

**City of New Castle Delaware
City Council Regular Meeting
New Castle Senior Center*
400 South Street, New Castle, DE 19720
Tuesday, May 12, 2026 7:00 p.m.**

Agenda

Roll Call

Minutes Council Regular Meeting 4/14/2026 and Council Special Meeting 4/9/2026

Staff Reports

- Treasurer's Report
- Reports from the City Administrator & Staff
- Council Communications
- Report from the Council President
- Business from the Mayor
- Comments from a Good Will Fire Co. representative

Public Comments (concerning agenda items or general public comments on matters relating to the City of New Castle)

Mayors Proclamation to Declare May as Mental Health Awareness Month

Board of Elections Annual Report presented by BOE Chair- Marianne Caven

New Business:

1. **First Reading of Ordinance 564** An Ordinance to Amend the City of New Castle Municipal Code, Chapter 141 (Dangerous or Vacant buildings), Regarding Vacant Building Registration and Fees (Council Person Joseph Day 05/05/2026)
2. **First Reading of Ordinance 565-** An Ordinance to Amend the City of New Castle Municipal Code, Chapter 230 (Zoning Code), Regarding Expiration of Approvals (Council Person Brian Mattaway & Council Person Joseph Day 05/05/2026)
3. **Council Discussion, Possible Motion, and Vote on Resolution 2026-28** A Resolution to reaffirm the approval of the Site Plan of The Battery, 427 W.7th Street as approved by Resolution 2026-16 (Council President Suzanne Souder 05/05/2026)
4. **Council Discussion, Possible Motion, and Vote on Resolution 2026-29** A Resolution to reaffirm the approval of the Subdivision Plan of the Battery, 427 W. 7th Street as approved by Resolution 2026-17 (Council President Suzanne Souder 05/05/2026)
5. **Council Discussion and Possible vote** regarding the Trustee request regarding the expanded parking area behind E. 2nd St. (Council President Suzanne Souder 05/05/2026)
6. The City Council will meet and will potentially vote to enter an executive session for discussion of the following topics:
 - a. Pursuant to 29 Del. C. §§10004 (b)(4) &(6) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of

the public body; and discussion of the content of documents, excluded from the definition of “public record” in §10002 of this title where such discussion may disclose the contents of such documents

7. Following the executive session, the City Council may vote on any matter discussed in executive session.

Next Regular Meeting Date: May 12, 2026
Posted 05-07-2026

Note: This agenda as listed may not be considered in sequence, including executive sessions.

*You can also view the meeting online at the address below. A clickable link is available on the City website at www.newcastlecity.delaware.gov/events.

There will be no comments taken from the Zoom audience; comments may be submitted via email up to **3:00 p.m. on Tuesday, May 12, 2026** at info@newcastlecity.delaware.gov

Meeting Link:

<https://us02web.zoom.us/j/83870297863?pwd=mlo643bQeiNTTVSFsznsMbv3apa2vQ.1>

Enter Password: **015107**

You can also listen to the meeting via telephone by calling one of the phone numbers below and entering the meeting ID and password when prompted. (Long distance rates may apply.)

(301) 715-8592 or (646) 558-8656.

Webinar ID: 838 7029 7863 Passcode: 015107

**City of New Castle Delaware
City Council Special Meeting
Administration Building
220 Delaware St. New Castle, DE 19720
Thursday, April 9, 2026
12:00 p.m.**

Call to Order: 12:05 PM

Roll Call

Present: Council President, Suzanne M. Souder
Councilperson Brian M. Mattaway
Councilperson Nermin Zubaca
Councilperson Joseph F. Day

Also present: Antonina Tantillo, MPA, City Administrator
Courtaney Taylor, Finance Coordinator

Council President Souder called the April 9, 2026, Special City Council Meeting to order at 12:05 p.m.

A motion was made by Councilperson Mattaway to move to executive session. The motion was seconded by Councilperson Zubaca and the meeting moved to executive session at 12:05 p.m., Pursuant to 29 Del. C. §§10004 (b)(4) &(6) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body; and discussion of the content of documents, excluded from the definition of “public record” in §10002 of this title where such discussion may disclose the contents of such documents

Council returned from executive session at 1:51 p.m.

A motion to adjourn was made by Councilperson Day and seconded by Councilperson Mattaway. The motion passed unanimously and the meeting adjourned at 1:51 p.m.

Respectfully submitted,

Antonina Tantillo, MPA
City Administrator

Next Regular Meeting Date: May 12, 2026

City of New Castle Delaware
City Council Public Hearing
New Castle Senior Center – 400 South Street
Tuesday, April 14, 2026
6:30 p.m.

Call to Order: 6:30 PM

Roll Call

Present: Council President, Suzanne M. Souder
Councilperson Brian M. Mattaway
Councilperson Andrew Zeltt
Councilperson Nermin Zubaca
Councilperson Joseph F. Day

Also present: Antonina Tantillo, City Administrator
Mayor Valarie Leary
Police Chief Richard McCabe
Michael Hoffman, Esq., City Solicitor
James Whisman, City Treasurer
Christopher Rogers, City Planner

Council President Souder called the April 14, 2026, City Council Public Hearing to order at 6:30 p.m.

Ordinance 563 – An Ordinance to address dumpsters in the City of New Castle.

Council President Souder invited members of the public to make comments.

Public Comment

Phil Gross

Mr. Gross asserted that Ordinance 563 is an overreach by City Council and that the Ordinance should be reviewed. He added that the public should be included.

There being no further public comment, Council President Souder called for a motion to adjourn the Public Hearing.

A motion to adjourn the Public Hearing was made by Councilperson Zeltt and seconded by Councilperson Zubaca. The motion was unanimously passed and the Public Hearing adjourned at 7:00 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer

City of New Castle Delaware
Regular City Council Meeting
New Castle Senior Center – 400 South Street
Meeting Held in Person and via Zoom
Tuesday, April 14, 2026
7:00 p.m.

Call to Order: 7:00 PM

Roll Call

Present: Council President, Suzanne M. Souder
Councilperson Andrew Zeltt
Councilperson Nermin Zubaca
Councilperson Joseph F. Day
Councilperson Brian M. Mattaway

Also present: Antonina Tantillo, City Administrator
Mayor Valarie Leary
Michael Hoffman, Esq., City Solicitor
James Whisman, City Treasurer
Christopher Rogers, City Planner
City Building Official/Fire Marshal Jeffrey Bergstrom
Police Chief Richard McCabe
Fire Chief David Majewski

Council President Souder called the April 14, 2026, City Council meeting to order at 7:00 p.m. The assembly stood for the Pledge of Allegiance. Roll call followed and a quorum to conduct business was declared.

Minutes

Minutes of March 10, 2026

A motion to approve the minutes of the March 10, 2026, regular City Council meeting as amended was made by Councilperson Zubaca. The motion was seconded by Councilperson Day and was unanimously passed.

Minutes of March 24, 2026, Special Meeting

A motion to approve the minutes of the March 24, 2026, special meeting as amended was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was approved with a vote of four (4) in favor and one (1) abstaining (Councilperson Zubaca).

Minutes of March 31, 2026, Special Meeting

A motion to approve the minutes of the March 31, 2026, special meeting as amended was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Treasurer's Report

Mr. Whisman presented the unaudited Treasurer's Report as of March 31, 2026:

Total unrestricted funds	\$ 6,768,035.64
Total restricted funds	\$ 6,038,487.61
Total cash	\$12,806,523.25

Mr. Whisman stated that the City is in excellent health. He reported that:

- Total Budget: \$7,598,646
- Income: \$7,714,526 (*102% of the Budget*)
- Expenses \$4,754,421 (*64% of the Budget*)

Councilperson Zubaca noted that the change of Total Restricted Funds from the March 31, 2026 Ending Balance vs Prior Period shows as negative \$4,167.87 on the Treasurer's Report and it should show positive \$7,499.59. The Treasurer's Report will be corrected to reflect the correct amount.

In response to a question from Councilperson Zubaca, Ms. Tantillo explained that she is working on opening a Budget Stabilization Fund.

A motion to approve the Treasurer's Report subject to audit was made by Councilperson Zubaca. The motion was seconded by Councilperson Day and was unanimously passed.

Reports from the City Administrator and Staff

Report From the City Administrator

- New Castle was honored to have a visit from Senator Blunt-Rochester and her team on April 1, 2026, to discuss flood concerns in New Castle. She met with Ms. Tantillo, Council President Souder, Councilperson Mattaway, Flood Resiliency Committee Chair Fred Gallagher, Flood Resilience Committee Member Tish Gallagher, and City Planner Chris Rogers. Items discussed included flood mitigation via dike elevation and extension along the Delaware River and in the Delaware River Trail Project.
- Ferry Cut-Off – The DelDOT Ferry Cut-Off project is continuing to progress. They are working to finalize and address Norfolk Southern's final comments. They are about 90% done completing those comments. It is hoped that portion of the project will be completed in August. Discussions will continue regarding landscaping on the Delaware Street portion of the project.
- Grants Update:
 - The State Historic Preservation Grant Application for the Historic Designation for the Buttonwood School and Dobbinsville is still pending.
 - There is an extension for the second State Historic Preservation Grant Application for recognition of America 250.
 - Senator McBride's office informed Ms. Tantillo that the New Castle's application for the Congressionally Directed Spending Grant for the Delaware River Trail project was not accepted due to the large number of applications received.

