

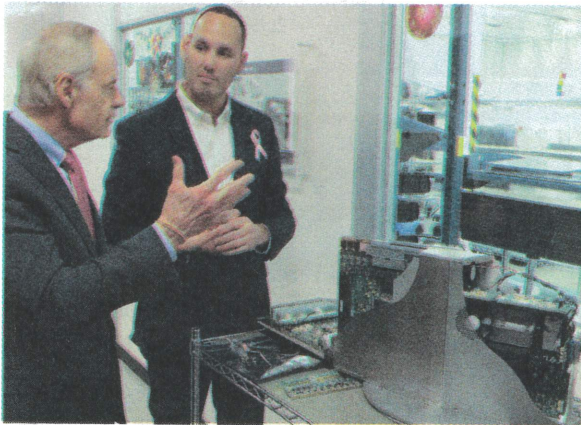
# DELAWARE BUSINESS TIMES

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Rob Herrera,  
The Mill founder



# Hologic plans growth despite semiconductor chip shortage



Sen. Tom Carper talks with Anthony Alvarez, equipment engineering manager at Hologic, during a visit Dec. 9. | DBT PHOTO BY JACOB OWENS

By Jacob Owens

GLASGOW – The medical technology company Hologic has big plans to build a new \$24 million research and development, and manufacturing center at its Glasgow Business Community campus, but it has one major obstacle: semiconductors.

The small components that manage the flow of electronics are ubiquitous in modern life, even if rarely seen, as they power smartphones, computers, home appliances, cars and more. After a slowdown in production through the COVID pandemic and a subsequent explosion of demand for the chips in the global recovery, the components are in a drastic shortage.

Hologic, which builds and repairs high-tech

whatever chips they can.

Brian Brooks, senior director of operations for Hologic, said the company has been placing chip orders about a year in advance of when they would be needed and stockpiling when they can, but supplies are still stretched thin. In the past year, the company even set up a small workspace in the plant where they could refurbish used semiconductor chips.

Still, a shortage of semiconductor chips is concerning to Hologic as they are integral to its ability to produce more mammography units in their planned expansion that has already begun. On Dec. 9, U.S. Sen. Tom Carper, who mentioned Hologic's concerns during a speech on the Senate floor in July while voting for the \$280 billion CHIPS and Science Act, visited the Glasgow campus to hear directly from company leaders.

"The past year has been a challenge for us. Our manufacturing volumes were cut in half from historic levels," Brooks told the senator.

Erik Anderson, president of breast and skeletal health solutions for Hologic, noted that about hundreds of units were in the company's backlog due in part to the shortage, with some customers waiting a year for delivery. That hurts more than Hologic's bottom line, he added.

"The 3D mammogram detects 20% to 60% more invasive cancers up to 18 months earlier and reduces the false positives for the patient who's nervous about coming back for an unnecessary biopsy. So

## DHA CEO Smith to step down

By Katie Tabeling

DOVER — Wayne Smith, who has been at the helm of the Delaware Healthcare Association for the past 15 years, has announced he will step down in the new year.

As president and CEO of the state's top hospital trade group, Wayne has served as a chief lobbyist for Delaware's health care systems when it comes to policy on a state and federal level since 2007. He has also worked with health care systems on statewide safety and quality issues, including serving as a key point person during the early months of the COVID-19 pandemic.

Smith, 60, said it was time to move on based on the advice of a good friend and former ChristianaCare President and CEO Bob Laskowski: everyone should stay in one position for 10 years.

"I've overstayed by five. It's been a great ride, but it's time to have a change of pace," Smith said. "I'm not sure what the next chapter is, but I'll be looking for something challenging and meaningful for the community, that will give me the flexibility to be with those who I love."

He will continue to serve in an advisory role until February 2023. The Delaware Healthcare Association Board is tasked with hiring his

# Avenue North embarks on major development

By Jacob Owens

WILMINGTON – For more than two decades, the Fairfax community of Wilmington's suburbs has been defined by the enormous AstraZeneca campus built there.

