

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
November 25, 2025
SEAFORD CITY HALL - 414 HIGH STREET

The meeting will be streamed via live feed.

To view a live meeting visit one of the links below:

- On our website: www.seafordde.com/meetinglivefeed
- On Facebook: www.Facebook.com/cityofseaford
- On YouTube:
<http://www.youtube.com/c/CityofSeafordDe19973>

To view this meeting agenda and supporting documentation visit our website:
www.seafordde.com/government/mayor_council/council_agendas_minutes

Comments and questions may be emailed to:
Councilinfo@seafordde.com

- 7:00 P.M.** Mayor MacCoy calls the Regular Meeting to order.
Invocation
Pledge of Allegiance to the Flag of the United States of America.
Changes to the agenda for this meeting.
Executive Session:
1. Negotiations, Preliminary discussions of site acquisitions or sales/leases of real property.
2. Personnel
Approval of the minutes of the Planning Session on October 24, 2025.
Approval of the minutes of the regular meeting on November 11, 2025.

ALL ITEMS ON THIS AGENDA MAY OR MAY NOT BE VOTED ON.

PUBLIC COMMENT:

- 1.

CORRESPONDENCE:

- 1.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

November 25, 2025

PUBLIC HEARING:

1. Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford - Martin Farms Sewer Relocation Phase 2 Project. The loan would be used to finance gravity sewer main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$2,070,000 for a term of 20 years and an interest rate of 2%.
2. Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford - Martin Farms Water Relocation Phase 2 Project. The loan would be used to finance water main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$1,250,000 for a term of 20 years and an interest rate of 2%.
3. Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford - Nylon Well Improvements Project. The loan would be used to finance the construction of two new production wells and a new treatment station along Nylon Blvd. The loan amount is \$2,700,000 for a term of 20 years and an interest rate of 2%.

NEW BUSINESS:

1. Present for approval a dedication agreement for the parking lot at Hoopers Landing golf course that would permit the use of Community Transportation Funding (CTF) to repave the area.

OLD BUSINESS:

- 1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City offices and utility divisions will be closed for the Thanksgiving Holiday November 27th and 28th, 2025.
2. Annual Caroling in the Park & Tree Lighting Ceremony on Monday, December 1, 2025 at 7:00 p.m. in Gateway Park.
3. December 6, 2025, Seaford Christmas parade, line up at Pennsylvania Avenue and Shipley Street 6:00 p.m., step off at 7:00 p.m.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

November 25, 2025

LIAISON REPORTS:

1. Code, Parks and Recreation – Councilwoman Stephanie Grasset
2. Police & Fire – Councilman Dan Henderson
3. Administration – Councilman Orlando Holland
4. Electric – Councilman Mike Bradley
5. Public Works & WWTF – Councilman Alan Quillen

Mayor MacCoy solicits a motion to hold an Executive Session for the purpose of discussing negotiations.

EXECUTIVE SESSION:

1. Negotiations, Preliminary discussions of site acquisitions or sales/leases of real property.
2. Personnel

Mayor MacCoy solicits a motion to adjourn the Executive Session.

Mayor MacCoy reopens the regular Council meeting.

City Council to act on items discussed in Executive Session

Mayor MacCoy solicits a motion to adjourn the regular Council meeting.

NOTE: Agenda shall be subject to change to include or delete additional items (including executive session) which arise at the time of the meeting. (29 Del. C. S1004 (e) (3))

Date Posted: 11/17/2025

Posted by: BAS

P4 #1
11/25/25



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL
FINANCE

PHONE: (302) 739-9941

FAX: (302) 739-2137

September 29, 2025

Mr. Charles D. Anderson
City Manager
City of Seaford
PO Box 1100
Seaford, DE 19973

RE: Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Sewer Relocation Phase 2 Project

Dear Mr. Anderson:

