

Wilmington, Delaware
June 20, 2019

#4681

Sponsor:

Council
Member
Dixon

Co-Sponsors:

Council
President
Shabazz

Council
Members
Congo
McCoy
Gray

WHEREAS, under the Downtown Development Districts Act, 22 Del. C. § 1901 *et seq.* (the “Act”), the State of Delaware (“State” or “Delaware”) may designate districts within Delaware’s cities, towns and unincorporated areas that will qualify for significant development incentives and other State benefits (the “Downtown Development Districts Program”); and

WHEREAS, these districts are known as Downtown Development Districts (“Development Districts”); and

WHEREAS, the State designated the City of Wilmington’s (“City”) initial Development District (the “Wilmington District”) on January 11, 2015; and

WHEREAS, the State has subsequently amended the Wilmington District’s boundaries four times between 2015 and 2017 in order to maximize incentives and benefits within the Wilmington District; and

WHEREAS, the Office of State Planning Coordination (the “OSPC”) had originally set 225 acres as the maximum territorial allowance for the Wilmington District; and

WHEREAS, the Wilmington District’s boundaries currently contain 224.3 acres of land; and

WHEREAS, the OSPC has mandated that each local government appoint an administrator for its respective Development District (the “District Administrator”) who will serve as the chief point of contact for the Development District and will be responsible for all tasks involved in implementing the Development District, as well as all required record keeping and reporting; and

WHEREAS, under the Act, each participating government must submit a plan that includes the boundaries of, and a detailed planning and development strategy for, the Development District (the “District Plan”), and the City’s District Plan has been reviewed and approved on an annual basis by the OSPC since the Wilmington District was designated; and

WHEREAS, under the Act, each applicant must also propose incentives that address local economic and community conditions and that will help achieve the purposes set forth in the Act (the “Local Incentives”), and such Local Incentives were included in the City’s application (the “Application”) for the designation of the Wilmington District; and

WHEREAS, on February 13, 2019, the State announced the opportunity for existing Development Districts to apply for additional acreage to be added to their existing boundaries, with those cities with a population of over 30,000 residents being permitted to add up to twenty-five (25) acres to their Development Districts thereby bringing the Wilmington District’s total allowable acreage up to 250 acres; and

WHEREAS, the City has submitted an application to the State to increase the Wilmington District’s boundaries as illustrated on the map attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, governmental agencies are not eligible to participate in the Downtown Development Districts Program to the extent that government-owned properties would benefit, and the boundaries of the Wilmington District established in 2015 included three governmental buildings – namely, the Louis L. Redding City/County Building, the Elbert N. Carvel State Building, and the J. Caleb Boggs Federal Courthouse (collectively, the “Buildings”) – and one public plaza – namely, Peter Spencer Plaza (the “Plaza”); and

WHEREAS, the City will remove the 4.805 acres that contain the Buildings and the Plaza, including the street bed of the 800 block of French Street, from the Wilmington District, as illustrated on the map attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, based upon the fact that the City’s four years of participation in the Downtown Development Districts Program has resulted in private investors and property owners completing or presently working on new construction and rehabilitation projects valued at over \$645 million, City Council reaffirms its strong belief that the Wilmington District stimulates investment in the City’s commercial business district and its adjacent neighborhoods, therefore strengthening the financial vitality and urban fabric of the City; and

WHEREAS, on May 16, 2019, City Council passed Resolution 19-019 supporting the City’s application to the State to increase the Wilmington District’s boundaries and to appoint a District Administrator; and

WHEREAS, the State subsequently asked the City to make some changes to its proposed increase to the Wilmington District’s boundaries, which are reflected on the map attached hereto and incorporated herein as Exhibit “A”; and

WHEREAS, City Council wishes for this Resolution to supersede Resolution 19-019.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that City Council supports the City’s application to the State’s Cabinet Committee on State Planning Issues (“CCSPI”) and the OSPC to expand the Wilmington District’s boundaries as illustrated on the map attached hereto and incorporated herein as Exhibit “A”, which was approved by the CCSPI on June 20, 2019.

BE IT FURTHER RESOLVED that the City's Director of the Department of Planning and Development (the "Planning Director") is hereby appointed to serve as the District Administrator for the Wilmington District and the Planning Director, or his or her designee, is hereby authorized to (i) execute such documents and enter into such agreements as may be necessary or desirable in connection with Downtown Development Districts Program and the rights and the obligations of the City thereunder and (ii) carry out all Wilmington District administrative and reporting requirements on behalf of the City for the duration of the Wilmington District designation.

BE IT FURTHER RESOLVED that the City will adhere to the District Plan and the Local Incentives contained in the Application for the duration of the Wilmington District.

BE IT FURTHER RESOLVED that this Resolution supersedes Resolution 19-019.

