

June 22, 2026

At 6:00 PM Mayor McNinch called the Working Session of the Denton Town Council to order on this date, leading everyone in the Pledge of Allegiance to the Flag.

Attendance:

Council members in attendance included: Mayor McNinch, Councilman Lister, Councilman Taylor and Councilman Johnson who was attending virtual. Councilman Branson was absent.

Staff in attendance included: Scott Getchell, George Bacorn, Mark Chandler, Donna Todd, and Emily Spencer.

Mrs. Lyndsey Ryan, Town Attorney, was also present.

Discussion was held on the following items:

His Hope Ministries

His Hope Ministries Board Member Stefanie Johnson and YMCA Chief Executive Officer Robbie Gill presented an update on the partnership between their respective agencies, focusing on the collaborative redevelopment of the former Southern States properties. Mr. Gill highlighted successful YMCA partnerships in neighboring counties, emphasizing the shared benefits of such models, including co-located office spaces, training rooms, and food service facilities. Additionally, he noted that joint-use community facilities typically attract higher levels of donor engagement. The presentation also included a discussion regarding the potential integration of a Senior Center under a Caroline County agreement.

In response to Council inquiries regarding project timelines and fundraising strategies, Mr. Gill explained that the YMCA's dedicated development team would lead the fundraising efforts in tandem with His Hope Ministries.

Mayor McNinch requested clarification on the specific actions required by the Council. Mr. Gill confirmed that the immediate objective is to reaffirm the Town's commitment to donating the land. The next step would be to get the partnership finalized, then get a Concept Plan in place by November. Then they would have more of an amount that would need to be raised. Once that is done, a MOU would need to be put in place so that they could start trying to get donations. The Council expressed unanimous support for the project, noting that additional details would be required before presenting the plan to Town residents. Mr. Gill and Ms. Johnson thanked the Town for its ongoing support and agreed to return to the Council once further project updates are available.

JPA Public Works Agreement

Representatives from JPA Ventures, Jim DiDonato, Victoria Hoffman, and legal counsel Brendan Mullaney appeared before the Council to present the Public Works Agreement (PWA) for JPA Ventures and to provide an update on the Commerce Drive project. Mr. DiDonato reported that coordination remains ongoing with Denton Site Southwest to initiate the roadway project.

Mr. Mullaney stated that there are two issues that they have found with the current Public Works Agreement that needed to be discussed. One was on Legion Road Improvements. Mr. Mullaney expressed concerns noting that certain stipulations in the Comprehensive Plan conflict with their expectations. Specifically, JPA Ventures seeks to avoid being held financially responsible for additional Legion Road improvements once their project is finalized.

Councilman Lister emphasized the need for clearer language in the agreement to ensure the Town is shielded from liability regarding safety issues that may arise on Legion Road as a result of the ongoing Commerce Drive construction.

The second issue concerned the proposed 15-year duration for ERUs. The Council noted that existing regulations are designed to prevent the long-term holding of unused ERUs. Councilman Lister acknowledged that because the developers are constructing a public road—a process that requires significant time—the standard timeframe might need to be re-evaluated for this specific project. However, he maintained that a 15-year term is excessive. A discussion ensued regarding the total number of ERUs JPA Ventures would be eligible to receive through this project. Mr. Getchell was going to investigate the current number of available ERUs remaining within the Town's capacity.

It was agreed that the lawyers would work together on the language to make the PWA work for both parties.

With no further business to discuss, Mayor McNinch adjourned the Working Session at 7:06 PM.

Respectfully submitted,

*Emily Spencer,
Deputy Clerk-Treasurer*