On behalf of the Delaware Water Pollution Control Revolving Fund ("Fund"), the Delaware Department of Natural Resources and Environmental Control ("Department") is pleased to advise you that a Loan ("Loan") has been authorized from the Fund to the City of Seaford ("the City") in the amount of **\$2,070,000** for a term of **twenty (20) years**. The Loan will be used to finance phase 2 of the gravity sewer mains relocation at the Martin Farms residential neighborhood. The gravity sewer is being relocated from behind residential properties to existing streets to make it easy for the department of public works to access for future maintenance. The project is located south of State Route 20 (Stein highway) between Sussex Avenue and North Wiley Street and along West Locust Street. The project will install approximately 871 linear feet of 12-inch gravity sewer main (along West Locust Street), 2,100 linear feet of 8-inch gravity sewer main (along Read and McKean Street), 12 manholes, and new laterals.

The loan interest rate shall be **2%**. During the disbursement period, the loan interest rate shall be 0%. After the Project has been completed, the loan will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years.

It is understood that a General Obligation Bond of the City will secure the Loan. All legal costs, incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of loan proceeds.

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, (formerly OMB Circular A-133) as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance ("CFDA") number for the Fund is 66.458. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than October 30, 2025.

If Loan closing shall not have occurred within 120 days of receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE WATER POLLUTION CONTROL
REVOLVING FUND

Laura Robbins

Laura Robbins
Chief of Administration
Environmental Finance
DNREC- Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of _____, _____.

By: _____
Charles D. Anderson
City Manager, City of Seaford

(CITY SEAL)

cc: Davison Mwale, DNREC EF

CITY OF SEAFORD RESOLUTION

R2025 - 06

A resolution authorizing the City of Seaford to accept a \$2,070,000 loan from the Delaware Water Pollution Control Revolving Fund.

WHEREAS, the State of Delaware, Department of Natural Resources and Environmental Control ("DNREC") has authorized a loan in the amount of \$2,070,000 (the "Loan") for a term of twenty (20) years on behalf of the Delaware Water Pollution Control Revolving Fund (the "Fund") for phase 2 of the gravity sewer mains relocation at the Martin Farms residential neighborhood; and

WHEREAS, the City submitted the necessary loan application materials to DNREC to assist with the funding of the Project; and

WHEREAS, the Loan is to be used to finance phase 2 of the gravity sewer mains relocation at the Martin Farms residential neighborhood. The gravity sewer is being relocated from behind residential properties to existing streets to make it easy for the Department of Public Works to access for future maintenance. The project is located south of State Route 20 (Stein Highway) between Sussex Avenue and North Wiley Street and along West Locust Street. The project will install approximately 871 linear feet of 12-inch gravity sewer main (along West Locust Street), 2,100 linear feet of 8-inch gravity sewer main (along Read and McKean Street), 12 manholes, and new laterals; and

WHEREAS, pursuant to terms of the Loan (which will be documented separately), the interest rate on the Loan shall be 2%. During the disbursement period, the interest rate on the Loan shall be 0%. After the Project has been completed, the loan will require principal and interest payments paid semi-annually in the amount sufficient to amortize the outstanding balance of the Loan over twenty years. A General Obligation Bond of the City will secure the Loan. All legal costs incurred by the Fund associated with loan closing shall be borne by the City and will become a part of Loan proceeds; and

WHEREAS, The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, (formerly OMB Circular A-133) as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance ("CFDA") number for the Fund is 66.458. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

WHEREAS, pursuant to Section 35(I) of the City's Charter, the City's Council is authorized to allow short or long-term debt incurred from the Fund for the Project to be exempt from the special election requirements otherwise set forth in Section 35 of the City's Charter; to exercise the aforesaid power, after two (2) public hearings related to the debt to be incurred, the City's Council shall adopt a resolution to that effect by the affirmative vote of five (5) members of Council; the indebtedness created under this provision shall be evidenced by a note or bond of the City, and the full faith and credit of the City shall be deemed to be pledged thereby;

WHEREAS, the City convened duly noticed public hearings related to the Loan on November 25, 2025, and December 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, by the affirmative vote of at least five members of Council, this ____ day of ____, 2025, as follows:

1. The City is authorized to accept the Loan;
2. The Mayor and the Secretary to Council are authorized to execute appropriate documents and agreements to effectuate the Loan, consistent with Section 35 of the City's Charter.