City Council Regular Meeting
April 14, 2026

- Notification on the AARP Community Grant Application for the Delaware River Trail and the Dog Park is still pending.
- The Delaware Community Foundation Healthy Communities Grant Letter of Interest for the Delaware River Trail has been accepted and the Application is due at the end of the month.
- A Highmark BluePrints for the Community Grant Application was submitted last week for the Delaware River Trail.
- A Congressionally Directed Spending Grant was applied for through Senators Coons' and Blunt-Rochester's offices for flood mitigation for dike elevation and extension of the Delaware River Trail.
- Ms. Tantillo will submit an application for the TAP Grant for the Delaware River Trail and other road improvements this week.
- The Bond Bill Application will be submitted by the end of the month to include projects for street and curb improvements throughout the city, matching requests for the ORPT Delaware River Trail Project and the Safe Streets for All project, as well as some other Capital Improvements.
- The ADA Curbing and Street Repair projects are ongoing, and it is hoped they will be completed in the next two (2) months.
- Ms. Tantillo is still waiting for the date of the Dobbinsville basketball court installation.
- Ms. Tantillo is working with the contractor to get equipment in for the Playground. Due to delays on their part, installation is expected in the fall.

In response to questions from Councilperson Mattaway, Ms. Tantillo stated that:

- She will look into the scope of work for the median on Buttonwood Avenue to ensure the yellow striping is done correctly.
- Communications will be made to businesses and residents in the area of the Ferry Cut-Off project.

Report from Chief McCabe

Chief McCabe reported that:

- The Department will participate in Police, Fire and EMS Active Assailant Integration Response Training to teach how to respond as a unit and to have a unified command. The first class will be held at St. Peter's Catholic Church on April 17th from 8:00 a.m. to 4:00 p.m. There will be a significant police, fire and EMS presence during the training period. Signage will be placed around the perimeter of the training area. Most of the training will be held indoors. Blank rounds may be filed within the building.
- The Department will partner with Good Will to host a National DEA Take Back Initiative to accept old/un-needed prescriptions from residents on April 25th from 10:00 a.m. to 2:00 p.m. Information will be posted on the Department Facebook page and in The Weekly.
- There was a significant traffic enforcement presence the week of April 9-12 for an OHS state-wide initiative. New Castle was one (1) of 40 agencies invited to participate and was

assigned 16 4-hour block segments of funded patrol designed to target aggressive driving behavior in the following categories:

- Speed, passing on the shoulder, reckless and aggressive driving, unsafe passing, and following too closely; and
- Distracted driving, occupant protection violations, DUIs, and other crash-risk violations.

New Castle Officers filled 13 of the 16 slots. Seventy (70) citations were issued and several arrests were made. There was one (1) minor crash during the 5-day period.

- The two new recruits currently at the Academy are doing well and will graduate at the end of August. Chief McCabe noted that they both have ties to New Castle. Chief McCabe commended the team for doing a fantastic job of recruiting.

Councilperson Zubaca stated he is excited about having two new recruits. He noted that crime numbers were up from last month and asked if Chief McCabe could speak to the Crime Statistics in his report. Chief McCabe stated that some of the trespass arrests were in Battery Park, and noted that he did not track the number of alarms for the month.

Councilperson Mattaway noted that HB133 passed and asked Chief McCabe if he could speak to possible funding decreases. Chief McCabe stated that HB133 passed the House and is scheduled for Senate Committee before the end of the Session. He added that they have gained a lot of traction and feel that they have the ability to counter the Bill. They have engaged the League of Local Governments and have been in contact with State and Local Representatives. Chief McCabe stated that the Governor placed \$5M in the GRB to offset the effects of the Bill; however, their concern is that the GRB is not a line item, and they do not align with that concept. The General Assembly still has to vote on the Bill.

In response to a question from Councilperson Zubaca, Chief McCabe stated the Department receives approximately \$80,000 each year and noted items for which those funds were used. Chief McCabe will provide a breakdown to Council. Chief McCabe added that the impact of the windfall is unknown at this time; noting that the presumptive qualification for waiving the fee creates equity issues, and they are not comfortable with the notion that this particular fee puts folks in debtors prison.

- Chief McCabe addressed the issue in Battery Park on Saturday, April 4th, and provided a time-line of how events developed:
 - At 16:08 the first call for service came in for loud music in Battery Park.
 - The call was dispatched at 16:17.
 - At 16:19 one officer responded to the basketball court where approximately 30-50 individuals were playing basketball. A tent had been set up with speakers. When he arrived no music was playing. The Officer made contact with the people at the table, in the tent, and playing basketball. Most of those playing basketball were 14-15 years old. The Officer remained on site for approximately 10-20 minutes and made contact with some of the individuals; and then made himself available for other calls
 - The second call for service came in at 16:56 for public urination. Two units responded. The suspects identified for public urination were described and the Officers were looking for them specifically; however, they were unable to identify

- them. One of the Officers remained the area and the other Officer made himself available for other calls. It was noted that the crowd had increased.
- At 17:35 the unit that remained on site recognized that the crowd had begun to swell and he requested assistance in disbursing. The Supervisor that cleared on the 1st call, the Officer that cleared on the 2nd call, and an oncoming Supervisor all responded to this call.
 - Between this time and the time when disbursement started more calls began coming in.
 - Officers described the crowd as being very young and very polite, and they were responsive to commands. From the Officers perspective, they were not witnessing criminal conduct and the crowd was doing what they were asked to do.
 - The crowd began to swell more and the Officers on site were unable to control it. At this time they requested more assistance and units from the State, County, Bridge, Elsmere, Delaware City, and Newport police departments responded. As units from the other Agencies began to respond, more calls were received for squealing tires, and there was one call for a shooting in the park.
 - This drew a massive response. Because there was a report of shots fired in the park, some of the Officers responded with long guns.
 - The Department's Supervisors coordinated all the Agencies that responded, and a line was created running parallel to the river and everyone was forced out.
 - The park was cleared relatively quickly; however, most of the crowd was 14-15 year olds that were not driving. Some had arrived in Ubers that had to be called back, and the crowd spread out through the City. Calls came regarding pockets of kids in certain areas and Officers responded to those areas as they could. Officers remained in the park until about 7:30 p.m.
 - It was learned that this was an Event announced on Instagram. The local individual who posted it was an 18-year old senior in high school trying to make a name for himself. He was not aware of the issues that he caused. He is not ultimately responsible for coordinating the event. There are other groups nationally who instigate these events.
 - The same evening similar events were held in Banning Park and in Middletown. It has also happened in Chicago and in Virginia Beach. Chief McCabe stated that the manner in which Officers responded and interacted with the crowd and the way they were able to get the crowd to comply prevented them from dealing with incidents that other cities dealt with.
 - After the crowd cleared out it was discovered that there was some damage to the bathroom in Battery Park, and there was trash. In other cities cars were burned, windows were broken out, fights broke out and police and local residents were hurt. Chief McCabe stated that the low incident rate of the crowd was a combination of having a police department whose Officers knew how to speak to the crowd and a community who responded well to commands and did what they were asked to do.
 - Chief McCabe added that the event was handled very professionally by responders and the attendees reacted to their commands. He added that he is grateful for the assistance provided by other Agencies.

- After the fact, Chief McCabe received one (1) call from a resident about this incident.
- Chief McCabe noted that he saw some responses to the incident on social media about the lack of seasonal officers, and explained that in 2010 that program was instituted very successfully. However, since 2020, due to COVID, and a significant anti-police sentiment, Chief McCabe made the decision to shut the program down because he would not put unarmed teenaged kids with very minimal training in any scenario where they could be harmed. Chief McCabe added that the police are targets, and the Department has been targeted twice in the last three (3) months because they wanted to hurt Police Officers. Other solutions have been put in place instead of bike-cops including directive patrols and increased patrols to address specific quality of life issues.
- Chief McCabe stated that the Department is actively involved in scrubbing social media to try and get ahead of some of these events; and admitted that in this case it was missed.
- Chief McCabe stated that the 18-year old teen who posted the event was not charged because he was not the official organizer of the event. The Department is investigating and if the organizer of the event can be identified they will determine the next steps.
- Chief McCabe stated that the threshold to disburse a crowd is not based on what an individual thinks is right or wrong. It is based on Constitutional Law; and Officers had to balance that.

Chief McCabe stated that he is very proud of how his Officers responded to the event in Battery Park, while understanding that many residents may have witnessed events that they probably should not have had to witness.

Chief McCabe added that the Council meeting is not the time or place to have a resident discussion regarding this incident; however, he is very open to meeting with residents to discuss their concerns.

