

**Trustees of the New Castle Common
Meeting Minutes
January 5, 2010**

Present: Messrs. Wilson , Alfree, Appleby, Castagno, DeAscanis, Gallagher, Gambacorta, Meek, Peden, Viola, Yacucci; Ms. Fiske, Ms. Ross, Mr. Taylor, Esq., and Ms. MacDonough, Executive Secretary. Also, Mrs. Mimi Carpenter of the *New Castle Weekly*, and Mr. Ben Oyerly of the Good Will Fire Company.

The monthly meeting of the Trustees was held on Tuesday, January 5, 2010 at 7:00 p.m. in the Trustees Room of the Old Town Hall. Mr. Wilson called the meeting to order, followed by a moment of silence.

Calendar Additions: Mr. Wilson said that the Family Foundations charter school staff and a realtor would be touring two Trustee-owned parcels on Friday, January 8.

Minutes:

The minutes of the November 3, 2009 meeting were approved as written. The minutes of the December 1, 2009 meeting were approved with the following correction: reference to “addendum” to Amazon lease should read “amendment” to lease.

Executive Secretary’s Report:

Ms. MacDonough will meet with Pam Baker of Barbacane Thornton on January 18 to schedule the financial audit. Mr. Meek and Ms. Fiske will be helping to plan and organize the archives in the new vault space in the Library. We have purchased a router to enable wireless internet access in Town Hall.

Treasurer’s Report:

The Treasurer’s Report was approved as submitted. Ms. Fiske spoke of an organization in Philadelphia called the William Penn Foundation, whose purpose is to make grants for the betterment of the Delaware Valley; she will investigate further.

Business from the Floor:

Mr. Meek asked if appropriate care is being taken regarding the deer hunting at Penn Farm, and how it is being structured. Various Trustees have had questions from the community about how this is handled. There followed a discussion of the guidelines and practices being used. All hunters are licensed. Erv Thatcher and Keith Wilson are coordinating the activity. There is a level of protection, as we do not charge a fee and thus the hunters take the liability on themselves. Ms. Ross asked what would happen if a hunter injured a passerby. Mr. Taylor said there would be an analysis of negligence, but he believes we are taking reasonable precautions. Our efforts will also have the effect of thinning the herd and thus decreasing the danger of accidents caused by deer crossing roads in the area.

Ben Oyerly, one of the career staff of the Good Will Fire Company, attended the meeting to describe planned improvements to the boat ramp at the foot of Third Street and inquire about the status of the agreement which is to be signed by the Trustees in order to go forward. Mr. Taylor said it is in the final stages of completion between him and the City Solicitor.

PROPERTY DEVELOPMENT COMMITTEE REPORT - Mr. Alfree reporting.

Family Foundations Academy Expansion – FFA Charter School has a proposal pending regarding expanding the school. Mr. Alfree recently spoke with Pete Davisson of Jackson Cross Realty, who is now working with them to develop a viable expansion plan, including looking at other sites. (Mr. Taylor said Jackson Cross was involved in the initial site planning for the school.) The PDC considered the plans and the circumstances and pointed out that in 2006 the school personnel specifically assured us that even if grades were added, the building would be held to a maximum of 400 students, thus the number of classrooms per grade would be decreased. This was a key point of the original decision to approve the school.

Mr. Alfree said that he hopes to take action so that the school would not waste time applying for various permits and approvals from the Planning Commission and City. He then made the following motion: **“I move that the Board withhold support for any structural expansion of the current Family Foundation Academy facility to accommodate more than 400 students, the agreed-upon student limit when the original agreement to lease the property to the FFA was acted upon by this Board.”** Mr. Appleby seconded.

