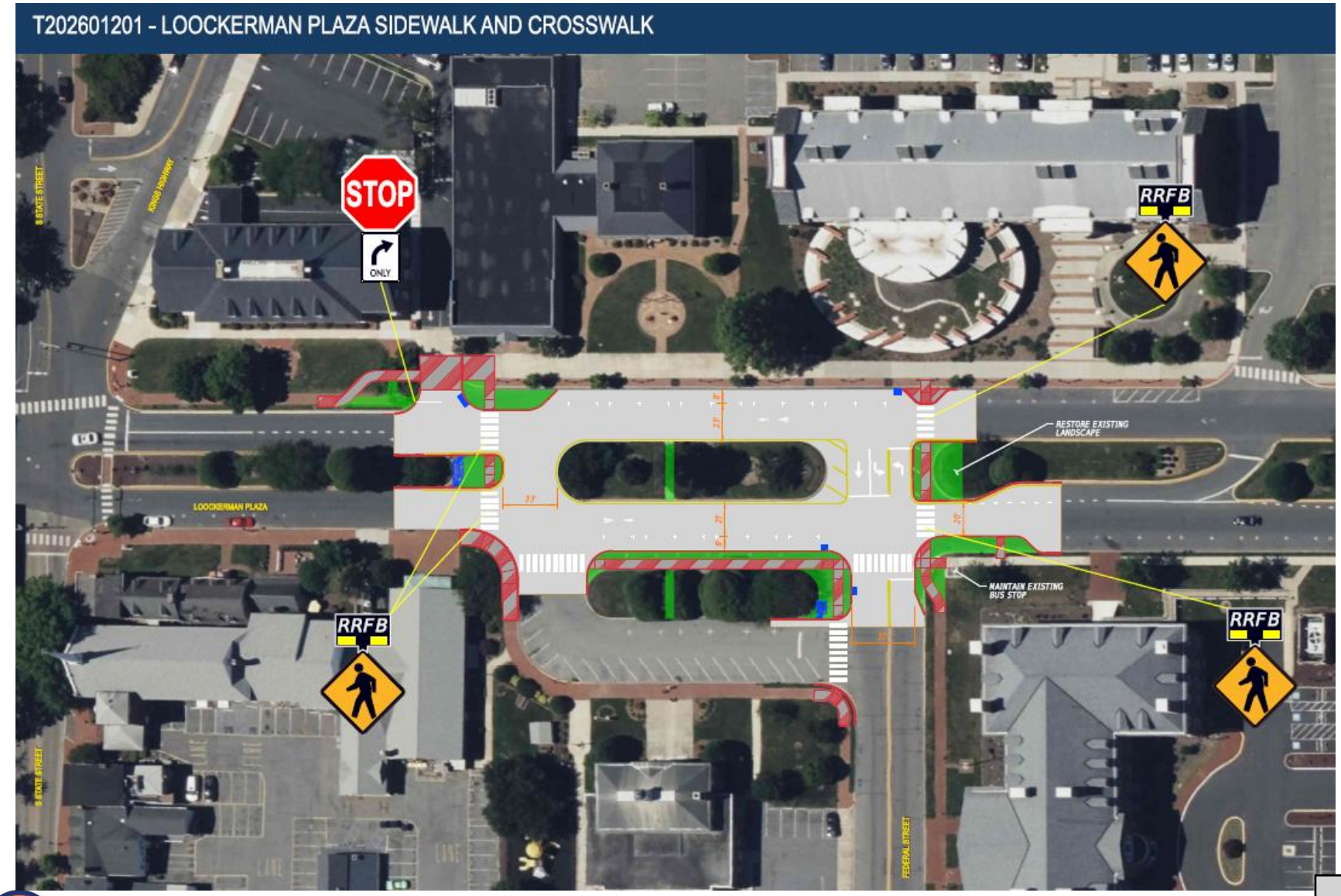
RRFB Example



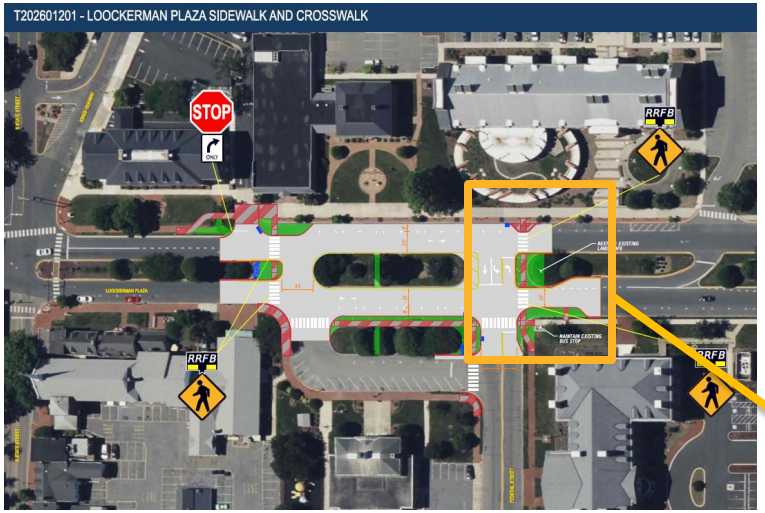
South side of Loockerman Plaza, looking east

