



TSIONAS

TSIONAS MANAGEMENT

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August 13, 2026

VIA ELECTRONIC MAIL

The Honorable Christofer C. Johnson
Wilmington City Councilman, 7th District
Louis L. Redding City/County Building
800 N. French Street, 9th Floor
Wilmington, DE 19801-3537
ccjohnson@WilmingtonDE.gov

RE: Certain Intentions & Understandings Related to the Proposed Redevelopment of 1010 N. Bancroft Parkway, 2140 W. 11th Street, and 1100 Grant Ave.

Dear Council Member Johnson:

Tsionas Management Co., Inc. ("Tsionas") appreciates the Council Member's engagement with our development team and the efforts taken to balance neighborhood concerns with opportunities for continued investment and development in the City of Wilmington. In that light, this correspondence is intended to memorialize certain voluntary understandings that have been reached between our development team and Council Member Johnson regarding the proposed redevelopment of the properties located at 1010 North Bancroft Parkway (Tax Parcel 26-019.20-144), 2140 West Eleventh Street (Tax Parcel 26-019.20-148), and 1100 Grant Avenue (Tax Parcel 26-019.20-173).

It is well known that Wilmington, and indeed the entire State of Delaware, is facing a housing shortage in both the market-rate and affordable housing spaces. Tsionas is a market-rate residential developer, not an affordable housing developer. While proposed redevelopment would serve to alleviate some of the shortages in the market-rent space, Tsionas is also committed to supporting affordable housing initiatives.

Tsionas has demonstrated this commitment to supporting affordable housing initiatives on Wilmington's West Side by contributing Three Hundred Thousand Dollars (\$300,000.00) to the Todmorden Foundation Inc.'s Flat's Phase V senior affordable housing project. Tsionas is open to further engagement with appropriate partners for future affordable housing projects and programs on Wilmington's West Side and throughout the City and State. We hope that this will set an example for other market-rate developers to provide further meaningful housing opportunities while also working to support affordable housing initiatives throughout the City and State.

With the benefit of your involvement, and Tsionas' commitment to public outreach, the planning and review process of the proposed project has garnered substantial feedback from

residents, neighborhood groups, and other interested parties. In response to that input and the discussions that followed, we have agreed to the following voluntary commitments:

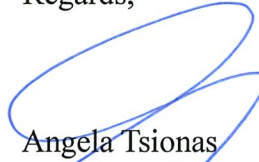
- **Design and Height Commitments.** As a direct result of negotiations with the Council Office and community input, the Developer commits to a maximum building height of eight (8) stories on the portion of the Project oriented toward the railroad corridor — a reduction from the twelve (12) stories proposed in the amended application — a four (4) story height limitation along the Bancroft Parkway frontage, and a total unit count not to exceed one hundred eighty (180) residential units — a reduction from the one hundred ninety-three (193) units proposed in the amended application.
- **Traffic Routing.** The Developer shall design primary vehicular access and egress for the Project's parking garage to direct traffic toward main arterial roads and away from the Bancroft Parkway median corridor, subject to City and State engineering review and requirements, as applicable.
- **Continued Open Communication.** Maintain open lines of communication with nearby residents and community organizations throughout the development and construction process, including providing information regarding significant project milestones and construction activities.
- **Local Hiring and Union Labor.** The Developer shall emphasize and encourage general local hiring for the Project and shall use commercially reasonable, good-faith efforts to maximize participation by Delaware residents in the construction process for the Project. Further, the Developer will emphasize and encourage participation of union labor for completion of the Project.
- **Public Safety & Complete Streets Program.** The Developer commits to a minimum allocation of Fifty Thousand Dollars (\$50,000.00) annually for an initial three (3) year pilot of the West Side Public Safety & Complete Streets program (also referenced as the Community Care/Safe Streets program, pending formal designation), administered by West Side Grows Together and Cornerstone West CDC, serving the West Side commercial corridors including Union Street, Lincoln Street, 4th Street, and Lancaster Avenue. Program components may include Community Ambassadors (in partnership with Downtown Visions) supporting corridor cleanliness, incident documentation, and outreach; installation of public trash receptacles; overdose prevention training for community outreach workers; coordinated outreach and care for vulnerable populations; and Complete Streets beautification and redesign advocacy — with specific priorities informed by the Working Group and coordinated with the City, the Wilmington Police Department, and program partners.

These commitments reflect our desire to be a constructive partner in the continued growth of Wilmington's West End and to ensure that this project delivers meaningful benefits to the surrounding community. We appreciate your direct involvement throughout the community

engagement and review process and his support for responsible redevelopment initiatives within the West End.

We look forward to continuing to engage with you and your office, along with the community as the project progresses and as investment and revitalization efforts continue throughout Wilmington.

Regards,

A handwritten signature in blue ink, appearing to be 'Angela Tsionas', is written over the printed name.

Angela Tsionas
President of Tsionas Management Co., Inc.