

January 10, 2006

The meeting of the Board was held on Tuesday Evening, January 10, 2006 in the Trustees Room of the Old Town Hall.

Present: Messrs. Gambacorta, DeAscanis, Quillen, Appleby, Gordon, Wilson, Peden, Viola, Alfree, Gebhart, and Ms. Banks (11) and Andrew P. Taylor, Esq.

Guest at the meeting was Ms. Dorsey Fiske.

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

The monthly calendar was updated:

January 18th, Building Restoration Committee Meeting

January 23rd, Nominating Committee

January 25th, Budget meeting following quarterly report.

The minutes of the last meeting were approved.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Peden reported.

Happy Harry's: On going talks and negotiations—to be discussed in Executive Session.

Basin Road Parcel: -Still talking with Dr. Adeleke.

New Castle Sailing Club: Have not received acceptance from the City on ground swap. The Board will grant a three month extension on the lease making expiration date, May 31, 2006.

Banks Building: Have talked to Council President Blest about the Trustees taking over the “Banks Building”. It could be put on Councils agenda for next month. Necessary emergency repairs have been done.

Wilmington Trust Company—Drive In Bank: A letter received stating they intend to exercise their sixth five year option on August 13, 2006 and are requesting an additional five year option. Lease to be checked regarding an appraisal.

326 Associates: Attorney for Richard Stat has requested Trustees signing papers for a pending loan. Approval was given, however, P.D.C. and the Board are still awaiting 326 re-working of the entrance and the removal of the shed of salt , sand and dirt pile along the Frenchtown Road.

Mr. Taylor will communicate with Mr. Mammarella.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

A letter relating to children from Montessori School (Elementary Workshop) regarding adopting the Gambacorta Marsh for a wetland study was received. Mrs. Tidball a former teacher will meet with Outreach to discuss this project on January 23rd at 2:00 p.m.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Banks Building: The door and frame has been replaced as well as windows covered. The building needs a lot of work to be done.

Tennis Courts: The Appleby marker at the tennis court has been put back in place.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Three quarters of the year being over, it appears we are in line with the budget. The 05-06 budget income was 946 thousand and for 06-07 could be 1 million. Budget is now being worked on for 06-07.

LIBRARY COMMITTEE:

No report.

OPEN SPACE COMMITTEE:

No report.

BY-LAW COMMITTEE:

No report

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Ground safety zone to be inspected.

GOOD WILL FIREHOUSE COMMITTEE REPORT: Mr. Alfree reporting.

Mr. Alfree has asked their Board of Directors to look into outside financing for their proposed renovations.

COMMUNICATIONS:

Ms. Banks passed our copies of a letter from Michele Anstine, Director Read House and Gardens inviting the Trustees to share in the public archaeology and history program in New Castle. A workshop to be held January 22nd from 3 until 4 at a location to be determined.

A letter from City Council to New Castle Jaycees thanking them for contributing \$500.00 toward the heating of the Banks Building.

A notice that the second floor room of the Old Town Hall will be used by the New Castle Historical Society to promote window displays and attract more tourism.

Applications for scholarship program are available at the office.

Mr. Gebhart inquired of the Board the possibility of the Trustees participating in the cost of a survey of the Seniot Center Property. A motion was made and approved for Trustees to pay ½ the cost of the survey.

The meeting was recessed for an Executive Session to discuss property negotiations.

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

Property Development Committee was authorized to negotiate with Happy Harry's on a start of \$85,000.00 per year with a 5% escalation per year and an appraisal at 25 years.

Motion was approved, Mr. Wilson voting NO.

The meeting was then adjourned.

M. Anita Banks, Secretary

February 7, 2006

The meeting of the Board was held on Tuesday Evening, February 7, 2006 in the Trustees Room of the Old Town Hall.

Present Messrs. Quillen, DeAscanis, Gordon, Wilson, Indellini, Peden, Viola, Alfree, Gebhart and Ms. Banks (10) and Andrew P. Taylor, Esq.

Vice-President Quillen chaired the meeting due to President Gambacorta being absent.

Guests at the meeting were Ms. Dorsey Fiske, Mr. David Bird and Mr. Rich Pennell.

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

There were no additions to the calendar.

The minutes of the previous meeting were corrected to read: Outreach Committee: Report that a Ms. Amy Dwyer met with Outreach regarding the wetland study.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Happy Harry's: Would like to re-open the dialogue on the parcel.
The base lease would be 25 years (5 5year period options)

Initial Rent \$77,000 per year.

Rent increase every 5 years at the rate of 25% or appraised value, the lesser of the two during the base term and option period.

By motion, Property Development Committee was authorized to proceed with negotiations for Happy Harry's.

Trustees to approve the design of the building.

Farmers Market: Mr. Stat has been contacted regarding the new entrance promised sometime ago. He has replied that Landmark Engineering will put this project on priority and will keep us informed as to the progress.

Sailing Club: The letter for extension of lease has been given to Mr. Rich Pennell who has told us their Board meeting will be 2/16/06 and at that time the necessary papers will be signed and returned.

Zoning: Ms. Banks reported that Castle Dealership has inquired about having their parcel properly zoned, it is now Service Commercial and should be General Commercial. Ms. Banks will contact Mr. Jeff Bergstrom to get more information. Other properties that are not covered under the area appropriate zoning are according to Mr. Jeff Bergstrom are: Getty Station, Gambacorta Used Cars, Texaco Station, Burger King and Spallco. Information will be passed on and reported on at the next meeting.

Family Foundation Charter School: A computer rendition of the school was given P.D.C. at their meeting and shown at the Board meeting. After a long discussion as to the set back from the road, type of windows, roof, etc., it was decided to call a Special Meeting of the Board for the Architect, Contractor, Engineering Firm and representatives of Family Foundation to meet with the Board to discuss concerns. The Board was asked to compile a list of concerns to be discussed. Meeting is tentatively set for Wednesday Evening, February 15th if builder can furnish plans. Special Notice will be mailed out to the Board.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

A meeting had been held with Ms. Amy Dwyer of the Montessori School whose students desire to adopt the wetlands at the Gambacorta Marsh. Motion made to approve this adoption. The necessary papers will be drawn up giving them the right of way to the wetlands.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Gordon reporting.

Banks Building: Main door and frame has been replaced. Some windows fixed and covered with plastic.

Lights are out in the elevator.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Quarterly meeting had been held. PMC with a 9% increase and Wilmington Trust a 7% . Very pleased with report on investments.

