



City of Wilmington

Rysheema J. Dixon
City Council Member At-Large

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Community Development & Urban Planning Committee

Rysheema J. Dixon, Chair
Yolanda McCoy, Vice-Chair
Ernest "Trippi" Congo, II
Linda M. Gray
Zanthia Oliver
Va'Shun "Vash" Turner
Dr. Hanifa Shabazz, Ex-Officio Member

➤ **REVISED NOTICE**

Virtual Community Development & Urban Planning Committee Meeting

June 11, 2020 at 5:00 p.m.

Agenda

- A Resolution Authorizing the Mayor to File a Second Substantial Amendment to the Fiscal Year 2020 Annual Action Plan to Outline the Proposed Use of Excess HOME Funds for Phase I of the Reach Riverside Redevelopment Project
- Presentation: Wilmington Alliance
- A Resolution Declaring 501 West Seventh Street to be Surplus and Approving its Disposition to Wilmington Alliance Inc.
- A Resolution Declaring 601 West Eighth Street to be Surplus and Approving its Disposition to Cinnaire Solutions
- A Resolution to Establish the 4th District Community Task Force

The public can access the meeting by clicking the following link:

<https://zoom.us/j/99603383319>

Webinar ID: 996 0338 3319

Or by Telephone by dialing: (929) 205-6099 or (301) 715-8592

You will be asked for the Webinar ID. Please enter **996 0338 3319** and then #. You can press # again when prompted to immediately enter the meeting

Rev.2 (06/10/2020)

If public comment is permitted during this committee meeting, any member of the public who wishes to speak during the committee meeting will be limited to three minutes per agenda item. If the public's permission to comment is abused, the Chair may exercise greater discretion in limiting public comment.

Wilmington, Delaware
_____, 2020

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Sponsor:

**Council
Member
Dixon**

WHEREAS, the City of Wilmington is a participating jurisdiction for purposes of the HOME Investment Partnerships Program (HOME) and allocates funds each year for a variety of eligible activities; and

WHEREAS, on May 16, 2019, City Council adopted Resolution No. 19-018, which approved the City's proposed Annual Action Plan for Fiscal Year 2020 (the "Plan") and authorized the Mayor to submit the Plan to the United States Department of Housing and Urban Development; and

WHEREAS, the Plan allocated \$120,798 of HOME funds for the construction of a seventy-four (74) unit low income housing tax credit project at 1400 Todd Lane, to be known as Phase I of the Reach Riverside Redevelopment Project (the "Project"); and

WHEREAS, there was a typographical error in the Plan regarding the amount allocated for the Project, which amount should have been \$122,796 rather than the stated \$120,798; and

WHEREAS, the applicant for the Project had originally requested a total of \$470,000 for the Project; and

WHEREAS, the City has unexpended HOME funds from prior fiscal years available to fund the Project as follows: (1) Fiscal Year 2018: \$173,275.01; (2) Fiscal Year 2017: \$43,251.04; (3) Fiscal Year 2016: \$103,642.00; and (4) Fiscal Year 2015: \$27,035.95 (collectively, the "Unexpended Funds"); and

WHEREAS, on May 28, 2020, City Council adopted Resolution No. 20-024, which approved the first substantial amendment to the Plan in order to outline the proposed use of certain funding for the COVID 19 crisis response; and

WHEREAS, the City has prepared a second substantial amendment to the Plan in order to outline the proposed use of the Unexpended Funds for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that Mayor Michael S. Purzycki, or his designee, is hereby authorized to submit the Second Substantial Amendment to Annual Action Plan for Fiscal Year 2020 to the U.S. Department of Housing and Urban Development, which allocates \$470,000 in the aggregate for Phase I of the Reach Riverside Redevelopment Project.

BE IT FURTHER RESOLVED that Michael S. Purzycki, Mayor of the City of Wilmington, or his designee, is hereby further authorized to certify to such matters as the U.S. Secretary of Housing and Urban Development may require with the application, to provide additional information as may be required, and to administer and expend such funds as are received or become available in accordance with Second Substantial Amendment to the Annual Action Plan for Fiscal Year 2020.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution authorizes the Mayor or his designee to file the Second Substantial Amendment to the Fiscal Year 2020 Annual Action Plan with the U.S. Department of Housing and Urban Development, which provides for the use of unexpended HOME funds from prior fiscal years for Phase I of the Reach Riverside Redevelopment Project.

