

RES 19-003

Wilmington, Delaware
March 14, 2019

#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,
March 14, 2019

Attest: *Maribel Seijo*
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.