

Wilmington, Delaware
July 2, 2026

#0259

Sponsor:

Council
Member
Cabrerera

WHEREAS, pursuant to Wilmington Charter Section 8-205, the City may sell or exchange any real estate belonging to the City or grant any license, easement, right-of-way, or other interest over or in such real estate with authority by general ordinance and later resolution from Council to do so; and

WHEREAS, City Code Section 2-625(a) provides the disposition of real property that is rehabilitated through funds obtained from federal community development blocks grants (“CDBG”) shall be done upon the recommendation of the Mayor and the approval of City Council; and

WHEREAS, the City was the owner of one (1) property, namely 529 East Eighth Street (being Tax Parcel No. 26-036.30-208), which was sold to a qualified buyer after public advertisement and in accordance with applicable federal law (the “529 Property”); and

WHEREAS, the City is the owner of four (4) additional properties, namely 527 East Eighth Street (being Tax Parcel No. 26-036.30-207), 531 East Eighth Street (being Tax Parcel No. 26-036.30-209), 1007 North Pine Street (being Tax Parcel No. 26-036.30-084), and 218 West Twenty-Third Street (being Tax Parcel No. 26-022.10-349) (collectively, the “Four Properties”, and together with the 529 Property, the “Properties”); and

WHEREAS, the City caused the residential structures located on the Properties to be rehabilitated using federal CDBG funds obtained from the U.S. Department of Housing and Urban Development (“HUD”) to create more affordable housing in the City; and

WHEREAS, there are certain federal requirements for the sale of the Properties, including, but not limited to, 24 C.F.R. Section 570.208(a)(3)’s requirement that the City may only sell the Properties to low- or moderate-income households; and

WHEREAS, 24 C.F.R. Section 570.3 defines low- and moderate-income household as “a household having an income equal to or less than the Section 8 low-income limit established by HUD”; and

WHEREAS, after public advertisement, the City sold the 529 Property to a qualified buyer, who qualified as a low- or moderate-income household and otherwise satisfied the other federal requirements; and

WHEREAS, upon the recommendation of the Mayor, the City would like to sell the Four Properties in accordance with the requirements of City Code Section 2-265, 24 C.F.R. Section 570.3, and other applicable federal law; and

WHEREAS, pursuant to City Code Section 2-265(c), all monies received from the sales of the Properties will be turned over to the City Treasurer to be credited to the CDBG program account and any expenses of sale incurred by the City may be payable out of the CDBG program account; and

WHEREAS, the City seeks to obtain approval from City Council for the (i) prior disposition of the 529 Property and (ii) prospective disposition of the Four Properties; and

WHEREAS, City Council deems it necessary and appropriate to approve the disposition of the (i) 529 Property, which occurred after public advertisement and in accordance with applicable federal law and (ii) Four Properties in accordance with City Code Section 2-625 and applicable federal law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that (i) the disposition of the 529 Property, which occurred after public advertisement and in accordance with applicable federal law, is hereby approved, and (ii) the

disposition of the Four Properties, which shall occur in accordance with City Code Section 2-625 and applicable federal law, is hereby approved.

BE IT FURTHER RESOLVED that the Mayor, or his designee, is hereby authorized to execute any and all documents necessary to effectuate the disposition of the Properties, including any and all further undertakings and assurances as may be appropriate.

Passed by City Council,

ATTEST: _____
City Clerk

Approved as to form this 1st
day of July, 2026.


Senior Assistant City Solicitor

SYNOPSIS: This Resolution approves the disposition of 527 East Eighth Street (being Tax Parcel No. 26-036.30-207), 529 East Eighth Street (being Tax Parcel No. 26-036.30-208), 531 East Eighth Street (being Tax Parcel No. 26-036.30-209), 1007 North Pine Street (being Tax Parcel No. 26-036.30-084), and 218 West Twenty-Third Street (being Tax Parcel No. 26-022.10-349).

FISCAL IMPACT STATEMENT: The Office of Management and Budget has reviewed this Resolution, which approves the sale of five City-owned residential properties that were rehabilitated using federal CDBG funds for sale to qualified low- or moderate-income buyers. This Resolution approves the prior sale of 529 East Eighth Street and authorizes the prospective sale of four additional properties: 527 East Eighth Street, 531 East Eighth Street, 1007 North Pine Street, and 218 West Twenty-Third Street. This Resolution does not authorize new construction, additional staffing, or new City programming. Based on information provided by the Director of Real Estate and Housing, the net proceeds from the sale of the properties are estimated to be slightly less than \$1 million. These proceeds will constitute federal program income and will be reallocated for eligible CDBG-compliant activities. Any eligible expenses of sale may be paid from the CDBG program account. Accordingly, this Resolution is not anticipated to result in a fiscal impact to the City's General Fund.