In response to questions/comments from Council regarding the event in Battery Park, Chief McCabe stated that:

- No one was injured and no one was arrested.
- If the community sees something on social media they can call the non-emergency number (302-573-2800) or they can call the Department directly (302-322-9800). Chief McCabe added that no one should hesitate to call 911.
- Signage will be changed to read that the park is closed “from sunrise to sunset”. Ms. Tantillo stated that language for signage at the basketball court can be discussed.
- Chief McCabe was uncertain if the first call was received on the non-emergency line or not.
- Two Supervisors within the dispatch center reviewed the calls and it was confirmed that the first call was received at 4:08 p.m.
- Dirt bikes are not allowed in Battery Park, and e-bikes are also a problem. Chief McCabe stated that Officers cannot chase either, and the Department has transitioned to evidenced-based prosecution. He suggested that Council look into an Ordinance that the Department

could enforce. Council President Souder opined riders of regular bicycles are often more dangerous to pedestrians, and also suggested that there must be a balance between pedal-assist e-bikes and regular e-bikes.

Report from Mr. Bergstrom

Mr. Bergstrom stated that he had nothing additional to report.

Council Communications

Councilperson Mattaway

- Councilperson Mattaway presented a letter from the Petty Family in thanks for Council's support during the time of Mrs. Petty's passing.
- Serviceperson Spotlight – Councilperson Mattaway recognized Ernie Brown, Sr., who passed away on March 11th. Mr. Brown was a member of the National Guard.
- Councilperson Mattaway stated he is very regretful of the events that occurred in Battery Park on April 4th. He is committed to providing solutions so everyone feels safe. He encouraged residents to take advantage of the Police Accountability Commission as a venue to raise quality of life issues.
- Councilperson Mattaway recommended that the Good Will Fire Company be given a separate line in the City Budget.
- The Delaware Breast Cancer Coalition will be hosting a 10-week program at the Library starting on Thursday, May 7th that talks about healthy living and eating.
- Councilperson Mattaway stated that there has been a movement to allow plug-in solar. Two states have passed legislation that allows people to generate their own energy and reducing consumption by 20%-30%. Senate Bill 270 addresses this to make provision for solar generation of electricity through small portable solar generation devices. Councilperson Mattaway stated that he will lobby for plug-in solar in New Castle as long as it is safe. He opined that there may come a time when the City may face the reality of significantly reduced MSC appropriations, which represents the second largest revenue inflow for the City. He further opined that visitors and tourists will need to contribute in some way.
- Councilperson Mattaway stated that he would like to table Resolution 2026-22.

Councilperson Zubaca

- Councilperson Zubaca thanked Chief McCabe for his timeline of the Battery Park incident.
- Councilperson Zubaca encouraged residents to enjoy the warm weather.
- Councilperson Zubaca noted his hope that everyone enjoyed their Easter.
- Councilperson Zubaca noted that Bosnia beat Italy to qualify for the World Cup.

Councilperson Zeltt

- Councilperson Zeltt asked the about the impact of solar in the Historic Residential District. Councilperson Mattaway noted that the Bill presents it as a "by-right".

City Council Regular Meeting
April 14, 2026

- May market is May 1-2. Home Treasures donations can be dropped off at the Arsenal on Wednesday, April 27th from 11:00 a.m. to 5:00 p.m. and on April 30th from 8:00 a.m. to Noon.
- The Library Friends Book Sale will be held on May 1st from 10:00 a.m. to 5:00 p.m. and May 2nd from 9:00 a.m. to 1:00 p.m.
- May 16th is A Day in Old New Castle from 10:00 a.m. to 5:00 p.m. Twenty-eight (28) homes and gardens will be open. Tickets are on sale at www.adayinoldnewcastle.org. Pre-orders receive a \$5 discount. **NEW THIS YEAR:** If you dress up in period clothing it is FREE!! Other events/activities include the Plein Air Painting Competition (*Gravesites and Churches*) and reenactments.

Councilperson Day

- The Old New Castle Litter Crew's first event for 2026 will be Sunday, April 26th. Meet in the parking lot at 4th & Chestnut Street. They will be cleaning up Chestnut Street to 6th and north on 6th to Wilmington Road and ending up at Moore's Lane. All are welcome!
- Councilperson Day thanked Mr. Angel Ramos for serving on the Board of Adjustment. A new candidate will be voted in tonight.
- The Saturday Market starts again on May 2nd.
- Councilperson Day stated that the incident in Battery Park was very unfortunate. He read that there were incidents at Banning Park and Canby Park, and he noted his hope that the City can get in front of these incidents in the future. He stated that the police response was incredible. He thanked the Police Department for their work during the incident.

Report from the Council President

- Council President Souder hoped that everyone who celebrated Easter had a wonderful time with family and friends.
- Council President Souder congratulated David Majewski, Jr., for being named the first Career Fire Chief of the Good Will Fire Company.
- A good discussion was held with Senator Blunt-Rochester. Senator Blunt-Rochester knew the situation, she asked good questions, and made good observations.
- Street sweeping begins next month. Council President Souder reminded residents to check the signs or the schedule on the City Website and to move cars on the designated day for their street. Street sweeping keeps the City looking neat, it keeps debris from getting into the storm drains, and it reduces street flooding.
- Next month also kicks off many activities in New Castle, including May Market, the Library Book Sale, and A Day in Old New Castle.

Business From the Mayor

Mayor Leary deferred her report for the sake of time.

Report from Goodwill Fire Company

Chief Majewski reported that:

- There were 189 EMS responses and 99 fire rescue incidents for a total of 288 incidents for the month of March.
- There was a structure fire on East 2nd Street, a motor vehicle accident with a rollover on Centerpoint Boulevard, two (2) gas leak investigations in downtown that were both due to faulty stoves that have subsequently been repaired, and a there was helicopter hoist training with the Army Guard.
- Rescue Boat responses are increasing.
- Good Will took delivery of their refurbished ambulance today. The Department owns two (2) ambulances. Refurbishing the ambulance cost half of a new ambulance and took 1/4 of the delivery time.
- Chief Majewski thanked the community for their support.

Public Comment

Rick Reed – Washington Park

Mr. Reed thanked Council for the opportunity to speak. He stated that he has tried multiple times through multiple avenues to speak with representatives from the City and his calls were not accepted and he has not received a call back from anyone. Mr. Reed stated that Washington Park suffers from numerous drug users, drug dealers, code enforcement violations, and drag racing down 11th Street. He added that speed bumps do not slow speeders down, motorcycles with straight pipes have been running up and down the street; and the residents cannot get any consideration from the Police or Council in helping to resolve the problems. Mr. Reed asked for the name of someone who can help restore the community of Washington Park. He stated that he did speak with the Mayor, and asserted her comment was “People’s garbage and junk are gold to other people. There’s nothing we can do.”

Councilperson Mattaway stated that he has never received a communication from Mr. Reed, but that he would come to Washington Park tomorrow and gave Mr. Reed his card.

Phil Gross

Mr. Gross stated that in his experience Chief McCabe has been very open to discussing issues with him. He thanked Chief McCabe and his Officers for the job they did in disbursing the crowd in Battery Park.

Mr. Gross opined that residents do not get results from Council, asserting that the Flood Resiliency Committee has had zero results and overwhelmingly the community does not want the Dog Park.

Mr. Gross asserted that the pier in Dobbinsville is not happening.

Mr. Gross urged Council vote in favor of the Fund recommended by Councilperson Mattaway.

Mr. Gross stated that links to the Agenda were not live yesterday.

Mr. Gross criticized the length of City Council meetings.

Leah Reynolds

Ms. Reynolds spoke about her concerns with the incident in Battery Park and safety and the overall well-being of the community. She asserted that the images she saw and the individuals

she saw on the street did not show polite teenagers. She acknowledged that these situations are complex and noted her appreciation for the work of Council and the Police. She opined that the City leadership and residents should come together to think proactively about how to maintain the safety and character of New Castle. She offered a number of suggestions to accomplish this goal and stated she would welcome the opportunity for continued dialogue to achieve these goals.

James Camac – 22 West 3rd Street

Mr. Camac stated that he is an Uber Driver and drove at least 15 young people who were present at the event in Battery Park, and they were all very, very respectful. He stated that all of them stated they just wanted go to the park so they could do something without their parents and be with their friends. He suggested that there may be ways to find something better for them to do than wreak havoc on the park.

Tracy Keenan – 22 West 3rd Street

Ms. Keenan stated that she loves that people come from all over to Battery Park and to play basketball, and that it is a safe place for teenagers and families to come and play. She stated that if the City Ordinances and Regulations are not enforced they are meaningless. She stated that the teens she met were very polite, but as the crowd grew and got louder and louder she felt that it was trouble waiting to happen. She added that it was remarkable that the crowd disbursed without any injuries. Ms. Keenan also noted that she is glad to see more police presence in the park.

Marianne Pacek – 29 West 4th Street

Ms. Pacek read a letter from Kenneth and Nancy Adamson, 39 West 4th Street, regarding the incident in Battery park, that stated their concern that there are often people in the park after dusk, and the lack of enforcement of people playing basketball and being loud after dark. With respect to the incident in Battery Park on April 4th, they called the non-emergency police number at 2:30 p.m. and the operator said someone would come by. When no one arrived they called 911 again by 4:30 p.m. and at 5:10 p.m. They asserted that the basketball court either needs to be moved or supervised, and it should have been placed next to the tennis courts.

