

# RES 23-019

Wilmington, Delaware  
April 6, 2023

Rev. 1  
#0293

Sponsor:

Council  
Member  
Mills

Co-Sponsors:

Council  
Members  
B. Fields  
White  
Cabrera  
Darby  
McCoy  
Oliver  
Harlee  
Johnson  
Bracy  
Spadola

**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 (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 (the “City”) initial Development District (the “Wilmington District”) on January 11, 2015; 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 State’s Office of State Planning Coordination (the “OSPC”) and the State’s Cabinet Committee on State Planning Issues (the “CCSPI”) 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 for the designation of the Wilmington District; and

**WHEREAS**, the State has subsequently approved several amendments to the Wilmington District’s boundaries in order to maximize incentives and benefits within the Wilmington District, the most recent of which occurred on June 20, 2019; and

**WHEREAS**, the Wilmington District’s boundaries currently contain 249.28 acres of land; and

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

**WHEREAS**, the City plans to submit a proposed amendment to its District Plan (the “Amendment”) to the OSPC and the CCSPI that proposes to add 26.38 acres to 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 currently include 1.00 acre of land located at 516 N. King Street (being Tax Parcel No. 26-035.40-084) that is owned by the State (the “State Acre”); and

**WHEREAS**, the State Acre contains the former Customs House building and is part of the State’s planned New Castle County Courthouse office expansion; and

**WHEREAS**, the City proposes to remove the State Acre from the Wilmington District in the Amendment, as illustrated on the map attached hereto and incorporated herein as Exhibit “A”, thereby bringing the Amendment’s final total proposed Wilmington District territory to 274.66 acres; and

**WHEREAS**, based upon the fact that the City’s approximately eight (8) years of participation in the Downtown Development Districts Program has resulted in private investors and property owners completing new construction and rehabilitation projects

valued at over 255 million dollars, 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**, in light of the foregoing, City Council deems it necessary and appropriate to support the Amendment.

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON** that City Council supports the submission of the Amendment to expand the Wilmington District's boundaries from 249.28 acres to 274.66 acres, as illustrated on the map attached hereto and incorporated herein as Exhibit "A", to the OSPC and the CCSPI.

Passed by City Council,  
April 6, 2023

ATTEST: *Akira Shenardo*  
Deputy City Clerk

**SYNOPSIS:** This Resolution supports the submission of the City's proposed amendment to expand the boundaries of the City's Downtown Development District from 249.28 acres to 274.66 acres, as illustrated on the map attached to this Resolution as Exhibit "A", to the State of Delaware's Office of State Planning Coordination and Cabinet Committee on State Planning Issues.

W0120476

# **EXHIBIT A**

# City of Wilmington Downtown Development District Boundaries

Parcels



District Border



Proposed Areas of Expansion: +26.38 acres



Proposed Areas of Removal: -1.00 acres

The Existing District's Boundary Expansion to 249.28 Acres was Approved by Wilmington City Council and Delaware Cabinet Committee on State Planning on June 20, 2019.

**Total Proposed Acreage**  
274.66

**Existing District**  
249.28 acres

**Area 1**  
+ 25.68 acres

**Area 2**  
+ 0.70 acres

**Removal from Original DDD**  
- 1.00 acres



April 2023  
City of Wilmington  
Division of Mapping & Graphics

