

January 4, 2005

The meeting of the Board was held on Tuesday Evening, January 4, 2005 in the Trustees Room of the Old Town Hall.

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

Guests at this meeting was Mr. Jeff Davis.

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

The monthly calendar was updated:

Outreach Committee	January 10 th , 7 p.m.
Property Maintenance	January 11 th , 4:30 p.m.
Reminder of Finance Quarterly meeting	January 26 th .

The minutes of the previous meeting were amended to read—PDC –Bellanca/
‘The grant through “Save America’s Treasurers in the amount of \$300,000.00 is included in the 2005 federal budget recently passed by the Senate. The President is expected to sign the bill. Friends of Bellanca Airfield are working with Senator Thomas Carper’s office to plan a public announcement.”

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off: Still waiting on a final plan from VanDemark & Lynch for the entrance, the Board would like a letter of intent from New Castle Planning Commission. .

A meeting is set up with the two doctors, Dr. Adeleka and Dr. James along with their attorneys for January 19th or 20th at 5:30 p.m. in the Doctors office. Property Development will be represented by Messrs. Indellini, Appleby and Peden along with Andrew P. Taylor, Esq.

Basin Road: Mr. Indellini had met with a Mr. Thomas Ross and gone over the vacant property with him. No reply as of this date.

New Castle Sailing Club: Mr. Taylor has been in contact with Mr. Hearne and Mr. Weldin and discussed research on the meets and bounds of this property.

Bellanca Airfield: The hangar has been classified as one of “Save America’s Treasurers”

Through the office of Senator Thomas Carper, on January 13, 2005, a public announcement will be made of a grant of \$300,000.00.

The program will be at 2:00 p.m. at the hangar, Senator Carper will speak, as well as other invited guests. Mr. Denis Beaumont will represent “Friends of Bellanca Airfield” and Trustees President Henry Gambacorta will represent The Trustees of New Castle Common. Other guests will include City, State, County, as well as other U.S. officials.

All news items will be handled by the office of Senator Carper. Invitations will be extended by the Trustees of New Castle Common and Friends of Bellanca Airfield.

Application for National Register will be forwarded and to include only the hangar and that parcel of land.

326 Associates: (B.J’s) B.J’s having added a pharmacy to their operation, the sign on the front of the building will be replaced, adding this addition.

DEMPSEY’S (MILLIES DINER): A letter has been received from Mr. Dennis Spivack, attorney for Dempsey’s, stating they are not in a position of making any further rental payments following the December 04 payment.

Mr. Indellini has received numerous inquiries on this property. PDC is looking for at least \$100,000.00 return and he has four firm offers at \$100,000.00.

Dempsey’s will be asked not to remove the skin from the building.

14th & Washington Street : (Former Police Station Site) An inquiry has been received on this parcel of approximately 1/3rd acre for the construction of a sub-shop. PDC suggests a monthly return of approximately \$1,000.00 per month. Motion made and approved to go forward with negotiations.

PENN MART: Meeting to be held with appraisers and representatives from New Castle Shopping Associates, attorneys and members of PDC, on Thursday January 6th at 1:00 p.m.

OUTREACH COMMITTEE REPORT: Mr. Quillen reporting.

Meeting scheduled for January 11th.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

New roof on the New Library is completed.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Check has been received from the State of Delaware, Community Redevelopment Fund in the amount of \$66,600.00.

Budget requests are due by January 19th.

Quarterly meeting to be held January 26th at 4:00 p.m.

LIBRARY COMMITTEE REPORT: Mr. Viola reporting: Study done by the State has been completed and a report will be given at the Bear Library on January 19th.

OPEN SPACE COMMITTEE: Mr. Wilson reporting.

Planning committee has forwarded to City Council request for the "Bull Hill Park" to be open space, council has approved same.

BY-LAW COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report

NOMINATING COMMITTEE:

_____ Meeting to be held on Tuesday Evening, January 25th at 7:00 p. m.

OTHER:

It having been brought to the Boards attention that we do not have a representative on the Tree Commission, C. H. Gebhart IV was appointed.

Being no further business, the Board adjourned for an Executive Session.

M. ANITA BANKS, SECRETARY.

February 1, 2005

The meeting of the Board was held on Tuesday Evening, February 1, 2005 in the Trustees Room of the Old Town Hall.

Present Messrs: DeAscanis, Quillen, Appleby, Gordon, Wilson, Indellini, Toner, Peden, Viola, Alfree, Gebhart and Ms. Banks (12) and Andrew P. Taylor, Esq.

Mr. Toner presided, due to Mr. Gambacorta being out of town.

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

The monthly calendar was updated:

Property Development Committee meeting being held the Monday before the meeting will now meet at **4:30 p.m.**

Open Space meeting to be February 9th at 4:30 p.m.

Outreach Committee will meet monthly now on the last Monday of each month at **2:00 p.m.**

The minutes of the previous meeting were corrected to read: “Millie’s Diner—Dempseys” that they be asked not to remove the skin from the building but rather **told not to remove the skin.**

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off: The entrance as proposed has come under another problem with planning.

Trying to arrange a meeting for February 7th at 12:30p.m to work out the problem with the City planner, Ms. Jacquelyn M. Seneschal.