Matthew MacCoy, Mayor

Witness

Charles Anderson, Secretary to Council

Sworn and Subscribed before me on this ____ day of _____, 2025.

Notary Public

My Commission Expires:



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL
FINANCE

PHONE: (302) 739-9941
FAX: (302) 739-2137

PH #2
11/25/25

October 16, 2025

Mr. Charles Anderson
City Manager
City of Seaford
PO Box 1100
Seaford, DE 19973

RE: Delaware Drinking Water State Revolving Fund Binding Commitment Letter Offer, City of
Seaford – Martin Farms Water Relocation Phase 2 Project

Dear Mr. Anderson:

On behalf of the Delaware Drinking Water State Revolving Fund (Fund), the Department of Health and Social Services (Department) is pleased to advise you that a Loan (Loan) has been authorized from the Fund to the City of Seaford (the City) in the amount of **\$1,250,000** for a term of **twenty (20) years** for the Martin Farms Water Relocation Phase 2 Project. This project will install approximately 870 feet of 10-inch water main, 464 feet of 8-inch water main, 2244 feet of 6-inch water main, 8 fire hydrants, valves of various sizes, and new services and meter pits to residences.

The loan interest rate shall be **2%**. **During the disbursement period, the loan interest rate shall be 0%.** After the project has been completed, up to \$388,902 of the principal balance will be forgiven. The remaining principal balance, approximately \$861,098 will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years.

It is understood that a General Obligation Bond Pledge of the City will secure the Loan. All legal costs incurred by the Fund, associated with loan closing, shall be borne by the City and will become a part of loan proceeds.

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund, including but not limited to all requirements outlined in the financing agreement to be entered into by the Department and the City. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, as a sub-recipient of Federal funds. The Catalog of Federal Domestic

October 16, 2025
DWSRF Binding Commitment Letter
City of Seaford – Martin Farms Phase 2 Project
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Assistance (CFDA) number for the Fund is 66.468. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than December 16, 2025.

If Loan closing shall not have occurred within 120 days of the receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE DRINKING WATER STATE
REVOLVING FUND

Laura Robbins

Laura Robbins
Chief of Administration, Environmental Finance
DNREC - Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of _____, _____.

(SEAL OF THE CITY)

By: _____
Charles Anderson
City Manager, City of Seaford

cc: Marissa Jacobi, DHSS-DPH
Brianna Kresse, DHSS-DPH

CITY OF SEAFORD RESOLUTION R2025-07

A resolution authorizing the City of Seaford to accept a \$1,250,000 loan, from the Delaware Drinking Water State Revolving Fund.

WHEREAS, the State of Delaware, Department of Health and Social Services (Department) authorized a loan in the amount of \$1,250,000 for a term of twenty (20) years for the Martin Farms Water Relocation Phase 2 Project. The Project will install approximately 870 feet of 10-inch water main, 464 feet of 8-inch water main, 2244 feet of 6-inch water main, 8 fire hydrants, valves of various sizes, and new services and meter pits to residences; and

WHEREAS, the City submitted the necessary loan application materials to DNREC to assist with the funding of the Project; and

WHEREAS, the loan interest rate shall be 2%. During the disbursement period, the loan interest rate shall be 0%. After the project has been completed, up to \$388,902 of the principal balance will be forgiven. The remaining principal balance, approximately \$861,098, will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years; and

WHEREAS, that a General Obligation Bond Pledge of the City will secure the Loan. All legal costs incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of the loan proceeds; and