A proposed budget was passed out to the Board, the items such as Library Doors and Painting, Repairs to Town Hall and Good Will Fire House were completed .

Finance Committee Report continued:

Items under Capital Budget include the balance of the \$100,000.00 pledged to the Senior Center over a 3 year period, needed repairs to the Banks Building and an addition to the Town Hall..

Budget to be voted on at the March meeting.

NOMINATING COMMITTEE REPORT: Mr. Viola reporting.

The proposed officers and committee assignments were passed out to the Board. Committee assignments were taken from response sheets.

Selection of officers and committee assignments to be at March meeting.

LIBRARY COMMITTEE:

No report:

Mr. Viola passed out a pamphlet from "Friends of the New Castle Library".

OPEN SPACE COMMITTEE:

No report.

BY-LAWS COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report.

GOOD WILL FIRE STATION COMMITTEE:

No report

COMMUNICATIONS:

None

The meeting was adjourned for an Executive Session.

M. Anita Banks, Secretary

SPECIAL MEETING

February 15, 2006

A special meeting of the Board was held on Wednesday Evening, February 15, 2006 in the Trustees Room of the Old Town Hall.

Present: Messrs. Quillen, DeAscanis, Appleby, Gordon, Wilson, Indellini, Peden, Viola, Alfree, Gebhart and Ms. Banks (11) and Andrew P. Taylor, Esq.

Guests at the meeting were: Ms. Dorsey Fiske, Anne M. DiMaio, Teel Petty, Nancy Cornig, Marianne Caven and Messrs. Earl Carpenter, David Bird, Joseph DiAngelo, Thomas McDowell, Thomas Geraghty, Donald Reese, John DiMondi and the David Sills group, and from Family Foundation, Dr. Fennell Brewington and Dr. Haron M. Neal..

As always, the meeting began with a moment of silence.

This meeting was called for a Property Development Committee Report.

Family Foundation Charter School:

A presentation was made by Mr. David Sills, builder, on interior and exterior versions of the building. Many questions were asked of Mr. Sills. Some of the main concerns of the Board were: Fencing of the playground, Size of bricks to be used, design of the windows, location of trash containers and types of lights to be used in the parking lot.

The comments from Mr. Sills and the architect seemed to be adequate to the Board and meeting was dismissed for an Executive Session.

M. Anita Banks, Secretary

February 15, 2006

The meeting was again called to order.

Motion made to present the following to David Sills Contractor:

Fence: type, our approval, at least 5' high.
Windows: Rectangular
Bricks: Small, normal ones—Color to be decided.
Roof: Asphalt shingles
Road: Access road around the building.

Being no further business the meeting was adjourned.

M. Anita Banks, Secretary

March 7, 2006

The meeting of the Board was held Tuesday Evening, march 7, 2006 in the Trustees Room of the Old Town Hall.

Present Messrs: Gambacorta, DeAscanis, Gordon , Wilson, Indellini, Peden, Viola, Alfree, Gebhart and Ms. Banks (10 and Andrew P. Taylor, Esquire.

Guests at the meeting were Ms. Dorsey Fiske and Mr. David Bird and Mr. Rich Pennell.

Prior to the business meeting Ms. Fiske spoke to the Board about an article having been included in this months packet and from The New York Times , “Aging at home, for a lucky few, a wish come true.”

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

There were no additions to the monthly calendar.

The minutes of the previous meeting were accepted with spelling of two names being corrected.

The Treasurers report was accepted as submitted.

PROPERTY DEVELOPMENTS COMMITTEE REPORT:

Mr. Indellini reporting.

HAPPY HARRY'S: Lease is 99% complete. Asking for an approval be given so that the remainder can be done by PDC and our Attorney.

Approval was given.

BASIN ROAD PROPERTY: Will report in April on Doctors decision.

SAILING CLUB : Awaiting action by the City. It is on their agenda for this months meeting. Have received signed lease extension from Sailing Club and check.

FARMERS MARKET; Discussion on the condition at the Market regarding the salt and sand storage. Asking Mr. Stat to attend the next PDC meeting. Mr. Wilson spoke that salt and sand is not on any other property. Why should it be there?

OUTREACH COMMITTEE REPORT:

No report

PROPERTY MAINTENANCE COMMITTEE REPORT; Mr. Gordon reporting.

Mr. Gordon announced that tonight was his last meeting, his term of 12 years ends March 12, 2006. He was thanked for a great job done and by a round of applause for his services.

Mr. Gordon presented a letter from Mr. Michael Hemphill concerning “box bugs” nested in trees near the site of Fort Casimit. After a discussion, a copy of his letter will be forwarded to Mr. Chip Patterson of the Tree Commission.

FINANCE COMMITTEE REPORT: Mr. Peden reporting.

Copies of the proposed budget was distributed noting that the repairs to the Banks Building is put on hold until it is turned over to the Trustees. The cost of the garbage truck spread over 3 years (45,000.00 per year). The request for one laboring employee was not approved, The total budget of \$1,048,750.00 was presented for approval.

SEE EXHIBIT ‘A’

After much discussion, Mr. Wilson voiced his disapproval of the budget process with approval being done in one evening.

A motion was made and seconded that the approved budget as presented be accepted for 2006-2007. Mr. Wilson voted NO>

NOMINATING COMMITTEE REPORT: Mr. Viola reporting.

The Officers and Committee Assignments were presented and approved for 2006—2007.

SEE EXHIBIT ‘B’

LIBRARY COMMITTEE REPORT:

No report

OPEN SPACE COMMITTEE REPORT:

No report.

However, Mr. Wilson said that the committee needs more than two people and should have input from the general public. Mr. Gambacorta replied that the nominating committee will submit another name.

BY-LAW COMMITTEE REPORT: Mr. Wilson reporting.

If the letter from the City Council is addressed and goes to Property Development Committee, there will be the need for a By-Law change.

BATTERY PARK COMMITTEE REPORT:

No report.

GOOD WILL FIRE HOUSE COMMITTEE REPORT:

No report.

COMMUNICATIONS:

Letter received from Historic Society of Delaware, requesting permission to park cars in open land across from Mr. Michael Hemphills home on The Strand for a fund raising event May 6, 2006.

The Board approved the request for parking at the OLD FERRY WHARF, within an area to be clearly identified and marked by the Trustees.

Have liability coverage, naming the Trustees for an additional insured for that day.

Should damage be done to area, the Society will restore it to the pre-event condition.