A meeting had been held with Dr. James, Dr.Adeleke, their Attorneys and Property Development Committee, the reason being that Dr. James has exclusive rights to general medical practice at this site. Property Development Committee has been advised that the lease language can be worked out.

If this can be achieved, lease could be ready for the March meeting.

14th & Washington Street: The possible lease of this property to Mr. John Ioannoni, for a casual sandwich or sub-shop was discussed. After a considerable lot of discussion and feed-back, due to the traffic situation at this intersection, the Board voted **7 no, 3 yes, and 1 abstained.**

New Castle Sailing Club: No progress has been made on the parcel adjoining this lease. Mr. Taylor will attempt to contact Mr. Hearne, the City Solicitor.

Bellanca Hangar and Airfield: Mr. Viola reported that “Friends of Bellanca Airfield” were very pleased to see so many Trustees attend the “Saving America’s Treasurers” program at which time both U. S. Senators Biden and Carper announced a \$300,000.00 Federal Grant to the “Friends” from the federal “Saving America’s Treasurers>

A discussion took place on who and how the grant will be administered.

Millie’s Diner—Dempsey’s: Property Development have 5 interested parties at \$100,000.00 plus, return on this property. Going to have them write a letter with their very best bid. Mr. Parker will supply us a counsel letter. Bid will include building as well as the land, and the building can be kept or demolished.

OUTREACH COMMITTEE REPORT: Mr. Quillen reporting.

Committee would like to set up a regular time and date for meetings. The last Monday of each month at 2:00 p.m.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

New Library: New doors have arrived. Cost of doors and hanging same \$12,000.00
Painting bid \$5,200.00 and Repairs \$3,000.00

Old Town Hall: Bid for painting \$26,000.00 and repairs from \$7,000 to \$10,000.00.

Good Will Fire House: Bid for painting \$9,000.00, repairs \$3,000.00 and new storm windows \$3,000.00

Approximate cost of building repairs \$71,000.00

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

The quarterly meeting was held on January 26, 2005. It being reported that PNC was up about 8% and Wilmington Trust about 10% on investments.

Mr. Peden passed out the "asking budget worksheets" for 2005-06 amounting to \$ 1,107,495.00. Each item will be looked at and revisions made prior to the March meeting.

NOMINATING COMMITTEE REPORT: Mr. Quillen reporting.

Copies of the nomination of officers as well as committee assignments for April 1, 2005 through March 31, 2006 were passed out. These assignments were taken from the forms filled out by the Board.

Voting to take place at the March meeting.

LIBRARY COMMITTEE REPORT: Mr. Viola reporting.

A group from the Library Committee had gone to the Bear Library to hear the report given on the State master plan.

OPEN SPACE COMMITTEE REPORT: Mr. Wilson reporting.

A walk through of some of the open space areas will be held February 9th.

BY-LAWS COMMITTEE REPORT:

No report

BATTERY PARK COMMITTEE REPORT:

No report.

GOOD-WILL FIRE HOUSE REPORT: Mr. Alfree reporting.

A letter has been expected from the Fire Company regarding the siren-pole. As of this date no letter has been received. Mr. Alfree will follow up on this.

The Fire Company is no longer interested in the Washington Greene property.

COMMUNICATIONS:

None

February 1, 2005

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There being no further business the meeting adjourned to an executive session to discuss matters of property.

M. Anita Banks, Secretary.

March 1, 2005

The meeting of the Board was held on Tuesday Evening, March 1, 2005 in the Trustees Room of the Old Town Hall.

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

Guests at the meeting were Messrs. Jeffrey Davis, Joseph DiAngelo, John Houben, and William Robinett.

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

The minutes of the previous meeting were approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off: A meeting with the Highway Department is scheduled for March 23rd or 30th.

A very involved discussion took place on the entrance off Route 9 and the New Castle Ordinance amending Chapter 230, zoning of the code of the City of New Castle.

Basin Road Parcel: Mr. Barthel has been in touch with Mr. Indellini and is inquiring as to what is wetlands on this site.

Sailing Club: Mr. Taylor has been in touch with Mr. Shoemaker and Mr. Hearn regarding the paper street. Mr. Bergstrom is locating a map showing the paper street through the Brosius-Eliason property. Once this map is located a draft of an agreement can be prepared.

Heyman Property, 2nd & Chestnut Street: The matter of the Heyman property being over on Trustees property was discussed and the Board **does not** at this time wish to sell any property. Mr. Taylor will send the Heymans a letter explaining that they may use the property with no further additions.

Millies Diner—Dempsey's: Mr. Indellini has five bids on this parcel of at least \$100,000.00 per year. Property Development Committee has decided to hold a live bid meeting on March 21st at 1:00 p.m. in the Town Hall and lease will be awarded to highest bidder at the next Board meeting.

Washington Greene: An inquiry has been received from Patterson-Wood Associates working with a charter school that is interested in this site.

The school to be called "Family Foundation Academy" and would serve about 300 students, grades one through four. The charter has been submitted to Delaware State Department of Education for review and approval. Mr. Indellini will follow up on this request.

Parcel, 2nd & Chestnut Street: A letter was sent to the Open Space Committee from Mr. Christopher Hemphill regarding the property along the river. No action was taken at this meeting regarding any rezoning.

OUTREACH COMMITTEE REPORT:

No report.

