



Memorandum of Meeting

Date: January 19, 2006

Time: 5:30 p.m. to 8:30 p.m.

Location: CHEER Center, Georgetown, Delaware

Topic: Georgetown Area Working Group Meeting #11

Attendees: See Page 2

Call to Order

Bob Kramer called the meeting to order at 5:45 p.m. He welcomed everyone and thanked the Working Group members for their attendance. He then introduced Monroe Hite, III to provide opening remarks and review the agenda.

Opening Remarks

Monroe Hite, III welcomed attendees and reviewed the handout materials for the project notebook. He mentioned that it had been a few months since the last meeting and the project team has been working to develop more details about the ARDS and the resulting impacts. He reviewed the agenda and the purpose of the meeting.

Real Estate 101

In response to questions and comments received from working group members at previous meetings, Charlie Jones from DeIDOT's Real Estate section presented some basic information about the right-of-way acquisition process. He provided handouts and explained that DeIDOT is required by law to follow specific procedures when properties are impacted by a proposed roadway project. He reminded attendees that landowners will be paid fair market value for the impacted property and the value is determined by an independent appraiser. He also indicated that negotiations rarely turn to the condemnation process because a compromise cannot be reached.

Economic Impact Analysis

Steven Landau presented a status update for the economic impact analysis. He reviewed the results of the business survey conducted along the US 113 Corridor in November and December 2005. Mr. Landau indicated that the survey resulted in a survey response rate of approximately 30 percent within the US 113 Corridor. He also continued by reviewing some of the results summarized in the memo provided in the handouts. The results were basically summarized into three parts. Part I reviews the type of business establishments along US 113; Part 2 reviews the importance of US 113 to the establishments now located along the corridor; Part 3 examines business perspectives on possible relocation.



Livable Delaware

Jeff Riegner reviewed the ARDS and discussed how the impacts related to Livable Delaware will be determined. He stated that the project team is working to establish a qualitative and quantitative measure of impact. The qualitative measure will require additional consultation with the Office of State Planning Coordination, Sussex County, the Town of Georgetown and the Working Group. The quantitative measure is determined based on the areas of strategic investment as defined by the Livable Delaware initiative. Using a map depicting the ARDS overlaid on the Livable Delaware investment areas, he reviewed some of the impacts associated with the alternatives.

Matrix Review

Mr. Riegner continued the presentation by reviewing some of the updated quantities associated with the impact matrix. He stated that field work continues to determine approximate locations of wetlands to confirm the accuracy of the GIS wetland data. He said that cultural resource research and coordination with DESHPO continues while preliminary forestland, farmland, and property impacts have been computed. Mr. Riegner also clarified that all alternatives meet the purpose and need for the project based on preliminary traffic analyses. He mentioned that DelDOT is considering short-term improvements to help relieve traffic congestion at the intersection of US 113 and SR 18/SR 404.

Schedule/Next Steps

Mr. Hite presented the upcoming project schedule and reminded the group that their attendance is important as we move toward the selection of recommended preferred alternative. He stated that a March working group meeting will be scheduled and members will be notified via e-mail and/or phone call. He also said the project team will continue to refine the alternatives and calculate impacts that will help the working group and resource agencies in determining a recommendation.

Mr. Kramer thanked members for their attendance and adjourned the meeting at approximately 8:30 p.m.

Working group members in attendance:

Donna Atkinson
David Baird
Eric Buehl
Carol R. Campbell-Hansen
Lt. Mitch Cooper
David Diehl
Martin Donovan
Lit Dryden

Terry Johnson
Carlton Moore, Sr.
Keith Moore
Merrill Moore
David Pedersen
Guy Phillips
Joe Thomas