

January 7, 2003

The meeting of the Board was held Tuesday Evening, January 7, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. DeAscanis, Quillen, Gambacorta, Appleby, Koczak, Bridgewater, Gordon, Wilson, Indellini, Peden, Toner and Ms. Banks (12) and Andrew P. Taylor, Esq.

The meeting was opened with a moment of silence.

The calendar was updated, adding the New Castle Community Progressive Club breakfast on Saturday, January 25th at 9:00 a.m., Ramada Inn.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

Mr. McConnell is still interested in parcel 3 and 4. Discussion was held on the hangar. Mr. Bridgewater had someone make an inquiry just today and Mrs. Jan Churchill has had several groups express an interest, but no funds. Mr. McConnell has agreed to move this structure.

Since no one has come forward with a **solid inquiry** a motion was made and approved to apply for a demolition permit immediately.

Sailing Club:

Awaiting the appraisal from Allen Appraisers.

Twin Span:

The Gate is installed and the road is closed. Trying to work out a maintenance plan to maintain the swale where tractors can't reach.

Ferry Cut-off:

Awaiting sub-division from VanDemark & Lynch and title search.

Request from City:

Request from City for parkland is still on hold.

Request for sign:

Letter received from "Park Salon" requesting permission to erect a sign on West Third Street, vic. of Foundry Street, directing customers to the rear of 208 Delaware Street was denied. Owner will be so notified.

It was noted that a CPI increase is due on Amazon.com parcel. Ms. Banks has just received the copy and McConnell Development will be so notified.

OUTREACH COMMITTEE REPORT: Mr. Quillen reported.

An Appreciation Party, for those who serve on Committees of the Trustees and Trustees and their spouse or guest, will be held Thursday Evening, January 23, 2003 from 6:00 p.m. until 7:30 p.m. at the Arsenal in Old New Castle. All Trustees are urged to attend.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Mr. Gordon reported that inspection had been done on the properties in Van Dyke Village (Casimir Drive and Stuyvesant Avenue area) and that more than one property owner is encroaching on Trust property. Letters will be send to 30 residents, certified mail, return receipt.

The culvert problem behind Wilmington Manor Gardens being clogged by the beaver, DelDot has agreed to look into this obstruction.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Papers are ready for signatures and seals as well as signature cards, setting up a new account just for the police station with PNC.

Interest is still at prime less ½%.

LIBRARY COMMITTEE:

No report.

OPEN SPACE COMMITTEE:

No report.

BY-LAWS COMMITTEE REPORT: Mr. Wilson reporting.

Committee had a meeting on January 6th.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Gordon reported.

Will schedule a meeting to formulate work on the Old Library.

BATTERY PARK COMMITTEE:

No report.

GOOD WILL FIRE STATION COMMITTEE:

No report

COMMUNICATIONS:

A thank you note was received from the “Spirit of Christmas” committee, thanking the Trust for the monetary contribution.

A thank you note received from Arasapha Garden Club, thanking the Trust for their generous grant and helping make the town festive at Christmas.

FROM THE OFFICE:

28 Environmental Letters were sent out and 17 have been completed, the balance will get a reminder next week

12 Letters for Budget requests have been sent, 6 have been returned, due date 01/11/03.

Forms for nominations of officers and committee assignments being passed out at this meeting, ask that they be returned by 01/11/03.

Nominating Committee, comprising of Chairman of Finance, Outreach, Property Development and Property Maintenance will meet on 01/20/03 at 4:30 p.m.

NOTE:

A group of fifteen Fulbright American Studies Scholars visited New Castle on January 7th and were greeted by officials of the City and exposed to the history of New Castle. Mr. Richard M. Appleby, Jr., spoke to the group, explaining the Trustees.

There being no further business, the meeting adjourned for an executive session.

M. Anita Banks, Secretary

February 4, 2003

The meeting of the Board was held Tuesday Evening, February 4, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs: DeAscanis, Quillen, Gambacorta, Appleby, Bridgewater, Gordon, Indellini, Lane, Peden, Toner and Ms. Banks (11) and Andrew P. Taylor, Esq.

The meeting was opened with a moment of silence.

The calendar was updated changing the Property Maintenance Committee meeting to March 3rd at 3:00p.m.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint—“The Hangar”:

As a last effort to preserve the hangar, Mr. Indellini went to New Journal to have them do an article. Several inquiries have been made but no one interested in its preservation. A Mr. David Moffitt of Delaware Aviation Hall of Fame, sat in on the interview with the News-Journal and was interested, but as many are, lacking funds to preserve and maintain such a structure.

Sixty days, as discussed before will be up in early March. The demolition permit has been secured and a new lease with McConnell will be ready by the next meeting and the hangar can be history.

Sailing Club:

PDC had asked Allen Appraisal Company to do an appraisal, several months ago. They are not inquiring if we wouldn't want a figure for income basis. Still nothing is resolved with Brosius-Eliason Company on ownership. Will await income basis figure.

St. Francis Unit—Professional Center:

Dr. James would like to lease the whole building. PDC has contacted P. Gerald White of Cushman and Wakefield to give us a high/low rental per square foot..

Mr. Taylor will contact Dr. James attorney and secure a personal financial statement or guarantee.

Sub-division---Ferry Cut-off:

Still have not gotten the deed search

Basin Road Property—(Camponelli):

Inquiry has been received for a “Skin School”. Necessary copy of appraisal and lease has been forwarded to the attorney.

Del-Dot:

Del Dot plan on doing sidewalks vic. of Penn Mart in the spring. Mr. Taylor and Mr. Spivack are working on agreement.

Dempsey’s---Gambacorta:

A sewer problem occurred and Cooper Brothers were called, using a camera, found grease causing the problem. Dempsey’s were notified to take care of the problem. TNCC office will follow with a note.

Twin-Span:

Maintenance of the swirl still needs to be defined.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

Mr. Lane reported that the “Committee Appreciation Evening” held on January 23rd was well attended and enjoyed by all.

Outreach Committee has met with “Little League” and they are moving ahead for spring. They would like to light one, possibly two fields this year. They have canvassed neighbors on 13th and 14th Street and no objection has surfaced.

They also would like to increase the size of the water line so they could irrigate the fields.

Little League will work with Municipal Services on the water line and installing the lights.

A line item of \$5, 000.00 is asked for in the 2003-04 budget.

**PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.
Van Dyke Village:**

30 letters have been sent to residents of Casimir Drive and Stuyvesant Avenue, as of this meeting. 29 certified mail cards have been returned, 15 signed papers and 1 letter.

Stockton and Wilmington Manor Gardens:

Mr. Taylor said if we identify the location, he could help us with owners names. Ms. Banks has a copy of the last mailing in 1990, but many properties have changed ownership.