PROPERTY MAINTENANCE COMMITTEE REPORT

No report.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

The budget for fiscal year 2005-2006 was presented and approved in the amount of \$946,845.00.
SEE EXHIBIT 'A'

The matter of the Fiber Link Line was discussed and decided to look into it with the City.

NOMINATING COMMITTEE REPORT: Mr. Quillen reporting.

The Board unanimously voted to accept the report of the Nominating Committee for Officers and Committee Assignments for the 2005-2006 Fiscal Year.

SEE EXHIBIT 'B'

LIBRARY COMMITTEE REPORT: Mr. Viola reporting:

For some time, the Library Committee has been considering ways to improve service to the community. A Mr. Dick Waters recently completed a statewide Library Master Plan Study. His recommendations were presented at a 3 day session held in the Methodist Church Meeting Hall and considered several alternative plans for the Library. All plans presented were based on the library remaining at its current location and would meet historic area guidelines for historic preservation and compatibility.

More recommendations are due in the next several months.

OPEN SPACE COMMITTEE REPORT: Mr. Wilson reporting.

Committee had a meeting and walked some of the area of open space.

BY-LAW COMMITTEE REPORT:

No report.

BATTERY PARK COMMITTEE REPORT:

No report

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

A letter requesting the portable sign left at the Millie's Diner was read. Permission was given for the Fire Company to secure the sign and use it with discretion.

The Board also asked Mr. Alfree to secure a copy of the latest audit report of the Fire Company.

OTHER:

A letter was received from Mr. Chip Patterson, Chairman of the Tree Commission giving the Board an overall report on the "Tree Issue".

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

M. Anita Banks, Secretary

April 5, 2005

The meeting of the Board was held on Tuesday Evening, April 5, 2005 in the Trustees Room of the Old Town Hall.

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

Guest at the meeting was Mr. Jeffrey Davis.

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

The calendar was updated adding:

4/25/05 2:00 p.m. Outreach Committee Meeting—Town Hall

4/28/05 A Walk-A-Thon by the Planning Commission. Mr. Wilson asked for reimbursement for refreshments.

The minutes of the March meeting were corrected to read, “Open Space Committee” that there was no motion to rezone property along the river.

The minutes were then approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off: Still have not received approval of entrance, meeting to be held in Dover on April 6th. Mr. Appleby will attend along with Vandemark & Lynch’s Ms. Molly Mackel.

Basin Road Parcel: Still talking with Mr. Barthel. .

New Castle Sailing Club: Mr. Taylor has been in touch with Mr. Hearn, Mr. Shoemaker and Mr. Bergstrom regarding the paper street. One street shown goes through the center of Fifth Street.

OUTREACH COMMITTEE:

No Report.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

A contract for HVAC services is being signed with National HVAC Service, cost \$4,692.00 covering 4 buildings: Town Hall, Good Will Fire House, New Castle Public Library and the Old Library Museum.

A heat exchange unit was repaired by National at the Medical Center.

Window over the entrance door at the New Castle Family Medicine is in need of replacement.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Reminder that the quarterly meeting will be held on April 27th at 4:p.m.. Town Hall.

Mr. Peden also commented on the 04-05 budget coming in at about 98.5% at which he was pleased and thanked the Board members.

LIBRARY COMMITTEE:

No report

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE:

No report

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Ms. Banks reported that Dr. Padmalingam had contacted her regarding securing funds from the Board to clean up the shore-line from the flag pole to the cat-walk on Battery Park.

Ms. Banks reported that she told him she would not ask the Board for funds as it is not the responsibility of the Trustees to keep that shore-line clean, due to the change of tides.

Following a discussion, the Board agreed with Ms. Banks not to appropriate funds for this project.

GOOD WILL FIRE HOUSE REPORT: Mr. Alfree reporting.

The request for the portable sign at “Millie’s Diner” was withdrawn as they were no longer interested in securing it.

The latest financial report of the Fire Company will be forwarded to the office by their accountant.

A letter was received from Chief William J. Simpson concerning the fire siren:

“It is to be sounded for the last alarm for a deceased firefighter, as an emergency backup to the present radio paging system, for testing at Noon on the first Saturday of each month and for any use deemed as necessary by the City of New Castle Emergency Planning Committee”.

A meeting on the renovations to the fire house was postponed by their Board.

COMMUNICATIONS:

Ms. Banks suggested a contribution be sent to “St. Peter’s Work Force” in memory of John H. P. Tidwell, a former Trustee, elected January 30, 1982 and served for 12 years. A resolution will also be sent to the Tidwell family.

Ms. Banks reported also that a member of the “Day in Old New Castle Committee” had contacted her about the Old Town Hall being open for the Day. Mr. Quillen and well as Mr. Wilson agreed with Ms. Banks that since the past several years so few people have visited the building, it was decided to remain closed this year. There is hope that future years signs and publicity will encourage more visitors.

Mr. Alfree thanked Ms. Banks for getting his desk plate and inquired about a new group picture.

Mr. Gebhart reported that the Tree Commission will plant a tree in Battery Park in memory of Mr. Tidwell and that the trees on Battery Park that were removed for safety etc. will be replaced before a Day in Old New Castle.