3

DelDOT Capital Project Objectives

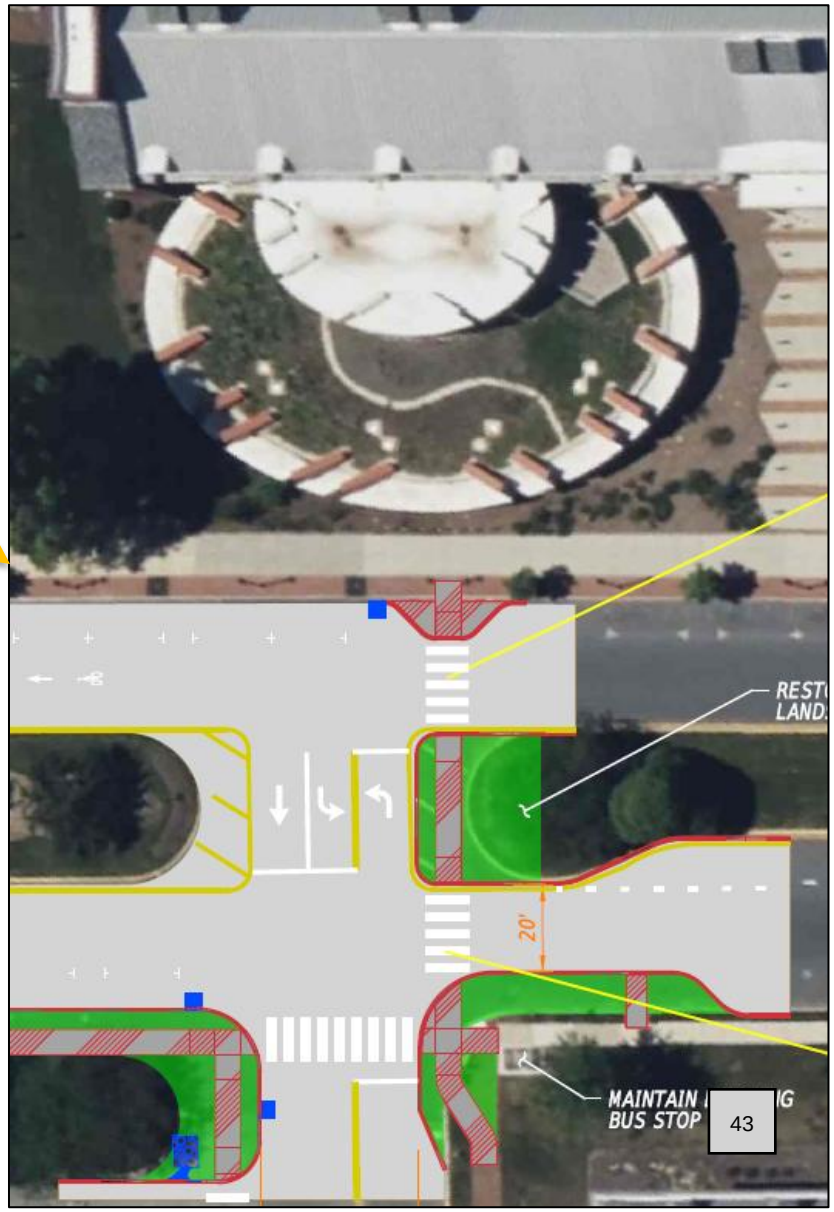


DelDOT Capital Project Objectives

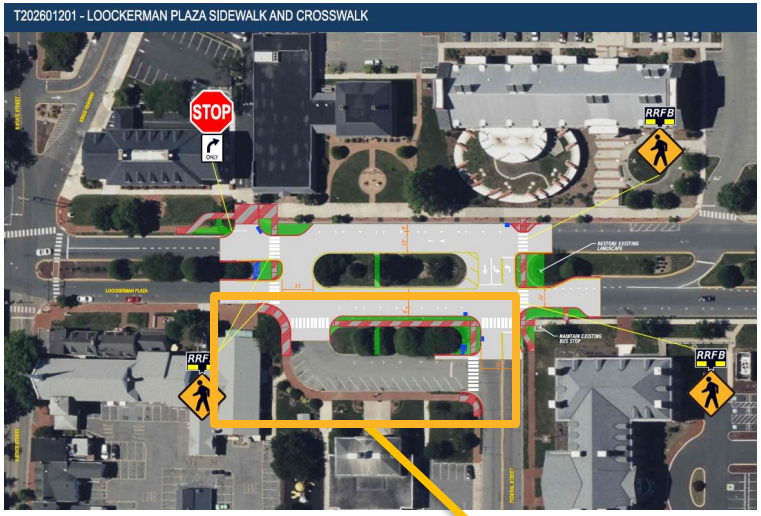


Library Crossing

- Curb extensions to reduce the pedestrian crossing distance and calm traffic
- Extend median to fit sidewalk
- New bus stop with in-lane boarding
- Rectangular rapid flash beacon (RRFB)