New Library:

Mr. Gordon reported that monies have been requested for a new roof on the New Library in the amount of \$40,000.00, however, that would have been for an asphalt roof. The Committee believes the building warrants a copper roof at an estimated cost of \$131,000.00. This expenditure is on hold, possible could be covered over several years.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Finance Committee met with investors on January 22nd and they “just do not know”.

Mr. Peden presented the budget to be approved in March. Noting insurance and scholarships, Fire Company and Tree Commission as well as list of items requested by the City

NOMINATING COMMITTEE REPORT: Mr. Peden reporting.

The proposed officers and committee assignments were presented. If anyone wishes to be on or off of a committee, it should be done before the next meeting.

LIBRARY COMMITTEE:

No report.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE:

No report.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Old Library repairs were discussed. Committee will meet on February 19th at 4 p.m..

BATTERY PARK COMMITTEE:

No report.

GOOD WILL FIRE STATION REPORT: Mr. Indellini for Mr. Koczak.

Mr. Koczak has requested plot plans for the Glebe property as well as Professional Center property to give to the architect

Windows on the Fourth Street side of the building are leaking. This was referred to Property Maintenance Committee.

OTHER:

Mr. Toner suggested looking into the triangle owned by St. Peters Church at Sixth Street and Ferry Cut-off, subject to environmental issues.

COMMUNICATIONS:

Ms. Banks had picked up the copies of the group photo for each member to have.

NOTED:

The Board would like to “Old City Garage Property” returned before April.

Letter to be drafted and sent to Mayor and City Council, Planning Commission, etal that unless full approval has been given, the City is not to offer or negotiate with anyone any property that belongs to the Trust.

There being no further business, the meeting was adjourned for an Executive Session.

M. Anita Banks, Secretary.

March 4, 2003

The meeting of the Board was held on Tuesday Evening, March 4, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. DeAscanis, Gambacorta, Appleby, Koczak, Gordon, Wilson, Indellini, Lane, Peden, Toner, (10) and Andrew P. Taylor, Esquire.

The calendar was updated, adding a Building Restoration Committee Meeting on March 12th at 4:00 p.m.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint---The Hangar:

A discussion having been held at the committee meeting of PDC on the hangar, a motion was made to delay demolition for 90 days.

Mr. Carlo Viola, Ms. Jan Churchill and Ms. Sally Monigle were in attendance and Mr. Viola spoke of findings this group has made; looking into National Register, Delaware Aviation Hall of Fame and since this is the 100th Anniversary of Aviation, all means should be exhausted to save this hangar. Mr. Viola also spoke on the unique construction of the building, especially the roof.

The Board approved Mr. Viola following up on National Register with the help of Ms. Robin Boda from the State.

Following a discussion, the Board approved the motion to extend demolition for 90 days or until June 2, 2003.

Sailing Club:

A market value figure has been obtained for this parcel of \$30,000.00. A new lease cannot be signed as long as the Brosius/Eliason overlap exists.

Mr. Lane will speak with Mr. Shoemaker and try to get this resolved either by adverse possession or a donation with a tax write-off for them.

St. Francis Unit—Professional Center:

P. Gerald White has supplied PDC with figures and Dr. James, T/A New Castle Family Care, Inc. would like to lease the whole facility. Working on the lease.

Ferry Cut-off Parcels:

Information has been researched and turned over to VanDemark and Lynch to do the sub-divisions.

Washington Greene:

Mr. Domenick Michini of Coldwell Banker Realty made a presentation at the PDC committee meeting on “How he can market our leases for us.” Property Development Committee suggested the Washington Greene

Basin Road Property:

Information has been forwarded to Zomeled LLC for a “Skin Care School”. Waiting to hear back from them.

Easement at Penn Mart:

Water line is being installed along Basin Road. Will check into this.

Buttonwood:

Zenith has given up the “Holcomb House” and Buttonwood Association wants land to have building moved and put on. After a very involved discussion, no action was taken.

OUTREACH COMMITTEE:

No report.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Dialysis Center: Snow on ramp, which was dangerous, had gutters put up and ice breakers installed on the roof.

Van Dyke Village: Enforcement has been put on hold, since the main violator passed away.

Other: Have trapped several more beavers.
Awaiting another bid on the New Library roof.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

The budget as presented at the February meeting was accepted and approved for the fiscal year 2003-2004.

ELECTION OF OFFICERS AND COMMITTEE ASSIGNMENTS: Mr. Peden reporting.

Officers and Committee Assignments were approved as submitted.
(Copy enclosed)

LIBRARY COMMITTEE REPORT: Mr. Lane reporting.

Mr. Lane presented the name of "Nanette Nichol" to serve on the Library Board, which was approved by the Board.

A painting by Mr. Lausette Rogers, given to the Library, is in need of restoration. The cost of restoration is \$6,250.00, and the Library Committee will give \$2,250.00 towards this project if the Trustees will underwrite the \$4,000.00.

A motion was made and approved with discussion to have painting restored.

The matter of the large mirror also in the basement of the Library was discussed.

OPEN SPACE COMMITTEE:

No report

BY-LAW COMMITTEE:

No report

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Old Library:

A discussion was held on the possible restoration of the Old Library. Since the Board should have money left at the end of the current fiscal year, the Restoration Committee would like to start with following the specifications from Gredell and Associates and bring election up to code, install HVAC and hire a general contractor, and move forward. Limit on cost \$85,000.00 to \$90,000.00.

A motion was made , 6 yes, 3 no and 1 abstained. Motion approved.

BATTERY PARK COMMITTEE:

No report

FIRE STATION COMMITTEE:

No report

COMMUNICATIONS:

None.

These minutes written from notes of Mr. Wilson and tape.

M. ANITA BANKS, SECRETARY.

APRIL 1, 2003

The meeting of the Board was held on Tuesday Evening, April 1, 2003 in the Trustees room of the Old Town Hall.

Present Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Koczak, Wilson, Indellini, Lane, Toner and Ms. Banks (10) and Andrew P. Taylor, Esq.

Mr. Francis J. DeAscanis passed the gavel to the newly elected president, Mr. Henry F. Gambacorta.

The meeting began with a moment of silence.

The calendar was updated adding an Outreach Meeting, April 14th at 7:00 p.m.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint—The Hangar:

Mr. Indellini has spoken with Mr. McConnell to let him know what is happening with the parcel he is interested in.