Ms. Banks reported that she had secured the information on the 6 properties needing updated zoning changes. Letters will be sent to the tenant, then to the City for this change.

Mr. Gebhart reported that the deed for the New Castle Senior Center will be recorded. Should the Senior Center close and vacate the building then it would revert to the Trustees.

Meeting adjourned for an Executive Session.

M. Anita Banks, Secretary

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

The letter from the City Council was presented and discussed.

By motion, the letter was referred to Property Development Committee.

M. Anita Banks, Secretary

April 4, 2006

The meeting of the Board was held on Tuesday Evening, April 4, 2006 in the Trustees Room of the Old Town Hall.

This being the first meeting of the new year, President Gregory G. Peden chaired the meeting.

Present Messrs. Peden, Quillen, Gambacorta, Appleby, Wilson, Indellini, Viola, Alfree, Gebhart, Ms. Banks (10) and Andrew P. Taylor, Esq.

Guests at the meeting were: The new City Administrator Cathi Thomas and Messrs. Richard Evans and Thomas McDowell.

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

The monthly calendar was updated, adding an Outreach Meeting on Monday, April 24th at 2:00 p.m.

The minutes of the previous meeting were approved.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Happy Harry's: Lease is ready for signatures.

Sailing Club: The land swap between the City, Brosius Eliason and Trustees is on hold once again. It was on the City Agenda for March but was held up due to Councilpersons wanting to visit the site. Mr. Taylor to attend the next City Council meeting.

Basin Road Parcel: The most up to date information on the available ground has been forwarded to the Doctors. No reply has been received. Item will be tabled until a contact is made again.

City Council Letter: The letter from City Council requesting putting a Council member on the Property Development Committee was discussed. The Committee recommends that a Liaison be appointed and that the quarterly meetings between the entities be established again.

Farmers Market (326 Associates): Mr. Richard Stat having been asked to attend the Property Development Committee Meeting , at which was discussed the dumpster and stockade fence, the parking area and the paper liter. Mr. Stat agreed that the stockade fence should be removed and will do so within 60 days. The paper liter was addressed that additional help has been hired to help with the liter being cleaned up. Mr. Quillen remarked that it was quite clean at mid-week and noted it. Mr. Wilson remarked that there is danger of the salt run-off.

OUTREACH COMMITTEE REPORT: Mr. Viola reporting.

Mr. Viola reported that to follow up on the “Beacon Hill” presentation made last month, Ms. Fiske has been in touch with Mrs. Doris Toll, an attorney, who was interested in this program.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Viola reported

Hanger Property: It having been reported that an above-ground storage tank should be removed and abandoned sump pump capped, Bright Fields, Inc. has been contacted and an estimate of not to exceed \$5,000.00 was given. The contract for this work was signed and returned. Work to begin soon.

FINANCE COMMITTEE REPORT: Mr. Gambacorta reported.

Reminder of the April 26th meeting with the Bank.

Mr. Gambacorta remarked on several line items on the 2005-2006 budget that were over.

VACANCY ON BOARD DECLARED:

The 12 year term of Bruce H. Gordon having expired on March 12, 2006, a vacancy on the Board was declared and referred to the Election Committee.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

An Election Committee meeting had been held on an election is scheduled for
JUNE 10, 2006

Election to be held at the Good Will Fire House, from 10:00 a.m. to 6:00 p.m.

Open Registration, at the Trustees Office, 201 Delaware Street , during office hours daily.

Registration Dates: Saturday, May 13th from 1:00 p.m. to 6:00 p.m.
Tuesday, May 30th from 6:00 p.m. to 9:00 p.m.
Both at the Good Will Fire House.

Last date to file as a candidate, THURSDAY, MAY 11TH AT 5:00 P.M.

Last date to withdraw as a candidate, FRIDAY, MAY 19TH, AT 5:00 P.M.

Absentee Registration Affidavits may be obtained from the Election Committee and received no later than May 27th, 2006

Absentee Ballots may be obtained from Election Committee or by writing to Trustees of New Castle Common, P. O. Box 453, New Castle, De 19720. All requests must be received no later than MONDAY, JUNE 5TH, 2006 AT 5:00 P.M.

BY-LAW CHANGE: (As Mailed to the Board—March 20, 2006.

Due to the time element, the Election Committee asked for a minor change in the By-Laws governing Qualified Voters.

“ Every owner and every renter and every resident of the City of New Castle who is a citizen of the State of Delaware and who shall have attained the age of eighteen (18) years on or before the date of the election and who shall have been a resident of the City of New Castle for a period of one year next preceding an election for Trustees as mentioned in the preceding paragraph shall have the right to have his/her name enrolled on such qualified voter list for any future Trustee election. Such name may be filed not less than **ten (10) days** before the day fixed for an election.

NOTE; The change was from: “ that such name may be filed not less than 20 days fixed for an election. By-Law change was approved.

Mr. Taylor brought to the attention of the Board that the Mayor of the City of New Castle has raised a question about the applicability of the municipal election bill to the Trustees of New Castle Commons. He would like for the Trustees to be covered under the provision of the bill. However, under the bill only municipalities are covered and the Trustees are not a municipality.

Mr. Taylor replied as legal counsel to the Board that “ The Trust was created by the heirs of William Penn before there even was a United States of America. The trust was created for the benefit of the Citizens of New Castle. It is a long history, but they were then incorporated by a special act of the General Assembly. Some years later they were required to submit to the terms of the Delaware Constitution of 1897 in particular Article 1X which means we are subject to the General Corporation Laws of the State of Delaware and are no longer incorporated by a special act of the General Assembly. Therefore, the Trustees are not chartered as a municipality.

The Trustees were originally elected for lifetime terms. Through work with the Attorney General’s office some years ago, the by-laws of the Trustees were changed to specify 12 year terms for the Trustees. They are elected by local election in the City of New Castle. They are not paid unless you want to count the ceremonial one ear of corn each year. The ear of corn is presented to each trustee during a meeting in the fall.

The by-laws of the Trust are very specific with regard to procedures to be followed for the elections. Voting machines from the State are used unless for some reason machines are not available.

Mr. Taylor’s hope is that this clarified that the Trustees of New Castle Common are not a municipality.”

LIBRARY COMMITTEE REPORT : Mr. Viola reporting.

Mr. Viola reported that the books of the Library have been audited and no problems found.

OPEN SPACE COMMITTEE REPORT: Mr. Wilson reporting.

Noted that Open Space Committee is in need of another member.
President Peden asked Mr. Gambacorta to serve on this committee.