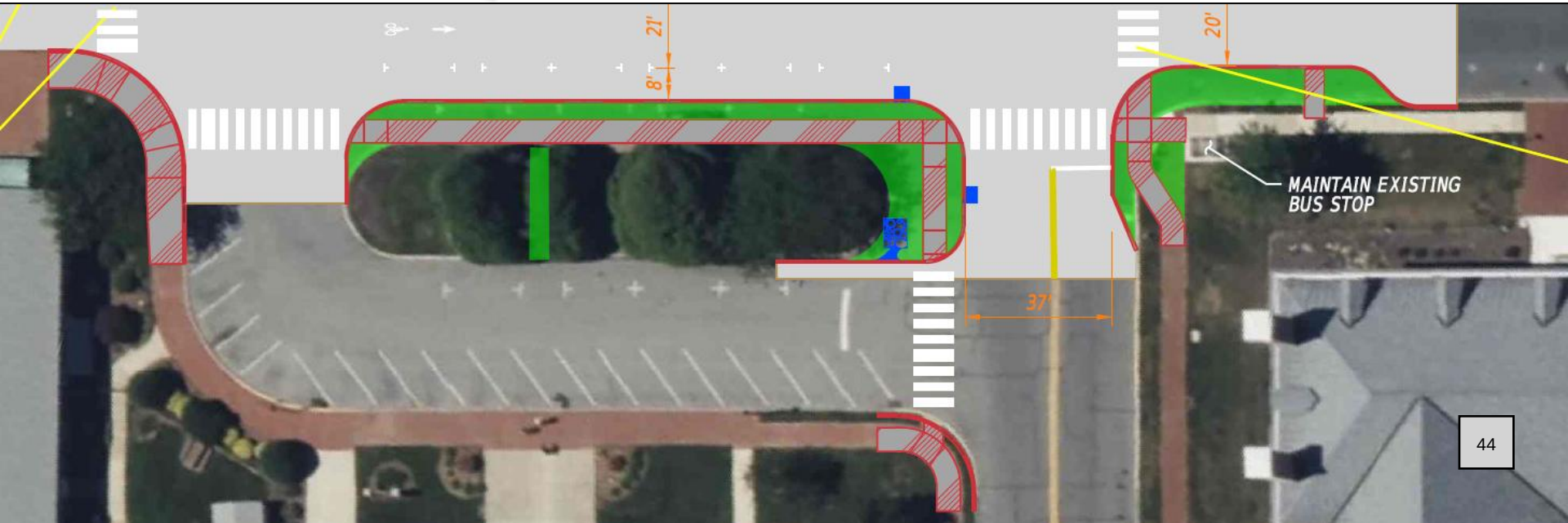


DelDOT Capital Project Objectives

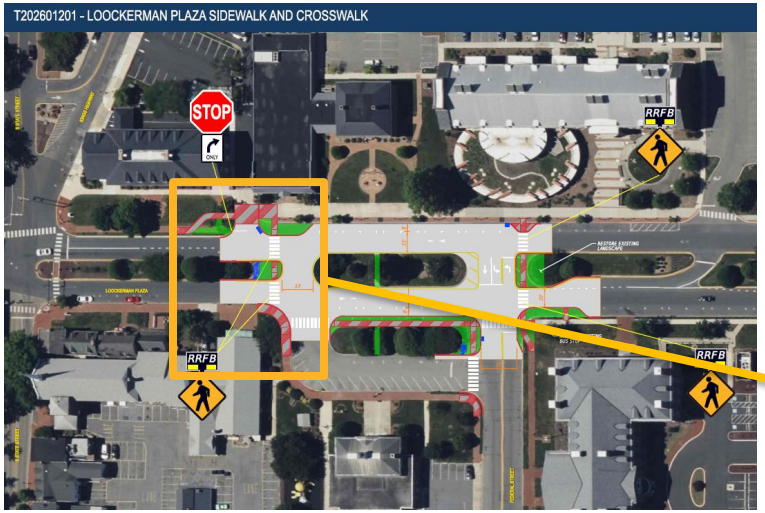


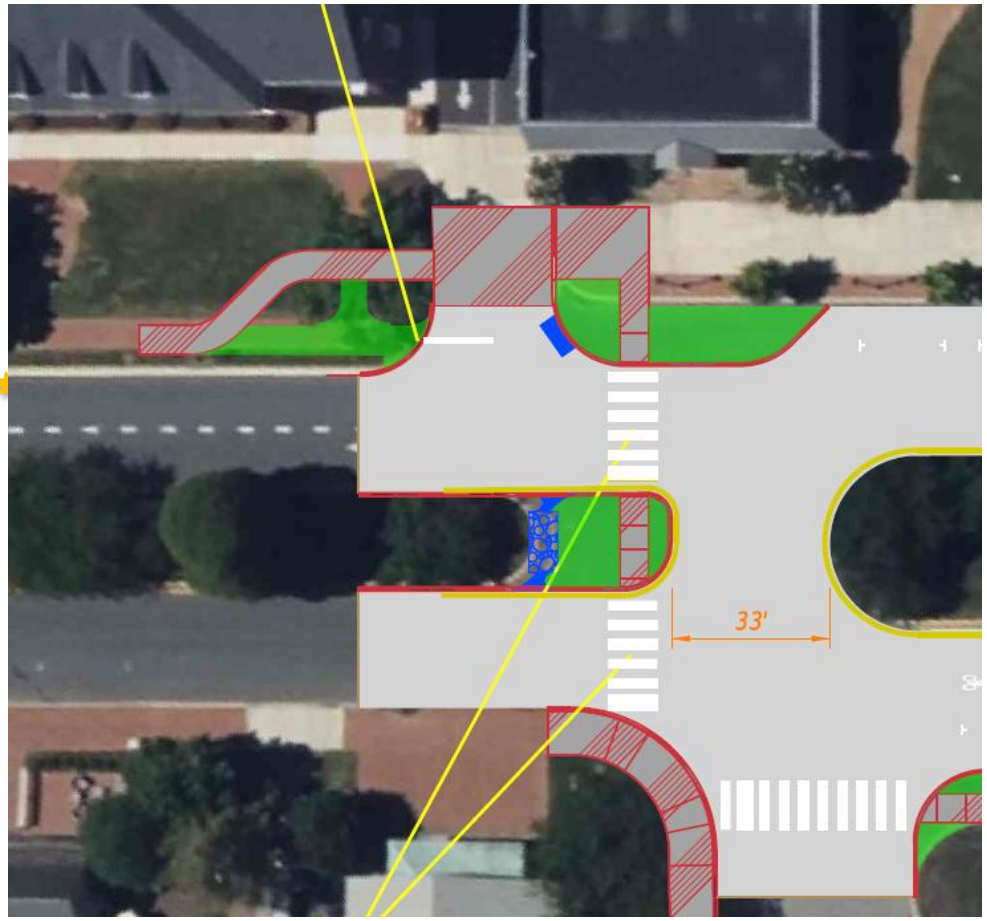
New Loockerman Sidewalks

- Median widened to include a new sidewalk and grass buffer
- Curb ramps and crosswalks for better crossing of Federal Street
- Keeps existing parking spaces