Mr. Castagno asked what the basis for the desired number of 400 was. Mr. Alfree said that the school came up with that threshold number after we raised concerns about traffic, parking, etc. Mr. Gallagher said that the expansion plan would also alter the building significantly (e.g. adding a gymnasium) and impact on the original decision framework whereby the building as built could be fitted out for other uses should the school not succeed. Mr. Castagno asked what are the negative externalities, and what other solutions could be found to solve these problems? He said that the school should be challenged to offer other solutions. He said that realistically it would be difficult to find another tenant to fill that building at this time. Mr. Appleby said that even if adequate parking was provided, it would not solve the congestion at drop-off/pick-up time. Mr. Meek said it was important to ask if an increase in size would be matched by a benefit to either the Trust or the community. Mr. Castagno said that four years ago the school had no way to anticipate its level of success, and that the school was a productive use of land that had been vacant for a long time; and that there should be mutually satisfactory solutions. Mr. Viola said that use of the property as a school, especially given the surrounding uses, had been viewed as a positive when the project was approved, and that possible options should be explored as long as our concerns were satisfied. Mr. Alfree said that he did not feel that we have yet received complete and specific responses to all of the points raised in our letter of October 13.

Mr. Alfree then moved to table the motion, revisit the issue at the next Property Development meeting, and address the motion in February. Mr. Alfree asked for a roll call vote on the motion to table. Motion failed, as follows [reasons/clarifications in brackets]:

Yea (5): Castagno [opportunity to explore all options to solve problems should be given]; Fiske [another month will not matter]; Gallagher [a month will not make a difference]; Ross [in order to allow them to address all concerns]; Viola [same reason as Mr. Castagno and in support of Mr. Alfree’s motion].

Nay (7): Alfree, Appleby, DeAscanis, Gambacorta, Meek, Peden, Wilson

Abstain (1): Yacucci

Mr. Wilson then called for a vote on the original motion, as above. (To withhold support for any structural expansion of current facility.) Motion passed, as follows:

Yea (11): Alfree, Appleby, DeAscanis, Fiske [lack of confidence in school’s ability to adequately address situation], Gallagher [in view of original commitment by school to 400 limit], Gambacorta, Meek, Peden, Ross, Wilson, Yacucci.

Nay (2): Castagno, Viola

Burger King – Mr. Taylor and Odyssey Foods’ attorneys are finalizing terms of the new lease.

Amazon Lease – Amendment to the lease as negotiated for the 2007-2012 term is with McConnell Development’s attorney and should be signed soon.

Castle Dealership – Will not be renewing their lease at 100 N. DuPont Highway as of April 30. Mr. Alfree has had several conversations about development possibilities and tenants of various types for the site, including a proposal by Richard Stat (tenant of the Farmers Market complex). One national chain prospect

will be making a site visit. Another has proposed a use for half of the existing building. The Committee recommended against this, for practical reasons (how to use the other half), income reasons, and also because the proposed business would compete with Burger King.

Penn Mart/Interstate Management – It has been confirmed that Thriftway has closed, and National Wholesale Warehouse has been closed for many months. Further communications are likely from the tenant as to lease modification.

OUTREACH COMMITTEE REPORT – Ms. Ross reporting.

Ms. Ross said that most of the expected annual grant applications have been received. The Committee will be interviewing major grantees and holding meetings to review the applications.

Ms. Ross said she would like a roll call vote regarding the issue of developing a landscaped area of engraved bricks as a memorial program for persons looking for this type of opportunity through the Trust. The Committee feels that this would be more appropriate and easier to administer than benches, trees, and the like. Mr. Alfree said that first it should be determined whether the sense of the Board is to be involved in a memorial program at all. Mr. Viola said that the new library has a brick program planned and feels it would be detrimental to start a competing program. After some discussion, **Ms. Ross moved to approve exploring the development of some type of memorial program by the Trustees to accommodate requests.** Mr. Gallagher seconded. Motion was defeated as follows:

Yea (5): Fiske [no harm in further exploration], Gallagher [citizens are asking for it and we have obligation to look into it; a brick program could work without the maintenance problems of other methods], Meek, Ross [same as Mr. Gallagher], Yacucci

Nay (8): Alfree, Appleby [has never been approached in entire term], Castagno, DeAscanis, Gambacorta, Peden, Viola, Wilson [too many possible pitfalls]

PROPERTY MAINTENANCE COMMITTEE/PENN FARM – Mr. DeAscanis reporting.