BATTERY PARK COMMITTEE:

No report

GOOD WILL FIRE HOUSE COMMITTEE:

No report.

OTHER COMMITTEE REPORTS:

Ms. Banks reported that the office was in receipt of 44 scholarship applications and based on the last years awards, approximately \$25,000.00 is needed to be allocated, making \$80,000.00 available for the coming year.

A motion was made and approved to transfer the additional funds needed from the contingency item in the budget. Students will receive:

Freshmen	\$ 1,300.00
Sophomore	1,600.00
Junior	2,000.00
Senior	2,400.00

Mr. Viola reported that insurance has been secured by Friends of Bellanca , and that hangar can be removed from the Trustees insurance coverage. Ms. Banks will contact Insurance & Financial Services and Mr. Briggs.

There being no further business, the meeting was adjourned.

M. Anita Banks, Secretary

May 2, 2006

The meeting of the Board was held on Tuesday Evening, May 2, 2006 in the Trustees Room of the Old Town Hall.

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

Guests at the meeting were Ms. Fiske and Mr. Richard Pennell.

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

There were no additions to the monthly calendar.

The minutes of the previous meeting were approved.

The Treasurers report was accepted with the corrected year to date 3/31/06 figures.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

706 Investments: Letter received from Anthony Vari regarding lease extension. The present lease expires November 2024. If extension is granted, the whole process will have to be done, appraisal and new lease. Mr. Vari to be notified.

Land Swap: Papers have been signed by Trustees and the Mayor and Council, City of New Castle and sent to Brosius-Eliason for their signatures. Mr. Taylor was commended for his presentation at the Council meeting bringing this land swap to its final fulfillment.

326 Associates: Mr. Stat has made a decision that the salt and sand storage will be moved to behind the Pathmart store.

Mr. Wilson spoke of his objection to the storage of the salt material, that no other shopping center has it stored on site. He also spoke of the debris behind the BJ's store, old carts, shelving etc. Mr. Indellini will talk to Mr. Stat about this.

Happy Harry's: Lease is finished and ready to be signed. Concerns about set back and required number of parking spaces to be worked out.

OUTREACH COMMITTEE REPORT: Mr. Gebhart reporting.

Mr. Gebhart to serve as Chairman for this year. May 22nd meeting at 2:00 p.m. will be with Little League and will check on the back-stop net for the post office. Mr. Gebhart also asked for information on quarterly meetings.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Viola reporting.

Dialysis Center: Mr. Viola reported that an ambulance fire damaged the large window and a number of other smaller side windows. Asphalt will need replacing where the fire took place and 13 bushes in the area were damaged or destroyed.

C.F.I. was the ambulance service that owned the vehicle. Mr. Briggs, our agent for Insurance & Financial Services was contacted immediately.

Reported that Joseph (Moe) LeVan who worked with Wm. Ervin Thatcher on Battery park , went on disability April 28th. This City employee was one paid for by the Trustees and will be replaced.

Roof leaks have been reported at both Libraries. Pollinger has been contacted.

Parking for the Historical Society of Delaware fund raiser event on Saturday, May 6, 2006, having been approved, will be marked off and monitored. Insurance coverage has been received.

Mr. Viola spoke that the Board should look into securing the Banks Building from the City as soon as possible, as repairs are needed, especially following a rain storm.

FINANCE COMMITTEE REPORT; Mr. Gambacorta reporting.

Committee had met on April 27th with PNC and Wilmington Trust Company. Committee is satisfied with both reports. Have asked Mr. Taylor to look into the Old Trust Accounts.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

Have two candidates for the election: Christopher Castagno and Richard Pennell.

Registration—Saturday, May 13th from 1 until 6 p.m. and Tuesday Evening, May 30th from 6 until 9 p.m. at the Good Will Fire House.

Election to be June 10th from 10:00 a.m. to 6:00 p.m. at Good Will Fire House.

LIBRARY COMMITTEE REPORT: Mr. Viola reporting.

The bond bill hearing will take place next week in Dover. The committee will await the outcome.

OPEN SPACE COMMITTEE:

No report.

BY-LAWS COMMITTEE REPORT: Mr. Wilson reporting.

An updated copy of the By-Laws will be available for the next meeting.

BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Ground cover has been installed around the playground equipment.

New swing seats and new benches have been received.

GOOD WILL FIREHOUSE COMMITTEE:

No report.

COMMUNICATIONS:

Thank you letters have been received from New Castle Beautification Committee, The Saint Anthony's Society and New Castle Senior Center for their appropriation check.

A letter from Morgan Kirk a student at Carrie Downie School asking for financial help to become a member of "People to People Ambassador" program. This letter was referred to Outreach.

The resolution on the death of Trustee Joseph F. Toner was presented and signed and will be forwarded to the Toner family. A copy of the resolution is a part of the minutes of this meeting.

In memory of Mr. Toner, a contribution will be sent to St. Peter;s Workforce.

OLD BUSINESS:

Mr. Viola spoke that the work at the hangar has begun and that a steel hoist had to be removed by a torch. With the cooperation of the Good Will Fire Company, they had water on the arch way during this job. A special thanks to the Fire Company for their help.

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

M. Anita Banks, Secretary

Following the executive session, the meeting was again called to order and motion made for adjournment. .

M. Anita Banks, Secretary.

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BY-LAWS COMMITTEE REPORT: Mr. Wilson reporting.

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BATTERY PARK COMMITTEE REPORT: Ms. Banks reporting.

Ground cover has been installed around the playground equipment.

New swing seats and new benches have been received.

GOOD WILL FIREHOUSE COMMITTEE:

No report.

COMMUNICATIONS:

Thank you letters have been received from New Castle Beautification Committee, The Saint Anthony's Society and New Castle Senior Center for their appropriation check.

A letter from Morgan Kirk a student at Carrie Downie School asking for financial help to become a member of "People to People Ambassador" program. This letter was referred to Outreach.

The resolution on the death of Trustee Joseph F. Toner was presented and signed and will be forwarded to the Toner family. A copy of the resolution is a part of the minutes of this meeting.

In memory of Mr. Toner, a contribution will be sent to St. Peter;s Workforce.

OLD BUSINESS:

Mr. Viola spoke that the work at the hangar has begun and that a steel hoist had to be removed by a torch. With the cooperation of the Good Will Fire Company, they had water on the arch way during this job. A special thanks to the Fire Company for their help.

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

M. Anita Banks, Secretary

Following the executive session, the meeting was again called to order and motion made for adjournment. .