The regular meeting was adjourned for an Executive Session to discuss leasing of property. At this point in the meeting, Mr. Henry Gambacorta asked to be excused.

Following the Executive Session, the regular meeting was again called to order, President Gambacorta having been excused, Vice-President Quillen presided.

There were two bids received for the property at 100 duPont Highway, former lease with Dempsey's / "Millie's Diner".

1. Carriage Realty maximum bid was \$133,000.00 per year.
2. Castle Dealerships offered to pay \$2,500.00 per year more than the highest offer or \$135,500.00.

A very involved discussion was held and subject to financial information and a mutual cross easement of the property, the Board boted 7-3 in favor of Castle Dealership. Mr. Indellini opposed and Mr. Toner not voting.

Lease negotiations will go forward.

The matter of leasing the parcel at 14th & Washington Street to Mr. John Ioannoni for a casual sandwich or sub-shop was again brought before the Board, having been turned down at the February 1, 2005 meeting.

Mr. Ioannoni assures the Board that the traffic pattern is not a concern and the Board voted 6 to 4 to resume talks with him and have him present a building plan as well as a parking diagram.

There being no further business, the meeting was adjourned.

M. Anita Banks, Secretary

May 3, 2005

The meeting of the Board was held on Tuesday Evening, May 3, 2005 in the Trustees Room of the Old Town Hall.

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

Guest at the meeting was Mr. Francis Lucia.

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

The monthly calendar was updated adding:

By-Law Committee Meeting, May 16th at 4:00 p.m.

Open Space Committee Meeting, May 16th at 5:00 pm.

Outreach Committee Meeting, May 23rd, 2:00 p.m.

The minutes of the April meeting were corrected to read “Good Will Fire House Report” that once they have received their financial report, it will be forwarded to the Trustees.

The minutes were then approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT; Mr. Indellini reporting.

Ferry Cut-off: Van Demark and Lynch need to know the site for the Doctor, possibility of having to do a wetland delination.

Inquiry from Happy Harry’s for a building in the general area where Dr. Adeleke is interested in.

Motion made to give Dr. Adeleke 14 days to resolve the restriction with Dr. James or P.D.C. will work with Happy Harry’s for the 2.1 acres.

Basin Road Parcel: On hold with VanDemark & Lynch.

Dempsey’s Lease (Millies Diner) An easement will be worked out between Castle Dealership and Gambacorta.

The fact that a furniture vendor was using the property over the week-end was discussed but found that a permit was issued through the City

Washington Greene: Mr. Indellini reported on a meeting with “Family Foundation Academy” who is interested in the parcel for a school.

14th & Washington Street: Talking with Mr. John Ioannoni regarding a “sandwich shop”: haven’t received sufficient information to go forward. It seems to be area residents are against building a shop due to the traffic pattern. Mr. Lucia spoke on the traffic now on Washington Street and especially at that intersection.

Bull Hill: Board in receipt of two petitions against opening a road behind the houses on East Second Street (River Side 205 thru 219). The petition states that the road would be on Trustees land. The Board has asked Mr. Taylor to look into the matter of ownership.

A publication of “Saving New Amstel” a 1989 report done by Heite Consulting for the Trustees show this area had been a cemetery and potters field and before any earth-moving work is done an archaeological clearance should be obtained.

A letter will be sent to Council President William Blest, asking that permission be withheld on this project.

Del Dot: Mr. Taylor had copies of deeds needing signatures from State Highway Dept. for Quigley Boulevard extension—Frenchtown Road to Trader Lane.

Signing was approved. Subject to attorneys final approval of the language. Mr. Toner voting NO.

326 Associates Approval given for a new sign.

OUTREACH COMMITTEE REPORT: Mr. Quillen reporting.

Meeting held on April 25th, Mr. Viola was appointed Chairman. Reviewed the purpose of the committee as stated in the By-Laws and how they can accomplish their purpose. They will work on ways to improve public relations.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Window at the Family Medicine unit has been replaced.

The tower at Town Hall is nearly finished.

The piece of plaster in the Council Room is being repaired.

The trailer recently purchased for transporting the mowers is now in use.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Meeting with the Bank's held on April 27th show for the first quarter 8 to 9% return.

Following the Bank meeting, City Finance Chairperson John A. DiMondi and President of City Council Blest met with the Finance Committee. Many aspects of the City finances were discussed and Mr. DiMondi was told to get a better feel of the City Finances, The feeling is that annexation has caused the City extra expense with the 326 properties annexed.

LIBRARY COMMITTEE :

No report.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report

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

Copy of the audit report will be secured as soon as possible.

At their last meeting, the renovation plans were again discussed.

COMMUNICATIONS:

An inquiry from Mr. Harry Keyser regarding the oral video interviews he had done with local citizens some years ago, were located in the Library Vault. There about 13 tapes. Mr. Keyser asked if Trustees were interested in having them put on D.V.D's, the equipment would cost about \$325.00. After a discussion there was no interest in having videos re-done.

COMMUNICATIONS –CONTINUED.

A thank you note had been received from the Tidwell Family.

The use of Battery Park (Third Street & The Park) for a dumpster to be placed for the demolition of 3 houses on the east side of West Third Street was discussed. These properties belong to Cochrans. A verbal approval had been given for a POD to be placed behind # 47 (Gallagher's house) for 30 days or less, knowing that the owner would be responsible for any damage. As of this meeting no one had applied for permission in connection with the demolition. Contractor will have to use other means.

