

**RESOLUTION 2024-3**

**A Resolution to Expand 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 permits a maximum of 105 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 20 additional acres eligible to be designated as part of the City’s DDD; and

**WHEREAS**, the Council desires to take better advantage of the Act by requesting and applying for expansion of the boundaries of the City’s existing DDD; and

**WHEREAS**, Council approved Resolution 2022-12 that authorized the City Administrator, acting as the City’s “District Administrator” for the DDD (the “**Administrator**”) to file an application on behalf of the City to the Cabinet Committee on State Planning Issues to expand the City’s DDD so as to include certain properties in the 7<sup>th</sup> and South Street corridor, and to provide such other documents and information as may be necessary or desirable in connection with such application; and

**WHEREAS**, the City received approval from the State Cabinet Committee on State Planning Issues on October 2, 2022 to expand the DDD boundary conditioned on a certain property within the proposed expansion area being subdivided to avoid a split parcel issue; and

**WHEREAS**, for reasons beyond the City’s control, the property has not been subdivided; and

**WHEREAS**, the City made a slight revision in the proposed DDD boundary expansion request to remove the subject property that required subdivision with the total acreage to be included in the expansion area equaling approximately 7.81 acres; and

**WHEREAS**, the properties proposed to be added to the DDD (the “Expansion Properties”) per the revised boundary request are the following:

<u><b>Tax Parcel</b></u>	<u><b>Address</b></u>	<u><b>Lot Size</b></u>
21-014.00-400	427 W. 7 <sup>th</sup> St.	4.26 acres
21-014.00-555	423 W. 7 <sup>th</sup> St.	0.68 acres
21-014.00-579	0 W. 7 <sup>th</sup> 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 <sup>th</sup> St.	0.59 acres
21-014.00-406	422 Gray St.	0.07 acres
21-014.00-407	301 W. 7 <sup>th</sup> St.	0.28 acres
21-014.00-408	301 W. 7 <sup>th</sup> St.	0.10 acres
21-014.00-483	0 W. 7 <sup>th</sup> St..	0.42 acres
Paper Street	W. 7 <sup>th</sup> St.	0.92 acres

**WHEREAS**, Council believes the 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

**WHEREAS**, Resolution 2022-12 also required a confirmatory resolution to be adopted by Council expanding the DDD boundaries once approved by the Cabinet Committee on State Planning Issues; and

**WHEREAS**, the Cabinet Committee on State Planning Issues, at its meeting on February 1, 2024, approved the revised boundary expansion and boundary correction effective upon the final approval by the Council to amend the boundaries; and

**NOW THEREFORE, BE IT RESOLVED THAT:**

The Council hereby approves of the DDD boundary expansion to include the Expansion Properties and shown on Map 1 District Boundary Expansion, prepared by AECOM and attached hereto.

The Council will adhere to the District Plan, the Local Incentives, and all other responsibilities associated with District designation within the expanded DDD for the duration of the District.

**PASSED** this 13th day of February 2024

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Suzanne M. Souder, Council President

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Joseph F. Day, III, Councilperson