Ms. Pacek noted her concern for the blatant disregard for traffic laws and the response time from law enforcement.

John DiMondi

Mr. DiMondi stated that six townhouses would be approved on a one-house lot just like the Battery was passed to put Section 8 apartments in his neighborhood.

Victoria Wollaston – 119 and 121 East 4th Street

Ms. Wollaston noted that in October a licensed car parked on the street and never moved for five (5) months. She opined that the City should have a policy stating that a car cannot stay in one spot for such a length of time. She noted that the car was towed after five (5) months because a sign was put up for No Parking.

Cecelia Camponelli – 31 West 4th Street

Ms. Camponelli stated her concern for a safety issue that has become increasingly worse. She stated that events happening in the park, in the parking lot, and the streets near her home have made her fearful. She sees an increasing disregard and lack of respect for traffic laws, parking lot issues, and foot traffic that is disrespectful to the residents. Ms. Camponelli related two incidents that occurred recently.

Ms. Camponelli asked that consideration be given to increased police patrols, especially on weekends and evenings. She opined that a security camera should be placed in the parking lot and there should be increased awareness that having too much activity in the area might be detrimental and a breeding ground for problems. Ms. Camponelli noted her understanding that there is another event scheduled for June 12th that has been posted on social media. Ms. Camponelli stated that consideration should be given to forming a committee of impacted residents, police and city officials to review the problems in that area encounter every day.

Andre Jerry – 65 West 5th Street

Mr. Jerry thanked Chief McCabe for his clarity of the events that occurred on April 4th. He noted that what people experienced was real, and we cannot take away from that. He added that whatever response should be from Council should be tempered. Mr. Jerry opined that the teens who attended were not trying to be rebellious and rambunctious. He opined that they trying to do something to keep themselves productive, out of trouble, and with their friends; but unfortunately, they did not follow the rules. He urged Council to take into consideration that they were trying to do what is right.

Guido Camponelli

Mr. Camponelli opined that the incident in Battery Park is an opportunity for better communication and dialogue with elected officials.

Mr. Camponelli noted that after the recent unprecedented tax increase, he asked City Council to work together to look for additional revenue opportunities that will help stave off future tax increases that will seriously affect seniors, fixed income residents, and financial challenged individuals. He opined that another huge tax increase could be forthcoming after contract negotiations are completed.

Mr. Camponelli opined that Council should create a Working Committee to address various quality of life issues facing the taxpayers; adding this would provide a platform for citizens to work with Council and to create a level of accountability and measurable results many taxpayers feel are needed.

Flood Resiliency Committee (FRC) Annual Report – Fred Gallagher, Chair

Mr. Gallagher presented the FRC Annual Report, stating that:

- The Committee lost three (3) members and four (4) members joined.
- The FRC struggled with the news that the Federal funding they thought would be awarded to raise the dikes and fill in the gaps fell through.
- Ms. Tantillo has been extremely helpful in finding and applying for other possible grants. These include the Army Corps of Engineers, the Delaware Sea Grant Committee, AECOM, and DelDOT.

City Council Regular Meeting
April 14, 2026

- The FRC contacted an individual involved in flood resiliency in The Netherlands who provided information on their flood mitigation programs, as well as programs across the globe.
- Locally, the FRC met with DNREC Director Greg Patterson to make him aware of our concerns and Mr. Patterson suggested that the FRC prioritize smaller projects that would not take significant funding.
- Members contacted the Watershed Stewardship Team at the Delaware Nature Society, the City of Newark, and New Castle County regarding the Rain Barrel Initiative. It was decided to work independently to purchase rain barrels and sell them to residents at a reduced cost with the funding assistance from Council and the Trustees Grant process. It is hoped that this will encourage residents to actively help in the process of flood resiliency and to raise the visibility of the issue.
- FRC will continue with education through seminars and other learning opportunities when they arise to help members understand more about flood resiliency.
- Members of the FRC went to Hoboken, New Jersey, to tour their facility and learn how they are handling flood mitigation; which they felt was a worth-while trip.
- FRC interacts with AECOM when they need the assistance of a Professional Engineer to answer questions and help them understand the process.
- Some complaints and concerns have been received from citizens; particularly in the areas of Buttonwood, Jacquette Square, and William Penn. Ms. Tantillo and City staff have looked into these issues and have tried to mitigate the problems.
- The goals for 2026 are:
 - Initiate the Rain Barrel Project.
 - Continue to make New Castle visible to State and Federal officials and agencies involved in or interested in flood mitigation to ensure that if funding becomes available they will know that New Castle is looking for it.
 - Continue educating members regarding inland and riverine flooding via seminars when available.

Councilperson Mattaway thanked Mr. Gallagher and FRC members for their work, noting that their work is very much appreciated. He suggested that the committee consider going to Dover to speak with legislative committees to tell them about New Castle's concerns. Mr. Gallagher concurred, noting that Ms. Tantillo has been extremely helpful in getting the FRC in front of a number of different politicians. He added that funding for the full project is about \$30M, and that will have to come from the Federal Government; noting that the State has approximately \$2M for the entire state. Mr. Gallagher stated he would be happy to speak with anyone about the situation in New Castle, but for the immediate future FRC is focusing on small projects to keep visibility on New Castle.

Ms. Tantillo stated that the Brick Grant funding was rescinded last year, and she recently received an announcement that it is coming back in July. She will be discussing this during Budget review, and will work on an application in the coming months and through the next year. The promotional information for the Rain Barrel initiative will be available on the City website soon.

Mr. Gallagher thanked Ms. Tantillo for her assistance, noting that she has applied for every grant possible.

Councilperson Zubaca concurred that the FRC's work is vital to the City and will be critical to its future. He echoed Councilperson Mattaway's suggestion that the FRC go to Dover and speak with the Governor and Senators who may have influence over Federal funding. Councilperson Zubaca encouraged FRC to apply for every grant possible, noting that there is grant writing assistance available. Mr. Gallagher explained that Ms. Tantillo is finding the grants and writing the grant applications for them. Ms. Tantillo added that the UD Grant Assistance Program had been planning to help with grants.

Historic Area Commission (HAC) Annual Report – Tera Hayward-Olivas Chair

Ms. Hayward-Olivas presented the Historic Area Commission (HAC) Annual Report, stating that:

- 199 Applications and Consultations for Historic Review Certificates were reviewed in the past year.
- The key focus of HAC has been to continue improving the efficiency of the Review process. A two-tier system is being used, which allows certain applications to be reviewed administratively, while others are brought before the Commission depending on the type and scope of work being done. This streamlines the process while maintaining the standards necessary to safeguard the City's historic resources. The average turnaround time for an administrative review is about five (5) days from the date of submission.
- The Commission also continues to focus on public education to increase awareness of available preservation resources including the Delaware State Historic Preservation Tax Credit Program and the Delaware Preservation Fund Small Grants Program to help reduce financial barriers while supporting appropriate preservation work.
- The Commission developed an informal handout with the input of legal counsel intended to assist existing and new businesses in the Historic Commercial District in understanding the review process and designing signage that is compatible with the Historic District and that meets the Historic Area Commission Design Guidelines and Standards.
- The Historic Preservation Architect has worked with the City Administrator to enhance the HAC page on the City website to improve access to information and to clarify the process. Ms. Hayward-Olivas added that the best place to start is to contact the City Office as they are best positioned to guide residents through the Application process.
- City Solicitor Lisa Hatfield attends HAC meetings regularly and has been instrumental in providing legal guidance and ensuring that Commission procedures are consistent with municipal governance requirements.
- This year the Commission plans to continue strengthening work in several areas, including:
 - Improving public-facing guidance.
 - Holding a governance and procedural training session with HAC members, the City Solicitor and the City Administrator.

- Continuing to support preservation initiatives through the Certified Local Government Program and National Register work.
- The Commission is requesting the establishment of a recurring \$7,000 budget line to support the required local match for the Certifiable Government Grant Program, which will allow the City to leverage a relatively modest local investment to secure Federal Preservation Grant funding for projects that benefit the community and document the City's historic resources. Last year, the City was awarded COG Grant Funds to support the preparation of a National Register of Historic Places nomination for the Buttonwood School and will support preliminary research into the history of the Dobbinsville neighborhood.
- The City of New Castle continues to receive national attention for the integrity and character of its Historic District.
- Ms. Hayward-Olivas also noted that relative to Councilperson Mattaway's mention of plug-in solar, HAC has guidelines for solar panels in the current Guidelines and Standards.

In response to a question from Councilperson Zubaca, Ms. Hayward-Olivas stated that there is a Historic Buildings database available on the website where current and potential residents can look up an address to see if it is in the Historic District. She reiterated her recommendation that they contact the City Office. Ms. Tantillo stated that the City is aware of this issue; adding that it is the responsibility of the new homeowner to do their due diligence when considering purchasing a home in the Historic District. She also noted that she is working with Ms. Hayward-Olivas on holding a Downtown Development District Workshop that would include items such as the Historic Tax Credit.

Councilperson Mattaway opined that there has been a disconnect; adding that he learned that the County handles all deed transfers for the City and that he explored how that communication is handled; noting that the City does not necessarily have the capacity to take on that role exclusively.