Mr. Castagno reported that the final Old Library roof items have been completed; the Fire Company roof repair is in final stages; tennis courts are being evaluated for repair needs; and more details are awaited regarding the “stimulus” drainage projects.

Mr. Wilson then described his effort to restructure the Penn Farm Committee as a long-range strategic planning committee. He has asked Mr. Appleby and Mr. Castagno to serve, in conjunction with subject area professionals including Michael McGrath from State Ag Lands Preservation and four others. The group would tap other experts as necessary. Mr. Wilson sketched out a timeline which would ideally result in the selection of a new tenant to reside on/operate the farm by January 2011.

Mr. Appleby spoke about tying the Farm property in with Bellanca and the Little League fields, and is setting up a meeting with DelDOT to discuss an overpass or other ways to make the area more pedestrian/bicycle friendly. Delaware Greenways may be involved as well, and provide a source of support. Mr. Castagno then recapped the progress of maintenance on the farm house and the fields. Major utilities have been addressed except for the septic system. The family plans to hold an auction in March. Mr. Wilson hopes to have a tour of the Farm for the Board in the spring.

FINANCE COMMITTEE – Mr. Appleby reporting.

The PNC and Wilmington Trust Quarterly Review meetings will be on January 27. The Committee continues to interview additional financial institutions.

ELECTION COMMITTEE – No update.

LIBRARY COMMITTEE – Mr. Viola reporting.

Mr. Viola said that the exterior work is essentially completed. Reopening is targeted for early April.

OPEN SPACE – No update.

BY-LAW COMMITTEE – No update.

BATTERY PARK COMMITTEE – No update.

GOOD WILL FIRE HOUSE COMMITTEE

No longer exists in Committee form; Property Maintenance is the liaison currently.

OTHER COMMITTEES

Mr. Alfree said the Nominating Committee (chairs of PDC, PMC, Finance and Outreach) will tentatively meet on January 18. Slate will be introduced in February, voted on in March.

COMMUNICATIONS

- Letter from Council President Barthel requesting funding for heater repairs at Banks Building.
- Letter from William Mitchell of Bear expressing interest in plans for tennis courts.
- Victoria Foods, operators of the fish truck at the Farmers Market, inquiring about availability of the Quigley produce stand.
- Jack's Bistro request for liquor license.
- Letter from NC Historical Society advising of display to be mounted in Town Hall in May.

Mr. Wilson commented on the mechanics of the annual fund allocation to the City. He said it might be more viable to allow the City to request a certain pot of funds and let them decide internally on how they wish to use it. The system currently requires spending categories to be earmarked, and the City to invoice us for reimbursement of specific items. After discussion it was decided that we will adhere to the customary policy.

There being no further business, the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Kathleen MacDonough
Executive Secretary

**Trustees of the New Castle Common
Meeting Minutes
February 2, 2010**

Present: Messrs. Wilson , Alfree, Castagno, DeAscanis, Gallagher, Gambacorta, Meek, Peden, Viola, Yacucci; Ms. Fiske, Ms. Ross, Mr. Taylor, Esq., and Ms. MacDonough, Executive Secretary. Also, Mrs. Mimi Carpenter of the *New Castle Weekly*. Absent: Mr. Appleby.

The monthly meeting of the Trustees was held on Tuesday, February 2, 2010 at 7:00 p.m. in the Trustees Room of the Old Town Hall. Mr. Wilson called the meeting to order, followed by a moment of silence.

Calendar Additions: Property Maintenance will meet Friday 2/26 at 8 a.m. City is offering free H1N1 flu shots on February 11 at 2:30 pm. at the Police Building.

Minutes:

The minutes of the January 5, 2010 meeting were approved as written.

Executive Secretary's Report:

Scholarship students' grades have all been received, so after committee review, letters and second semester checks will be sent out. First quarter sewer bills have been received and tenants will be billed for reimbursement.

Treasurer's Report: Mr. Gallagher reporting for Mr. Appleby.

The Treasurer's Report was approved as submitted. We have now begun to build up the Money Market account again with excess funds from the checking account.

Business from the Floor: None.

PROPERTY DEVELOPMENT COMMITTEE REPORT - Mr. Alfree reporting.