M. Anita Banks, Secretary.

June 6, 2006

The meeting of the Board was held on Tuesday evening, June 6, 2006 in the Trustees Room of the Old Town Hall.

Present: Messrs. Peden, DeAscanis, Quillen, Appleby, Wilson, Indellini, Viola, Alfree, Gebhart, and Andrew P. Taylor, Esq.

Guests at the meeting were Mr. Mark Zitz and Mr. Richard Pennell.

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

There were no additions to the monthly calendar. Mr. Peden noted the next regular meeting will be in September.

The minutes of the previous meeting were approved with a corrected typographical error on page 3 ("St. Peter's Workforce").

The Treasurer's report was accepted with the corrected subtotal operating budget drawdown of \$144,605.24 through 5/25/06.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Happy Harry's: The tenant still has not acted on the pending lease. Given the tenant's recent merger announcement, Mr. Taylor indicated this may take awhile to be resolved.

Family Foundation: Ratification of the lease and associated leasehold financing were approved.

Castle Dealership: With respect to the tenant's request for a zoning change, Mr. Indellini indicated he would restart the process.

326 Associates: The sand piles and debris have been removed. The tenant's attorney is redefining the property to exclude Trader Lane. A motion to transfer the parcel to the State was approved.

706 Investment: The tenant's request for additional loans was denied.

New Castle Library: The Library obtained a 501(c)(3) status 5/17/06. The tenant's attorney feels we should have a "non-profit" lease with them and issue a bill of sale for any fixtures. The Trustees would retain access to the vault.

OUTREACH COMMITTEE REPORT: Mr. Gebhart reporting.

Mr. Gebhart reported that he met with the executive committee of the Little League. The League's back-stop net is missing, and Mr. Gebhart suggested they contact the Post Office.

Regarding the People to People Ambassador Program, Morgan Kirk's request for financial assistance was denied. Mr. Quillen motioned for a resolution to recognize Morgan Kirk for her accomplishments; the resolution would be signed by the President and Secretary of the Trustees. The motion was approved.

Mr. Taylor highlighted the major points of the Wetlands Agreement, and it was approved for signing.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Appleby reporting.

Dialysis Center: The broken windows at the Dialysis Center have been replaced.

New Library: There is a roof leak at the New Library.

Banks Building: Mr. Appleby indicated that Mr. Viola is recommending acquisition of the Banks Building and will pursuing this. (Mr. Viola was not present at this point.)

Hangar: Police have installed a monitoring camera to identify vandals.

FINANCE COMMITTEE REPORT:

No report.

ELECTION COMMITTEE REPORT: Mr. Quillen reporting.

The election on June 10 is a three-way race among Juan Claymont, Chris Castagno, and Richard Pennell. Approximately 30 absentee ballots have been distributed. Mr. Quillen solicited assistance for Saturday's election.

OPEN SPACE COMMITTEE:

No report

BY-LAWS COMMITTEE REPORT: Mr. Wilson reporting.

An updated copy of the By-Laws was distributed. These include the changes made to the election section, pursuant to the April 4 meeting. Mr. Viola inquired whether this version addresses committee membership, and Mr. Wilson indicated it did not. A motion will have to be made for this.

BATTERY PARK COMMITTEE REPORT:

No report.

GOOD WILL FIREHOUSE COMMITTEE: Mr. Alfree reporting.

Mr. Alfree spoke with the fire chief, and issues with the boat ramp continue. Mr. Alfree noted that consideration is being given to a floating dock, as well as seeking government assistance.

COMMUNICATIONS:

No report.

OLD BUSINESS:

Mr. Wilson thanked everyone for working with him during his 12-year tenure and indicated he planned to file again. Mr. Peden appreciated Mr. Wilson's work.

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

Following the executive session, the meeting was again called to order. The board approved Mr. Indellini's commencing lease negotiations with the Sailing Club. A motion was then approved for adjournment.

M. Anita Banks, Secretary.

September 12, 2006

The meeting of the Board was held on Tuesday Evening, September 12, 2006 in the Trustees Room of the Old Town Hall.

Present Messrs. Peden, DeAscanis, Gambacorta, Quillen, Appleby, Indellini, Viola, Alfree, Gebhart, Ms. Banks and Andrew P. Taylor, Esq. (10)

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

ELECTION COMMITTEE REPORT:

An election was held on June 10, 2006 at the Good Will Fire Station to fill the vacancy by end of term of Bruce H. Gordon.

Results were:	Juan Clairmont	25
	Richard Pennell	170
	Christopher Castagno	203

Mr. Castagno was present and declared the winner and took his oath of office and seat as a member in the presence of his wife Karen and the Board. Mr. Castagno was welcomed by all.

The minutes were approved with a spelling correction.

The Treasurers report was approved as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Happy Harry's: awaiting the signing of the lease.

Basin Road Parcel: have had several inquiries on this parcel, one for a fence storage , storage units and Doctor Alekele is still interested. Have just received an up to date wet-land delineation.

Vari, (141 Shoppes) are seeking re-financing

Castle Properties are asking for re-zoning to conform with the area.

OUTREACH COMMITTEE:

No report

PROPERTY MAINTENANCE COMMITTEE REPORT; Mr. Viola reporting.

Library: Roof leaking during a rain storm, have had contractor look at the recent new copper roof along with our own people. The dormer windows also need attention.

Abex parcel: Mr. Eric Mayer has inquired as to whose responsibility tree growth may be on this parcel. Mr. Taylor will look into terms etc. of deed.

FINANCE COMMITTEE REPORT: Mr. Gambacorta reporting.

Annual audit has been completed and when detail is put together, will be mailed out to the residents.

All City, County and School Taxes have been billed to tenants.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

Vacancy was declared for the seat of Joseph F. Toner.

See exhibit "A" for details of coming election., scheduled for November 18th, 2006.

LIBRARY COMMITTEE: Mr. Viola reporting.

Asked for discussion in Executive Session.

OPEN SPACE COMMITTEE:

No report.

BY-LAW COMMITTEE:

No report

BATTERY PARK COMMITTEE REPORT: Mr. Alfree noted that weeds are growing up in the mulch put down as a safety shield around the playground equipment. Mr. Thatcher will be contacted about this.

GOOD WILL FIRE STATION:

No report.

COMMUNICATIONS:

Ms. Banks reported that a number of thank-you notes have been received from students who received scholarship assistance.

The meeting was adjourned for an executive session.

Following the executive session the meeting was adjourned.