WHEREAS, the Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund; and

WHEREAS, pursuant to Section 35(I) of the City's Charter, the City's Council is authorized to allow short or long-term debt incurred from the Fund for the Project to be exempt from the special election requirements otherwise set forth in Section 35 of the City's Charter; to exercise the aforesaid power, after two (2) public hearings related to the debt to be incurred, the City's Council shall adopt a resolution to that effect by the affirmative vote of five (5) members of Council; the indebtedness created under this provision shall be evidenced by a note or bond of the City, and the full faith and credit of the City shall be deemed to be pledged thereby;

WHEREAS, the City convened duly noticed public hearings related to the Loan on November 25, 2025 and December 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, by the affirmative vote of at least five members of Council, this ____ day of ____, 2025, as follows:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Seaford is authorized to accept the Loan; and
2. The Mayor and the Secretary to Council are authorized to execute appropriate agreements to effectuate the loan.

Matthew MacCoy, Mayor

Witness

Charles Anderson, Secretary to Council

Sworn and Subscribed before me on this ____ day of _____, 2025.

Notary Public

My Commission Expires:



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL
FINANCE

PHONE: (302) 739-9941
FAX: (302) 739-2137

PH# 3
11/25/25

October 16, 2025

Mr. Charles Anderson
City Manager
City of Seaford
PO Box 1100
Seaford, DE 19973

RE: Delaware Drinking Water State Revolving Fund Binding Commitment Letter Offer, City of
Seaford – Nylon Well Improvements Project

Dear Mr. Anderson:

On behalf of the Delaware Drinking Water State Revolving Fund (Fund), the Department of Health and Social Services (Department) is pleased to advise you that a Loan (Loan) has been authorized from the Fund to the City of Seaford (the City) in the amount of **\$2,700,000** for a term of **twenty (20) years** (if applicable) for the Nylon Well Improvements Project. This project will include the construction of two new production wells in the confined aquifer and a new treatment station along Nylon Boulevard on property which is owned by the City. The treatment station will consist of chemical feeds for pH adjustment, disinfection, and corrosion control.

The loan interest rate shall be **2%**. **During the disbursement period, the loan interest rate shall be 0%.** After the project has been completed, up to \$2,700,000 of the principal balance will be forgiven. Should the project not be completed the principal balance, will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years.

It is understood that a General Obligation Bond Pledge of the City will secure the Loan. All legal costs incurred by the Fund, associated with loan closing, shall be borne by the City and will become a part of loan proceeds.

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund, including but not limited to all requirements outlined in the financing agreement to be entered into by the Department and the City. The City shall also comply in all respects with the Federal Single Audit

October 16, 2025
DWSRF Binding Commitment Letter
City of Seaford – Nylon Well Improvements Project
Page | 2

Act, 2 CFR 200 Subpart F, as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance (CFDA) number for the Fund is 66.468. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than December 16, 2025.

If Loan closing shall not have occurred within 120 days of the receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE DRINKING WATER STATE
REVOLVING FUND

Laura Robbins

Laura Robbins
Chief of Administration, Environmental Finance
DNREC - Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of _____, _____.

(SEAL OF THE CITY)

By: _____
Charles Anderson
City Manager, City of Seaford

cc: Marissa Jacobi, DHSS-DPH
Brianna Kresse, DHSS-DPH

CITY OF SEAFORD RESOLUTION R2025-08

A resolution authorizing the City of Seaford to accept a \$2,700,000 loan, from the Delaware Drinking Water State Revolving Fund.