The Secretary was instructed to write a letter to Council President Blest, asking that 'permission be withheld until all areas are completely clear at Bull Hill.

There being no further business the meeting was adjourned.

M. Anita Banks, Secretary

June 7, 2005

The meeting of the Board was held on Tuesday Evening, June 7, 2005 in the Trustees Room of the Old Town Hall.

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

Prior to the meeting, a group photo was taken of the Board.

Guests at the meeting were: Ms. Susan Keyser, Ms. Karen Hayman, Ms. Bernadette Ruff, Ms. Lynn Sheridan, Ms. Marianne Caven, Mr. William Boyle, Mr. Robert Briggs and Dr. Conrad DiMichele. All guests being interested in the "Bull Hill Road Project:". Mr. Gambacorta pointed out to the group the "alley" on the map, however, it is also noted that the place to go would be to H.A.C. and ask that off street parking be exempt. No reply has come from the City to our letter and the group voiced their concern.

"See Exhibit A"

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

The monthly calendar was updated adding an Outreach Meeting on June 27, 2005 at 2:00 p.m.

The minutes of the previous meeting were corrected to read:

"Finance Committee Report": showed a loss, but expect an 8 to 9% return for the year."

The minutes were then approved.

The Treasurers report was approved as submitted.

Mr. Peden reported that Mayor and Council had made **no** payment on the Police Station Complex since April 4, 2005.

Following a long involved discussion, the Secretary was instructed to write President of City Council stating that the **"Trustees will withhold any and all future payments to the City until this situation is resolved."**

Copy of the letter to be sent to President of City Council Blest and the Mayor and Council Members, plus all Trustees.

"See Exhibit B"

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off:

All talks are on hold with Dr. Adeleke unless the restrictions are removed or amended with PPJ Properties, LLC (New Castle Family Care—Dr. James). Doctor will look at other alternative property.

Hunter-Lott Realty Company representing Happy Harry's is interested in the parcel and a motion was made to begin negotiations with them and to secure an appraisal of the property. Mr. Gary Parker to be contacted to appraise the property.

Basin Road Parcel:

Property Development Committee will contact VanDemark and Lynch to have them identify the wetlands.

New Castle Sailing Club:

Communications are going forward with Brosius-Eliason Company, Mr. Rick Armstrong on the Penn Street parcel going to the City, squaring up the other properties in the vicinity of the Sailing Club.

The Trustees have agreed to pay the engineering fees for this survey.

Castle Dealership:

Awaiting information from Mr. Bergstrom on applying to have the zoning changed from Service Commercial to General Commercial. Change request due to signage. Mr. Appleby voted NO.

Washington Greene:

Mr. Indellini reported he had requested financial information from "Family Foundation Academy" who is interested in land for a charter school.

14th & Washington Street:

Discussion was held on the inquiry from Mr. John Ioannoni for a sandwich shop at 14th and Washington Street. The Board had numerous negative messages from neighbors in the vicinity and the traffic pattern at that intersection was considered.

The motion to lease this parcel was **voted down and removed from the market.**

Friends of Bellanca:

The lease with "Friends of Bellanca" should be completed over the summer months.

Library Expansion:

The Board voted in favor of talking with Mrs. Mary Jane Robinson regarding the property at 420 Delaware Street (next to the Library).

Twin Span :

It is noted that the signature on the print is not that of a Trustee. Mr. Taylor to follow through on this with the State and Environmental Department.

Easements: (Getty Realty Company & Penn Mart:)

Mr. Taylor passed on checks from Parkowski, Guerke & Swayze, PA, escrow agent for DelDot North for a : permanent easement at Basin Road and Frenchtown Pike in the amount of \$30,700.00.. According to agreement Trustees of New Castle Common will forward a check for 25% of the proceeds (\$7,675.00) to Getty Realty Corp.

Another check for \$3,300.00 for the taking of the bus stop area and a check for \$3,000.00 for the taking of the permanent easement at New Castle Shopping Associates (Penn Mart).was received. According to agreement, Trustees of New Castle Common will forward a check for \$1,100.00 being 1/3rd of the proceeds for the bus stop and a check for \$1,000.00 being 1/3rd of the proceeds for the permanent easement to New Castle Shopping Associates, LLC.

OUTREACH COMMITTEE:

No report.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

New Library:

Painting is about 75% done, doors to be painted and hung.

Painting:

Painting at the Fire Station and the Town Hall are on the contractors schedule.

FINANCE COMMITTEE:

No report

LIBRARY COMMITTEE REPORT:

It is reported that the Library is applying for a 501C3 status.

There are a number of photos that need to be placed in the vault. Arrangements will be made to accommodate them. Discussion also on the Oil Painting of the Board, era early 1900's,(now in the Basement of the Library). Restoration and space to be looked into and possibility of becoming a budget item for next year.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE:

No report

BATTERY PARK COMMITTEE:

To schedule a meeting with Councilperson Churchill during the summer.

GOOD WILL FIRE HOUSE COMMITTEE: Mr. Alfree reporting..

Mr. Alfree reported that his request for a financial statement or report has not been successful.