Mr. Indellini also spoke of the group working on “**SAVE THE HANGAR**” and Ms. Sally Monigle and Ms. Jan Churchill both being in attendance, Ms. Monigle spoke that Mr. Rob Howard has been contacted to do a structural study of the building and Dr. David Ames of the University of Delaware along with two graduate students to do a documentation of the hangars truss system. The structural study would cost \$950.00 and the Property Development Committee, at their meeting recommended that the Board **not** fund this study. After further discussion a motion was made that the Board accept the recommendation of PDC not to fund this structural study as it was made clear to the “Save the Hangar Group” in the beginning that the Board would **not fund** any studies. The Board vote was 4 yes, 6 no.

Ferry Cut-off—Professional Center:

VanDemark and Lynch has presented a proposal to sub-divide the property into parcels at a cost of \$9,200.00. The Board approved this survey and sub-division plan.

Washington Greene:

A very involved and detailed discussion took place on the presentation having been made at the Property Development Committee meeting by Mr. Domenick Michini of Coldwell Bankers Commercial, on marketing the Washington Green parcel. His proposal being 6% in advance of a 10 year lease with **exclusive rights**.

The Board **rejected** the exclusive rights part and will contact other realtors.

The matter of the parcel being zoned for funeral home was discussed and want the realtor to open his search for a business to comply with the suggested "Comprehensive Plan" to be institutional or mixed use and the Board would try to accommodate with an application for a zoning change. The Board still has the final say on what would be put on this parcel.

Basin Road Property:

Mrs. Carmella Gibellino-Schultz, T/A Skin Care School and Center, has been in contact with Mr. Indellini and PDC will attempt to work out terms etc., acceptable to both parties.

New Castle Family Care (St. Francis Site at Professional Center):

Working with Dr. Phyllis Phillips James and her attorney on a lease, if not completed by April 30th, will extend the present lease until new one is finalized.

Ms. Banks reminded PDC that a \$1,000.00 maintenance item exists in the present lease and should possibly continue.

New Castle Sailing Club:

Appraisal was given and Mr. Lane has information from Brosius-Eliason Company on the land ownership question at the foot of Third Street which will be forwarded by letter to the Mayor and City Council

‘SEE EXHIBIT ‘A’

Page Three

April 1, 2003.

Penn Mart Easement:

Discussion on amount of space is needed by Artesian for their project. Will go on the formula DEL DOT uses for a temporary easement.

Twin Span:

PDC had a meeting with Mr. Geddes and Twin Span will take care of the triangle maintenance including the swail.

Mr. Geddes will also follow up on the signature on the set of plans.

Twin Span has supplied only 2 remote controls for the gate at Glebe Road. We understand through Mr. Jeff Bergstrom that each police car as well as each piece of fire apparatus needs one. Mr. Indellini will talk with the City.

Old City Garage—Fourth & Chestnut Street:

Since the City election will be this month, and the Board has heard nothing from the City on the return of this parcel, a letter will be sent to Mayor and City Council immediately.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

Opening Day for Little League is scheduled for April 12th, weather permitting.

Little League still hope to light the fields this year.

PROPERTY MAINTENANCE COMMITTEE REPORT:

Dumpster behind Wilmington Trust is still an issue. Mr. Confer wants something done to hide it.

Mr. Toner reported that the walkway between the Sailing Club and the Range Light needs attention.

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April 1, 2003

FINANCE COMMITTEE:

Quarterly Meeting, April 23, 2003.

LIBRARY COMMITTEE:

- No report.

Ms. Banks questioned why the Board ever approved funding restoration of the Rogers painting, which was done last month.

Also the large mirror stored in the basement of the Library was given to the Trustees from the Century Club. Mr. Lane reported the Library would like to sell it and apply the proceeds to the restoration of the painting.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE REPORT: Mr. Wilson reported.

Meeting to be held on April 22nd at 7:00 p.m. in the Old Town Hall.

All current members of the committee were re-appointed.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

A meeting will be held with members of the Historical Society and Paragon Engineering on Wednesday April 9th at 4:00 p.m.

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April 1, 2003

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Beautification Committee has asked for permission to tag the trees in the Park with the names of the different types. Also has inquired if the Board would like plantings around the parking lot on Third Street. It was decided that the Board would like to see a sketch of what is proposed.

New nets are needed on the tennis courts.

A letter and a proposal was received from the City regarding a hand carved sign suggested for Battery Park. Will contact all members of the committee before making a decision on the sign which would cost \$1,200.00.

FIRE STATION COMMITTEE REPORT: Mr. Koczak reporting.

Steering Committee of the Fire Company has a meeting scheduled to which Mr. Koczak will be attending.

COMMUNICATIONS:

Ms. Banks reported that a number of thank-you notes were received from students as well as parents with the applications for scholarships.

There being no further business, the meeting was adjourned to an executive session.

M. Anita Banks, Secretary

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April 1, 2003

Following the executive session, the meeting was again called to order:

The Executive Session held on the candidates submitted by the committee for the position of Executive Secretary, the following motion was made:

“To vote on the 2 candidates at the May meeting, taking into consideration the recommendation of the committee, also have members of the Board try to get to know the candidates and the vote to be all 13 members. Paper ballots will be used with 3 spaces, the two names and none of the above. If a member of the Board is unable to attend the meeting, they may vote absentee.”

There being no further business, the meeting was adjourned.

M. Anita Banks, Secretary

May 6, 2003

The meeting of the Board was held on Tuesday Evening, May 6, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Koczak, Gordon, Wilson, Indellini, Lane, Peden, Toner and Ms. Banks (12) and Andrew P. Taylor, Esq.

Prior to the meeting, "Friends of Bellanca" presented a report on their progress to date to "Save the Hangar". Mr. Carlo Viola spoke on behalf of the group and made a computer photo presentation, courtesy of Ms. Kathy Dunn. Also in attendance were Ms. Jan Churchill and Ms. Sally Monigle. They presented a handout giving us a summary of activities and contacts made thus far and a list of significant interests such as a site visit by a part of the Bellanca Family. The group will have another report for our June 3rd meeting.

Mr. Viola also spoke that Ms. Jan Churchill had been given an award for excellence in Aviation Community Service, just on May 2nd and that the award is titled the "Miss Mary Biggs Award". Miss Biggs and her brother John, operated the first public use airport in Delaware on the "Stockton Farm" leased from the Trustees.

The meeting was called to order and began with a moment of silence.

The monthly calendar was updated adding a Building Restoration Committee meeting on May 14th at 4:00 p.m.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

Report having been made by "Friends of Bellanca", discussion on McConnells position for that parcel took place. Mr. Indellini will follow up on his status.

May 6, 2003

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Centerpoint—continued:

The discussion went on as to the Board giving “Friends of Bellanca” more time than June 3rd.

A motion was made to extend the deadline date to September 9th on the hangar with a progress report in June.

Ferry Cut-off: Professional Center:

Have only received preliminary plans from Vandemark & Lynch.