Old Business

Second Reading, Discussion, and Possible Vote of Ordinance 563 – An Ordinance to address dumpsters in the City of New Castle.

Council President Souder introduced the Ordinance and explained the impetus behind its introduction for consideration by Council. Councilpersons Zubaca and Mattaway stated that they are in favor of the Ordinance.

A motion was made by Councilperson Day to approve Ordinance 563. The motion was seconded by Councilperson Zeltt and a roll call vote was taken:

- Councilperson Day – Yes**
- Councilperson Zubaca – Yes**
- Councilperson Zeltt – Yes**
- Councilperson Mattaway – Yes**
- Council President Souder – Yes**

The motion passed unanimously.

New Business

Council Discussion, Possible Motion, and Vote on Resolution 2026-20 – A Resolution to appoint Dennis Anuszewski to the Board of Adjustment.

Dennis Anuszewski – Board of Adjustment - Term Ending: April 12, 2027

Council President noted a typographical error in the Resolution that will be corrected. The City Solicitor confirmed that a separate motion to make that correction is not needed.

A motion to approve Resolution 2026-20 was made by Councilperson Day. The motion was seconded by Councilperson Zubaca and was unanimously passed.

Council Discussion regarding Letter from the Planning Commission on the topic of Accessory Dwelling Units.

Council President Souder read a letter from the Planning Commission (PC) regarding Accessory Dwelling Units (ADU), in which the PC suggests drafting a survey to gauge the level of public interest in ADUs and if that interest warrants changing the City Code.

Councilperson Zubaca stated he is in favor of the PC proceeding with the survey. He opined that it would be sound to hear from residents regarding their level of interest in ADUs. He added that affordable housing is a critical issue for the State, for New Castle, and for the country; however, he stated he is struggling with the fact that 1,500 units have been added to New Castle in the last 5-10 years and when everything is finished there will be more rental units than single family homes in the City. Councilperson Zubaca said ADUs could potentially become rental units, and asked if the survey will reflect the purpose of the ADU. He also noted his concern with the size of homes and lots in the Historic District and asked whether there will be a size limitation for ADUs. Councilperson Zubaca further opined that New Castle is ahead of the curve in respect to affordable housing.

Councilperson Zeltt noted his concern that the lots in the Historic District are very small, and recommended that a restriction be set for size, especially in the Historic District. He also asked that Council review the survey before it goes out.

Councilperson Day commended the PC for suggesting the survey and stated that he fully supports the recommendation.

Ms. Reign, Chair of the Planning Commission, explained that they were thinking that the ADUs would be used as in-law suites. She referenced a report that stated 30% of adults between 20-35 years of age are still living at home because the cost of housing is so high; noting that the report states that ADUs are becoming an option for some of those families. She added that once the survey is returned and the level of interest is determined more details can be discussed, such as restrictions on size and use.

Councilperson Zubaca stated that based on Ms. Reign's explanation of the proposed use, he can see a need for ADUs and is in favor of sending out a survey.

Councilperson Mattaway stated that he is in favor of the PC's request and he commended the PC for bringing this matter before Council.

Mr. Hoffman stated that a formal motion would not be required. Council President Souder stated that the consensus of Council is to approve having the Planning Commission draft a survey to determine the interest for ADUs in the City.

Council Discussion, Possible Motion, and Vote on Resolution 2026-21 – A Resolution to approve the Gray St. Subdivision.

Mr. Rogers explained the proposed subdivision along 10th Street between Gray Street and Young Street is to combine two (2) existing parcels to create six (6) lots and to build six (6) semi-detached units. The property is zoned R-3. The project involves:

- The extension of a county sewer line approximately 300 linear feet within 10th Street. The County has signed off on those plans.
- The connection of the proposed units to an existing water line in 10th Street. Municipal Services has been involved with the project and is satisfied with the proposal.
- The applicant received stormwater management approval from the Conservation District.
- The preliminary plat was approved by the Planning Commission in November 2025. The final plat was approved in March 2026.
- Besides public improvements noted above, the project also involves the reconstruction of the sidewalk where there is existing sidewalk, new sidewalk along 10th Street, new curbing, and full pavement restoration of the full width of 10th Street. AECOM reviewed the plans and the City Engineer signed off on them.
- The curbing, sidewalks, and pavement restoration must be complete to the City's satisfaction prior to the issuance of a CO for any of the proposed units.
- Before the project came to the Planning Commission, it also received several variances from the Board of Adjustment.

In response to questions from Council, Mr. Rogers stated that:

- There were six (6) variances.
- The proposed units are consistent with dwellings in the neighborhood. Councilperson Day noted that the proposed units include a garage.

Councilperson Mattaway noted that positive feedback in support of the project was stated during Planning Commission meetings from neighbors.

A motion to approve Resolution 2026-21 as presented was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Council Discussion, Possible Motion, and Vote on Resolution 2026-22 – A Resolution Requesting a Charter Change to the Delaware General Assembly for Lodging Tax.

A motion to table Resolution 2026-22 was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Council Discussion, Possible Motion and Vote on Resolution 2026-23 – A Resolution to Approve Vendor Permit Application for Sweet Bites.

Council President Souder stated that all required documentation is attached to the Application. Ms. Tantillo stated that the vendor will operate during Saturday Market.

In response to a question from Councilperson Zubaca, a discussion of whether the Board of Health should be part of the approval process ensued. Council President Souder opined that the Board of Health involvement is limited to whether they maintain the necessary sanitary requirements to keep the food safe. Ms. Tantillo stated that the City must be cautious of restraining commerce, and at this time, the vendor applications that have been approved are quite diverse.

A motion to approve Resolution 2023-23 was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Council Discussion, Possible Motion, and Vote on Resolution 2026-24 – A Resolution Adopting the New Castle County Multi-Jurisdictional All Hazard Mitigation Plan 2026 Update as Approved By FEMA.

Council President Souder stated that Council previously adopted the 2020 version of the Plan, and the resolution is to adopt the update. She reviewed pertinent portions of the Resolution. Ms. Tantillo stated that she worked with the County to identify items that were previously in the Plan. Council President Souder noted that the adoption of the plan is required by the City in order to maintain eligibility for certain pre- and post-disaster mitigation funding programs.

A motion to approve adopting Resolution 2026-24 was made by Councilperson Zubaca.

Councilperson Zubaca stated he is in support of the Resolution. He reviewed statistics relative to the City in the Plan; noting that much of the City is impacted, and its exposure is almost \$200M. Councilperson Zubaca commended local fire and EMS organizations for being best ranked in technical, physical, and administrative ability.

In response to a question from Councilperson Zubaca, Ms. Tantillo stated she is working on an Emergency Operations Plan, which would include Disaster Recovery. She added that the Committee is working on this and many of the matters are discussed in executive session. Ms. Tantillo stated that she did not have a timeline as yet.

Councilperson Zubaca asked for an update on railroad arms at railroad crossings.

Mr. Hoffman noted a point of order, stating that the discussion could continue; but there is a motion on the floor that requires a second before the discussion continues.

The motion was seconded by Councilperson Day.

Ms. Tantillo referenced page 174 of the Plan regarding railroad crossings. Councilperson Zubaca referred to pages 264-265. Ms. Tantillo stated that page 174 referred to major highways and DelDOT is working on that. Within the City, they would have to look at how to make the area safe; and one of the recommendations is to implement arms. During discussion it was noted that the only railroad crossing with arms in the City is Washington Street.

The motion on the floor was unanimously passed.

Council Discussion, Possible Motion, and Vote on Resolution 2026-25 – A Resolution regarding Public Services Vehicles for FY 2026.

Ms. Tantillo explained that last fiscal year \$14,000 was budgeted for two public services vehicles for the building department. Those vehicles are out of warranty, and during the budget cycle there was discussion as to whether it would be best to buy out the lease or get new vehicles. Since that time, the City has worked with Enterprise and after considering all options the decision was made to lease two new vehicles rather than buy out the existing vehicles.

In response to a question from Councilperson Zubaca, Ms. Tantillo explained she has not looked into Electrifying Fleet Grants yet, but she can. A brief discussion of the City vehicles ensued.

A motion to approve Resolution 2026-25 was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Council Discussion, Possible Motion, and Vote on Resolution 2026-26 – A Resolution to Nominate a Census Tract to be designated as a Federal Opportunity Zone to be effective 1/1/2027.

Councilperson Mattaway explained the benefits of nominating a Census Tract to be designated as a Federal Opportunity Zone, stating that:

- The census tract is along the Rt. 9 border. It is part of the federally designated Byway and Harriet Tubman Freedom Trail. It has been deemed worthy of protection and has also been identified for attention by New Castle County and the State of Delaware.
- Areas of Buttonwood have been underserved for decades, and the Lukens Drive Industrial Park presently has a total of 131,500 square feet of corporate and industrial space lying empty; and it would behoove the City and MSC if that space were filled.
- It includes an area where a major housing development has been approved in an area of the City that traverses the visionary trail.
- This would help supercharge the connectivity of the Buttonwood Mansion, Ft. Casimir, and New Castle's downtown businesses.
- Benefits available at the Federal level to individuals and businesses include Bonus Depreciation.