M. Anita Banks, Secretary

October 3, 2006

The meeting of the Board was held on Tuesday Evening, October 3, 2006 in the Trustees Room of the Old Town Hall.

Present Messrs. Peden, DeAscanis, Gambacorta, Quillen, Indellini, Viola, Alfree, Gebhart, Castagno and Ms. Banks and Andrew P. Taylor, Esq.

Guest at the meeting was Mr. Richard Pennell.

The minutes of the previous meeting were corrected to read:

Property Development Committee: Castle Properties are asking for re-zoning to be re-visited.

Property Maintenance Committee: Abex parcel corrected to read—"Send letter to Abex requesting they clear the area in question as requested by our agreement"

The minutes were then approved.

The Treasurers report was accepted as submitted.

PROPEPTY DEVELOPMENT COMMITTEE REPORT: Mr. Indelliniu reporting.

Penn Valley: The request from the City for the Trustees to purchase a parcel in Penn Valley for a park was discussed and suggested that a deed search be done by the City for this parcel.

Vari, 141 Shoppes: Appraisal to be finished in late October.

Castle Properties: Still requesting zoning change, awaiting reply from the City.

Basin Road Parcel: Have sent a copy of the lease to Dr. Alekele.

Sailing Club: New lease has been forwarded.

Happy Harry's: Lawyers have concerns about the road.

Miles: Appraisal is being done.

SMO—Texaco Station, 102 N. duPont Hwy. is electing to exercise its option for another five years.

Municipal Services: Mr. Robert Appleby, having attended the PDC meeting is requesting a 10' easement across the Dobbinsville Park for the placement of utilities for River Bend Development. This easement was approved by the Board.

Greggo Company also would like a 10' easement for other utilities. If this is granted, some compensation is expected.

Little League: A new lease is being prepared for a period of five years, however, a clause will be in the lease that if TNCC should need this parcel, another suitable area would be provided and fields moved.

“Save the Battery”: this matter was referred to an Executive Session.

This being the last meeting for Mr. Lewis Indellini as a member of the Board and Chairman of Property Development Committee the Board thanked him for his many hours of service and hard work.

Mr. Michael Alfree, Sr. will serve as Chairman of Property Development Committee.

OUTREACH COMMITTEE REPORT: Mr. Gebhart reporting.

The joint quarterly entity meetings were discussed: The purpose of these meetings having been communication between the 3 groups. A discussion was held on the pros and cons but no decision was made to continue such meetings.

Elementary Workshop: Montessori School: Mr. Viola has had communication with Ms. Dwyer regarding adding TNCC to the list of those not held liable for damage or injuries as a result of the Adopt –A-Wetland Program, this for the Gambacorta Marsh. Mr. Viola to continue to work with Ms. Dwyer on this program.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Viola reporting.

Library Roof: Mr. Viola gave a detailed report on the Library Roof:

Seams need to be re-soldered.

Hut on top of the building in need of repair such as flashing and barge boards. Should have ice and water shield installed.

Expansion joints need to be re-soldered.

Dormer windows all six (6) need work, re-glazing etc. Board authorized six (6) new windows be purchased.

Inspect and repair down drains that run through inside of the building.

The inspection of the roof and area was made by Messrs. Viola, Gordon, DeAscanis, Pollinger and Thatcher. Thatcher Construction will furnish an estimate of work to be done.

Beautification Group: A gateway Grant is available through DelDot and the City is not being receptive of accepting this grant due to the fact that after one year it would be the City's responsibility to maintain it. The Board was asked to encourage acceptance of this grant.

FINANCE COMMITTEE REPORT: Mr. Gambacorta reporting.

Finance Committee Meeting to be held on October 25th.

All taxes, City, County and School have been paid and all but 2 tenants are current.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

Election is scheduled for November 18th.

As of this date, 2 candidates have filed:

Christopher Cashman

Jan Clairmont

LIBRARY COMMITTEE:

No report.

OPEN SPACE COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report

GOOD-WILL FIRE HOUSE COMMITTEE:

No report

BY-LAWS COMMITTEE:

Discussion took place on the existing By-Laws. President Peden asked for volunteers to work on a committee to make some changes.

Ms. Banks having put together a bit of history from 1918 to the present, passed out copies to the members of the Board. This report was well accepted and Ms. Banks was thanked.

It being OCTOBER, and the tradition having been , it was PAY DAY;
Ms. Banks had secured INDIAN CORN, courtesy of the Quigley's on Penn Farm and
all members present received their ear of corn.

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

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

M. Anita Banks, Secretary

October 3, 2006

The meeting of the Board was held on Tuesday evening, October 3, 2006 in the Trustees Room of the Old Town Hall.

Present Messrs. Peden, DeAscanis, Gambacorta, Quillen, Indellini, Viola, Alfree, Gebhart, Castagno and Ms. Banks and Andrew P. Taylor, Esq.

Guest at the meeting was Mr. Richard Pennell.

The minutes of the previous meeting were corrected to read:
Property Development Committee: Castle Properties are asking for re-zoning to be re-visited.

Property Maintenance Committee: Abex parcel corrected to read—"Send letter to Abex requesting they clear the area in question as requested by our agreement."

The minutes were then approved.

The Treasurer's report was accepted as submitted.

PROPEPTY DEVELOPMENT COMMITTEE REPORT: Mr. Indellini reporting.

Penn Valley: The request from the City for the Trustees to purchase a parcel in Penn Valley for a park was discussed and suggested that a deed search be done by the City for this parcel.

Vari, 141 Shoppes: Appraisal to be finished in late October.

Castle Properties: Still requesting zoning change, awaiting reply from the City.

Basin Road Parcel: Have sent a copy of the lease to Dr. Alekele.

Sailing Club: New lease has been forwarded.

Happy Harry's: Lawyers have concerns about the road.

Miles: Appraisal is being done.

SMO—Texaco Station, 102 N. duPont Hwy. is electing to exercise its option for another five years.

Municipal Services: Mr. Robert Appleby, having attended the PDC meeting is requesting a 10' easement across the Dobbinsville Park for the placement of utilities for River Bend Development. This easement was approved by the Board.

Greggo Company also would like a 10' easement for other utilities. If this is granted, some compensation is expected.

Little League: A new lease is being prepared for a period of five years; however, a clause will be in the lease such that if TNCC should need this parcel, another suitable area would be provided and fields moved.

“Save the Battery”: this matter was referred to an Executive Session.

