Wilmington, Delaware
November 5, 2026

#0307

Sponsor:

Council Member Johnson

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

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

WHEREAS, City Code Section 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 1641 West Fourth Street, Wilmington, Delaware 19805 (being Tax Parcel No. 26-027.30-016) (the "Property"), which contains a vacant lot; and

WHEREAS, Ezion Fair Community Development Corporation is a 501(c)(3) nonprofit organization that provides holistic community development services to address inner-city challenges such as poverty, homelessness, and educational deficits through the operation of a wholeness center, the operation of suite-style independent senior living townhome units, and the provision of counseling, literacy support, and computer training; and

WHEREAS, Ezion Fair Community Development Corporation intends to develop an affordable nine-unit senior housing apartment complex on the Property; and

WHEREAS, City Council, upon the recommendation of the Department of Real Estate and Housing, wishes to declare the Property surplus and to approve the disposition of the Property to Ezion Fair Community Development Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that City Council hereby declares the Property to be surplus and approves the Property for disposition to Ezion Fair Community Development Corporation.

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

Approved as to form this 30th
day of October, 2026.

Elizabeth D. Powell
Senior Assistant City Solicitor

SYNOPSIS: This Resolution declares 1641 West Fourth Street, Wilmington, Delaware 19805 (being Tax Parcel No. 26-027.30-016) to be surplus and approves the property for disposition to Ezion Fair Community Development Corporation.

FISCAL IMPACT STATEMENT: The Office of Management and Budget (OMB), in coordination with the Department of Real Estate and Housing, has reviewed and analyzed this Resolution, which declares the City-owned vacant lot at 1641 West Fourth Street to be surplus property and approves its transfer to Ezion Fair Community Development Corporation (Ezion Fair) for $1.00. Ezion Fair intends to develop the property into a nine-unit affordable senior housing apartment complex. OMB also obtained and reviewed the current New Castle County Recorder of Deeds fee schedule to determine the transaction-related costs to the City.

The Department of Real Estate and Housing anticipates placing a mortgage on the property as a safeguard to help ensure that Ezion Fair completes the proposed housing development. The Department also confirmed that it has sufficient funds in its existing budget to cover the recording fees for the property deed and anticipated mortgage. Based on the New Castle County Recorder of Deeds fee schedule, revised September 28, 2026, recording the deed, transferring ownership, and the mortgage securing the development commitment would cost $77.00 in fixed fees plus $15.00 per page for both documents. The final cost will depend on the number of pages recorded.

According to the Department of Real Estate and Housing, the disposition would eliminate the City's ongoing maintenance expenses, including grass cutting and weeding ($25.00 to $50.00 monthly during the growing season), removal of illegal dumping ($100.00 to $400.00 per occurrence), and snow removal ($30.00 to $60.00 per event). Assuming an eight-month grass-cutting season (April through November), two illegal dumping cleanups, and one snow removal event, estimated annual maintenance savings would range from $430.00 to $1,260.00, with potentially greater savings in years requiring additional maintenance.

In summary, the proposed disposition would generate $1.00 in revenue and eliminate an estimated $430.00 to $1,260.00 in annual maintenance expenses, offset initially by one-time recording costs of $77.00 plus $15.00 per page. Actual savings will depend on maintenance requirements.

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