Washington Greene:

Mr. Indellini has been in touch with Mr. Michini of Coldwell Bankers and explained to him that the Board objected to the “exclusive rights” section of his proposal. No reply has been received at this date from Mr. Michini.

Basin Road Property:

Mrs. Gibellino-Schultz has replied that the asking price is too high, negotiations are on hold for now.

New Castle Family Care:

Lease is being finalized. Dr. James has raised the question of exclusivity.

The Board believes that if the Professional Center is developed, Doctors which would accompany or compliment her profession should be allowed.

Rent basis would be \$13.20 per square foot, with an escalation of \$.50 per year, possibly on a 3 year basis, rather than 10 years.

The Board authorized Messrs. Indellini, Gambacorta and Peden to finalize the lease if these things can be worked out.

May 6, 2003

Page Three

New Castle Sailing Club:

City has been given papers to correct the dispute over ownership of certain land with Brosius-Eliason. Awaiting final word from the City.

Good Will Fire Company:

Representatives from the Fire Company were to have attended the PDC meeting on Monday Evening, May 5th but did not appear. Will set another time for them.

Penn Farm: (Quigley's) :

Last five year option is now due. Suggested having someone from Patterson-Woods look at the house value, then go forward from there.

326 Associates:

A new 50,000 square foot building to be erected,. 20,000 square feet of which to be leased to Staples.

Plans were accepted and will be signed.

Other Items:

Sykora----Tree?

Gambacorta----Sign at foot of Washington Street.

Twin Span-----Gate operation on Glebe Road

Hinton----South Street ----settlement.

Old City Garage----Office to write another letter.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

Little League held their opening day on April 26th and was well attended.

75 letters have been sent to Little League area neighbors, regarding lighting the field. Office has not had any calls of negative nature.

Commerce Bank has donated \$7,500.00 to help with the lighting.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Finial on the fire house has been completed.

Neighbor on LaSalle Avenue had some flooding, DelDot has cleaned out the area blocked by the beaver.

River walkway will be closed from June 16th through September to make repairs to the sluice gate.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Quarterly meeting had been held on April 23rd. After 12 quarterly losses, we have one quarter gain. Our investments are 50% stocks, 50% bonds and 65% stocks and 35% bonds.

Mr. Peden also thanked the Board for the donation sent to Hospice in memory of his Mother.

LIBRARY COMMITTEE REPORT: Mr. Lane reporting.

Looking into ways to offer future services.

OPEN SPACE COMMITTEE:

No report.

BY-LAW COMMITTEE REPORT: Mr. Wilson reporting.

Committee meeting held on April 22nd and reviewed and made minor changes in the By-Laws.

Copy given to each Board member for their review. If no corrections, final copy to be issued at the June 3rd meeting.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Renovations to the Old Library: Paragon Engineering Corp. submitted a proposal for mechanical and electrical engineering services.

Design a new HVAC system to serve the Museum

Design of electrical service for the new HVAC system

PEC will provide the services of an Architect, as required, to design an enclosure around the ductwork serving the balcony.

PEC will provide construction documents suitable for bidding. These documents will include drawings, technical and Division 1 front-end specifications.

PEC will attend the bid meeting and provide normal construction phase administrative services.

PEC will also review contractor's request for payments.

PEC proposes a lump sum fee of \$9,000.00 for the above work

BATTERY PARK COMMITTEE REPORT: Mr. Quillen reported.

A rough sketch has been presented by the Beautification Committee of a planting of roses around the park side of the parking lot at Third Street. Details to be worked out.

FIRE STATION COMMITTEE:

No report.

There being no further business, the meeting was adjourned for an executive session.

M. Anita Banks, Secretary

May 6, 2003

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Following the executive session, which was called to consider an Executive Secretary,

The meeting was recalled to order and the result of the ballot for an Executive Secretary resulted in no one was hired.

M. Anita Banks, Secretary

June 3, 2003

The meeting of the Board was held on Tuesday Evening, June 3, 2003 in the Trustees Room of the Old Town Hall.

Present, Messrs. Gambacorta, DeAscanis, Quillen, Koczak, Gordon, Wilson, Indellini, Lane, Peden, Toner and Ms. Banks (11) and Andrew P. Taylor, Esquire.

Prior to the meeting, "Friends of Bellanca": presented an update on their progress to "Save the Hangar". Ms. Jan Churchill, Ms. Sally Monigle and Mr. Carlo Viola were in attendance and Mr. Viola spoke on the activity since the May meeting and expressed thanks to the Board for the time extension until September 9th.

"SEE EXHIBIT A"

Also in attendance were City Council President Christophen J. Castagno and Councilman Joseph J. DiAngelo who reported on a recent meeting with Mr. Nathan Hayward, Secretary of Department of Transportation, State of Delaware, regarding the Route 273 corridor. Since much of the land along the corridor between Route 141 and Route 13 belongs to the Trustees, the Board was in agreement that a **study** should be done.

The meeting was called to order and began with a moment of silence.

The monthly calendar was updated adding a Restoration Meeting on June 5th and a By-Law Meeting of June 18th.

The minutes of the previous meeting were approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

The report from the Friends of Bellanca covers this item.

Sub-Division—Professional Center—Ferry Cut-off:

Plans have been received from Vandemark & Lynch, showing possibly a new entrance to the Center. Motion made and approved to submit these plans to the City for sub-division.

Washington Greene:

Mr. Indellini reported that he had spoken with Mr. Michini of Coldwell Bankers and that a contract would be 90 days plus 30 if it is someone having been brought by Mr. Michini for him to receive commission. The Board approved this arrangement. Mr. Toner voting NO.

Basin Road Parcel:

All negotiations are off with Mrs. Gibellion-Schultz.

New Castle Family Care:

Lease ready for signatures. Dr. James has asked for exclusion on the Center, meaning no other doctor being brought in. If this was the case, according to her lease, if another doctor was also in business, she would be able to break her lease in 60 days. Rent adjustment over a 10 year period.

New Castle Sailing Club:

Awaiting City to act on property swaps.

Planning Commission:

Mr. Stan Sykora presented to PDC meeting, a proposed “Doggie Park” behind the houses on East Second Street (Lunt property). The proposal was well received at the committee meeting, However, Mr. Sykora did not have a presentation for the Board.

Buttonwood Civic Group:

Buttonwood Civic Association has asked to use the parcel next to the “Old School” for a scrimmage football field.

A long and involved discussion took place and a motion was made to **NOT** allow Buttonwood Civic Association to use this field for football scrimmage.

326 Associates—“Staples”:

Staples have asked that papers be signed allowing, if an occasion occurs, signage or design to be changed. Papers to be signed and returned.

Twin Span Industrial Park:

A new mylar was submitted to the Board for proper signatures, since the section where property owner signs was signed by someone, but not a Trustee, on the original mylar.

