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Lead-Based Paint Remediation Certification Committee

Wednesday, October 29, 2025

10 a.m. – 12 p.m.

Senate Majority Hearing Room, Legislative Hall
411 Legislative Avenue, Dover, DE

[Meeting Recording](#)

APPROVED MEETING MINUTES**Meeting Attendance****Committee Members Present**

Dir. Matthew Heckles, Chair
Rep. Kerri Evelyn Harris
Sen. Marie Pinkney
Crystal Mintzer, DelTech
Sandi Spiegel, DHSS
Richard Stachura, DHSS
Christopher Vanderslice
Andre Green
Diedre' Shepard
Franchon Dickinson, New Castle
County

Attendees

Scott Kidner
Joe Brennan, DAR
Jeff Sheraton, GWHP
Nicole Topper, DHSS
Harold Stafford, HELP Initiative
Debra Burgos
James Berryhill, DHSS
Alexa Sciglietti, DHSS
Charles Kistler, HELP Initiative
Steve Alexander
Jen Perez, CLASI
Kendra Brumfield-NaWangna
Matt Denn
Sarah Bucic
Wes Stefanick, DAR

DSHA Staff Present

Caitlin Del Collo
Bryce Gates, Esq.
Emily Cunningham

Meeting Agenda

I. Welcome & Opening Remarks

Dir. Heckles provided opening remarks. Rep. Harris then shared information about the work that led to the committee's enabling legislation, HB 70.

II. Review & Discuss Committee Charge

Dir. Heckles led the committee through a review of the questions in HB 70 that are required to be answered in the report due on March 1, 2026. It was noted that the answer to some of the questions will depend on answers to other questions. Key points from the discussion include:

- The Committee will seek presentations from landlords, advocates, contractors, and jurisdictions that have implemented best practices.
- In addition to answering the questions enumerated in HB 70, the Committee will provide information about insurance costs for contractors performing lead remediation, and how those costs may impact implementation.
- Several committee members and staff were assigned "homework" for the next meeting:
 - DHSS (Sandi & Richard): The definitions, certification/training requirements, number, and location of inspectors, lead risk assessors, and contractors in Delaware; the different types of costs paid out for lead remediation, as well as the average and median costs.
 - Franchon: the different types of costs paid out for lead remediation from New Castle County's program, as well as the average and median costs.
 - Richard, Franchon, & DSHA staff: the number of rental units in the state that were constructed before 1978.
 - Christopher: insurance costs for contractors performing lead remediation.

III. Committee Timeline

Dir. Heckles indicated that the committee would aim to meet approximately once a month through January 2026, and then twice in February, in order to meet the deadline to deliver the initial report on March 1st.

IV. Public Comment

- Sara Bucic provided virtual and written public comment (see attached).
- Harold Stafford provided in-person public comment.

V. Adjournment

My name is Sarah Bucic. I am co-chair of Lead Free Delaware and have been working on lead poisoning prevention in Delaware for nearly 10 years now. Thank you for allowing me to provide comments today. In March of this year, the Delaware Department of Health and Social Services (DHSS) stated that "Lead poisoning is preventable but remains a significant environmental hazard for Delaware children." Young children up to age 6, whose brains develop rapidly, are at greatest risk of harm from lead exposure. These dangers are not theoretical, they affect hundreds of young Delaware children every year. In this year's DHSS report, DHSS was able to confirm 268 cases of heightened blood levels in young children and over 500 young children in Delaware tested positive for lead poisoning in the last testing year.

I urge this committee to focus on questions presented by the General Assembly to the Lead-Based Paint Remediation Certification Committee which can be answered now. These include determining how many rental units exist in Delaware now and how many were built before 1978 as well as determining how many inspectors/contractors can work in Delaware currently and how the state can incentivize additional inspectors and contractors can be determined by Delaware State Housing Authority (DSHA). Also able to be answered is determining what state/local agency is best situated to implement and enforce the new law. At last year's hearing on this bill, DHSS made clear, in word and deed, that it is not interested in enforcing this law, and children are being exposed to harm as a result. Therefore, priority should be given to moving the entire lead program to an agency that will responsibly oversee it, likely DSHA or Delaware Natural Resources and Environmental Control (DNREC). All resources should be transferred from DHSS to the new agency.

Once the new agency has control of the program, it can oversee the process for developing answers to determining the appropriate standard for a lead inspection and what geographic areas or types of rental units should be prioritized. These answers can also guide how property owners will be notified of their obligations and what procedures will be put in place for property owners to get their certifications.

The Justice of the Peace Court already has forms and processes prepared for its role regarding what procedures will be put in place for the requirements of the new law relating to summary possession proceedings and if those provisions are necessary. This aspect is a key enforcement tool for the entire statute.

Some of the committee's assigned questions from the General Assembly are not answerable until the program is underway and compliance starts - these include the feasibility of the statutory deadlines in the bill, the predicted demand for grants and loans and determining the potential impact the chapter will have on property owners. The committee should wait to answer any additional questions until they can do so responsibly and knowledgeably.