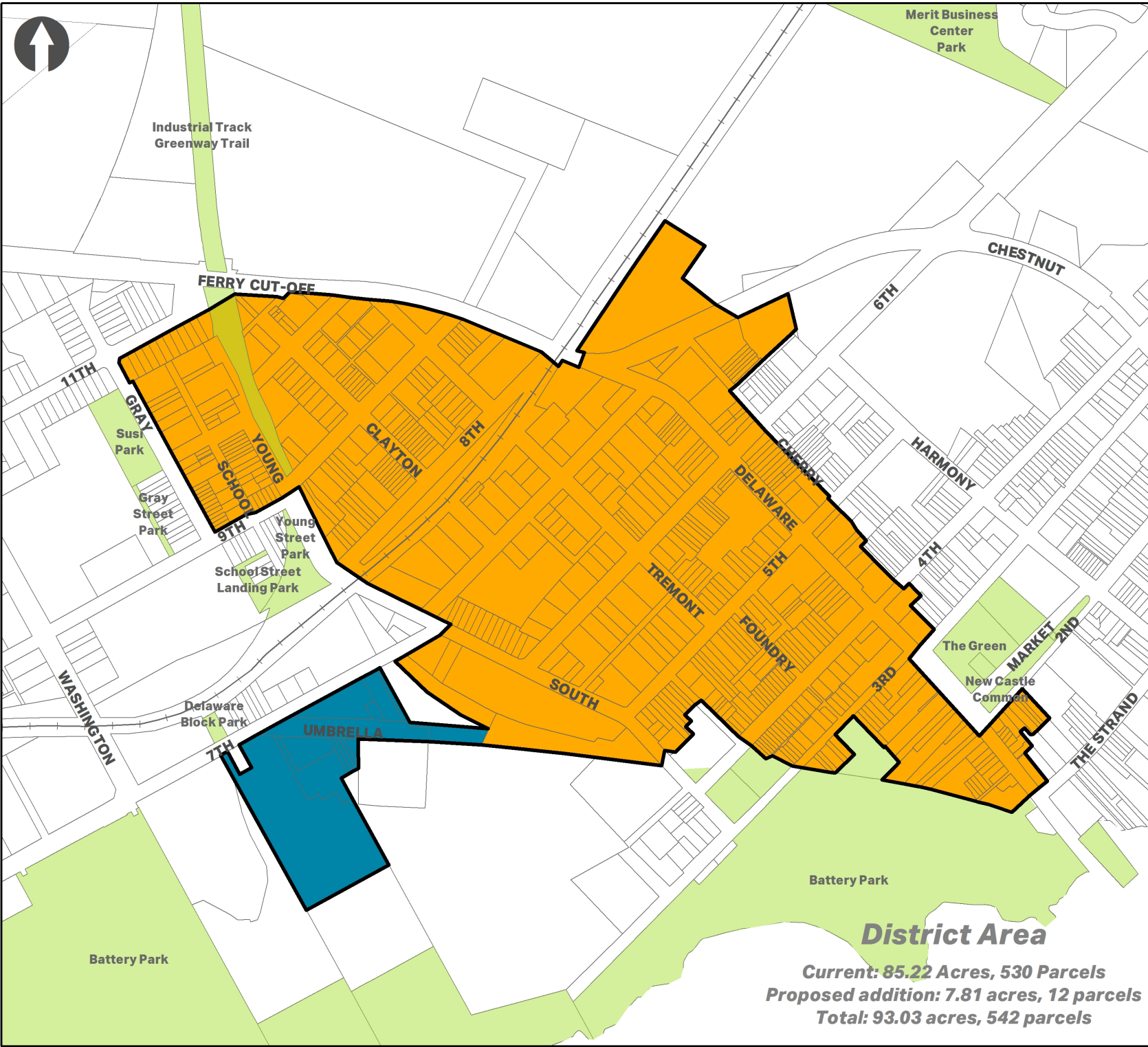
\_\_\_\_\_  
Andrew H. Zelt, Councilperson

\_\_\_\_\_  
Nermin Zubaca, Councilperson

\_\_\_\_\_  
Brian Mattaway, Councilperson

Attest

\_\_\_\_\_  
Courteny Taylor, City Clerk



**PROJECT**

**DOWNTOWN DEVELOPMENT DISTRICT**

City of New Castle  
New Castle County, Delaware

**MAP 1**

**DISTRICT BOUNDARY EXPANSION**

(Revised January 2024)

**LOCATION MAP**



**LEGEND**

- Parcels
- Protected Land
- Current DDD
- Proposed Expansion Area

**DATA SOURCES**

Parcels - New Castle County

**SCALE**

1 inch = 500 feet

**AECOM**

248 Chapman Road  
Suite 101  
Newark, DE 19702  
302.781.5900 tel  
www.aecom.com

**SHEET NUMBER**

1 OF 1

**District Area**  
**Current: 85.22 Acres, 530 Parcels**  
**Proposed addition: 7.81 acres, 12 parcels**  
**Total: 93.03 acres, 542 parcels**