After an involved discussion, a motion was made and carried for the Trustees **not to sign** the mylar since there are still items not resolved.

Sign at foot of Washington Street:

The Gambacorta sign which had been placed at the foot of Washington Street was removed immediately after our last meeting.

Old Hangar:

The asbestos survey proposal by Wik Associates was approved to be done and the \$2,955.00 to be charged to property maintenance,

Centerpoint—Amazon Lease:

The request from Amazon.com to have speed humps installed, was okayed.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

A request had been received from National Heritage Program to go onto Trust property to explore wild life and plants, etc. in the vicinity of the Dyke. Approval was given.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

The Battery Walkway, below the Sailing Club will be closed from mid June through September for the repairs to the Sluice Gate.

Working on the lights at the Professional Center, have the circuits identified.

A tree in Van Dyke Village needs to be cut down.

FINANCE COMMITTEE:

No report

LIBRARY COMMITTEE REPORT: Mr. Lane reporting.

In researching limits of Library Committees terms, an interesting article was found from 1956, where the budget was \$1,600.00 and the hourly rate for the Librarian was raised from \$1.00 to \$1.50 per hour.

OPEN SPACE COMMITTEE:

No report

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Committee meeting on Thursday, June 5th at 4:00 p.m. with Paragon Engineering.

BATTERY PARK COMMITTEE:

No report.

FIRE STATION COMMITTEE:

No report

COMMUNICATIONS:

A thank you letter was received from the Flower Beautification Committee, thanking the Board for their contribution.

A thank you letter was read from Ms. Christine Knox, a scholarship recipient, thanking the Trustees for their help throughout her college years, even increasing the amount of the scholarship each year. Ms. Knox graduated at the end of May with a Bachelor of Science degree in Operations Management and Marketing.

A letter from Peter Octavio, requesting permission to put nesting boxes in the marsh area , was approved.

There being no further business, the meeting was adjourned.

M. Anita Banks, Secretary

JUNE 13, 2003

TO ALL TRUSTEES:

FROM: ANITA, AT THE OFFICE.

ENCLOSED ARE SEVERAL LETTERS SENT OUT AND SEVERAL RECEIVED
SINCE OUR MEETING ON THE 3RD.

THE LETTER CONCERNING THE WALKWAY, THOUGHT ALL TRUSTEES
SHOULD BE AWARE OF THAT CHANGE.

SEPTEMBER 2, 2003

TO: ALL TRUSTEES,

DURING THE SUMMER BREAK, SEVERAL ITEMS OF INTEREST HAVE
TAKEN PLACE, ALL OF WHICH YOU DO NOT HAVE COPIES FOR YOUR FILES.

RESOLUTION ON THE DEATH OF CLAY BRIDGEWATER

PRESIDENTS APPOINTMENT TO PLANNING COMMISSION
THOMAS H. WILSON

M. ANITA BANKS, SECRETARY

September 9, 2003

The meeting of the Board was held on Tuesday Evening, September 9, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. DeAscanis, Quillen, Appleby, Koczak, Gordon, Wilson, Indellini, Lane, Peden, Toner and Ms. Banks (11) and Andrew P. Taylor, Esquire.

In the absence of President Gambacorta, Vice-President Indellini chaired the meeting.

Prior to the meeting, "Friends of Bellanca" presented an update on "Save the Hangar".

SEE EXHIBIT "A"

Ms. Sally Monigle and Mr. Carlo Viola attended the meeting and Mr. Viola presented a short video on the "Miss Veedol's" visit in July and a return visit scheduled for August 2004.

The "Friends of Bellanca" also invited the Trustees to co-host a dedication of an historic marker to be placed on the property, October 9th, to which the Board agreed to participate.

Plans for more clean-up scheduled for Saturday, September 13th.

The "Friends" are hoping to continue talks with C.A.P. (Civil Air Patrol) and to get their cause out to more people through publicity and awareness.

*****Later in the PDC report, "Friends of Bellanca" were given six additional months to present plans for restoration of the hangar.

Mr. Robert S. Appleby, President of Municipal Services Commission, spoke to the Board requesting a continuance of the easement to serve Staples. All of the legal work to be handled by Mr. Richard Stat's attorney. Also, the easement through Penn Farm has never been completed.

The question of the "test well" being put in Buttonwood was asked and Mr. Appleby stated that it could be a financial crunch at this time but if we need it done, it will be pushed ahead.

Mr. John Wheeler of 108 West Third Street appeared before the Board to discuss the property at 101 West Third Street (Marino). Mr. Wheeler has secured the services of Attorney Chuck Gruver, to look into zoning and variances on the property. Safety issues for the park and recreation is also a real concern.

Mr. Wheeler asked that appraisals be done on this property, if a building could be built and if it remains open space. He also asked for a point of contact for his Attorney to work with and asked the Trustees to exercise leadership,

Mr. Wilson spoke that the Trust must consider each property owner and would have felt better about this if Mr. Wheeler had a signed petition to present.

Before leaving the meeting our guest asked about a reply to Mr. Wheeler's request and if we so desire, we will assign a point of contact and committee to work with him.

Our guests also inquired before leaving about the historic marker. The Board agreed to co-host the invitation to the dedication of the marker on October 9th.

The business meeting was called to order with a moment of silence, remembering our good friend "Clay Bridgewater".

BY-LAW COMMITTEE REPORT: Mr. Wilson reporting.

The recently amended By-Laws having been mailed to all Board members in late August were by motion approved.

VACANCY ON BOARD DECLARED:

Due to the death of Clay Bridgewater on June 6, 2003, a vacancy is declared on the Board.

SEE EXHIBIT "B"

Open registration at the TNCC office is new, plus flyers will be inserted in the Municipal Services Commission billing of October 1st, giving registration dates as well as an election date of November 15, 2003.

The registration and election dates were approved by the Board.

No additions were made to the monthly calendar.

The minutes of the previous meeting were approved.

The three monthly Treasurers reports were approved as submitted.

Ms. Banks presented a report on the 2003-2004 Property Taxes which becomes
EXHIBIT "C"

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

A very long involved discussion took place on the hangar property, especially since this was the original date set for a decision to be made to save or demolish it.

Mr. Paul McConnell is still interested in the property, however, at the present time does not have a firm tenant.

It was discussed that we market part of parcel 3 and parcel 4.

"Friends of Bellanca" have Civil Air Patrol interested in the hangar.

A motion was made and approved to allow "Friends of Bellanca" six more months.

Ferry Cut-off Property:

Sub-division has been done by Van-Demark & Lynch, showing a new entrance off of Route 9, doing away with the St. Francis entrance. Since this was done, Delaware Hospice has inquired about the remaining parcels and are interested and would like to continue talks toward a 45,000 sq. ft. building.