- There would be minimal work at the City administration level. Ms. Tantillo would complete and submit the form to be nominated, and then Council would work with the City’s Legislators to help lobby for consideration by the Governor.
- The Governor has the ability to identify 25 rural and urban Census Tracts throughout the state.

Ms. Tantillo stated this is an opportunity for the City. It has been identified that there are some lower socio economic disadvantages in that area and this would help address some of those concerns. It would also help the City to prioritize the area on a larger level.

Ms. Tantillo stated that for the present her involvement in the process would be manageable.

Councilperson Zubaca thanked Councilperson Mattaway for bringing this opportunity before Council. He opined that New Castle has a strong case with the subject area, and the prospect of having this area turn into a walkable community is exciting.

A motion to approve Resolution 2026-26 was made by Councilperson Zubaca. The motion was seconded by Councilperson Mattaway and was unanimously passed.

Council Discussion, Possible Motion, and Vote on Resolution 2026-27 – A Resolution to Amend the Fiscal Year 2026 Budget for The City of New Castle, Delaware, for the Twelve (12) Months Beginning July 1, 2025, and ending June 30, 2026, Appropriating Money for Each Item of Expenditure Therein Provided for; and for Other Purposes.

Ms. Tantillo explained the proposal, noting the budget lines would be reduced and increased:

Additional Expenses	Reduce	Increase
<p><u>Section 1, Lines 1-3:</u> \$10,000 for training and uniforms for two new Police Officers</p>	<p>Public Safety Salaries</p>	<p>\$3,000 – Training & Development \$7,000 – Uniforms</p>
<p><u>Section 1, Lines 4-9:</u> \$50,270 for Impact Fee Study</p>	<p>Building Code Enforcement Salaries Temp Labor Consultant–HR Computer, Hardware & IT Services Sea Level Rise Task Force Expenses</p>	<p>\$50,270 – Special Projects and Grants</p>

An in-depth discussion of Impact Fees ensued during which it was debated if any of the current pending developments would qualify. Mr. Hoffman stated if the plan is recorded and approvals are in place, the project would not qualify for Impact Fees. He added that if the Impact Fee

applies at all and how it applies to projects in the pipeline is very fact dependent. He cautioned Council from anticipating that any project in the pipeline would qualify.

Council President Souder opined that if the projects in the pipeline would not qualify, there did not seem to be much point in moving forward with the Study. Councilperson Mattaway presented his argument in favor of Council moving forward with the Impact Fee Study, noting that Council President Souder stated that she would be in favor of Impact Fees in the April 2025 Council Meeting.

- In April 2025 a meeting was held with the contractor and the subject matter expert.
- The Comprehensive Plan (CP) it states:
 - Page 49: “To ensure land development is paying associated costs and not supplemented by the City.”
 - Page 49, SS4, #6: “reviewing Delaware jurisdictions with increased land development activity and recently updated regulations for customization and consideration as to legislation within the City Code.”
 - Section S6: “Conduct a Fee Analysis for applications based on the process to ensure land development is paying associated costs and not supplemented by the City.
- The City Code §21 (3) speaks to Impact Fees, and states that the Mayor and Council have the ability to impose Impact Fees.
- Chapter 1 of the CP speaks about the purpose of the CP being tri-fold:
 1. The Plan serves as an official statement about the future of the City;
 2. The Plan is an informational document for the public; and
 3. The Plan is a legal document.
- Municipalities in the associated documentation who have implemented Impact Fees are very compatible to New Castle.
- The Analysis will take approximately 2-4 months and it effectively pays for the next one.

Councilperson Day stated that Impact Fees cannot be used for operating funds. He stated that he is in favor of the proposal; however, he is opposed to the proposal being presented outside the Budget Season. He opined that it appears to favor whichever Councilperson gets their request in first gets the money. He stated that the proposal should be done in the Budget Cycle.

Councilperson Mattaway stated the proposal was not presented with any mal intent. He added that the movement of funds nets out to a savings of approximately \$3,500. Councilperson Day stated he did not believe the proposal was made with ill intent; however, he strongly feels that it should have been presented during the Budget Cycle.

Council President Souder stated that she is not opposed to Impact Fees in principal; however, with the cost of the Study and knowing that the projects in the pipeline will quite likely not be subject to any Impact Fees that may be imposed, she was unsure if it would benefit the City.

Councilperson Mattaway noted that there is a Bill in Dover that essentially makes ADUs “by right”; and this is another type of housing development that will come to the City of New Castle.

Council President Souder suggested that if the Impact Fee part of the Resolution is tabled to the Budget Cycle, Council could still address the movement of funds for the Police Recruit's training and uniforms.

In response to a question from Councilperson Zubaca regarding ADUs, Mr. Hoffman stated that Councilperson Mattaway's comments regarding ADUs are germane to the discussion of Resolution 2026-27 because they were made solely to express his position that there may be future developments subject to an Impact Fee. He added that he would be happy to discuss Councilperson Zubaca's concerns offline; however, that discussion is not germane to Resolution 2026-27.

In response to Councilperson Zubaca's further questions, Mr. Hoffman stated that the City can set its regulations through "discretionary zoning", and if the Bill is passed it would prohibit municipalities from prohibiting ADUs; adding that it would not prohibit municipalities from setting parameters. Mr. Hoffman cautioned Council from making too many assumptions in terms of the impact as the Bill has not yet been adopted.

A motion was made by Councilperson Day to adopt Resolution 2026-27 as amended, striking the third and fourth WHEREAS clauses and striking Items 4 through 9 in Section 1. The motion was seconded by Councilperson Zeltt.

Councilperson Zubaca noted a correction in Section 1 to change "FY 2025" to "FY 2026" and changing "July 1, 2024, and ending June 30, 2025" to "July 1, 2025, and ending June 30, 2026".

Mr. Hoffman stated that the Resolution could be approved as amended.

The motion on the floor as amended was passed with a vote of four (4) in favor and one (1) abstaining (Councilperson Zubaca).

Ms. Tantillo stated she would add that discussion of an Impact Fee Study to the next Budget Agenda, and will send out some dates to Council. Ms. Tantillo will also research the history of how many municipalities the vendor has worked with and the outcome of those studies.

Mr. Hoffman stated that there is a legal component to Impact Fees, and it is very important to keep in mind that there is a difference between "Fees", which is cost of service, "Impact Fees", which is recovering capital expenses, and "Revenue". He stated he would be happy to prepare a Legal Memo outlining the differences, outlining the the considerations of Impact Fees, and outlining what the Charter provides, authorizes, and requires. Council President concurred that would be very helpful for their discussion. She asked if he could include some general guidelines of what "in the pipeline" means and whether projects already in the pipeline can have subsequently adopted Impact Fees imposed on them.

Council Discussion and Possible Motion and Possible Vote regarding the Transfer Tax from the Sale of Deemer's Landing and The Helm.

Council President Souder stated that the City received \$844,498 in transfer fees from the sale of The Helm and Deemer's Landing apartments. Council President Souder proposed putting the funds into an interest bearing account. A discussion of whether the funds can be put into the Budget Stabilization Fund ensued. Ms. Tantillo stated that it would not be best practice to move the funds into the Budget Stabilization Fund. She recommended that Council look into revising the terms of what Council can do with the accounts going forward. Councilperson Day opined that Council should have the ability to sweep excess funds into an interest bearing account without audit.

Mr. Hoffman stated that Council has the authority on the Agenda to direct where the money goes; however, he cautioned Council from going outside the Ordinance.

Councilperson Zubaca clarified his understanding that Councilperson Day suggested that Council discuss how funds get deposited during the Budget Cycle. Councilperson Day stated that he is open to having that discussion; however he does not want to sweep these funds into the Budget Stabilization Fund and not have the ability to touch the funds. Council President opined that this discussion could be done during a regular Council meeting.

A motion was made by Councilperson Zubaca to move money into the Budget Stabilization Fund now with the intent of getting the maximum possible interest on it, but also with the understanding that Council will include it in discussions of the Fiscal 2027 Budget, even though it is understood it will require a vote to exceed the 5%. The motion was seconded by Council person Day and was unanimously passed.

A motion was made by Councilperson Day to adjourn to executive session for discussion of the following topics:

- a. Pursuant to 29 Del. C. §§10004 (b)(4) &(6) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body; and discussion of the content of documents, excluded from the definition of "public record" in §10002 of this title where such discussion may disclose the contents of such documents 12.**

The motion was seconded by Councilperson Zeltt and the meeting adjourned to executive session at 11:00 p.m.

Council resumed the regular meeting at 11:41 p.m. There being no further business to discuss, Council President Souder called for a motion to adjourn.

A motion was made by Councilperson Day to adjourn. The motion was seconded by Councilperson Zeltt and the meeting adjourned at 11:42 p.m.