DelDOT Capital Project Objectives

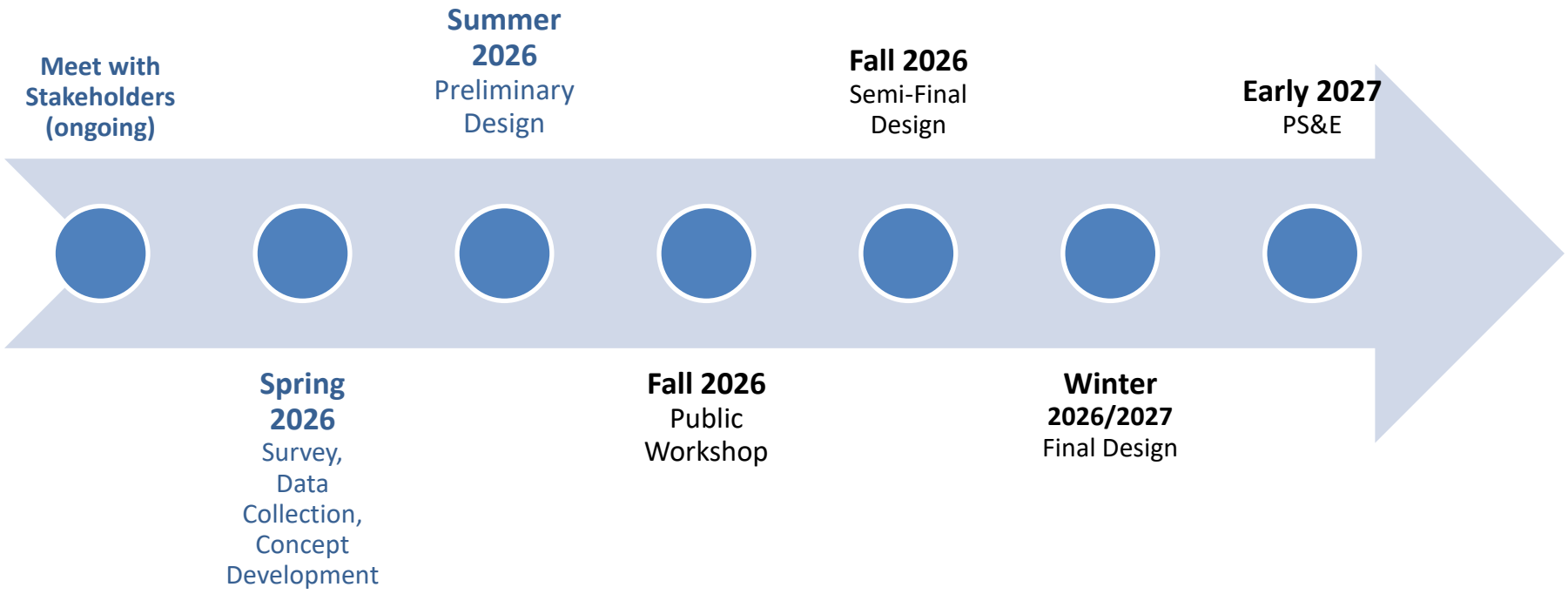




Town Hall Crosswalk

- New crosswalk added on the far side of the Town Hall intersection
- Median extended to fit new sidewalk

Anticipated Project Schedule



8 Public Workshop

Have not yet confirmed details:

- **Placeholder date:** November 10th
- **Location:** Any ideas?

Project Contact

Paul Moser, PE

Paul.Moser@delaware.gov

DelDOT Active Transportation and Community Connections

YOUTH SPORTS & PERFORMANCE CENTER

A responsible first step for Dover

City of Dover • September 29, 2026

Prepared by Get Work Foundation

Terez Trott, MHRM • Chief Executive Officer
Danté Daniel, Ph.D., M.S.W. • Chief Operating Officer

THE REQUEST: FUND THE INDEPENDENT STUDY

Sports • Education • Workforce • Wellness • Economic Development

THE ASK

The decision before Council is simple

UP TO

$50,000

Independent market, financial-feasibility & economic-impact study

Economic Development Fund

No commitment to construction.

- Test real community and sports-tourism demand.
- Compare sites, scale, capital costs and operating costs.
- Measure visitor spending, jobs, municipal revenue and public risk.
- Identify state, federal, philanthropic and private funding strategies.
- Return to Council with public findings before any major commitment.

The study can recommend: proceed • modify • phase • relocate • stop

Source: Get Work Foundation Business Plan & Feasibility Study Proposal (Aug. 2026), pp. 2–3, 22–25.

THE STUDY

What is a market, financial & economic feasibility study?

Independent due diligence that tests whether the project is needed, financially realistic, and beneficial to Dover.

MARKET FEASIBILITY

Is there enough real demand?

Residents, teams, leagues & tournaments
Right facility size, site & amenity mix
Competitive position in the region

FINANCIAL FEASIBILITY

Can it operate responsibly?

Capital costs and operating costs
Revenue model, pricing and utilization
Subsidy exposure and sustainability

ECONOMIC IMPACT

What value could Dover receive?

Visitor trips and hotel room nights
Local spending, jobs and business activity
Municipal revenue and return on investment

The study turns a promising idea into an evidence-based decision: proceed, modify, phase, relocate — or stop.

It is not a construction commitment. It is the fact-finding step before larger public decisions.

Source: GWF Business Plan & Feasibility Study Proposal, pp. 22–23. Study scope includes demand, site, costs, revenues, public risk, visitor spending, jobs and municipal revenue.

COMMUNITY VOICE

Dover residents have already told us this is worth exploring

609

Community Vision Survey responses

597 respondents were Delaware residents.

95.9%

Support exploring the Center

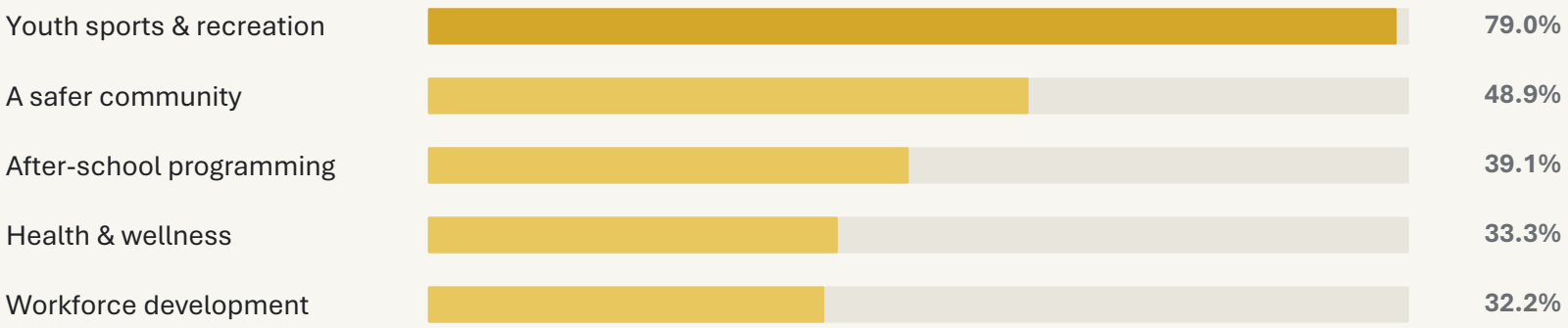
584 of 609 selected Support or Strongly Support.

89.7%

Likely household use

546 respondents said Likely or Very Likely.