Amazon Lease – Signed amendment for the 2007-12 lease term has not yet been received from McConnell Development. Mr. Alfree will contact Paul McConnell.

Burger King – Mr. Taylor and Odyssey Foods' attorneys are working out final issues regarding new lease, e.g., non-compete clause and other items. A contribution to the new Library will be a part of the arrangement.

Family Foundations Academy Expansion – FFA school and their realtor Pete Davisson have expressed interest in the Basin Road property and also one of the lots at the professional center site. Mr. Alfree will communicate with Mr. Davisson about specifics.

Castle Dealership Site – This tenant has not exercised option to renew after April 30, 2010. Various possibilities for new tenants are being explored in discussions with Richard Stat and other parties.

Penn Mart/Interstate Management – Mr. Alfree asked for an Executive Session to discuss a matter of real estate and lease negotiations regarding this tenant.

OUTREACH COMMITTEE REPORT – Ms. Ross reporting.

Ms. Ross said that a special meeting will be scheduled for February 17 to present recommendations for community grant funding and to allow an opportunity for feedback from all Board members. This meeting will be posted as a public meeting. Mr. Alfree said that the Finance Committee needs to meet after the 17th and prior to the March meeting to prepare the draft budget.

PROPERTY MAINTENANCE COMMITTEE/PENN FARM – Mr. DeAscanis reporting.

Mr. DeAscanis reported that the Fire Company roof repair is almost done. Also, Bob Thatcher has done an excellent job on various repairs at Town Hall, including drywall replacement, paint patching, plaster molding repair, etc. A thermostat has been added to the heater in the stairwell.

Mr. Castagno said that the Committee plans to prepare a five-year maintenance projection on all Trust-owned buildings to better predict cash outlays. Erv Thatcher keeps receipts for all building maintenance, and centralized individual building files will also be set up in the office.

Penn Farm: Mr. Castagno said that the Quigleys are making good progress removing belongings from the house, and are planning an auction for March. An Amish firm is performing major repairs to the barn and has been able to use existing wood that was purchased for this purpose a few years ago. Trees that were damaging the building have been removed and the back half of the barn roof has been redone. We are in touch with Delaware Greenways regarding the potential to include a grant-funded walking trail around the perimeter of the Farm as part of the greenway system. A state historical marker is planned for the farm. Land clearing continues and about 70 acres will be planted with hay this spring.

FINANCE COMMITTEE – Mr. Gallagher reporting.

Quarterly portfolio reviews were held in late January with Wilmington Trust and PNC. The performance is improving gradually as the economy recovers. The Committee continues to interview additional financial institutions and advisory firms to evaluate their investment approaches.

ELECTION COMMITTEE – No update.

LIBRARY COMMITTEE – Mr. Viola reporting.

Construction work is essentially completed and the temporary location at 304 Delaware Street will close February 15 so that the staff can move back into 424 Delaware. Grand opening is slated for late March; the new facility will be nearly triple in area (8,000 to 22,000 square feet). Mr. Viola commended the Library staff for the extra work involved in setting up and running the temporary location so effectively.

OPEN SPACE – Mr. Yacucci reporting.

The Committee is tentatively exploring the idea of combining Open Space and Outreach functions, and will report its conclusion a later date. Mr. Wilson said that, if a merger was considered, merging with Property Maintenance might be more effective. Ms. Fiske said that Michael Hemphill had approached the Tree Commission regarding removing seven trees from Trust land between his house and the River. Mr. Patterson, Tree Commission chair, contacted the Executive Secretary and was advised that the Trustees had not endorsed this idea; the only involvement with Mr. Hemphill was regarding minor clearing of brush. Mr. Wilson said that the Trust-owned access lane behind the houses on the west side of Second Street is again being abused by one owner who routinely drives vehicles on it. This is a critical issue, as allowing continuous use could have the unintended effect of changing its status to a public street. Mr. Wilson asked the Committee to meet (with Mr. Taylor) to decide how to handle this.

BY-LAW COMMITTEE – No update.

BATTERY PARK COMMITTEE – Mr. Castagno reporting.