PDC will hold off going to the City with the sub-division until something is finalized.

Washington Greene:

Good Will Fire Company have, by letter, expressed their interest in acquiring "Washington Greene" for a new fire station. His would include 3 acres of land and set a 3 to 5 year time line. A gratis lease to be drawn up with Fire Company.

Buttonwood Civic Association:

Law suit against Trustees is referred to Executive Session.

Penn Farm:

Since the last five year option on the Penn Farm was up for renewal in February, PDC will be doing a market value appraisal of the house etc.

Old City Garage—Fourth & Chestnut Streets:

Councilman DiAngelo has contacted PDC about rezoning the Old City Garage parcel to OS&R before it is turned over to the Trustees.

Parkland:

The City is still interested in land for a park in Washington Park.

326 Associates:

Approve the utility easement with Municipal Services.

Approve a small addition to the BJ's building

Staples—Non disturbance agreement approved .

American Appliance—Non disturbance agreement also approved.

Old Railroad Property Behind Washington Greene:

Motion made and approved **not** to accept the strip of Railroad property behind Washington Greene.

New Castle Sailing Club:

Nothing resolved on this property with Brosius-Eliason, to talk with City Solicitor Kavanaugh.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

Little League:

The lights have been installed at the major field. Dedication to take place later.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Dialysis Center:

Another ramp is needed; when going for a permit, Mr. Bergstrom required a stamped drawing which cost \$1,800.00. Awaiting prices on job.

Good Will Fire House:

Still getting water in the basement, going to have a roof installed over the outside stairwell. Will get quotes.

New Library:

Need to get prices on relaying brick sidewalk and repair the steps.

Sluice Gate: Second Street:

A grate at the 2nd street sluice gate has been stolen.

Yard Waste:

Mr. Jim Weldin of the City has requested a place to dump yard waste and it is suggested that the site next to the dirt pile at Dobbinsville be used.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Market is up about 5% since April. Have bonds coming due and replacements will be at a much lower return.

Police Station is moving forward, dedication is set for October 15th, inside of building will not be finished at that time.

Finance Committee asks for time in Executive Session.

LIBRARY COMMITTEE REPORT: Mr. Lane reporting.

Committee is working on best way to serve the community. Looking into making the basement handicapped accessible. There are funds available from the State and will look into any County funds that might be there.

OPEN SPACE COMMITTEE:

No report.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Gear Mechanical Company was awarded the H/VAC bid at \$75,247.00.

Grant from Community Development is on a 60/40 basis and for \$66,600.00

BATTERY PARK COMMITTEE:

No report

GOOD WILL FIRE STATION COMMITTEE REPORT: Mr. Koczak reporting.

Foyer window is still leaking.

Parking lot is sinking in places and will have to be addressed.

COMMUNICATIONS:

Ms. Banks reported that many thank you notes have been received from Scholarship recipients.

Being no further business, the meeting was adjourned to an Executive Session.

M. Anita Banks, Secretary

September 9, 2003

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Following the Executive Session, the meeting was again called to order.

A motion was made and approved to have the Finance Committee combine certain JP Morgan accounts back into accounts of PNC, where they originally came from.

Being no further business, the meeting was adjourned.

M. Anita Banks, Secretary

October 7, 2003

The meeting of the Board was held on Tuesday Evening, October 7, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Koczak. Gordon, Indellini, Lane, Peden, Toner and Ms. Banks (11) and Andrew P. Taylor, Esq.

Prior to the meeting, the Board arrived to find the Buttonwood Civic Association picketing out in front of Town Hall, since the suit they filed against Trustees is still pending.

The meeting opened with a moment of silence.

The calendar was updated, adding a Building Restoration Committee Meeting on October 23rd at 5:30 p.m.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

The parcel behind the hangar was discussed and are awaiting Mr. McConnell to lease this, however, we need to check-out the necessary parking spaces needed for the hangar if it is to become a museum.

It was also discussed that if Mr. McConnell is not interested, a “FOR LEASE” sign should be put up.

Ferry cut-off:

Will await going for sub-division until something is resolved with the inquiry from Hospice.

Also, the Highway Department is going to need a 10’ right-of-way when they re-do the Ferry Cut-off.

Washington Greene;

Preparing a lease with Good Will Fire Company and asking for a time line of 40 months for construction to begin.

Penn Farm: (Jos. Quigley)

Had an appraisal done on the house only, and current rental value is \$950.00 per month.

The current monthly rental is \$690.00 or (\$8,280.00) per year for the entire parcel.

The new monthly rental is proposed to be an increase of 25% or \$862.50 per month or (\$10,350.00) per year for the entire parcel.

On a new lease, the Quigleys have asked that David Quigley's name be removed.

Discussion also took place on the maintenance of the house and out buildings as well as the portion of land being farmed.

A new lease will be prepared.

326 Associates:

Mr. Richard Stat has requested approval to change signage. Motion made and approved to permit 326 to make the necessary changes.

Penn Mart: (New Castle Shopping Associates)

An inquiry has been made regarding putting the two leases into one.

An appraisal has been done on the large parcel as well as one done by DelDot. An appraisal will have to be done on the small parcel, frontage on Rte. 13.

Mr. Taylor will be working with Penn Mart's attorney.

OUTREACH COMMITTEE REPORT: Mr. Lane reporting.

The Little League held an awards ceremony on September 27th and in connection had a dedication of the new lights.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.
Dialysis Center:

Ramp has been installed and new rails will follow.

Lighting is being installed on 2-30' poles with 4 400 watt flood lights and on the island, 2 400 watt flood lights are being put up.

Library:

Steps and front pavement are in need of repair. As of this date, only one bid has been received. Will await other bids.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

JPMorgan account was liquidated on October 3rd and funds transferred to PNC Bank.

At the Finance Meeting on October 22nd, PNC will suggest ways to invest same.

Police Station is 85% completed, now paying the vendors direct. Expect a formal open-house sometime in late November.

LIBRARY COMMITTEE:

N/R

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

As of this date, we have only one candidate, Carlo Viola.

We have had 2 registration times plus the open registration with 41 persons having registered.

The next registration date is Saturday, October 11th from 1 p.m. to 6 p.m. at the Good Will Fire House and on Monday Evening, October 27th from 6 p.m. to 9 p.m. at the Good Will Fire House, plus the open registration at the office from 10 a.m. to 3 p.m. daily.

Last date to register is October 27th.

**ELECTION DAY IS NOVEMBER 15TH, 2003
FROM 10 A.M. UNTIL 6 P.M.
GOOD WILL FIRE HOUSE.**

OFFICE REPORT: Ms. Banks reporting.