Respectfully submitted,
Kathleen R. Weirich
City Stenographer
Next Regular Meeting Date: May 12, 2026

**CITY OF NEW CASTLE
TREASURER'S REPORT - UNAUDITED**

PERIOD ENDING: APRIL 30, 2026

Cash Account Name	Period Ending Balance	Prior Period	Change
TOTAL PETTY CASH ON HAND	1,100.00	1,100.00	0.00
GENERAL FUND	19,462.31	948,147.12	-928,684.81
PAYROLL CHECKING	5,700.00	5,000.00	700.00
MONEY MARKET RETENTION	6,514,406.85	5,813,788.52	700,618.33
<i>TOTAL UNRESTRICTED FUNDS</i>	<i>6,540,669.16</i>	<i>6,768,035.64</i>	<i>-227,366.48</i>
MUNICIPAL STREET AID SAVINGS	480,143.14	691,191.35	-211,048.21
SEPARATION DAY ACCOUNT	80,070.51	80,037.61	32.90
MM SAVINGS/ FY18 BOND FUNDS	703,432.88	855,081.75	-151,648.87
SALLE/EIDE/POLICE GRANTS	40,707.85	40,947.85	-240.00
EMPLOYEE REDEMPTION FUND	154,404.10	154,404.10	0.00
CAPITAL RESERVE	125,000.00	125,000.00	0.00
COMPREHENSIVE PLAN FUND	10,000.00	10,000.00	0.00
SPECIAL PROJECTS & GRANTS FUND	35,000.00	35,000.00	0.00
BUDGET STABILIZATION FUND	4,058,148.98	4,046,824.95	11,324.03
<i>TOTAL RESTRICTED FUNDS</i>	<i>5,686,907.46</i>	<i>6,038,487.61</i>	<i>-351,580.15</i>
TOTAL CASH IN ACCOUNTS	12,227,576.62	12,806,523.25	-578,946.63

RECONCILIATION TO CASH

Monthly Cash Receipts	417,691.20
Monthly Expenditures	996,637.83
NET CHANGE:	-578,946.63

TRANSFERS BETWEEN GF CHECKING AND OTHER CITY ACCOUNTS:

DATE:	TRANSFER TO/FROM	AMOUNT	NOTES
4/1/26	TRANSFER TO PAYROLL	116,571.74	FROM RET MM
4/7/26	TRANSFER TO GF CHECKING	871.07	FROM BOND FUNDS
4/13/26	TRANSFER TO GF CHECKING	240.00	FROM GRANT
4/13/26	TRANSFER TO RET MM	750,000.00	FROM GF CHECKING
4/13/26	TRANSFER TO RET MM	211,605.00	FROM MSAF
4/15/26	TRANSFER TO PAYROLL	127,077.23	FROM RET MM
4/24/26	TRANSFER TO GF CHECKING	60,000.00	FROM RET MM
4/29/26	TRANSFER TO PAYROLL	115,381.51	FROM RET MM



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	REVENUE Description	Budget	YTD Revenue	Excess/Deficit	%
10-0000-420-0001	Property Tax Current Year	\$4,645,765.00	\$4,566,415.34	(\$79,349.66)	98%
10-0000-420-0002	Tax Penalties	\$25,000.00	\$34,545.54	\$9,545.54	138%
10-0000-420-0003	Property Tax Transfers	\$450,000.00	\$1,391,234.10	\$941,234.10	309%
10-0000-420-0004	Delinquent Tax Collection	\$20,500.00	\$32,395.48	\$11,895.48	158%
10-0000-430-0001	Business Licenses	\$135,000.00	\$139,670.00	\$4,670.00	103%
10-0000-430-0002	Rental	\$51,000.00	\$49,350.00	(\$1,650.00)	97%
10-0000-430-0003	Building/HAC Applications	\$205,000.00	\$275,536.96	\$70,536.96	134%
10-0000-430-0004	Bldg Dept Penalties	\$1,000.00	\$1,050.00	\$50.00	105%
10-0000-430-0005	Vacant Bldg Registration Fees	\$5,000.00	\$0.00	(\$5,000.00)	0%
10-0000-430-0006	Code Violation Penalties	\$25,000.00	\$9,056.03	(\$15,943.97)	36%
10-0000-430-0007	Code Enforcement Cost Reimbursements	\$2,000.00	\$4,300.00	\$2,300.00	215%
10-0000-430-0008	Special Trash	\$9,000.00	\$9,471.00	\$471.00	105%
10-0000-440-0001	State Courts	\$30,000.00	\$25,389.63	(\$4,610.37)	85%
10-0000-440-0002	Towing/Storage Fees	\$15,000.00	\$13,125.00	(\$1,875.00)	88%
10-0000-450-0003	Impact Fees-Riverbend	\$40,000.00	\$174,000.00	\$134,000.00	435%
10-0000-450-0004	Accident Reports	\$5,000.00	\$5,945.00	\$945.00	119%
10-0000-450-0005	Engineering/Planning Dev Reimbursement	\$5,000.00	\$13,111.13	\$8,111.13	262%
10-0000-450-0006	Zoning/BOA Hearings	\$4,000.00	\$3,400.00	(\$600.00)	85%
10-0000-455-0001	Franchise Fees	\$80,000.00	\$37,278.18	(\$42,721.82)	47%
10-0000-470-0001	CCATT, Verizon	\$110,000.00	\$103,316.84	(\$6,683.16)	94%
10-0000-470-0004	Trustees Appropriations	\$225,000.00	\$168,750.00	(\$56,250.00)	75%
10-0000-470-0005	MSC Appropriation	\$808,218.00	\$606,163.59	(\$202,054.41)	75%
10-0000-470-0007	Rivertown Ride and Festival	\$0.00	\$0.00	\$0.00	0%
10-0000-480-0001	Interest Other	\$150,000.00	\$173,254.58	\$23,254.58	116%
10-0000-480-0002	Insurance Reimbursement	\$0.00	\$0.00	\$0.00	0%
10-0000-480-0003	Misc Income Gen Fund	\$2,000.00	\$6,587.00	\$4,587.00	329%
10-0000-480-0004	Proceeds - Sale of Assets	\$1,500.00	\$0.00	(\$1,500.00)	0%
10-0000-511-0001	Loan Proceeds	\$0.00	\$0.00	\$0.00	0%
10-0000-511-0005	Restricted Fund Balance Carry Forward	\$385,163.00	\$0.00	(\$385,163.00)	0%
10-0000-511-0006	Unreserved Fund Balance Carry Forward	\$0.00	\$0.00	\$0.00	0%
10-0000-524-0000	Police Pension Supplement	\$70,000.00	\$71,923.36	\$1,923.36	103%
10-0000-526-0000	Pay Job Reimbursement	\$93,500.00	\$100,443.33	\$6,943.33	107%
FINAL TOTALS		\$7,598,646.00	\$8,015,712.09	\$417,066.09	105%
REVENUE OVER/UNDER EXPENSE:				\$2,643,355.38	



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
PUBLIC SAFETY					
10-0101-001-6001	Salaries - PSAF	\$1,428,559.00	\$1,037,464.94	\$391,094.06	73%
10-0101-001-6002	Salaries Supervision - PSAF	\$359,241.00	\$278,253.35	\$80,987.65	77%
10-0101-001-6004	Salaries Civilian - PSAF	\$58,174.00	\$44,561.63	\$13,612.37	77%
10-0101-001-6005	Overtime/Contract Holiday - PSAF	\$165,000.00	\$131,987.49	\$33,012.51	80%
10-0101-001-6008	Vacation/Sick Sellback - PSAF	\$30,000.00	\$12,120.89	\$17,879.11	40%
10-0101-001-6010	FICA Expense - PSAF	\$156,900.00	\$121,452.13	\$35,447.87	77%
10-0101-001-6015	Health/Life/Dental Expense - PSAF	\$430,404.00	\$305,176.04	\$125,227.96	71%
10-0101-001-6020	Pension Plan - PSAF	\$276,454.00	\$202,020.04	\$74,433.96	73%
10-0101-001-6105	Prof Development & Travel - PSAF	\$8,000.00	\$3,858.65	\$4,141.35	48%
10-0101-001-6110	Books/Publications/Dues/Tolls - PSAF	\$1,500.00	\$927.44	\$572.56	62%
10-0101-001-6120	Computer - PSAF	\$3,000.00	\$2,407.24	\$592.76	80%
10-0101-001-6155	Maintenance Contracts - PSAF	\$21,000.00	\$17,969.18	\$3,030.82	86%
10-0101-001-6170	Office Supplies/Equipment - PSAF	\$5,500.00	\$4,373.17	\$1,126.83	80%
10-0101-001-6180	Postage - PSAF	\$500.00	\$481.47	\$18.53	96%
10-0101-001-6195	Phone Service - PSAF	\$12,520.00	\$9,142.81	\$3,377.19	73%
10-0101-001-7066	Security Cameras/Citywide - PSAF	\$4,170.00	\$5,437.30	(\$1,267.30)	130%
10-0101-001-7080	Body Cameras - PSAF	\$13,400.00	\$13,349.00	\$51.00	100%
10-0101-001-7120	Administrative Expense - PSAF	\$500.00	\$501.26	(\$1.26)	100%
10-0101-001-7200	Uniforms/Maintenance - PSAF	\$16,510.00	\$10,122.94	\$6,387.06	61%
10-0101-001-8020	Medical Testing - PSAF	\$3,000.00	\$2,888.92	\$111.08	96%
10-0101-001-8030	Janitorial Services - PSAF	\$7,382.00	\$5,990.08	\$1,391.92	81%
10-0101-001-8050	Bldg Repairs/Maint - PSAF	\$8,000.00	\$5,127.22	\$2,872.78	64%
10-0101-001-8060	Preventative/Termite/Pest Control - PSAF	\$400.00	\$0.00	\$400.00	0%
10-0101-001-8070	Building Heat/Electric - PSAF	\$22,000.00	\$20,110.12	\$1,889.88	91%
10-0101-001-8085	Special Events Supplies - PSAF	\$0.00	\$0.00	\$0.00	0%
10-0101-001-8095	SEO Pay Job Overtime - PSAF	\$80,000.00	\$70,360.00	\$9,640.00	88%
10-0101-001-8098	Investigative/Evidence Testing - PSAF	\$5,000.00	\$2,215.39	\$2,784.61	44%
10-0101-002-7005	Range Supplies - PSAF	\$10,000.00	\$9,218.27	\$781.73	92%
10-0101-002-7125	Motor Fuel - PSAF	\$45,000.00	\$23,808.47	\$21,191.53	53%
10-0101-002-7150	Radar/Radio repair - PSAF	\$2,000.00	\$708.44	\$1,291.56	35%
10-0101-002-7220	Vehicle Parts/Repair - PSAF	\$20,000.00	\$7,234.47	\$12,765.53	36%
10-0107-001-6198	Debt Service / Vehicles - PSAF	\$101,995.00	\$84,131.57	\$17,863.43	82%
10-0107-001-7350	Leased Color Copier - PSAF	\$3,990.00	\$2,613.52	\$1,376.48	66%
10-0107-004-7355	Capital Outlays/Equip & Vehicles - PSFAE	\$24,436.00	\$4,000.00	\$20,436.00	16%



