

Town of Dagsboro Business Development Committee Meeting Minutes

Date: May 6, 2026

Time: 7:00 PM

Location: Morse Roofing & Siding

Committee: Town Business Committee

Attendance

Businesses / Organizations Present

- Morse Roofing & Siding - Tom Morse
- Milk & Honey - Tristan Smyth
- Bethany-Fenwick Area Chamber of Commerce - Emily Mais
- Fells Point Surf Company - Alison Schuch
- Town of Dagsboro Representatives - Jason Russell, CJ Shortridge
- Hounds Town - Frank Duffy
- Yuppy Puppy - Jamie Idzi

Guests

- Clay Snead - Snead Property Management
- John Bandish - local artist
- Anne Fensterwald - Fin & Claw
- Melissa Von Bank - Bank of Ocean City

Opening Discussion

The committee discussed recommendations to present to Town Council regarding:

- Future economic growth
- Preserving small-town values
- Supporting local businesses and residents
- Improving infrastructure and community engagement

Discussion Topics

Morse Roofing Discussion

- Reviewed town-owned properties and zoning maps.
- AECOM zoning materials were distributed by Tom for committee review.
- Discussed:
 - Sidewalk improvements
 - Desire for additional community features such as a Farmer's Market
 - Potential use of T-Mobile grants focused on preserving small-town character
- Committee discussed identifying homes and businesses that may need assistance, including the possibility of donations or business-supported improvement efforts.

Chamber of Commerce Report – Emily

Emily presented survey findings and discussed:

- Strong community participation
- Concerns regarding overdevelopment, especially residential development within town limits
- Interest in retail growth along Route 113

Common Business Responses Included:

- Preserving community character and small-town feel
- Maintaining a clean appearance
- Supporting a thriving Main Street
- Traffic management and control improvements

Infrastructure Discussion

- DeIDOT infrastructure concerns were reviewed
- Possible recommendation for additional crosswalk improvements

Clay Snead Discussion

Discussion focused on long-term town goals:

- Creating reasons for visitors and residents to stop and spend time in town
- Encouraging residents to support local businesses on their way into town
- Exploring grant opportunities through DeIDOT
- Reviewing available resources and census tract information for grant eligibility
- Utilizing grant funding assistance and navigation resources

Business Development Opportunities Mentioned

- Commercial lending support
- Attracting:

- Physicians
- Nail salons
- Fitness centers
- Goal of encouraging visitors to make multiple stops within town businesses

Melissa – Bank of Ocean City

Discussed:

- Interest in additional businesses such as:
 - Ice cream shops
- Continued sidewalk improvements and walkability

John Bandish Discussion

- Raised questions regarding parking availability on Main Street

Additional Infrastructure Discussion – Morse Roofing

- Clarified sidewalks are generally a town responsibility involving homeowner easements
- Discussed potential outside funding opportunities for sidewalk projects

Fells Point Surf Company

- Mentioned Andrew Harton as a possible grant resource/contact

Fin & Claw Discussion

Topics included:

- DelDOT driveway costs
- Sidewalk requirements
- Right-of-way concerns
- Entrance and acceleration lane considerations

Town Discussion – Carroll

- Discussed HOA versus COA structures and considerations

Questions for Town Council

The committee requested:

- A complete list of properties owned by the Town
- Review of potential parking opportunities on town-owned properties

Community Beautification & Civic Engagement Banner & Veteran Recognition Discussion

Ideas discussed included:

- Main Street banners
- Daughters of the American Revolution participation
- American flags
- Veteran recognition through VFW partnerships

Community Resources Identified

Potential partnerships and resources:

- Eagle Scouts
- Local High School
- Armory
- MBS Christian School
- Lighthouse organizations
- Off-street parking opportunities
- 250-Year Anniversary banner concepts

Farmer's Market Discussion

- Continued discussion regarding creating a Farmer's Market
- Sussex Conservation discussion included:
 - Potential property purchases
 - Walking trails
 - Community outdoor spaces

Additional Notes

- Possibility of operating the Farmer's Market through a nonprofit board
- Discussion of town licensing requirements

Community Events Discussion – Clay Snead

Suggested events included:

- Beer and wine events
- Festivals
- Additional community engagement opportunities

Closing Notes

- Discussion regarding traffic officers/crossing support
- Next meeting scheduled for:
 - **First Wednesday — June 3, 2026, 7 PM at Morse Roofing & Siding**

Goals Moving Forward

- Work with Daughters of the American Revolution
 - Explore decorative banner programs for utility poles and Main Street beautification
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