What residents said matters most

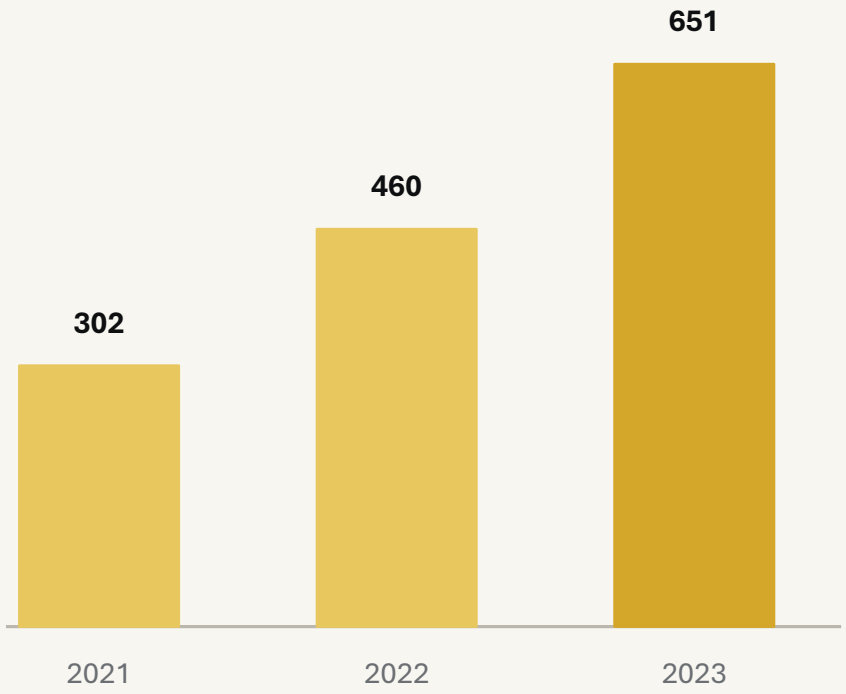


The community case begins with residents — not tourism.

Source: Get Work Foundation Community Vision Survey summarized in Business Plan, pp. 6–8.

Crime data are a warning signal — not a causal claim

Kent County juvenile arrests



Arrests are not a count of unique youth.

Accountability matters.
But punishment alone is not prevention.

National Institute of Justice research finds that increasing the severity of punishment does little to deter crime; certainty of being caught is generally more influential.

So, the Center should be evaluated as one part of a broader prevention ecosystem:

- after-school structure and safe recreation
- mentoring and leadership development
- conflict-resolution and social-emotional skills
- paid youth employment and apprenticeship pathways
- academic, career and family support connections

Sources: GWF Business Plan, p. 4; National Institute of Justice, “Five Things About Deterrence” (2016); CDC Youth Violence Prevention.

WHAT PREVENTION LOOKS LIKE

A building is not the intervention — the programming is

1

AFTER-SCHOOL

Sports, tutoring, safe social time

2

MENTORING

Consistent prosocial adult relationships

3

SKILLS

Leadership, conflict resolution, SEL

4

WORK

Paid jobs, internships, apprenticeships, training

5

CONNECTION

Schools, health, family & service partners

CDC and OJJDP identify mentoring, after-school programming, skills development, safe spaces and employment pathways among evidence-supported approaches that can reduce risk and strengthen youth outcomes.

Sources: CDC Community/Youth Violence Prevention resources; OJJDP Mentoring; OJJDP evaluation of One Summer Chicago Plus.

A year-round facility built for both residents and events

COURT SPORTS

8+ hardwood courts
Basketball • Volleyball • Pickleball • Wrestling • Cheerleading

INDOOR TURF

2+ turf fields
Futsal • Football • Clinics

TRAINING

Strength • Performance
Baseball / Softball training

ICE

Ice rink
Skating • Hockey

EDUCATION

Tutoring • Mentoring
Classrooms • Career readiness

WORKFORCE

Internships • Certifications
Event operations • Hospitality

WELLNESS

Fitness • Walking • Senior Health screenings • Adaptive sports

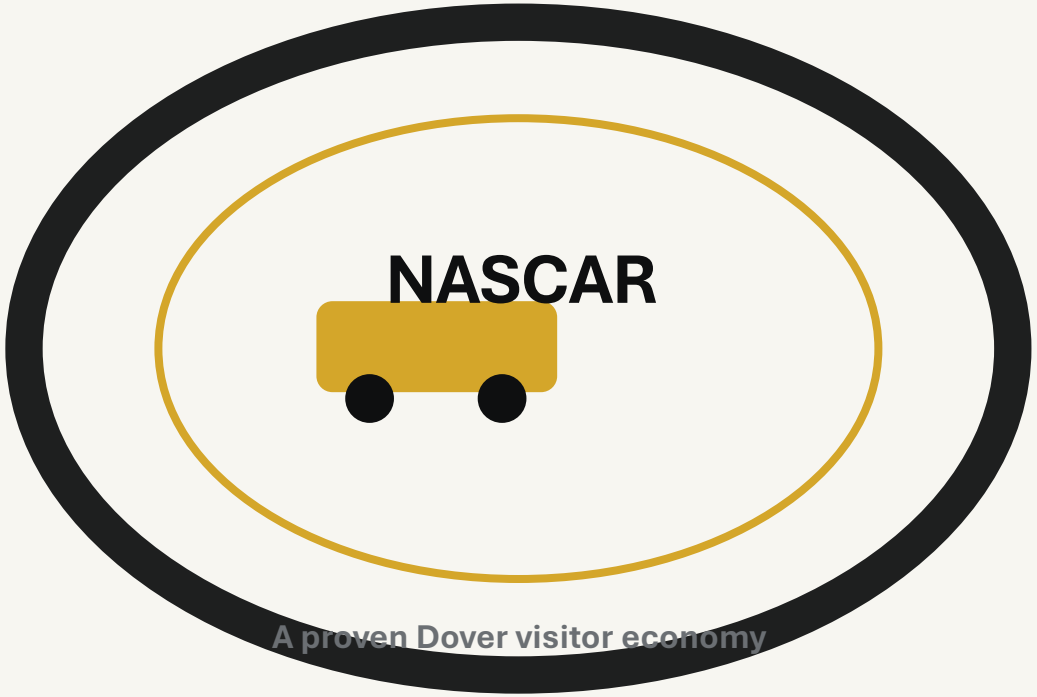
GOLF

Virtual golf / simulator bays
Potential add-on to test

The feasibility study will determine the appropriate facility size, amenity mix, and revenue model—including whether features like golf simulators can generate sustainable year-round income through adult recreation, leagues, corporate events, and off-peak use.

