

#4624

**Sponsors:  
Council  
President  
Shabazz**

**Council  
Members  
Adams  
Walsh  
Dixon**

**WHEREAS**, the City’s Central Business District (“CBD”) is facing office space vacancy rates in excess of twenty-one percent (21%). CBD building owners (landlords) need to compete for tenants with suburban landlords, who have a competitive advantage of providing parking to their tenants; and

**WHEREAS**, the Wilmington Parking Authority (“WPA”) currently owns parking lot buildings and surface lots adjacent to CBD buildings. Parking spaces owned by WPA cannot be used by CBD landlords to negotiate parking as part of any office space to be leased to businesses considering entering or exiting the City; and

**WHEREAS**, the City has a vested interest in facilitating the entry and retention of businesses in downtown Wilmington; and

**WHEREAS**, these properties held by WPA are not subject to property taxes assessed by the City; and

**WHEREAS**, the City guarantees the outstanding WPA bonds which is a factor weighing negatively in determining the credit rating of all bonds issued by the City; and

**WHEREAS**, any necessary capital improvements of WPA properties may require future bond issues for which the City will have to guarantee; and

**WHEREAS**, the sale of WPA parking lot buildings and surface lots to private owners would subject these properties to the payment of property taxes to the City; and

**WHEREAS**, proceeds from the sale of WPA properties will be used to payoff outstanding bonds, thus reducing the City’s annual debt service.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON**, that the Mayor is requested to have a property valuation performed and a Property Valuation Report prepared to determine the fair value of all WPA parking lot buildings and surface lots. Such report will be performed by a reputable, unrelated, third-party to the City, professional firm in the practice of rendering property valuation reports chosen by the Mayor. Such report will be completed by June 30, 2019 and furnished to the City Council and WPA by July 15, 2019.

**BE IT FURTHER RESOLVED** that this Property Valuation Report, study, and examination will be fully paid for by WPA.

Passed by City Council,

Attest: \_\_\_\_\_  
City Clerk

**SYNOPSIS:** This Resolution requests that the Mayor have a property valuation performed and a property valuation report prepared to determine the fair value of all each parking lot building and each surface lot owned by the Wilmington Parking Authority.