

Wilmington, Delaware  
April 6, 2023

**Rev. 1  
#0292**

**Sponsor:**

**Council  
Member  
Johnson**

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

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

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

**WHEREAS**, the State has established certain criteria for the Development Districts, including, but not limited to, that the acreage of Development Districts must be contiguous; and

**WHEREAS**, the Wilmington District’s boundaries currently contain 249.28 acres of land, all of which is located east of I-95; and

**WHEREAS**, in November 2022, the State increased the maximum territorial allowance for Development Districts located in jurisdictions with populations of over 30,000 residents to 275 acres; and

**WHEREAS**, the City plans to propose an amendment to its plan for the Wilmington District to the State in the near future that proposes to add 26.38 acres to the Wilmington District’s boundaries, all of which would be east of I-95; and

**WHEREAS**, City Council is concerned that the requirement that the Wilmington District be contiguous, along with the maximum allowable size of 275 acres, will result in unequal development opportunities between the east and west sides of the City; and

**WHEREAS**, in light of the foregoing, City Council deems it necessary and appropriate to request that the State either (i) increase the maximum allowable size for Downtown Districts in jurisdictions having populations over 30,000 to 375 acres or (ii) repeal the requirement that Downtown Development Districts be contiguous.

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON** that City Council requests that the State of Delaware either (i) increase the maximum allowable size for Downtown Development Districts in jurisdictions having populations of over 30,000 residents to 375 acres or (ii) repeal the requirement that Downtown Development Districts be contiguous.

Passed by City Council,

ATTEST: \_\_\_\_\_  
City Clerk

**SYNOPSIS:** This Resolution requests that the State of Delaware either (i) increase the total allowable size for Downtown Development Districts in jurisdictions having populations of over 30,000 residents to 375 acres or (ii) repeal the requirement that Downtown Development Districts be contiguous.

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