COMMUNICATIONS:

Ms. Banks reported that a Mr. Boyle of New Castle County Land Use Policy Council had inquired about a church having been on Rte 273, as well as a cemetery. Church reported to have burnt but graves go back to late 1700's.

No one on the Board knew of this property but could have been part when the Airport was put in.

There being no further business the meeting was adjourned for an executive session to discuss a real estate matter.

M. Anita Banks, Secretary

August 22, 2005

TO ALL TRUSTEES:

A COPY OF THIS RESOLUTION WAS RECEIVED AT THE OFFICE ON FRIDAY.
SINCE IT INVOLVES TRUST PROPERTY, THOUGHT THE BOARD SHOULD SEE
IT PRIOR TO MINUTES COMING OUT.

ANITA

The meeting of the Board was held on Tuesday evening, September 13, 2005 in the Trustees Room of the Old Town Hall.

Present: Messrs. Gambacorta, DeAscanis, Quillen, Gordon, Indellini, Peden, Toner, Viola, Alfree, Gebhart and Andrew P. Taylor, Esq.

Guests at the meeting were: Ms. Dorsey Fiske, Mr. Robert Briggs, and Mr. Michael Hemphill.

Prior to the meeting, Mr. Hemphill presented a petition with over 100 signatures, representing City residents who want Bull Hill to be rezoned as Open Space Recreation, hereafter "OSR," instead of the current residential/commercial zoning. Mr. Hemphill indicated that this will remove any temptation to use the Bull Hill land for anything other than OSR purposes. Mr. Hemphill specifically indicated this petition is mutually exclusive of City Council's recent actions, which he and other petitioners do not support. Mr. Gambacorta referred the petition to the Property Development Committee. Messrs. Briggs and Hemphill left the room after this presentation.

The meeting was called to order at 7:40 p.m. and opened with a moment of silence.

The monthly calendar was updated with an Outreach Meeting on Monday, September 26 at 2 p.m.

The minutes of the previous meeting were corrected with respect to the Property Development Committee's report on 14th and Washington Street: **"The motion to lease this parcel was voted down and will remain on the market at the Trustees' discretion."**

The minutes were then approved.

The Treasurer's report was approved as submitted.

Mr. Peden reported that Mayor and Council had made payments for June and July and should be current by the end of September.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut-off:

The parcel being considered by Happy Harry's was appraised at \$669,375. Mr. Indellini felt the Trustees could do better. He also noted the importance of keeping

Happy Harry's local for the community. The Property Development Committee will be working with Hunter-Lott Realty on the rental agreement specifics.

Basin Road Parcel:

We are expecting a wetlands delineation within the next 30 days.

New Castle Sailing Club:

The lease expires February 2006. Mr. Indellini indicated that while we are mindful of the Club's desires, we need to resolve the parcel ownership change among us, Brosius-Eliason, and the City in changing ownership of the parcel.

Washington Greene:

Mr. Indellini reported that we have reached an agreement with Family Foundation Academy (FFA) for land designated for its charter school. FFA will be operated by former teachers from Christiana School District. We will require \$1 million more liability insurance coverage. This would be a four-year lease with the standard CPI increases. FFA met the financial due diligence requirements and has pre-approval for a loan, along with the necessary state funding. The target for opening is September 2006.

Mr. Indellini motioned that the agreement with FFA be approved and that the liability insurance be increased \$1 million. The motion was seconded and approved.

326:

Mr. Indellini reported that a non-disturbance agreement had been signed with 326 during the summer break. A motion was made, seconded, and approved to authorize this action.

Resolution #2005-19 by City Council (See Exhibit A.):

Mr. Gambacorta opened discussion on whether to respond to this resolution. (Reference Exhibit A that includes a letter from City Councilman DiMondi and a copy of the respective resolution.)

After discussion, there was consensus on developing a task force or committee to recommend how to proceed. Mr. Gambacorta indicated he would either appoint a committee or convene the board to address this further.

OUTREACH COMMITTEE: Mr. Viola reporting.

Mr. Viola motioned that the Trustees host an appreciation night in November for the various individuals on Trustees' committees. The motion was seconded and approved.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

New Library:

Painting is completed, and the front steps and sidewalk have been repaired.

Town Hall:

Painting is completed, and the cupola has been repaired.

Good Will Fire House:

Painting is completed, and the storm windows have been installed.

Former Millie's Diner site:

A new sewer line was installed over the summer.

FINANCE COMMITTEE: Mr. Peden reporting.

The Finance Committee met with the Trustees' bankers in July. Mr. Peden indicated that given the adverse effects of Hurricane Katrina on the economy, the 8% to 9% return on the portfolio expected by the bankers could be a challenge.

We have a strong cash position, with CDs totaling in excess of \$250,000 earning very competitive rates.

LIBRARY COMMITTEE REPORT: Mr. Viola reporting.

Mr. Viola indicated that Bill Lane led an effort to get the old book collection back into the building. Ned Hutchinson cataloged and shelved the collection.

Mr. Viola also indicated that the Library Committee will begin discussions with Mary Jane Keiser to acquire property for the library expansion. He noted that the State has a matching program for library expansion and that the Library is applying for 2007 funding. The State has a different reimbursement policy for property versus structures.