WHEREAS, the State of Delaware, Department of Health and Social Services (Department) authorized a loan in the amount of \$2,700,000 for a term of twenty (20) years (if applicable) for the Nylon Well Improvements Project, which will include the construction of two new production wells in the confined aquifer and a new treatment station along Nylon Boulevard on property which is owned by the City. The treatment station will consist of chemical feeds for pH adjustment, disinfection, and corrosion control; and

WHEREAS, the City submitted the necessary loan application materials to DNREC to assist with the funding of the Project; and

WHEREAS, the interest rate shall be 2%. During the disbursement period, the loan interest rate shall be 0%. After the project has been completed, up to \$2,700,000 of the principal balance will be forgiven. Should the project not be completed the principal balance, will require principal and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over twenty years; and

WHEREAS, that a General Obligation Bond Pledge of the City will secure the Loan. All legal costs incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of the loan proceeds; and

WHEREAS, the Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund; and

WHEREAS, pursuant to Section 35(I) of the City's Charter, the City's Council is authorized to allow short or long-term debt incurred from the Fund for the Project to be exempt from the special election requirements otherwise set forth in Section 35 of the City's Charter; to exercise the aforesaid power, after two (2) public hearings related to the debt to be incurred, the City's Council shall adopt a resolution to that effect by the affirmative vote of five (5) members of Council; the indebtedness created under this provision shall be evidenced by a note or bond of the City, and the full faith and credit of the City shall be deemed to be pledged thereby;

WHEREAS, the City convened duly noticed public hearings related to the Loan on November 25, 2025 and December 9, 2025; and

NOW, THEREFORE, BE IT RESOLVED, by the affirmative vote of at least five members of Council, this ____ day of ____, 2025, as follows:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Seaford is authorized to accept the Loan; and
2. The Mayor and the Secretary to Council are authorized to execute appropriate agreements to effectuate the loan.

Matthew MacCoy, Mayor

Witness

Charles Anderson, Secretary to Council

Sworn and Subscribed before me on this ____ day of _____, 2025.

Notary Public

My Commission Expires:

Tax Map and Parcel No.: 531-13.00-1.01
Prepared by and Return to:
The City of Seaford
P.O. Box 1100
Seaford, DE 19973

NB# 1
11/25/25

**DEDICATION AGREEMENT
FOR
HOOPERS LANDING PRO SHOP PARKING LOT**

We the undersigned, are collectively the owners of all those certain, lots, pieces and parcels of lands and premises situation in Seaford Hundred, Sussex County, State of Delaware, known as parcels bordering Sussex Avenue, and more particularly identified as Tax Parcel:531-13.00-1.01 (Hoopers landing Pro Shop Parking Lot)

(See Exhibit "A" attached hereto and incorporated herein by this reference).

As the sole owners of said lands and premises, it is our desire and intent by this writing to create, acknowledge, and forever dedicate to public use the said lands and amenities, to be privately maintained, including compliance with ADA requirements as outlined in Federal Code or by jurisdiction(s) having similar authority and more restrictive requirements, inclusive of prepared path surfaces, sidewalks, recreational amenities, and other applicable elements. The State of Delaware assumes responsibility for present or future maintenance compliance, or remediation of the improvements and assets contained within the areas which are being dedicated to public use.

It is further desire and intent of the undersigned that, for and in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency of which are hereby acknowledged, this Dedication Agreement, dedicating the said Hoopers Landing Pro Shop Parking Lot to public use, shall be binding upon our respective selves, heirs, administrators, successors, and assigns.

IN WITNESS THEREOF, intending to be legally bound hereby, the undersigned have hereunto set their respective hands and seals upon the dates so indicated below.