This being the last meeting for Mr. Lewis Indellini as a member of the Board and Chairman of Property Development Committee the Board thanked him for his many hours of service and hard work.

Mr. Michael Alfree, Sr. will serve as Chairman of Property Development Committee.

OUTREACH COMMITTEE REPORT: Mr. Gebhart reporting.

The joint quarterly entity meetings were discussed: The purpose of these meetings having been communication among the 3 groups. A discussion was held on the pros and cons but no decision was made to continue such meetings.

Elementary Workshop: Montessori School: Mr. Viola has had communication with Ms. Dwyer regarding adding TNCC to the list of those not held liable for damage or injuries as a result of the Adopt –A-Wetland Program (Gambacorta Marsh). Mr. Viola will continue to work with Ms. Dwyer on this program.

PROPERTY MAINTENANCE COMMITTEE REPORT: Mr. Viola reporting.

Library Roof: Mr. Viola gave a detailed report on the Library Roof:

Seams need to be re-soldered.

Hut on top of the building in need of repair such as flashing and barge boards. Should have ice and water shield installed.

Expansion joints need to be re-soldered.

Dormer windows all six (6) need work, re-glazing etc. Board authorized six (6) new windows be purchased.

Inspect and repair down drains that run through inside of the building.

The inspection of the roof and area was made by Messrs. Viola, Gordon, DeAscanis, Pollinger and Thatcher. Thatcher Construction will furnish an estimate of work to be done.

Beautification Group: A gateway Grant is available through DELDOT and the City is not being receptive of accepting this grant due to the fact that after one year it would be the City's responsibility to maintain it. The Board was asked to encourage acceptance of this grant.

FINANCE COMMITTEE REPORT: Mr. Gambacorta reporting.

Finance Committee Meeting to be held on October 25th.

All taxes, City, County and School have been paid, and all but 2 tenants are current.

ELECTION COMMITTEE REPORT: Ms. Banks reporting.

Election is scheduled for November 18th.

As of this date, 2 candidates have filed:

Christopher Cashman

Jan Clairmont

LIBRARY COMMITTEE:

No report.

OPEN SPACE COMMITTEE:

No report

BATTERY PARK COMMITTEE:

No report

GOOD-WILL FIRE HOUSE COMMITTEE:

No report

BY-LAWS COMMITTEE:

Discussion took place on the existing By-Laws. President Peden asked for volunteers to work on a committee to make some changes.

Ms. Banks having put together a bit of history from 1918 to present, passed out copies to the members of the Board. This report was well-accepted and Ms. Banks was thanked.

It being OCTOBER, and the tradition having been, it was PAY DAY;
Ms. Banks had secured INDIAN CORN, courtesy of the Quigley's on Penn Farm and all
members present received their ear of corn.

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

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

M. Anita Banks, Secretary

November 7, 2006

The meeting of the Board was held on Tuesday evening, November 7, 2006 in the Trustees Room of the Old Town Hall.

Present: Messrs. Peden, Appleby, DeAscanis, Gambacorta, Quillen, Viola, Alfree, Gebhart, Castagno and Andrew P. Taylor, Esq.

Guests at the meeting were Ms. Dorsey Fiske and Mr. Mark Zitz, secretary for this meeting.

Calendar additions were noted:

Outreach	11/20/06	2:00 p.m.
Property Maintenance Committee	11/30/06	4:30 p.m.
Property Development Committee	12/4/06	Regular Meeting
	12/5/06	Board Meeting

The minutes from the last meeting were accepted as submitted.

The Treasurer's report was accepted as submitted.

PROPEPRTY DEVELOPMENT COMMITTEE REPORT - Mr. Alfree reporting:

326 Investments: There was a meet-and-greet with the lessee.

Penn Valley Park: The City requested to purchase this land, and the results of the deed search are pending.

Vari, 141 Shoppes: The appraisal was \$725K, and this will be shared with the lessee.

Milex: The appraisal on the .024883 acres of land was \$170K.

Castle Properties: The lessee sent a letter to the City for a zoning change.

Basin Road Parcel: A copy of the lease was sent to Dr. Alekele, but we have not heard from them. Mr. Taylor will follow up.

Brosius-Eliason: We are now in a position to enter into a lease with the Sailing Club, as the land swaps have been completed.

Happy Harry's: Discussion on this property was deferred to executive session.

Little League: Outreach will approach the lessee regarding a 5-year lease.

SMO—Texaco Station, 102 N. duPont Hwy.: Mr. Gambacorta will ensure that the tenant receives an escalator letter.

Dar-Mel/Spallco: There have been ongoing discussions between the tenants to discuss the property line. Vandemark & Lynch has sent a proposal to perform this property work.

Dialysis Center: Regarding the tenant's proposed sign, Mr. Alfree has requested a description of the sign before it is positioned.

Riverbend Subdivision: A motion passed for Municipal Services to proceed with a 10' easement, making the total easement 20'. The other 10' was approved previously.

Family Center: Dr. James is planning to sublease part of the building. Conceptually, Property Development concurs with this, but has asked for details on the tenant. A motion was passed to:

- 1.) enter into a sublease arrangement with Dr. James, pending "comfort" with the tenant; and
- 2.) said sublease will include provisions indicating that Dr. James is responsible for tenant improvements and for exit costs to restore the property to its original condition at the end of the sublease.

Treemont Hotel: Mr. Taylor will contact the lessee about redoing the lease.

OUTREACH COMMITTEE REPORT: - Mr. Gebhart reporting.

Mr. Gebhart indicated that the committee would be contacting the By-Laws Committee. He also discussed continued communication with the City.

Mr. Viola indicated that students from the Montessori school would be required to have signed permission slips from parents before working in the wetlands. The Trustees will not yield on indemnification.

PROPERTY MAINTENANCE COMMITTEE REPORT: - Mr. Viola reporting.

New Library Roof: There is leak in the roof, and a quote is pending for roof repair and for the replacement of 6 windows.

Old Library: There is a small leak on the north side of the mezzanine near the chimney, and it is getting worse.

FINANCE COMMITTEE REPORT: - Mr. Gambacorta reporting.

The committee met with the PNC investment managers on October 24 and was satisfied with PNC's performance. Wilmington Trust also submitted a report, but no one represented the institution in person.

ELECTION COMMITTEE REPORT: - Mr. Quillen reporting.

Given the passing of Ms. Banks, Mr. Quillen is the new committee chair.

The election date is Saturday, November 18. The election machines are lined up, and delivery has been coordinated with the fire house. Wednesday, November 8 is the last night to register for the election, and this will be at the fire house from 6 p.m. to 9 p.m. The committee will be working on election day.