W0110636

Wilmington, Delaware
_____, 2020

WHEREAS, pursuant to 1 Wilm. C. (Charter) § 1-101, the City may acquire, hold, manage, and dispose of property on such terms as it deems proper for any municipal purpose;
and

Sponsor:

WHEREAS, Wilm. C. § 2-621(a) authorizes the Department of Real Estate and Housing to conduct disposition proceedings of real property owned by the City; and

**Council
Member
Turner**

WHEREAS, Wilm. C. § 2-621(c) provides that governmental agencies, governmental authorities organized pursuant to Title 22 of the Delaware Code, and non-profit organizations are exempt from the City's bid procedures and that upon the declaration of a property as approved for disposition by resolution of City Council, the Department of Real Estate and Housing may negotiate an agreement of sale, lease, exchange, or other transfer of such property owned by the City to any such governmental agency, governmental authority, or non-profit organization; and

WHEREAS, the City currently owns real property located at 501 West Seventh Street, Wilmington, Delaware, being New Castle County Tax Parcel ID No. 26-035.10-298 (the "Property"); and

WHEREAS, Wilmington Alliance Inc. is a non-profit organization that focuses on economic development and inclusion, creative placemaking, and community based violence intervention; and

WHEREAS, a vacant laundromat and liquor store are currently located on the Property; and

WHEREAS, the Council, upon the recommendation of the Department of Real Estate and Housing, wishes to declare the Property surplus; and

WHEREAS, the Council further wishes to approve the disposition of the Property to Wilmington Alliance Inc. for the rehabilitation of the vacant laundromat and liquor store into a community gathering and pop up entrepreneurial space.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that Council hereby declares the Property to be surplus and approves the Property for disposition to Wilmington Alliance Inc.

BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor or his designee to execute any and all documents necessary to effectuate disposition proceedings for the Property, including any and all further undertakings and assurances that may be appropriate.

Passed by City Council,

Attest: _____
City Clerk

SYNOPSIS: This Resolution declares 501 West Seventh Street to be surplus and approves the property for disposition to Wilmington Alliance Inc.

W0110634

Wilmington, Delaware
_____, 2020

WHEREAS, pursuant to 1 Wilm. C. (Charter) § 1-101, the City may acquire, hold, manage, and dispose of property on such terms as it deems proper for any municipal purpose;
and

Sponsor:

WHEREAS, Wilm. C. § 2-621(a) authorizes the Department of Real Estate and Housing to conduct disposition proceedings of real property owned by the City; and

**Council
Member
Harlee**

WHEREAS, Wilm. C. § 2-621(c) provides that governmental agencies, governmental authorities organized pursuant to Title 22 of the Delaware Code, and non-profit organizations are exempt from the City's bid procedures and that upon the declaration of a property as approved for disposition by resolution of City Council, the Department of Real Estate and Housing may negotiate an agreement of sale, lease, exchange, or other transfer of such property owned by the City to any such governmental agency, governmental authority, or non-profit organization; and

WHEREAS, the City currently owns real property located at 601 West Eighth Street, Wilmington, Delaware, being New Castle County Tax Parcel ID No. 26-035.10-083 (the "Property"); and

WHEREAS, Cinnaire Solutions is a non-profit organization that focuses on historic adaptive reuse, acquisition and rehabilitation, mixed-use, technical consultation, low income housing tax credits, and market rate developments serving target populations; and

WHEREAS, a vacant liquor store is currently located on the Property; and

WHEREAS, the Council, upon the recommendation of the Department of Real Estate and Housing, wishes to declare the Property surplus; and

WHEREAS, the Council further wishes to approve the disposition of the Property to Cinnaire Solutions for demolition of the vacant liquor store and construction of two new homes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that Council hereby declares the Property to be surplus and approves the Property for disposition to Cinnaire Solutions.

BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor or his designee to execute any and all documents necessary to effectuate disposition proceedings for the Property, including any and all further undertakings and assurances that may be appropriate.

Passed by City Council,

Attest: _____
City Clerk

SYNOPSIS: This Resolution declares 601 West Eighth Street to be surplus and approves the property for disposition to Cinnaire Solutions.

W0110635

Wilmington, Delaware
June 18, 2020

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Sponsor:

**Council
Member
Harlee**

WHEREAS, as the legislative body for the City of Wilmington (“City”), one of the primary responsibilities of City Council is to make policy decisions and enact laws on behalf City residents; and

WHEREAS, the essence of the legislative process involves the consideration of different interests and a search for a compromise that is acceptable to the majority of constituents; and

WHEREAS, in order to effectively and efficiently address the breadth of issues within and/or affecting the 4th councilmanic district, including, but not limited to, community benefits agreements, community development concerns, and community health and safety, the 4th District Councilmember seeks to establish a community task force; and

WHEREAS, the 4th District Community Task Force (the “Task Force”) will be a formalized body, centralizing and combining the input of community civic organizations, neighborhood planning councils, individual constituents, and the 4th District Councilmember and her partners.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON, that the 4th District Community Task Force is hereby established. The Task Force shall be comprised of no more than twelve members at any given time, each of whom shall be chosen by the 4th District Councilmember who, in choosing Task Force members, shall consider suggestions made by the community.

BE IT FURTHER RESOLVED, that after a period of six months, beginning from the establishment of the Task Force, the 4th District Councilmember shall assess the Task Force,

its membership, and its effectiveness, and determine whether the Task Force shall continue to convene.

Passed by City Council,

ATTEST: _____
City Clerk

SYNOPSIS: This Resolution establishes the 4th District Community Task Force which exists as a formalized body to collaboratively address the breadth of issues within and/or affecting the 4th Councilmanic District.