Mr. Robert Briggs of Insurance & Financial Services has informed us that the insurance will be placed with Alliance Insurance dealing with non-profit organizations.

The "Marker Dedication" will take place at the Hangar on October 9th, 2003 and Messrs. Indellini, Quillen, Gordon and DeAscanis and Ms. Banks have indicated they can attend.

The agreement with the State for the posts of the traffic signal at 141 and 273 was made out with the City. Since this has already been installed on the "Police Station Site" new papers will be forwarded for signatures to the Trustees.

Brite-Fields (formerly Wik Associated) have inquired about the status of the contained still at the Hangar Site.

As of September 30th, all City, County and School Taxes have been billed and paid in full by the tenants and in turn paid to the City and County and State for the School Tax.

BY-LAWS COMMITTEE REPORT:

It having been reported that a member of City Council intends to file for the Trustees, a discussion took place and the Board is of the opinion that before the By-Laws just adopted, are completed and printed and bound that an amendment is adopted, being that no City Official or Member of Municipal Services be eligible to file as a candidate.

Necessary copies of charters have been sent to Mr. Edward W. Cooch, Jr.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Mechanical work being done, and progressing at the Old Library.

BATTERY PARK COMMITTEE REPORT: Mr. Quillen reporting.

A slide is in need of replacement. This could be one that was an initially installed on the park.

October 7, 2003

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GOOD WILL FIRE HOUSE COMMITTEE REPORT: Mr. Koczak reporting.

Property Maintenance is looking into a roof over the outside stair way.

OPEN HOUSE AT THE FIRE HOUSE IS ADVERTISED FOR OCTOBER 25TH.

COMMUNICATIONS:

None.

OTHER:

Discussion was held on the request last month from Mr. John Wheeler of 108 West Third Street.

Mr. Indellini will attempt to contact Mrs. Marini.

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED TO AN EXECUTIVE SESSION.

M. ANITA BANKS, SECRETARY

October 7, 2003

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Following the Executive Session, the meeting was again called to order.

Items relating to the New Library were discussed and Mr. Lane and Ms. Banks will attempt to find all of the necessary parts of agreements.

There being no further business, the meeting was adjourned.

**IT HAVING BEEN THE CUSTOM FOR MANY YEARS, THE BOARD
WAS PAID WITH THEIR EAR OF INDIAN CORN AS STATED IN THE
CHARTER.**

M. ANITA BANKS, SECRETARY

November 4, 2003

The meeting of the Board was held on Tuesday Evening, November 4, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs: Gambacorta, DeAscanis, Quillen, Koczak, Gordon, Wilson, Indellini, Lane, Peden Toner and Ms. Banks (11) and Andrew P. Taylor, Esquire.

Visitors at this meeting were: Senator Dori Connor, Maj. General Francis A. Ianni, Ms. Robin Bodo, City Council President Christopher Castagno, Ms. Sally Monigle, Mr. Edward Hutchinson, Mr. Michael Alfree and Mr. Carlo Viola.

Prior to the business meeting, Senator Dori Connor spoke to the Board about the Community Development Funds secured for New Castle.

Council President Castagno invited the Board to Council meeting on the 11th when Mr. Wayne Smith of Janney Montgomery Scott, Inc, bond underwriters, will answer questions etc. and on November 20th a larger public meeting, location to be announced, To explain the mechanics of a bond and answer more questions.

“Friends of Bellanca”, Ms. Sally Monigle, Mr. Robin Boda and Maj. General Ianni , were present and spoke regarding the hangar being placed on the National Register of Historic Places.

Since the Board has not had sufficient time to discuss all of the issues and have all the questions answered as to what could be done with the property if on the Register. It was decided that since the Board has given “Friends of Bellanca” until April 1, 2004 to present an economically viable plan for the property, that the Board delay the process of applying for the National Register.

The meeting was called to order, beginning with a moment of silence and remembering Robert W. Martin, City Administrator whose wife passed away today.

No additions were made to the monthly calendar.

The minutes of the previous meeting were approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

A meeting had been held with Mr. Paul McConnell and Donald N. Isken, Esquire, regarding the parcel which contains the hangar. Will await a letter on the outcome of this meeting.

The "Friends of Bellanca" with Board approval, had already applied to have the hangar placed on "National Register of Historic Places" with a public meeting being held on Wednesday November 12th.

The Property Development Committee objected to having the whole 5.7 acres included in this application and would like more time to understand the pros and cons of having it placed on the Register.

A motion was made to have this application delayed. A notarized letter will be sent to Mr. Daniel Griffith, State Historic Preservation Officer. The motion was carried 7 to 3 with Messrs. Gordon, Lane and Ms. Banks voting to proceed with the application.

Ferry Cut-off Property:

Awaiting a reply from Hospice, who is scheduled to meet next week.

Have had an inquiry also regarding a 4,000 sq. ft. building. Mr. Indellini will follow up on this with other parcels that are or will be available.

Good Will Fire Company:

Lease for the Washington Green site is ready for signatures.

Penn Farm---Quigley's:

A new lease to be signed, leaving David Quigley off, per the Quigley's request. New rental to be \$10,350 per year or \$2,587.50 per quarter. Also, all inside repairs to the house are the responsibility of the tenant.

West Third Street Property—Marini:

Mr. Indellini has had no success in contacting Mrs. Marini regarding the West Third Street property. He has left messages but has had no return call.

Mr. Indellini has also talked with the City regarding the swap with Brosius-Eliason and the widening of West Third Street from South.

Washington Park:

The request for land for a park in Washington Park is still open.

Board has been waiting on other City involved issues not completed, i.e. Fourth and Chestnut Street, Brosius-Eliason land swap, etc.

326 Associates –Farmers Market:

It having been noted that tarps are covering salt etc. in the vicinity of the new entrance along with 2 dumpsters, Mr. Stat has been contacted and asks that he be given until spring when the parking area is to be redone.

OUTREACH COMMITTEE:

N/R

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Railing at the Dialysis center as well as the new lights will be completed by the end of next week.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Committee had a meeting with the Bank's on October 22nd and portfolio is up 20% since March 31, 2003.

Transfer has been made from JP Morgan to P.N.C.

Audit report from Gunnip shows rental, taxes and sewer all as income. True rental income is about \$800,000.00.

The loss shown on investments as of March 31, 2003 has been recouped as of November 1, 2003.

Police station is 98% complete. Chief will move in during December and an open house will be held on January 7th, 2004.

To date, the Trustees have funded \$1,327,817.06 and the final will be approximately \$1,900,000.00. Repayment should begin January 2004.

The question was asked if the City Bond bill is passed, will they have the money to repay both the Police Station and the Bond? Mr. Peden said their income has gone up considerably and there is a 20 year contract on the Police Station.