Mr. Peden reminded the Board that given the number of Trustees at 9, a total of 5 make a quorum.

LIBRARY COMMITTEE: - Mr. Viola reporting

Mr. Viola referenced the letter from Mr. Jim Meek and commented on his appointment to the library board. Mr. Meek will replace Lynn Lambert.

OPEN SPACE COMMITTEE: - No report.

BY-LAWS COMMITTEE: - Mr. Peden reporting.

The committee will meet in December.

BATTERY PARK COMMITTEE: - Mr. Gebhart reporting.

Mr. Gebhart is the new committee chair.

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

Mr. Alfree indicated that financial information is forthcoming.

TREE COMMISSION REPORT: - Mr. Gebhart reporting.

Mr. Gebhart reported on the likelihood of a tree ordinance. A part-time forester may result from this ordinance, and this would spark a \$5K request from the City.

In memory of M. Anita Banks, a tree will be planted in Battery Park.

Mr. Quillen volunteered to write a tribute to Ms. Banks.

Mr. Alfree and Mr. Gebhart made tributes to Ms. Banks and her contributions to the organization during her tenure.

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

Following the executive session, the meeting was again called to order. A motion was passed to offer \$125K for a property adjacent to Battery Park. A motion was then approved for adjournment.

Mark S. Zitz
Meeting Secretary

December 5, 2006

The meeting of the Board was held on Tuesday evening, December 5, 2006 in the Trustees Room of the Old Town Hall.

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

Guests at the meeting were Ms. Cathryn Thomas, City Administrator; Mr. Thomas Wilson; and Mr. Mark Zitz, secretary for this meeting.

Ms. Thomas presented City of New Castle pins to the Trustees and guests in attendance.

ELECTION COMMITTEE REPORT - Mr. Quillen reporting:

Voter registration and absentee ballot administration for the December 16 run-off election is progressing well.

A vacancy will be declared on 1/9/07 for the seat vacated by Thomas Wilson.

Mr. Quillen read a resolution on the death of former Trustee, M. Anita Banks, and this was approved. He will present it to Ms. Banks' family.

Calendar additions were noted:

Trustees Run-Off Election	12/16/06
Property Maintenance Committee	1/4/07
Property Development Committee	1/8/07
January Board Meeting	1/9/07

There is no Outreach meeting in December.

The minutes from the last meeting were accepted as submitted.

The Treasurer's report was accepted as submitted.

PROPERTY DEVELOPMENT COMMITTEE REPORT - Mr. Alfree reporting:

Milex: Notice of rent increase has been provided.

141 Shoppes: Mr. Taylor will be notifying the tenant about the assessment.

Basin Road: Vandemark & Lynch (V&L) indicated that Duffield had to return to the site with the Army Corp of Engineers and that the survey documents had to be adjusted. The Board approved V&L's appraisal fee of \$1,113.15.

Little League: A 5-year lease is an option, and Mr. Taylor will proceed accordingly.

Shell Station: Notice of rent increase has been provided.

New Castle Family Care: A copy of the sublease with Cardiology Consultants, P.A. was provided to the Committee by the Dr. James.

Happy Harry's: Mr. Taylor's memorandum to the Property Development Committee was distributed.

Vari: The property was appraised, and there is no change.

Property boundary between Spallco and Darmel: V&L's cost to perform this work should not exceed \$1,500.

Mr. Alfree and guest Cathryn Thomas reported on the Trustees' meeting with the City in November. Messrs. Bless, Thomas, and Peden were in attendance.

1. A car dealership has requested a change in zoning. Ms. Thomas noted that the City is seeking uniformity in zoning and that any change in zoning requires a public hearing. This is on the agenda for the City Council meeting in January.
2. Ms. Thomas noted that there will be a well head protective ordinance in place by the end of 2007. The City will be requiring a buffer zone around well heads. She encouraged the Trustees to join the respective City committee on this topic.
3. The City is pursuing a yard waste recycling and mulching program and is seeking a site for this. Ms. Thomas indicated that a portion of the Quigley Farm would be suitable for this and that the City would be approaching the Trustees about this. On behalf of the Outreach Committee, Mr. Gebhart indicated he would contact the Quigley's on December 6 to inform them of this discussion.

Mr. Alfree then distributed a summary of the Trustees' properties. Mr. Appleby suggested adding appraisal dates to the summary.

OUTREACH COMMITTEE REPORT - No report.

PROPERTY MAINTENANCE COMMITTEE REPORT - Mr. Viola reporting:

Finding the source of leaks in the new library continues. The source is not the flash fault as originally thought.

FINANCE COMMITTEE REPORT - Mr. Gambacorta reporting:

The annual report mailing is pending.

LIBRARY COMMITTEE - No report.

OPEN-SPACE COMMITTEE - No report.

BY-LAWS COMMITTEE - Mr. Peden reporting:

Work on this continues.

BATTERY PARK COMMITTEE – No report.

GOOD WILL FIRE HOUSE COMMITTEE - Mr. Alfree reporting:

Mr. Alfree indicated that financial information is forthcoming.

COMMUNICATIONS – Mr. Peden reporting:

Mr. Peden received a letter from the City requesting permission to affix speakers to the wall in the room used for City Council meetings. Ms. Thomas indicated that the City will pay for the new system and wants to mount the speakers on the wall, along with vertical conduit. Mr. Viola indicated that the Trustees would not agree to this and asked the City to explore another option.

Mr. Alfree suggested that the computer in the Trustees Room be repaired and after discussion, he requested Mr. Zitz to pursue this and internet service.

Mr. Peden noted that an advertisement for the Executive Secretary vacancy will be placed in three newspapers this weekend.

Mr. Viola provided an update on the Bellanca Hangar. Friends of Bellanca are finalizing the selection process for the refurbishment of the hangar. The group is paying for work that will replace broken window panes and glass. They also are pursuing a new sign for the front and will approach the Trustees before placing the sign. In a year, the group will need to start paying taxes on the property.

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

Following the executive session, the meeting was again called to order. Two motions were made and approved:

1. Offer \$20,000 plus \$4,200 back taxes for the Penn Valley Park parcel.
2. Contact and counter the Sailing Club's rent offer. Raise the rent to \$200/month using the Trustees' lease format. Terms are to include a 15% increase after each 5 years and three 5-year renewal options after the initial 5-year period.

Mark S. Zitz
Meeting Secretary