

Economic Development Committee March 11, 2024, 5:00 p.m. Bridgeville Town Hall & Zoom Minutes

I. Attending: Sue Grenier, Mike Szczechura, Richard Grinnell, Christine Correia, Suzanne Farris, Ralph Root, Nadine Bravo (Zoom sitting in on the meeting to see what the committee is doing.)

Absent: N/A

Also Attending: Bethany DeBussy (Zoom)

II. Approval of Minutes: February 12, 2024

III. EDC Financials: Bethany said we did receive the check for the Farm to Table Event.

- IV. Farm to Table Event: The check was received for the previous Farm to Table Event. Mike asked Bethany for an update on the new management of Heritage Shores. Bethany said there are two new management parties, Temper Sports that handles the golf side and OBG Brulee Catering is handling the food side. Bethany said she had a meeting with the Temper Sports side of the new management. She said they do want to work with us and how to improve our events with them. Bethany said that Brulee Catering still needs to organize a meeting with her. Mike questioned if we will have the same folks that we worked with last time for the next one. Bethany said some of them will not be. This will be tabled and put on the agenda for the next meeting.
- V. Local Business Outreach: Mike questioned the Committee if anyone had talked to the local businesses. No one had yet. Richard mentioned he was waiting for the Google Drive form with standard questions to ask. Suzanne said she would setup the Form but needed to know what questions to add. Mike said he will make sure it gets set out to everyone but also onto the Google Doc.
- VI. Committee Thoughts on Bill Pfaff Meeting: Ralph stated he was happy came and that Bill Phfaff projected a lot of things that are happening in the County but Ralph added he doesn't think Bill gave us anything to work with. Richard said he got two things out of the meeting, one that Bill said we should be talking to businesses on 13, which we were shying away from. Suzanne said we were told to shy away from the 13 businesses. Richard said, yes we were, now Bill is saying we shouldn't shy away. The second item Richard mentioned he got from the meeting was to make sure these businesses were listed on the

March 11, 2024 EDC Minutes Page 2

> Business Perspective under the Zoom Prospector's website. Richard said he did look at the Zoom Prospector's website. Richard said there are some properties listed on there but Bill thought it would be worthwhile that all the businesses who might be for sale should be on there since people access that website to find what is for sale in Sussex County. Mike asked if anyone had any other thoughts on Bill's meeting. Richard said the third item he got from the meeting was the rail ID properties. Ralph thought we as a Committee were shying away from that. Suzanne said she doesn't know this Town wants this or what door that may open. Suzanne said it's happening in Harrington right now and that the residents have no say and that there are a lot of people up there who aren't happy. Suzanne mentioned once that door opens, it's opened. Ralph asked if the door was closed or ajar. Suzanne thinks it's ajar but do we bring attention to it? Sue asked if this is a question we ask the Commissioners and if this is a direction they want us to go. Suzanne suggested we should talk to the Commissioners on it. Mike asked Bethany to verify. Bethany said we have an existing future land use map. Along the railroad there is in Town limits and slightly out of Town. Bethany said the southern half of the railroad is residential, south of Market. Anything past the northern residential side is Agricultural/Industrial which fits where Mountaire is going. Bethany said the southern side, the eastern side is residential and we have to factor in if the western side would be Agricultural/Industrial which would be across from Residential areas. Bethany said with the future growth of Seaford which butts up to Cannon Road, the northern portion would be the better option. Mike questioned if that is in our purview. Ralph questioned if the growth is ultimately about revenue or lifestyle. Bethany said there are two sides of the growth. The downtown revitalization which goes into the Downtown development and preserving the historic downtown and culture. There is a revenue side but not revenue driven. The broader growth which is a little more revenue driven which would be larger commercial/industrial things and expanding infrastructure which would be a higher cost. Sussex County EDC is helping with the far outside of Town items like Moutaire and the Berry Farm. Bethany thinks that might not be the highest priority for us because the County EDC is handling that part of Town. Mike stated Bill does this as his job and that it isn't ours. Richard guestioned how should we help him, to help us. Richard said we talk about Downtown a lot but downtown is mixed with residential and business. That we wouldn't be able to force any change on that. To also focus on the current businesses but what is the other stuff to expand on beyond Downtown. Mike stated we need to have a serious conversation on what our role is. Ralph said we need more consolidation of thoughts between the Board and Us. Suzanne said we need to talk to the Commissioners on the purpose of us as a Committee and the vision of the future. Bethany said we need to focus more on the existing businesses and that's what keeps getting missed. That we should be building a relationship with the Western Sussex Chamber of Commerce. Mike asked if anyone knows anyone at the Chamber. Bethany mentioned who was the head of the Chamber.

VII. New Business

A. N/A

March 11, 2024 EDC Minutes Page 3

VIII. Adjournment: The meeting was adjourned at 5:32 PM. The next meeting is scheduled for April 8, 2024.

Respectfully submitted,

Christine Correia, Transcriptionist