LIBRARY COMMITTEE:

N/R

Ms. Banks spoke that a volunteer doing cataloging at the Library had made contact with the Office stating that he had found books signed by George Read, Sr., George Read, Jr., Nicholas Van Dyke, Thomas Stockton, Kensey Johns and several others. Many of the books are first editions. The outer bindings are in deplorable condition, however, the book should be preserved.

Mr. Edward Hutchinson, a guest at this meeting, identified himself as the volunteer that had contacted Ms. Banks. The cost to have the books repaired would certainly be exorbitant.

Mr. Lane reported that since the Library is looking for more space, that the Original Collection should be moved back to the Old Library since it will now be climate controlled.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

Election set for Saturday, November 15, 2003 from 10 a.m. to 6 p.m. at Good Will Fire House.

We have four candidates: Michael J. Alfree, Sr.
Somasunderam Padmalingam, M. D.
Herbert A. Swanson
Carlo Viola

As of November 4th, we have 34 absentee ballot requests. Last day to obtain an absentee ballot is November 10th and must be returned by 5:00 p.m. November 14th.

There will be 3 voting machines and the alphabet divided into 4 stations.

ALL VOTERS MUST HAVE PROPER IDENTIFICATION.

The matter of a “run-off” election was discussed and the Election Committee recommends December 6th if it be necessary. There would be no registration prior to the election, however, absentee ballots would be available. The motion made was carried, Messrs. DeAscanis and Wilson voting NO.

OPEN SPACE COMMITTEE:

N/R

BY-LAWS COMMITTEE REPORT:

The question that the Election Committee had concerning a member of City Council, or Municipal Services Commission being a candidate was discussed.

Mr. Cooch is looking into a By-Law amendment covering this issue.

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

A bit slower than anticipated on the work being done.

A meeting will be called when project nears completion.

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Have found that the second slide is going to need replacing before another year.

GOOD WILL FIRE HOUSE COMMITTEE:

N/R

December 2, 2003

The meeting of the Board was held on Tuesday Evening, December 2, 2003 in the Trustees Room of the Old Town Hall.

Present Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Koczak, Gordon, Wilson, Indellini, Lane, Peden, Toner, Viola, and Ms. Banks (13) and Andrew P. Taylor, Esq.

Visitors at this meeting were Dr. Joanne Viola, Ms. Cynthia Byham. Ms. Sally Monigle and Mr. & Mrs. Henry Patchak.

The meeting was called to order, beginning with a moment of silence.

The first order of business was the report of the Election Committee, which is herein contained and becomes a part of the minutes of this meeting.

“The Election Committee does certify that pursuant to a resolution adopted by the Trustees, an election was held in the Good Will Fire House, in New Castle, Delaware, on Saturday the 15th day of November, 2003 to fill a vacancy in the Trustees caused by the death of Clay Bridgewater, and that the following is the result of the voting.

Michael J. Alfree, Sr.	192
Somasunderam Padmalingam, M.D.	94
Herbert A. Swanson	67
Carlo Viola	<u>456</u>
	809

Mr. Viola was declared the winner.

President Gambacorta administered the oath of office to Mr. Carlo Viola and was welcomed by all.

President Gambacorta asked that Mr. Viola serve on the committees that Mr. Bridgewater had been on, namely, Battery Park, Finance and Outreach.

The monthly calendar was updated adding an Open Space meeting on Monday, December 15th at 4:30 p.m., Town Hall.

The minutes of the previous meeting were approved.

The Treasurers report was accepted as presented.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Centerpoint:

A meeting had been held on November 3, 2003 with Mr. Paul McConnell and his proposals for parcel 3 & 4 are **not** acceptable.

See Exhibit B.

It was discussed at length if parcel 4 should be marketable for a single tenant and Mr. P. Gerald White will be asked to market this parcel, on a hourly basis. Motion was passed. Mr. Wilson voting NO and Mr. Viola abstained.

Ferry Cut-off:

No feed back as yet from Hospice.

Good Will Fire Company:

Rough draft of the lease was presented to PDC at their committee meeting on Monday, December 1st.

The original request for this parcel "Washington Greene" came in August 2003 from Chief Dave Majewski.

Penn Farm:

The lease was hand delivered by Mr. Taylor, have not heard from Mr. Quigley as yet. The sons name has been removed from the lease.

The maintenance on the house is their responsibility.

Washington Park:

City still requests land for a Park.

A motion was made, setting aside a parcel namely 14th Street for a park at Washington Park.

Other:

A very involved discussion took place on other items between the City and the Trustees which are not completed, i.e. Third Street and now parks. The Mayor is claiming the Trustees are the Park Commission for all parks, however, in 1941 Battery Park was the only park in the City.

Nothing was resolved.

Mr. Taylor spoke that since the City has a new City Solicitor, that he could set up a meeting with him to discuss some of the outstanding issues.

OUTREACH COMMITTEE:

N/R

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Dialysis Center:

Mr. Toner spoke that the nurses at the Dialysis Center are very appreciative of the lights having been installed. They now feel safe entering and exiting the building in the dark for the first time.

Mr. Gordon reported that Mr. Toner just gave his report!!

The new rail has also been installed at the Dialysis Center.

Mr. Gordon is trying to get prices on the roof covering the outside steps at the Fire Station and also on the brick work at the New Library.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

The Chief, Kevin McDerby , moved into the new Police Station today.

Ms. Banks to contact Chief McDerby to set up a time for the Trustees and their spouse to have a guided tour of the new station within the next couple of weeks.

Interest on this loan is Prime less ½ or 3.5.

LIBRARY COMMITTEE:

N/R

**OPEN SPACE COMMITTEE: **

N/R

BY-LAWS COMMITTEE :

N/R

BUILDING RESTORATION COMMITTEE REPORT: Mr. Lane reporting.

Still working on the Old Library.

Mr. Gordon spoke of the old chairs used around the Board table many years ago and are in the Library and he would like to see them used in our meeting room now in place of the folding chairs.

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Maintenance is in need of mulch (ground cover). For the first time, Boyce Associates have requested payment up front.

GOOD WILL FIRE HOUSE COMMITTEE REPORT: Mr. Koczak reporting.

Awaiting the lease.

COMMUNICATIONS:

Letter from "Green Delaware" asking Trustees to take a stand against a garbage incinerator being built possibly at Pigeon Point or Cherry Island.

This should be a City issue.

Thank you note from "Mike and Barbara Alfree" for our commitment to a professional election process.

Thank you letter from the family of Clay Bridgewater.

Ms. Banks was thanked for the refreshments at tonights meeting.

There being no further business, the meeting was adjourned.

M. ANITA BANKS, SECRETARY

