

**The Town of Selbyville
Industrial Park Committee
Minutes of the Meeting April 20, 2026**

The meeting was called to order by Chairman Ray Stevens at 4:00 o'clock p.m. Also in attendance were committee members Ken Madara, Clarence "Bud" Tingle, Robert Dickerson, Town Administrator Stacey Long, and Building & Code Enforcement Tony Merollini. Sean Gallon – President of CRDN & Sunday Gallon - Managing Partner of CRDN were also in attendance.

The meeting was properly posted.

The first item on the agenda was the consideration of CRDN Services occupying 107 Dixon Street, TMP #533-16.00-137.00, as a new business that provides fire, flood, storm or other disaster restoration services for residential and commercial customers. The use of the building will be for cleaning and storage of contents. The committee advised the tenants to review the Declaration of Covenants to become familiar with the rules and regulations of the Industrial Park.


Sean Gallon, President of CRDN, stated that 107 Dixon Street would be used mainly for storage of the contents. Business has increased on the lower shore, and they need a facility closer to the area. They are currently servicing these customers from their Wilmington office. They would be wiping down and deodorizing furniture and other contents and storing them until the customer is ready for their return. The company has four other locations including Harrisburg & York, PA, Baltimore, MD and Wilmington, DE. They have currently leased the building for 2 months in hopes for the settlement to take place shortly thereafter. Mr. Gallon stated that there will not be any hazardous chemicals discharged in the town's sewer system. Only daily operational usage of a bathroom is all the water & sewer they will be utilizing. Some examples of cleaning supplies are Dawn dish detergent, laundry detergent, Simple Green, etc. They intend to hire 10 employees for this location and with plans for 25-30 over the next few years. He mentioned that he has 67 projects at 107 Dixon Street currently being stored there. He intends to make the building one big room for storage. There are a restroom and a small office inside as well. Town Administrator Long stated that the Industrial Park is covered by Protective Covenants and she will provide a copy to them. She also mentioned that if they were to propose selling the property in the future, the Town has First Right of Refusal. He stated that they will not be utilizing an overabundance of water, mainly just bathroom facilities and a washing machine. Mr. Gallon explained the process of the business: they would receive a call, the employees would go to the property address, inventory and package all the furniture, haul it back to the building, wipe it down or clean it, then store inside the building until the customer requests its return. Mr. Gallon informed the members that there will be no storage of hazardous chemicals or combustibles, as they are not permitted to transport any of those things. They plan to upgrade the HVAC system because they must maintain a climate-controlled space for the storage items. He also mentioned that there have been several fire sprinkler leaks over the years, so they will need to do repairs on that as well.

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Bud Tingle made a motion to approve the new business, CRDN Services, to occupy 107 Dixon Street in the Industrial Park. The motion was seconded by Bob Dickerson and carried by all. It is the recommendation of the Industrial Park Committee that the Mayor & Council approve this request.

There being no further business to discuss, Bud Tingle made a motion to adjourn the meeting. Motion was seconded by Ken Madara and carried by all.

Respectfully submitted,


Stacey Long, Town Administrator



TOWN OF SELBYVILLE
MEETING SIGN-IN SHEET

Industrial Park Committee

Type of Meeting

Date: April 20, 2026

	Name (Please Print)	Representing
1.	Ray Stevens	
2.	Ken Madara	
3.	Bob Dickerson	
4.	Bud Tingle	
5.	Tony Merdillini	
6.	Stacey Long	
7.	Sean Gallon	Applicants
8.	Sunday Gallon	applicants
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