Tax Map Parcel No. 532-13.00-1.01
Name: Hoopers Landing Pro Shop Parking
Lot

Witness to both

By: _____
Name of property owner

By: _____
Name of property owner

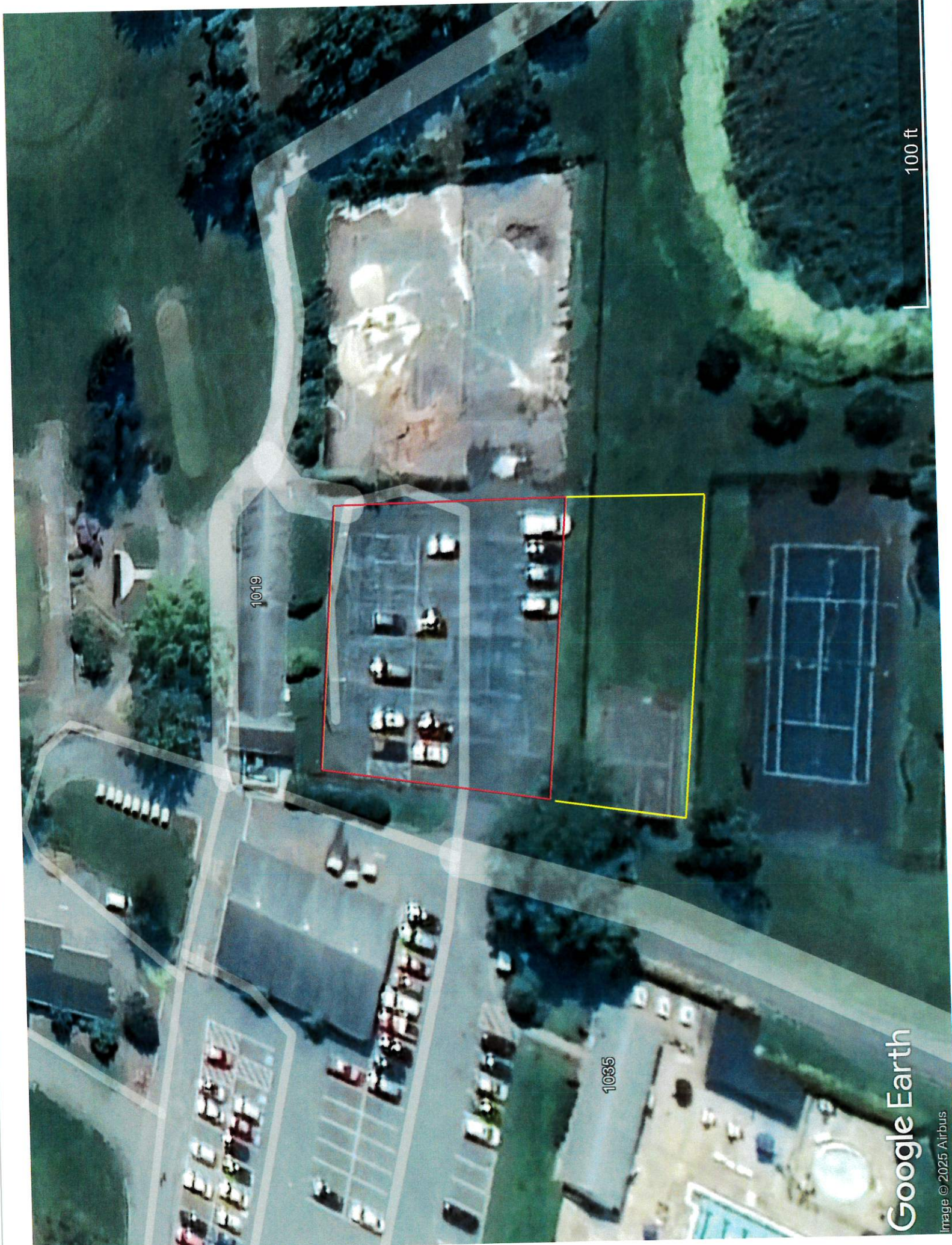
STATE OF DELAWARE
COUNTY OF _____ : SS

BE IT REMEMBERED, that on this _____ day of _____, A.D. 2025, personally came before me, the Subscriber, A Notary Public for the State and County aforesaid, _____, a party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her act and deed.

Given under my Hand and Seal of Office the day and year aforesaid.

Notary Public
My Commission Expires:

EXHIBIT “A”



100 ft