



**CITY OF NEWARK
DELAWARE**

Newark Transportation Improvement District Committee Meeting

Date/Time: Wednesday, September 11, 2019, 1:30 p.m.

Location: Council Chamber, Newark Municipal Building, 220 South Main Street

Attendees

Committee Members

Newark Planning and Development
Newark Planning and Development
Newark Public Works and Water Resources
DeIDOT
DSM Companies (developer representative)
WILMAPCO
New Castle County Department of Land Use
Newark Planning Commission
Newark Design Committee
Mayor's Appointee
District 4 Representative
District 5 Representative

Mary Ellen Gray, AICP
Mike Fortner, AICP
Tim Filasky, PE
Sarah Coakley, AICP
Robert Wittig
Heather Dunigan
Stacey Dahlstrom, AICP
Alan Silverman
Joe Charma, PE
David Levandoski
Jamie McGee
Jim Jones

Other Attendees

University of Delaware

Caitlin Olsen

Committee Support

AECOM
AECOM
AECOM

David Athey, PE
Mayuresh Khare, PE, AICP, PP
Savannah Edwards

Meeting Minutes

- The meeting started at 1:30 pm. All attendees introduced themselves.
- Minutes from the August 14 meeting were approved with minor changes.
- Sarah Coakley reiterated that the City and DeIDOT need to agree upon the Participant Boundary, Facility Boundary and Horizon Year. She informed the Committee that DeIDOT leadership reviewed the Committee's recommendations and DeIDOT would like to make revisions to the recommended Facility Boundary by removing some intersections on Routes 2, 4, and 273. It is their belief that they would fail the "Rational Nexus" and "Rough Proportionality" tests and place undue burden on the Newark TID fees. Also, some of the intersections may be in the future Churchman's Crossing study area. Robert Wittig asked how those changes would impact the Newark TID and Alan Silverman asked for clarification about how existing development is factored in. Sarah replied that the TID fees pay only a portion of improvement costs and not their entirety. Alan also asked how WILMAPCO

would “share” its information and Heather Dunigan replied that they provide their information to DeIDOT. Sarah furthered the discussion by stating that counters are currently being placed.

- Sarah continued the discussion regarding intersections south of I-95 in reference to DeIDOT’s recommended revisions to the Facility Boundary. DeIDOT believes they too would fail the “Rational Nexus” and “Rough Proportionality” tests and place undue burden on the Newark TID fees and thus, would like to eliminate these intersections along Old Baltimore Pike from the Newark TID Facility Boundary. It was also noted that Newark cannot change the level of service (LOS) requirements in the County for intersections outside of Newark’s municipal boundary.
- Sarah also said that DeIDOT reviewed maps and determined that some of the intersections recommended for inclusion in the Facility Boundary at the State line were actually in Maryland and thus not eligible. .
- Sarah then noted that DeIDOT preferred a linear Facility Boundary and not a polygon because multi-modal improvements are better defined by nodes and linear alignments, most of the lands along northbound Route 896 are controlled by DNREC, and facility boundaries for all other TIDs in Delaware are linear.
- Sarah presented excerpts from the Southeast Milford TID service standards and noted it included both on and off road improvements. Jim Jones asked if it specified what locations should or should not be included and what is lacking and Sarah replied “yes”. Alan made a comment that specifically identifying on and off-road locations for multimodal improvements should be a part of the Newark TID effort as well.
- Using the exhibit being shown by Sarah, Alan made a motion to accept DeIDOT’s recommendations for revisions to the Facility Boundary. The motion was seconded by Jim. A vote was not taken but the Committee was generally in agreement with the motion although some members abstained.
- Sarah asked to clarify two locations in the Participant Boundary. On the north side, the new trail between the Pomeroy Trail and Fairfield is the correct line. On the south side, the line follows the City line in the Route 4 and Route 896 area.
- DeIDOT will amend the draft Agreement and provide to the City. Heather indicated that WILMAPCO is already performing the tasks specified and thus will not be signing it as a party. Mary Ellen Gray said the draft Agreement would be presented to the Planning Commission later in the fall and City Council after the New Year.
- For the November meeting, information regarding existing transportation conditions and existing and future land uses will be presented. There will be no October meeting.
- Jim expressed concern that an actual vote was not taken regarding the Facility Boundary. David Athey noted there were really two issues, many Committee members were not present but it was unclear how those who were present vote. He suggested another vote be taken at the November meeting based on a map to be prepared based on the various changes. Committee members abstaining could then provide their reasons for not voting. The Committee agreed with this approach.
- The meeting adjourned at 3:00 pm.