After years of downsizing by the pharmaceutical giant though, the site at the corner of U.S. Route 202 and Powder Mill Road is facing a new future as the Avenue North campus. To date, the site has largely looked unchanged by passersby as developer Delle Donne & Associates has improved the existing buildings.

Now, however, the Wilmington-area company is beginning its ambitious next phase of development on the eastern side of the site, building a high-end mix of office, retail and apartment housing.

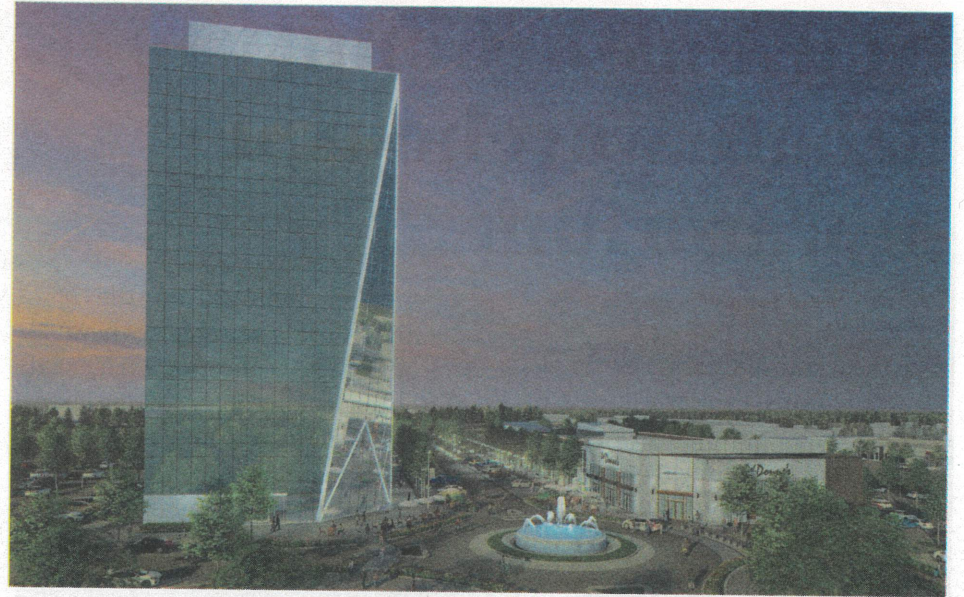
At the center of the phase is the 12-floor, 110,000-square-foot, glass-

covered Tower at Avenue North that will include some ground-floor retail and Class A office space above, opening in spring 2024. Patrick Honeycutt, vice president of site development of Delle Donne, said interest in the offices have been strong, and they are actively pursuing tenants like architectural, law and financial service firms.

"This is kind of an alternative to the city, but still has that luxury, city-style architecture," he said.

Another tactic to draw in office tenants is the development of a mixed-use campus, featuring retail and apartments.

Delle Donne recently broke ground on a 50,000-square-foot retail center that will have anywhere from about five to 10 tenants depending on the types of tenants it can attract. Honeycutt said they are actively in negotiations with a Washington,



The Tower at Avenue North will feature 100,000 square feet of new Class A office space in Wilmington's suburbs. PHOTO COURTESY OF DELLE DONNE & ASSOCIATES

D.C.-based high-end grocer that would make its first Delaware appearance if the deal closes, while a popular Delaware beach restaurant is also reportedly eyeing an upstate spot.

It will also soon break ground on its first residential piece of the project with 110 luxury apartments, ranging from a handful of studio and one-bedroom apartments, but primarily two- and three-bedroom units. Like

many of the high-end units built in the greater Wilmington area in recent years, the Avenue North units will be rich in amenities, with Honeycutt naming a movie theater room, pool tables and infinity edge pool among the pieces.

That project will break ground in the spring with a target completion by the end of 2024. **DBT**