Committee is awaiting further information about the status of the proposed National Park and its impact on Battery Park. Community members and other regular tennis players have recently formed the “Friends of the Appleby Tennis Courts” which will help with routine daily maintenance, possibly raise funds, and have input on policy. Repairs to the courts are planned for the spring.

OTHER COMMITTEES

Mr. Wilson asked anyone interested in being the Good Will Fire Company Liaison to please contact him. Mr. Alfree spoke about the ARRA-funded (stimulus) City drainage projects—Buttonwood Dyke, Stormwater Management Ponds, and Washington Park. The bids have come in and were \$388,000 over the estimates;

thus \$194,000 more (50%) is needed to go forward. However, the \$190,000 originally committed by the Trustees to support the design phase of this project is no longer needed, so the net increase is about \$4,000.

Mr. Castagno then moved to authorize Mr. Wilson to sign a binding letter to the State committing the Trustees to provide the \$194,063.50 shortfall and associated interest payments, so that the City can proceed with the stimulus loan settlement. Motion passed unanimously. It is anticipated that the first payment will not be due until May of 2011. Mr. Alfree thanked Mr. Taylor for his due diligence in meeting with DNREC's finance officer, the City Solicitor, and the City Manager to fully understand the terms of this agreement.

Mr. Alfree referred to the proposed slate of officers and committee assignments which were based on the interest forms received from all Board members. These will be voted on in March.

COMMUNICATIONS

- Letter from Janet Koczak, W. 11th St., about poor conditions at Penn Mart.
- Letter from Leon DeAscanis, 322 14th St., expressing interest in purchasing strip of land adjacent to his property.
- Invitation to first annual meeting of Historic New Castle Alliance at the Court House on February 16th.
- Letter from Cooch & Taylor re annual corporate franchise tax filing.

Mr. Alfree then made a motion to move into Executive Session to discuss a matter of real estate and lease negotiations. After the Board reconvened in regular session, Mr. Wilson read a letter from Delaware Greenways inviting Trustees to join focus groups being organized to help plan the "Route 9 Coastal Heritage Scenic Byway Corridor." They would like assistance with the two northerly segments: New Castle to Delaware City; and Port Penn to Leipsic. He asked that any interested board member contact him before the March meeting.

There being no further business, the meeting was adjourned at 8:44 p.m.

Respectfully Submitted,

Kathleen MacDonough
Executive Secretary

**Trustees of the New Castle Common
Meeting Minutes
Special Meeting –February 17, 2010**

A special meeting of the Trustees was held on Wednesday, February 17, 2010, at 7:30 p.m. in the Trustees Room of the Old Town Hall.

The purpose of the meeting was for the Outreach Committee to present recommendations to the full Board on annual grants to community groups. A special meeting was necessary so that funding determinations could be made and included in the draft budget to be distributed at the March Board Meeting.

Present: Messrs. Wilson, Alfree, Appleby, Castagno, Gallagher, Viola and Yacucci; Ms. Fiske, Ms. Ross, and Ms. MacDonough. This number constituted a quorum. Absent: Messrs. DeAscanis, Gambacorta, Meek, and Peden.

Mr. Wilson called the meeting to order. Ms. Ross described the process of receiving and reviewing the grant applications, and Mr. Gallagher spoke about the charge of the Outreach Committee per the Bylaws. A point of emphasis this year was for the requesting agencies to describe particularly how their programs benefited the citizens of New Castle. An effort was made to meet with organizations requesting grants over \$1,000; however this year weather and other considerations prevented some of the desired meetings.

There followed a detailed discussion on grant requests and committee recommendations. Further information will be obtained to better evaluate some of the grant requests.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Kathleen MacDonough
Executive Secretary

**Trustees of the New Castle Common
Meeting Minutes
March 2, 2010**

Present: Messrs. Wilson, Alfree, Appleby, Castagno, DeAscanis, Gallagher, Meek, Peden, Viola, Yacucci; Ms. Fiske, Mr. Taylor, Esq., and Ms. MacDonough, Executive Secretary. Also, Mrs. Mimi Carpenter of the *New Castle Weekly*. Absent: Mr. Gambacorta, Ms. Ross.