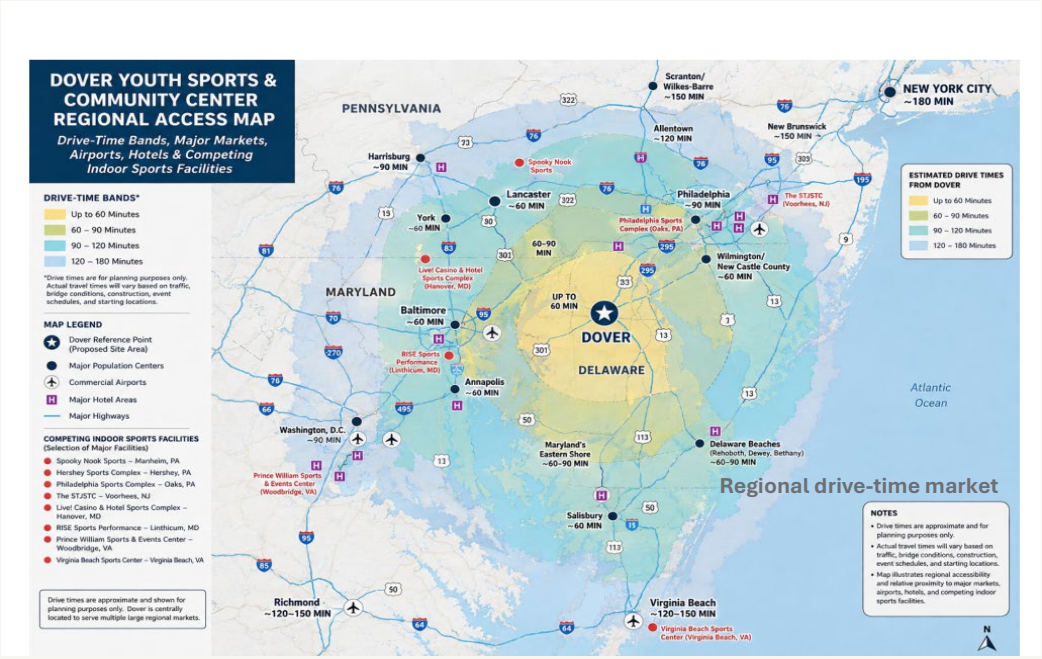
Source: GWF Business Plan, pp. 8–10. Golf simulator concept added for feasibility testing based on GWF presentation notes.

Dover already understands destination sports



“Dover already understands the economic impact of NASCAR. Now imagine generating a fraction of that visitor traffic every other weekend, year-round.”

The study tests whether youth tournaments, showcases and regional events can create a smaller but recurring version of that visitor activity.



Source: GWF Business Plan, pp. 6, 13, 16. Map reproduced from the proposal.

STATE STRATEGY

Delaware already treats sports tourism as economic development

A dedicated capital fund proves the point

$10M

allocated again for the FY26 Sports Tourism Capital Investment Fund round

The fund supports new or existing sports facilities that host events, attract out-of-state visitors, and contribute to state and local economies.

For Dover, the study tests whether this project can compete for state dollars and capture recurring visitor activity.

Recent statewide economic activity

2023 Delaware sports tourism impact

$257.9M
direct spending

$403.2M
total business sales

3,075
part-time & full-time jobs

$20.2M
state & local taxes

- 1.1M sports travelers attended Delaware events in 2023.
- The first TEAMS event-sponsorship year produced an estimated $75M economic impact.

Sources: Delaware Tourism Office / Visit Delaware Sports Tourism Capital Investment Fund; Delaware Sports Tourism Economic Impact Study; TEAMS Program announcement. Future funding depends on state appropriations and eligibility.

ILLUSTRATIVE SCENARIOS

What could recurring sports tourism mean for Dover?

Planning scenarios from the proposal — not forecasts

INITIAL

10 tournaments

5,120

non-local traveler trips / year

$1.08M

annual direct visitor spending

ESTABLISHED

16 tournaments

13,824

non-local traveler trips / year

$2.90M

annual direct visitor spending

HIGH-PERFORMING

20 tournaments

25,600

non-local traveler trips / year

$5.38M

annual direct visitor spending

Visitor spending is separate from facility revenue such as rentals, admissions, concessions, memberships and sponsorships.

Source: GWF Business Plan, pp. 13–15. Estimates use statewide sports-traveler spending; a professional study must replace them with Dover-specific projections.

A community project must also make fiscal sense

$7M

FY2027 budget shortfall Dover had to close

≈$23.3M

FY2027 total City spending plan below FY2026

$57.6M

Approx. balanced General Fund after cuts and new revenue measures

That is exactly why this cannot be presented as a "feel-good" project.

- The study must test whether the Center can attract new visitor spending and recurring activity.
- It must calculate jobs, hotel activity, business sales and potential municipal revenue — not just social benefits.
- It must identify operating risk and any subsidy before Dover considers a capital commitment.

REVENUE DEVELOPMENT

The question is not whether the idea sounds good.
The question is whether it can produce measurable value for Dover.

Sources: City of Dover FY2027 budget; GWF Business Plan, pp. 19–23; Delaware Public Media / Spotlight Delaware FY27 budget coverage. The ≈$23.3M change is Citywide spending, not a General Fund loss.

From separate assets to one Dover economic ecosystem



LOCAL GOVERNMENT

Infrastructure • policy • public safety • economic-development tools

BUSINESS COMMUNITY

Dover Mall • Bally's • hotels • restaurants • retail • entertainment

NONPROFITS + EDUCATION

Youth programming • workforce • mentoring • health • colleges

REVENUE • SAFETY • COMMUNITY • YOUTH

Concept rendering provided by Get Work Foundation. GWF proposal calls for partnerships with hotels, restaurants, retailers, tourism organizations, education and healthcare partners.

STRATEGIC PARTNERSHIPS

Delaware State University Partnership Pathway

Preliminary discussions point to a higher-education anchor for sports, workforce, events and community impact.

DSU

Verbal, tentative support pending formal agreement

A potential partner for internships, career pathways, indoor turf use and event/convention activity.

Partnership areas discussed

- **Indoor turf alignment:** DSU had explored its own indoor turf options; GWF's concept could create a shared regional asset.
- **Internships:** Event operations, coaching, hospitality, social work, data and program evaluation.
- **Graduate-to-employment pipeline:** Connect DSU students to facility jobs, certifications and community programming, ultimately retaining talent.
- **Land + convention center concept:** President Tony Allen discussed possible land use if the Center includes convention/event space.

Next step: the study should define the site, scale, operating model, partner roles and agreement structure.

Sources: GWF meeting notes and preliminary DSU discussion; Delaware State University President page. Preliminary support is not a binding commitment.

Why we selected Victus Advisors

DELAWARE EXPERIENCE

Completed a comparable sports-complex feasibility study in Wilmington.

SPECIALIZED EXPERTISE

Market demand • financial feasibility • economic impact • operations.

COST CERTAINTY

Flat-fee structure provides a defined study cost before work begins.