Mr. Viola shared that this project would be presented at a bond bill meeting on Thursday, September 15. The Library would be requesting 50% of the property acquisition cost and the upfront expense for architectural design work.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report

GOOD WILL FIRE HOUSE COMMITTEE: Mr. Alfree reporting.

Mr. Alfree reported that his request for audited financial statements has not been addressed. Mr. Alfree and Mr. Gambacorta will prepare a letter to send to the Fire House.

COMMUNICATIONS:

Mr. Gebhart noted that he had donated a statue of William Penn to the Trustees.

Mr. Gambacorta indicated the need to convene for Executive Session, and Ms. Fiske left the room.

After Executive Session, Mr. Gambacorta reopened the meeting and then motioned to adjourn. The motion was seconded and approved.

M. Anita Banks, Secretary

OCTOBER 4, 2005

The meeting of the Board was held on Tuesday Evening, October 4, 2005 in the Trustees Room of the Old Town Hall.

Present, Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Gordon, Indellini, Peden, Toner, Viola, Alfree, Gebhart and Ms. Banks (12) and Andrew P. Taylor, Esq.

Guests at the meeting were: Senator Dori Connor, Ms. Nancy Coning, Ms. Dorsey Fiske and Mr. Thomas E. Geraghty.

Senator Connor spoke to the Board regarding the boat ramp at the end of Third Street and was informed by the Board that the Trustees had the boat ramp installed for the use of the Good Will Fire Company. She mentioned that the Fire Company told her that work was needed to be done on the ramp.

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

No additions were made to the calendar.

The minutes were amended to read: Library Committee Report, that the request for funding would be presented at a Library Council meeting rather than a bond bill meeting. The minutes were then approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Ferry Cut Off: Continue to talk with “Happy Harry’s”

New Castle Sailing Club---Brosius-Eliason property:

The final plans for the transfer of properties between Brosius-Eliason Company, City of New Castle and Trustees has been received. The Board voted unanimously that this agreement by accepted,

SEE EXHIBIT ‘A’

Washington Greene: The lease was signed by the Trustees and returned to James T. Taylor, Esq. for Family Foundation Academy to execute.

Zoning of Trust Properties: Discussion on zoning of Trustees properties took place. It is recommended that nothing be done at this time.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

Mr. Viola announced that the appreciation event be held on Thursday Evening, November 10,2005 from 5:30 p.m. to 7:30 p.m. at the Arsenal.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Mr. Gordon reported that the walkway on the Battery has been sprayed and bushes cut back.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

The City is up to date on their payments for the police complex. Reminder of the quarterly meeting, Wednesday October 26th with the banks.

LIBRARY COMMITTEE REPORT: Mr. Viola reporting.

Mr. Viola reported on the prioritized list of requests submitted at the Library Council Meeting, New Castle being 8th on the list of 9 and of which only 8 will go forward. The request of \$345,000.00 would cover 50% of the cost of acquiring the property next to the Library and 50% of the first phase of architects work.

OPEN SPACE COMMITTEE REPORT: Mr. Alfree reporting.

Mr. Alfree spoke of the zoning of all Trustees properties. Suggested taking one property and show the pros and cons of re-zoning same.

BY-LAWS COMMITTEE:

No report.

BATTERY PARK COMMITTEE:

No report.

GOOD WILL FIRE STATION COMMITTEE: Mr. Alfree reporting.

Copy of the financial report for year ending December 31, 2004 was received and on file in the Trustees office. A meeting will be held on the 13th of October at which time expansion plans will be presented,

COMMUNICATIONS:

A thank you note was received from Ms. Banks for flowers sent when she was in the hospital and was welcomed back.

Mr. Gebhart inquired if other committee reports could be included on the monthly agenda such as the Tree Commission. Ms. Banks said a new item could be included as "Other Committee Reports".

Mr. Viola noted that the June 05 minutes "Friends of Bellanca" only spoke that the lease should be completed over the summer. A motion was made and unanimously approved to "Ratify the agreement that was made at the June meeting but was not recorded as such in the minutes that the Board authorize the signing of the lease between "Friends of Bellanca Airfield" and Trustees of New Castle Common at the point of which the Property Development Committee has expressed their agreement with the terms of the lease.

Senator Connor spoke that it be understood that the request made for the New Castle Library be \$300,000.00 toward the acquisition of the property and \$45,000.00 toward the first phase of architects work.

Senator Connor also inquired as to where the "Charter School" would be built, since she was not aware of it. School to be 1 floor, 38,000 square feet with 21 classrooms, a library and playground for grades 1 through 4 and leased to "Family Foundations Academy"

IT WAS PAY DAY AND THE BOARD EACH RECEIVED AN EAR OF INDIAN CORN ----AS SPELLED OUT IN THE CHARTER OF 1764.

There being no further business the meeting was adjourned.

M. Anita Banks, Secretary.

November 1, 2005

The meeting of the Board was held on Tuesday Evening, November 1, 2005 in the Trustees Room of the Old Town Hall.

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

Guests at the meeting were Ms. Dorsey Fiske, Mr. Thomas McDowell and Mrs. Elaine Ryan Watson.