The monthly meeting of the Trustees was held on Tuesday, March 2, 2010 at 7:00 p.m. in the Trustees Room of the Old Town Hall. Mr. Wilson called the meeting to order, followed by a moment of silence.

Calendar Additions: March 19, New Library Ribbon-Cutting Party; March 20 is the Grand Opening. Open Space Committee will meet March 25 at 9 a.m.

Minutes:

The minutes of the February 2 meeting and the February 17 special meeting were approved as submitted.

Executive Secretary's Report:

Scholarship students' checks for the second semester are going out, along with applications for the 2010-11 academic year. A notice will be placed in the *Weekly* to encourage high school seniors to apply. The final draft of the fiscal 2009 financial audit has been received for review.

Treasurer's Report: Mr. Appleby.

The Treasurer's Report was approved as submitted.

Business from the Floor: None.

PROPERTY DEVELOPMENT COMMITTEE REPORT - Mr. Alfree reporting.

Family Foundations Academy Expansion – FFA school has submitted a concept plan for an additional school building on the vacant Basin Road parcel. Committee's response is very positive and believes that a mutually acceptable arrangement can be reached, and that this is a good use of that site.

Burger King – Mr. Taylor and Odyssey Foods' attorneys are very near completion of the new lease.

Castle Dealership Site – Lease expires April 30, 2010. We will contract for an environmental inspection of the property and also arrange for removal of tenant signage, changing locks, etc. We continue to field inquiries about the site. Ms. MacDonough will send a letter to SMO/Wills, operator of the Shell station, to see if they have any interest. Mr. Appleby will sound out P. Gerald White, realtor, to see if he would be willing to represent the Trust in marketing the property. Mr. Alfree advised Richard Stat that we would continue to entertain proposals from him. The Committee recommends that the building remain in place at this time (lease allows requiring tenant to remove it). Building will be added to our insurance policy.

Penn Mart/Interstate Management – Mr. Alfree informed the tenant that we would not entertain an 80-year lease extension. The market rent of this site will increase dramatically at the end of their current lease term in 2015, and the tenant has been reminded of this on numerous occasions.

Amazon Lease – Signed amendment for 2007-12 lease term has now been received from McConnell.

The Committee recommended that the Open Space Committee look into acquisition of three properties: the State-owned land in the Basin Road highway cloverleaf behind Checkered Flag; the Hermitage site; and the auto shop property at the corner of Sixth and Chestnut. Mr. Alfree then requested an Executive Session to discuss lease negotiations regarding a Trust property.

OUTREACH COMMITTEE REPORT – Mr. Gallagher reporting.

Committee has not met since the 2/17 special meeting reviewing grant proposals.

PROPERTY MAINTENANCE COMMITTEE/PENN FARM – Mr. DeAscanis reporting.

Mr. DeAscanis said he contacted Mrs. Deemer and Mr. Scully regarding the Hermitage property, and it is currently for sale at \$150,000.

Penn Farm: Mr. Castagno said that the Quigley auction to be conducted by Wilson’s Auctions scheduled for March 6 has been delayed due to weather. Ephraim Lapp has done an excellent job refurbishing the exterior of the barn. Delaware Greenways will be presenting a plan for a perimeter greenway trail around the Farm by next month.

FINANCE COMMITTEE – Mr. Appleby reporting.

The proposed 2010-11 budget was distributed. Mr. Appleby said that, contingent on various assumptions about tenants, interest rates, etc., the year should culminate in a moderately positive position. The Board then moved through the draft budget and voted on it by section (Administration, Contributions, Maintenance, Building Repairs, Battery Park, City Appropriation, and Capital). All sections were passed with a show of hands except for the City Appropriations page.

Under that section, funding for the Tree Commission was discussed at length. The original request was for \$25,000. Various questions were raised about mission, purpose, coverage and rationale for the Commission. Ultimately, Mr. Castagno moved to allocate \$5000 to the City for “general greenscape management” in lieu of funding the Tree Commission. Mr. Meek seconded. After discussion, a roll call vote was taken resulting in a vote of 6 Yea (Wilson, DeAscanis, Yacucci, Gallagher, Castagno, Alfree); 4 Nay (Fiske, Viola, Meek Appleby). (Mr. Peden had left the meeting prior to the vote.)