INDEPENDENCE

Willing, if permitted, to serve as applicant/recipient so GWF does not control City study funds.

Selected after conversations with Victus Advisors, Sports Facilities Companies and Pinnacle Indoor Sports.

Source: GWF Business Plan, pp. 23–24. Victus reports 200+ sports/event venue studies in 40+ states.

The $50,000 study is not the capital plan

If the study supports moving forward, Dover should pursue a blended funding stack designed to minimize City exposure.

DELAWARE COMMUNITY REINVESTMENT FUND	**Potential capital support for eligible nonprofit community, redevelopment and recreational-health projects.**
SPORTS TOURISM CAPITAL INVESTMENT FUND	**State capital grants for sports facilities that attract out-of-state visitors and generate economic impact.**
STATE / LOCAL CAPITAL PARTICIPATION	Bond Bill, direct capital appropriations, land, infrastructure, utilities or targeted cost-sharing.
PRIVATE + PHILANTHROPIC CAPITAL	Naming rights, corporate sponsorships, foundations, major gifts and a future capital campaign.
EARNED REVENUE + FINANCING	Tournaments, rentals, memberships, camps, concessions and financing only after sustainability is demonstrated.

The study should tell us which sources are realistic, what matching funds are required, and what the City should NOT finance.

Sources: Delaware General Assembly Community Reinvestment Fund (FY2027); Delaware Tourism Office Sports Tourism Capital Investment Fund; GWF Business Plan, p. 18. Funding is competitive and not guaranteed.

FROM RELATIONSHIPS TO COMMUNITY IMPACT



Jordan Smith Jr.

A national basketball relationship with a powerful youth story

- Arkansas freshman guard and consensus elite 2026 recruit.
- Represented by Klutch Sports Group and signed to a New Balance NIL partnership.
- CBS Sports projected him No. 2 overall in an early 2027 NBA mock draft.
- National player-of-the-year honors and a platform that can expose young people to elite sport, mentorship and brand opportunity.

His father is here with us tonight — because this project is about bringing relationships, access and opportunity closer to young people in Dover.

Sources: CBS Sports (June 29, 2026); On3 / New Balance NIL coverage; Arkansas Razorbacks bio. Draft projections can change.

New Balance sneaker, clothing & bookbag giveaway





Community engagement is already happening

- Before any building is approved, Get Work Foundation has already begun direct community engagement.
- The New Balance giveaway included sneakers, clothing and bookbags for young people and families.
- Utility, grocery, and sports program enrollment financial assistance.
- This shows how athlete and brand relationships can create real, visible benefits in the community.
- The broader vision is not just a facility — it is ongoing youth access, opportunity and support.

This is the kind of partnership-based, community-facing work the Center can expand.

Source: Photo provided by Get Work Foundation. New Balance giveaway referenced by GWF materials.

PROCESS

Phases from study to opening day

Tonight's request funds Phase 1 — the facts needed before construction, debt, or operations funding is considered.

1	**Feasibility Study**	Demand, site options, capital cost, operating model, economic impact and City risk.
2	**Stakeholder / Investor Engagement**	Council, businesses, nonprofits, schools, funders and private investors.
3	**Construction**	Site control, design, permitting and buildout — only if public findings support the next step.
4	**Operations Planning**	Governance, staffing, budget, safety plan, rental model and performance measures.
5	**Program Development & Implementation**	Youth sports, tutoring, mentoring, workforce, wellness and tournament programming.
6	**Opening Day**	Launch, track usage and visitor activity, report outcomes and adjust based on real data.

Source: GWF Business Plan and Feasibility Study Proposal, pp. 22–23. Sequence reflects proposed project planning phases.

CLOSING

We agree on the standard: fiscal responsibility, ROI and accountability

FISCAL RESPONSIBILITY

A limited study before any capital commitment

RETURN ON INVESTMENT

Independent demand, spending, revenue and subsidy analysis

TRANSPARENCY & ACCOUNTABILITY

Public findings • independent consultant • future Council votes

"I believe it is our duty to safeguard public resources and invest in initiatives that deliver clear, long-term benefits and savings to all residents."

— Councilmember Brian E. Lewis, Jan. 23, 2026

We agree. The first responsible investment is the study. **Approve up to $50,000**

Sources: Councilman Brian E. Lewis op-ed, Jan. 23, 2026; GWF Business Plan and Feasibility Study Proposal.

Backup: what the survey did — and did not — establish

WHAT IT ESTABLISHED

- Strong perceived need for more indoor sports and community recreation space.
- Strong support for exploring the Center.
- A large pool of respondents reporting likely household use.
- Priority outcomes: youth recreation, safety, after-school programs, wellness and workforce development.

WHAT IT DID NOT ESTABLISH

- The final site or building size.
- Construction cost or financing structure.
- Guaranteed tournament demand or hotel nights.
- Operating sustainability or required subsidy.
- A commitment by the City to build the project.

Source: GWF Business Plan, pp. 6–8.

Dover sits inside a large regional drive-time market



WHY ACCESS MATTERS

- Most youth tournament travel is by car, van or team bus.
- Route 1 and Route 13 connect Dover to Mid-Atlantic markets.
- Hotels, parking, affordability and commercial access matter as much as airport proximity.

The feasibility study should validate the actual capture market and competition.

Source: GWF Business Plan, p. 16.

From: Brian Connolly
To: City Clerks Office
Subject: EXTERNAL: Public Comment for 9/29/26 Council Committee of the Whole Meeting
Date: Thursday, September 24, 2026 11:15:44 AM

Some people who received this message don't often get email from bconnolly@victusadvisors.com. Learn why this is important

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please accept the following public comment for the September 29th City Council meeting regarding Get Work Foundation's request for funding for a Youth Sports and Community Center Feasibility Study.

--

Good evening, members of City Council.

My name is Brian Connolly, and I am the Managing Principal of Victus Advisors, a sports and entertainment consulting firm that works with communities across the country on market and economic feasibility analysis for sports and recreation facilities. Danté Daniel and Terez Trott of the Get Work Foundation interviewed several sports feasibility firms before recommending Victus Advisors for this assignment. I am grateful for the confidence they have placed in our team following that process.

We have an extensive background with similar youth sports venue studies across the country, but also direct experience here in Delaware. Victus Advisors conducted the market, financial, and economic feasibility analysis for the Indoor Track Delaware project, which is now in development in Wilmington. Through that work, we gained valuable familiarity with the Delaware sports landscape, and with the careful analysis required to evaluate the market needs, financial realities, and community benefits associated with projects of this nature.