Mrs. Watson inquired of the Board the status of the "Banks Building". Her interest was on behalf of her father John Ryan, who as a member of "The Senate" goes to the Delaware Street wharf and the Banks Building nearly everyday. "The Senate" had been told that the building was going to be closed for the winter since the Trustees do not pay for the heat. The Board assured Mrs. Ryan that they will meet with members of Council and work something out.

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

An open space meeting was added to the monthly calendar for November 21st at 7p.m.

The minutes were corrected to reflect a meeting of Outreach, October 24th, now scheduled for the fourth Monday of each month. Minutes were than approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

FERRY CUT-OFF: HAPPY HARRY'S:

Are in conversation with Mr. Levin and his attorney to negotiate a new building and access road.

BASIN ROAD PARCEL:

Doctors are still interested in parcel. Waiting to see how much land is useable.

NEW CASTLE SAILING CLUB:

Waiting on the City Solicitor to get back to us on the land swap that Council was presented last month.

WASHINGTON GREENE:

The lease has been signed with Family Foundation Academy. Some concerns had been expressed about the building, it will be built for them. Plans to go before Board of Adjustment.

416 DELAWARE STREET:

A motion was made and approved to have Allen Appraisers do an appraisal of this property which is adjacent to the Library.

326 ASSOCIATES :

Mr. Stat had submitted proposed new signage for Wilmington Savings Fund which was approved.

BANKS BUILDING:

A very involved discussion took place on the maintenance of the Building. The Board is not in favor of closing it for the winter and will talk with President of Council Blest and work out a means of keeping it open.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

Arrangement have been worked out for the "Appreciation Party" being held on Thursday Evening, November 10th at the Arsenal on the Greene. Replies are coming into the office.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Representative from Delmarva Power has contacted Property Maintenance Committee regarding trees on Trust property, which are in need of cutting. Permission was granted .

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Committee had met with the Banks on our investments with Wilmington Trust reporting up 12% and PNC up 8.10%. Accounts are growing. Appears that the Board is pretty much on budget for the year.

LIBRARY COMMITTEE REPORT:

No report.

OPEN SPACE COMMITTEE REPORT: Mr. Wilson reporting.

Meeting called for November 21st. Board to remember

BY-LAW COMMITTEE REPORT:

No report

BATTERY PARK COMMITTEE REPORT:

No report

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

Had met with their membership to discuss renovations to the Fire Hall.

Their needs are an office, co-ed sleeping quarters, heat and ventilations renewed, a new radio room.

Architect is Homsey. The Design Development Estimates are by Wohlson Construction Company.

It is reported also that the new addition etc. cannot go over the present bays,

Copy of plans and report are available in the office.

OTHER COMMITTEE REPORTS:

None

COMMUNICATIONS:

None

The regular meeting was adjourned for an Executive Session.

M. Anita Banks, Secretary

December 6, 2005

The meeting of the Board was held on Tuesday Evening, December 6, 2005 in the Trustees Room of the Old Town Hall.

Present Messrs. Gambacorta, DeAscanis, Appleby, Gordon, Indellini, Peden, Toner, Viola, Alfree, Gebhart and Ms. Banks (11) and Andrew P. Taylor, Esquire.

Guests at the meeting were Ms. Dorsey Fiske and representatives from Good Will Fire Co. to present and discuss the renovations to the Fire Station. Messrs. Majewski, Simpson, Hurd and Robinson along with Mr. Dan Wrightson of the architects office.

Mr. Wrightson discussed the need for male and female sleeping quarters, enlarging the radio room, adding new handicapped accessible restrooms, offices and made it known that the new renovations will be at either end of the building, since no structure can be put over the engine bays. Approximate cost to be 2 million dollars.

Mr. Majewski also mentioned that William Ervin Thatcher has put together 150 years of Fire Company history.

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

There were no additions to the monthly calendar.

The minutes of the November 05 meeting were corrected to read: OPEN SPACE—“Board to remember that 50% of Washington Greene parcel is to remain Open Space. The minutes were than approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Reported on talks with Mr. Levin of Happy Harry’s and lease escalation clauses in lease.

Basin Road: Mr. Indellini had received the study done by VanDemark & Lynch on the wetland delineation done on this parcel.

New Castle Sailing Club: Still waiting on City to approve land swap.

Family Foundation Academy: waiting on the Board of Adjustment hearing which was being held at the same time as this meeting. No report was received.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

Mr. Viola reported that he had received good feedback from the Appreciation Night.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting,.

Banks Building: A discussion was held on the condition of this building. Mr. Gordon spoke that the front door is need of repair, windows should be covered with plastic since the storm windows do not close properly . Trustees will pay for the heat.

The Board discussed the possibility of Trustees taking over this building, Mr. Taylor will look into the insurance etc.

The Appleby memorial at the Tennis Courts has been damaged and will be fixed.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

It is budget time and office will send out letters to those organizations that ask for financial assistance.

LIBRARY COMMITTEE

OPEN SPACE COMMITTEE

BY LAWS COMMITTEE

BATTERY PARK COMMITTEE

No reports:

COMMUNICATIONS: A letter was received from Mrs. Tidball, requesting permission for “Elementary Workshop School” to check on wildlife etc. at the Gambacorta Marsh. This was referred to Outreach.

The Board thanked Ms. Banks for refreshments at this meeting.

There being no further business the meeting was adjourned.

M. Anita Banks, Secretary.

