



April 20, 2021  
KEP Board Meeting  
(Zoom Meeting)

**Board Members Present**

Mike Petit de Mange  
Robin Christiansen  
Joanne Masten  
Tabitha Gott  
Judy Diogo  
Jordan Schulties  
Jerry Esposito  
Shelly Cecchett  
Denis McGlynn  
Bob MacLeish  
Shane Breakie  
Richard Wilkins  
Chuck Spiegelman

**Absent**

Doug Morrow  
Gregg Moore

**Guest**

Dave Hugg  
Jeremy Rothwell

Shelly Cecchett called the meeting to order at 7:35am.

After it was determined there was quorum present, the board moved forward with the meeting.

There being no addition to the agenda, on motion made,  
by Joanne Masten, seconded by Judy Diogo, the agenda was approved.

The minutes were sent to the board in advance, on motion made by Mike Petit de Mange,  
seconded by Judy Diogo, the February 2021 minutes were approved.

**Financial Report** – There were two months of financial reports, January and February. Linda Parkowski stated January expenses were shifted from traveling and conferences into advertising and marketing. In February, there were minor expenses and Linda stated the KEP will make budget.

Motion to accept the financial reports by Shelly Cecchett, seconded by Judy Diogo.  
Motion carried.

**Chairman's Report**

Denis McGlynn filled in for Gregg Moore for the Chairman's Report. He stated the KEP is hoping to start moving toward in-person meetings from now on.



## **Executive Director's Report – Linda Parkowski**

Linda presented to the Kent County Levy Court at their Winter Retreat. She discussed the current landscape of Broadband in Kent County and the goals for the future stemming from the state's work with the federal relief act.

Linda is working with the Downtown Dover Partnership in their business development. They are going to issue an RFI for master planning for the downtown area.

Linda has presented to some of the town councils in Kent County including Hartly, Harrington, Frederica, and Wyoming.

Rockport 2.0 is continuing and they are currently working on a competitive analysis for surrounding areas. Industrial parks and other areas we believe we are competing against will have an in-depth analysis performed to see where we stand.

Linda toured the old Reichold site with Representative Bill Bush. They discussed the "Site Readiness Fund" for this site as well as additional sites in Kent County that could use this fund for updates to become more marketable. Jordan Schulties stated the fund should be ready to be introduced within the next few weeks and will function similarly to the Strategic Fund.

Following up from a previous meeting, Richard Wilkins brought up a shortage of meat processing facilities in the area. Linda and Mike Petit de Mange have had calls with Haass Butcher Shop in regards to a potential expansion and have shared the current issues with the Delaware Prosperity Partnership.

Linda has met with the new City Manager of Dover. He has brought in some developers into the conversation and discussed ideas for the future.

Recent meetings and speaking arrangements that Linda has participated in include the Central Delaware Chamber of Commerce's Legislative Luncheon, the Capital City Rotary, the Truck Parking Task Force, and the Dover Freight Study.

Dave Hugg explained the importance of the Dover Freight Study and how it is a critical component in freight routes for the East Dover Industrial Area to connect to Garrison Oak and SR-1. Linda has met with a landowner of acreage near the Civil Air Terminal and discussed the possible future plans for the land following the study results.

The Dover-Kent MPO has assisted in the funding of 3 current studies: Harrington Industrial Area, Dover Freight Study, and the East-West Freight Route Study. For next year, Linda has



submitted the Rail Study, which looks at vacant land along the rail line with road access for industrial use. The new Director of the MPO, Marilyn Smith, toured the northern part of the county with Linda and will do the southern part of the county at a later date to see the areas where the studies are going on.

One of the located manufacturers has had permitting issues with the Kent Conservation District, and is working with Linda on their engineering issues.

Linda has met with State Planning to get some of our projects on their agenda. The conversation is getting started to discuss areas east of SR-1, which would include Garrison Oak to the Civil Air Terminal.

The Harrington Industrial Park has discussed installing a multimodal transfer station for rail. Linda has made contact with two national companies that do multimodal transfer stations and have toured the Industrial Park with them.

Meetings have taken place with KRM at Duck Creek Business Campus and KEP continues to submit them for projects. Linda toured the site with her economic development counterpart from New Castle County and the Delaware Prosperity Partnership.

Shore Industries, a manufacturer from Denton, MD, has moved into the Monster Racing building. Their goal is to expand and continue adding employees, and to work with Polytech on a training program for sewing.

In May, the KEP is bringing in Tess Fay, a manufacturing site selector. She will tour Kent County and will host a coaching session based on what she saw during the tour.

Linda shared her screen with the updated project pipeline. She went over updates on the new projects in the "Early Stage".

#### **Public Comment –**

The meeting was adjourned at 8:40 am

The next meeting will be June 15, 2021.