Should this study in Dover move forward, we would be pleased to provide the City and the Get Work Foundation with a thorough, rigorous, and objective examination of the opportunity for a youth sports and community center in Dover. Our goal would be to give the City clear, fact-based information about market demand, facility needs, financial feasibility, and potential economic and community impacts so that future decisions can be made with the benefit of sound analysis.

Thank you for the opportunity to provide this comment. We would welcome the chance to bring our experience to Dover, and to work with the City and the Get Work Foundation on this effort.

Sincerely,

Brian Connolly
Managing Principal
Victus Advisors

City of Dover

MAYOR AND COUNCIL

PROPOSED COUNCIL RESOLUTION NO. 2026-12

A RESOLUTION IMPLEMENTING RECOMMENDATIONS OF THE INDEPENDENT INVESTIGATION AND REVIEW CONDUCTED BY 21CP SOLUTIONS.

WHEREAS, City of Dover engaged 21CP Solutions to conduct an independent investigation and review concerning matters involving the City, the Mayor and City Council, and the Dover Police Department; and

WHEREAS, the independent investigation and review examined, among other matters, allegations concerning interactions between elected City officials and DPD personnel, allegations concerning secondary employment and use of the City-owned vehicle by the Chief of Police, and the organizational context in which these matters arose; and

WHEREAS, 21CP Solutions made a series of recommendations intended to strengthen ethical standards, accountability, transparency, conflict of interest safeguards, vehicle use practices, employment practices, and administrative controls within the City and Dover Police Department; and

WHEREAS, the Mayor and Council recognize the importance of establishing clear and consistently applied rules governing interactions between elected officials and city employees, investigations involving senior City officials, City-owned vehicles, secondary employment, timekeeping, and non-standard employment arrangements; and

WHEREAS, the Mayor and Council intend through this resolution to implement recommendations from the 21CP independent investigation and review; and

WHEREAS, nothing in this resolution is intended to diminish the lawful authority of the Mayor, City Council the City Manager or other City officials, or to interfere with legitimate governmental, administrative, personnel, public-safety, or law-enforcement functions.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, DELAWARE:

SECTION 1. ADOPTION AND EXECUTION OF POLICY RECOMMENDATIONS.
The Mayor and City Council hereby approves and directs the immediate implementation of the following administrative and operational mandates:

A. **Political Activity Restrictions:** The Dover Police Department and City Administration shall establish an immediate policy prohibiting meetings regarding political matters between elected City officials and Dover Police Department personnel while such personnel are on duty and working in their official capacity as Dover Police Department officers.

B. **Ethics Training Integration:** The City's Human Resources Department shall incorporate the political meeting prohibition into its annual training on standards of ethical conduct.

C. **Take Home Vehicle Policy**: The City and Dover Police Department shall adopt a comprehensive, written take-home policy establishing rigid parameters governing vehicle eligibility, authorized usage, and a transparent, documented process for obtaining administrative exceptions.

D. **Secondary Employment Restrictions:** The City shall adopt a written secondary employment policy for command staff requiring advance disclosure of external work, establishing clear conflict of interest management processes, and strictly prohibiting secondary employment during regular City business hours without documented compensatory leave.

E. **Command Staff Timekeeping:** The City shall establish uniform, transparent timekeeping requirements for all command staff, including the Chief of Police, ensuring all hours are fully verifiable by the City's Human Resources Department rather than relying solely on self-reporting to the mayor.

F. **Employment Contract Formalization:** The City shall ensure that any non-standard employment arrangements negotiated between the Executive branch and senior City staff are reduced to writing immediately, reviewed and approved by the City Solicitor, and filed directly with the Human Resources Director.

SECTION 2. ACCOUNTABILITY AND REPORTING.
The City Manager and Chief of Police shall submit a joint progress report to the City Council within sixty (60) days of the passage of this Resolution, outlining the specific policy drafts and timelines required to bring the City into compliance with Section 1.

ADOPTED:

ROBIN R. CHRISTIANSEN MAYOR	FRED A. NEIL COUNCIL PRESIDENT

Actions History
09/29/2026 – Introduction – LF&A Committee

DRAFT

Downtown Dover Partnership
Main Street Dover
101 W. Loockerman Street, Ste 1A
Dover, DE 19904
(302) 678-2940

September 18, 2026

RE: Utilizing Funding from the DDP's EPA Brownfield Multi-Purpose Grant to Support Restoration & Revitalization of the City's Public Works Facility (PWII)

Dear Council Members,

In 2024 the DDP received a $1,000,000 EPA Brownfield Multi-Purpose Grant to support the restoration & revitalization of priority brownfields in Downtown Dover. Grant funding is available through 2029 to support a variety of supplemental environmental site assessments, cleanup, and redevelopment planning activities.

Based on initial discussions with City staff, the DDP believes the City could benefit from utilizing the DDP's EPA Brownfield Multi-Purpose Grant funding to complete the following activities at the PWII site:

- Regulated Building Materials (RBM) Survey & Abatement Planning: There are several legacy structures at the PWII site, including a brick building, greenhouse, sheds and two large inactive concrete pads. EPA funding can be used to complete RBM Surveys and abatement plans (if necessary) to support future removal and/or reuse of these structures.
- Restoration & Reuse Planning Activities: Previous discussions have included the potential of reactivating the PWII site for a combination of stormwater management improvements & recreational purposes, including a Riverwalk with adjoining amenities. However, the site is encumbered with environmental impacts which need to be considered as part of restoration & reuse planning activities. EPA funding can be used to develop a comprehensive site reuse plan that considers the environmental constraints and includes stakeholder engagement and meaningful public input.

These activities could be entirely funded under the DDP's grant at no cost to the City. If the City wishes to move forward, the next steps in the process include:

- The City can decide to officially nominate the site for inclusion in the grant implementation process.
- The DDP would then seek EPA approval.
- Following EPA approval, the DDP would request the City's support for implementing the approved activities, including providing background documents, site access, and participating in the stakeholder engagement & reuse planning activities.

Please let us know if you have any questions about this opportunity and/or would benefit from further discussions. If you'd like to officially nominate the PWII site, please reach out to us at your earliest convenience.

Sincerely,

Diane Laird, Executive Director

Todd Stonesifer, Board President

Ken Anderson, Property Implementation Director

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