

RESOLUTION 2022-12

**A Resolution to Request Expansion of the
Boundaries of the Downtown Development District**

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

WHEREAS, each such district is known as a Downtown Development District (a “DDD”); and

WHEREAS, under the Act, the City’s population density permitted a maximum of 95 acres to be eligible for DDD designation; and

WHEREAS, the State previously approved the designation of approximately 85 acres of land in the City as a DDD, leaving 10 additional acres eligible to be designated as part of the City’s DDD; and

WHEREAS, the City has adopted certain local incentives to encourage developments in the City’s DDD zone, but only DDD related projects have been developed in the City’s DDD; and

WHEREAS, the City has been approached by individuals interested in developing a multi-family project in the 7th and South Street corridor of the City, an area designated a “Investment Level 1 Area” by the State of Delaware, but located outside of the City existing DDD boundaries; and

WHEREAS, Council desires to take better advantage of the Act by requesting and applying for expansion of the boundaries of the City’s existing DDD to include an additional 9.24 acres in the 7th and South Street corridor in the City; and

WHEREAS, the properties proposed to be added to the DDD (the “Expansion Properties”) are the following:

<u>Tax Parcel</u>	<u>Address</u>	<u>Lot Size</u>
21-014.00-400	427 W. 7 th St.	4.26 acres
21-014.00-555	423 W. 7 th St.	0.68 acres
21-014.00-579	0 W. 7 th St.	0.38 acres
21-014.00-491	0 Gray St.	0.06 acres
21-014.00-401	427 Gray St.	0.05 acres
21-014.00-402	425 Gray St.	0.03 acres
21-014.00-403	423 Gray St.	0.06 acres
21-014.00-405	421 W. 7 th St.	0.59 acres
21-014.00-406	0 Gray St.	0.07 acres
21-014.00-407	301 W. 7 th St.	0.28 acres
21-014.00-408	31 W. 7 th St.	0.10 acres
p/o 21-014.00-409	520 South St.	0.80 acres
Paper Street	W. 7 th St.	0.92 acres

WHEREAS, Council believes the requested expansion of the City’s DDD would greatly benefit current and future residents, businesses, non-profit organizations, and others within the City of New Castle; and

NOW THEREFORE, BE IT RESOLVED THAT:

1. The City Council supports and authorizes the application for the inclusion of the Expansion Properties in the City’s Downtown Development District, provided such expansion shall not become effective until it is approved by the Cabinet Committee on State Planning Issues and upon adoption of a confirmatory resolution by City Council; and

2. The City Administrator, acting as the City’s “District Administrator” for the DDD (the “**Administrator**”) is authorized and directed to file an application on behalf of the City to State of Delaware to expand the City’s Downtown Development District so as to include the Expansion Properties, and to provide such other documents and information as may be necessary or desirable in connection with such application.

PASSED this 14th day of June, 2022

Michael M. Platt, City Council President

Councilperson Joseph F. Day, III

Valarie W. Leary, Councilperson

Russell P. Smith, Councilperson

Suzanne M. Souder, Councilperson

Attest:

Kathleen M. Walls, City Clerk