Passed by City Council,






ATTEST: _____
City Clerk

SYNOPSIS: This Resolution supports the City's application to the State of Delaware to expand the boundaries of the City's Downtown Development District as illustrated on the map attached hereto as Exhibit "A". In addition, this Resolution appoints the City's Director of the Department of Planning and Development to serve as the District Administrator for the City's Downtown Development District. This Resolution supersedes Resolution 19-019.

W0106149

EXHIBIT A

City of Wilmington Downtown Development District Proposed Expansion

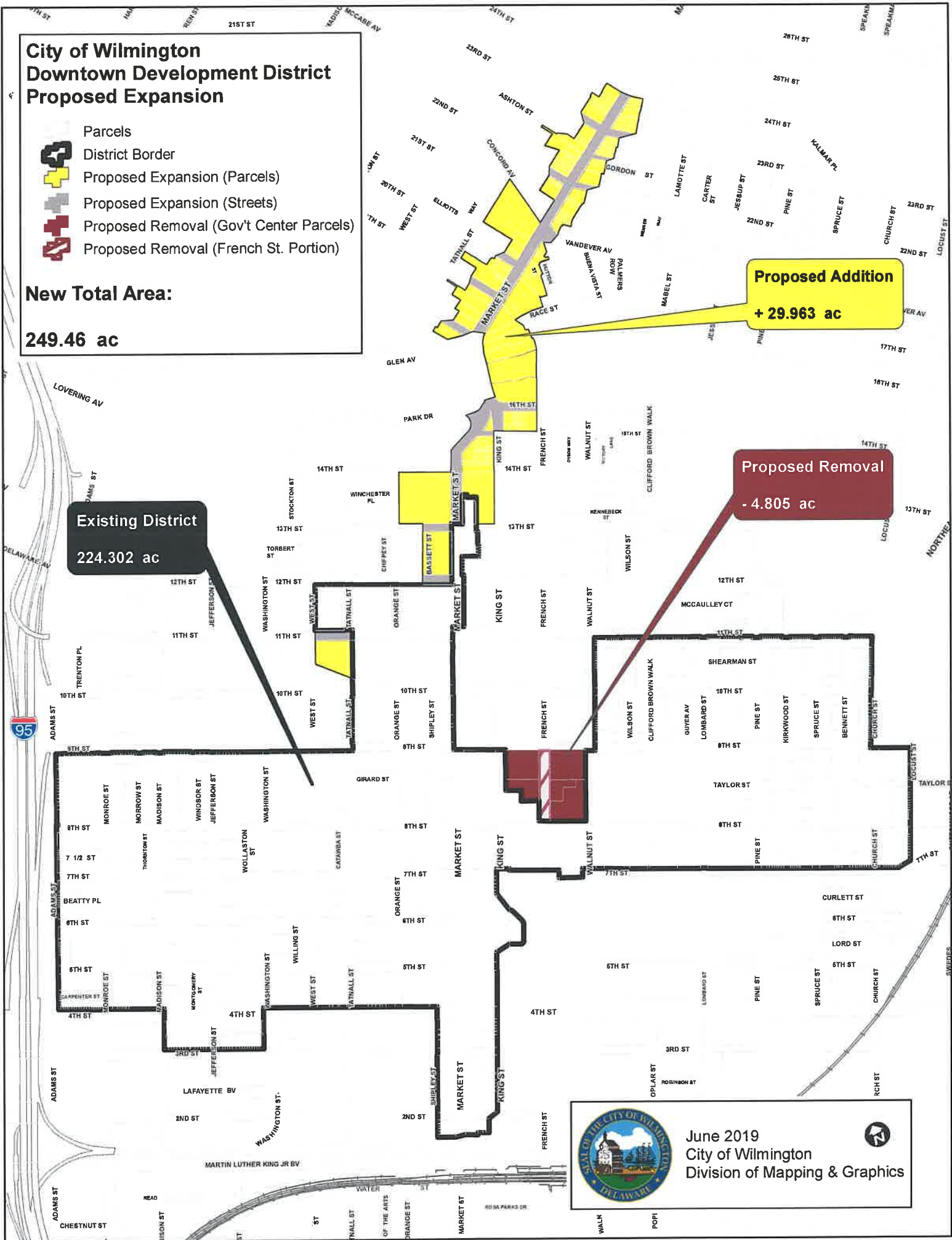
-  Parcels
-  District Border
-  Proposed Expansion (Parcels)
-  Proposed Expansion (Streets)
-  Proposed Removal (Gov't Center Parcels)
-  Proposed Removal (French St. Portion)

New Total Area:
249.46 ac

Existing District
224.302 ac

Proposed Addition
+ 29.963 ac

Proposed Removal
- 4.805 ac



June 2019
City of Wilmington
Division of Mapping & Graphics