Comments on the vote:

- Mr. Wilson – Tree Commission function should be a part of the City operations
- Mr. Gallagher – same reason as Mr. Wilson; should not be separate 3rd party with overlapping functions
- Mr. Castagno – Outreach Committee has vetted the situation; this motion supports green infrastructure
- Ms. Fiske – need to study such a move more carefully; Commission has been doing a good job
- Mr. Viola – this decrease is too abrupt and could be construed poorly by the community
- Mr. Meek – not certain City has capability, manpower or planning to implement what needs to be done
- Mr. Appleby – Tree Commission provides a general public benefit similar to Battery Park maintenance

Mr. Alfree then moved to approve the City Appropriation section as amended by the above roll call vote. Motion carried.

ELECTION COMMITTEE – No update.

LIBRARY COMMITTEE – Mr. Viola reporting.

Library staff and volunteers have been working very hard toward the impending grand opening. County Executive Coons and administrative staff toured the project and were extremely impressed. Mr. Viola recapped the historic role of the Trust in supporting library services, particularly from 1955 when the subscription-based New Castle Library Company was dissolved and its assets absorbed by the Trustees, along with the imputed responsibility to provide library services to the City. With the current renovation and expansion, as owners of the building, the Trust’s capital assets will increase by over \$4 million due to the proceeds to the capital campaign from outside foundations and other sources. Mr. Castagno said that the large commitment to this project demonstrates the high priority the Trust places on ensuring the existence of library services for the City. Mr. Viola pointed out that the Old Library on Third Street had to last 72 years; and the original New Library lasted 47 years – we only do this once a century.

OPEN SPACE – Mr. Yacucci reporting.

Ms. Fiske said there will be a meeting on the 25th to plan signage for the low-mowing field areas and to discuss potential property acquisitions.

BY-LAW COMMITTEE – Mr. Gallagher reporting.

Mr. Gallagher said that we are finalizing the updated document incorporating recently approved changes, and then will post the Bylaws online. The Committee will also review possible changes needed to address points raised in the recent audit report.

BATTERY PARK COMMITTEE – Mr. Castagno reporting.

Maintenance funds for upcoming year have been incorporated in the budget. New “Friends” group has offered to raise funds and otherwise help in maintaining tennis courts.

OTHER COMMITTEES

Per the Nominating Committee recommendation, Mr. Alfree moved that the officers for April 1, 2010 through March 31, 2011 be as follows:

President:	Thomas H. Wilson, Jr.
Vice President:	Francis J. DeAscanis
Secretary:	Michael J. Alfree, Sr.
Assistant Secretary:	Gregory T. Yacucci
Treasurer:	Richard M. Appleby, Jr.
Assistant Treasurer:	Henry F. Gambacorta

Mr. Castagno moved to approve the slate as presented. Motion carried. Mr. Alfree then moved that the committee assignments for the upcoming year be approved per the list distributed and dated 2/1/10, with the addition of James Meek to the Library Committee. Motion carried. Mr. Wilson volunteered to be liaison to the Good Will Fire Company. Mr. Alfree noted that all committees should meet and appoint a new chair.

COMMUNICATIONS

- Thank you letter for annual grant to Arasapha Garden Club.
- Notices from New Castle County regarding various land use hearings for properties adjacent to Trust parcels (variance, rezoning, etc.)
- Letter from DNREC asking permission to come on Trust wetland property to review suitability for bog turtle habitat. Mr. Wilson, Mr. Taylor and Ms. MacDonough will work on reply.

Mr. Alfree then made a motion to move into Executive Session to discuss matters of real estate and lease negotiations. After the Board reconvened in regular session, Mr. Wilson announced that 2010 marks the 50th anniversary of the Cooch and Taylor law firm and congratulated Mr. Taylor.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Kathleen MacDonough
Executive Secretary