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
PUBLIC SAFETY TOTALS		\$3,324,535.00	\$2,440,013.44	\$884,521.56	73%
PUBLIC SERVICES					
10-0200-001-6001	Salaries Supervision - PSERV	\$154,800.00	\$122,627.41	\$32,172.59	79%
10-0200-001-6003	Salaries Bldg Code Enforcement - PSERV	\$112,818.00	\$46,101.61	\$66,716.39	41%
10-0200-001-6005	Overtime - PSERV	\$22,000.00	\$21,146.63	\$853.37	96%
10-0200-001-6006	Salaries - PSERV	\$485,254.00	\$360,875.09	\$124,378.91	74%
10-0200-001-6008	Vacation & Sick Sellback - PSERV	\$10,000.00	\$4,244.60	\$5,755.40	42%
10-0200-001-6010	FICA - PSERV	\$58,745.00	\$39,943.63	\$18,801.37	68%
10-0200-001-6015	Health/Life/Dental Expense - PSERV	\$256,401.00	\$174,961.54	\$81,439.46	68%
10-0200-001-6020	Pension Plan - PSERV	\$41,538.00	\$30,421.40	\$11,116.60	73%
10-0200-001-6105	Professional Dev & Travel - PSERV	\$10,000.00	\$8,295.00	\$1,705.00	83%
10-0200-001-6110	Book/Reference Materials - PSERV	\$0.00	\$0.00	\$0.00	0%
10-0200-001-6120	Computer & Software Expense - PSERV	\$4,500.00	\$3,761.57	\$738.43	84%
10-0200-001-6170	Office Supplies/Equip/Printing - PSERV	\$4,000.00	\$3,241.50	\$758.50	81%
10-0200-001-6175	Operating Supplies - PSERV	\$8,500.00	\$5,183.28	\$3,316.72	61%
10-0200-001-6180	Postage - PSERV	\$1,600.00	\$1,652.53	(\$52.53)	103%
10-0200-001-6195	Phone Service - PSERV	\$7,331.00	\$5,369.75	\$1,961.25	73%
10-0200-001-7075	Reimbursable Private Prop. Maint. - CODE	\$2,000.00	\$11,050.00	(\$9,050.00)	553%
10-0200-001-7120	Administrative Expense- PSERV	\$500.00	\$665.68	(\$165.68)	133%
10-0200-001-8020	Medical Testing - PSERV	\$3,000.00	\$669.00	\$2,331.00	22%
10-0200-001-8030	Janitorial Services - PSERV	\$2,217.00	\$1,820.00	\$397.00	82%
10-0200-001-8040	Temporary Labor	\$500.00	\$0.00	\$500.00	0%
10-0200-001-8050	Bldg Repairs/Sec Maint - PSERV	\$12,000.00	\$8,936.08	\$3,063.92	74%
10-0200-001-8060	Preventative/Termite/Pest Control	\$550.00	\$556.40	(\$6.40)	101%
10-0200-001-8070	Bldg Heat/Electric/Street lights - PSERV	\$48,000.00	\$48,179.01	(\$179.01)	100%
10-0200-003-7085	Fuel & Lubricants - PSERV	\$40,000.00	\$25,659.89	\$14,340.11	64%
10-0200-003-7105	Landfill Fees/Recycle - PSERV	\$145,000.00	\$103,850.60	\$41,149.40	72%
10-0200-003-7106	Yard Waste - PSERV	\$18,500.00	\$12,636.20	\$5,863.80	68%
10-0200-003-7155	Safety Equipment/Signs/Markings - PSERV	\$5,150.00	\$1,257.50	\$3,892.50	24%
10-0200-003-7170	Small Tools/Equip Repairs/Maint. - PSERV	\$4,000.00	\$3,514.30	\$485.70	88%
10-0200-003-7171	Radio Repairs - PSERV	\$250.00	\$254.97	(\$4.97)	102%
10-0200-003-7195	Truck/Vehicle Repair/Maint. - PSERV	\$55,000.00	\$53,421.25	\$1,578.75	97%
10-0200-003-7200	Uniforms/Maintenance - PSERV	\$10,000.00	\$5,594.12	\$4,405.88	56%
10-0200-003-8095	Special Event Overtime - PSERV	\$3,500.00	\$1,896.46	\$1,603.54	54%
10-0200-003-8105	Street Materials - PSERV	\$8,000.00	\$1,454.39	\$6,545.61	18%



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0200-004-8120	Street Repairs - PSERV	\$1,000.00	\$0.00	\$1,000.00	0%
10-0203-003-8080	Sand & Abrasives/ Snow & Ice Control	\$8,000.00	\$8,000.00	\$0.00	100%
10-0203-003-8090	Outside Contractors / Snow & Ice Control	\$1,000.00	\$0.00	\$1,000.00	0%
PW PARKS & PUBLIC PROPERTY					
10-0204-003-7060	Equipment - PARKS	\$107,261.00	\$81,152.17	\$26,108.83	76%
10-0204-003-7061	Pruning/Planting Trees - ROW/PARKS	\$40,000.00	\$13,372.20	\$26,627.80	33%
10-0204-003-7100	Playground Maintenance/Wood Carpet-PARKS	\$42,875.00	\$5,846.20	\$37,028.80	14%
10-0204-003-7430	Contract Maintenance - City Prop/PARKS	\$115,000.00	\$87,152.30	\$27,847.70	76%
10-0204-003-7432	Dog Park - PARKS	\$25,000.00	\$5,455.22	\$19,544.78	22%
CAPITAL OUTLAY - PSERV					
10-0205-004-7355	Capital Outlays/Equip & Vehicles - PSERV	\$15,000.00	\$0.00	\$15,000.00	0%
10-0205-004-7446	Handicap Curb Ramps	\$25,000.00	\$0.00	\$25,000.00	0%
10-0205-004-7533	Debt Service / Vehicle lease - PSERV	\$105,684.00	\$74,390.13	\$31,293.87	70%
10-0205-004-7534	Debt Service / Road Repair -GO Bond 2018	\$225,000.00	\$187,500.00	\$37,500.00	83%
10-0205-004-7536	Storm Drainage/MS4 - PSERV	\$130,000.00	\$36,974.28	\$93,025.72	28%
10-0205-004-7540	Capital Improvement/Road Repairs - PSERV	\$54,700.00	\$0.00	\$54,700.00	0%
PUBLIC SERVICES TOTALS		\$2,431,174.00	\$1,609,083.89	\$822,090.11	66%

MAYOR AND COUNCIL

10-0301-001-6001	Salaries - M&C	\$20,100.00	\$16,170.47	\$3,929.53	80%
10-0301-001-6010	FICA Expense - M&C	\$1,540.00	\$1,241.94	\$298.06	81%
10-0301-001-6101	Advertising - M&C	\$15,500.00	\$18,696.50	(\$3,196.50)	121%
10-0301-001-6105	Prof Development - M&C	\$600.00	\$294.70	\$305.30	49%
10-0301-001-6106	Association Dues - M&C	\$4,200.00	\$4,200.00	\$0.00	100%
10-0301-001-6550	Economic Dev Activities - M&C	\$15,000.00	\$20,384.00	(\$5,384.00)	136%
10-0301-001-6560	Sea Level Rise Task Force	\$40,000.00	\$5,338.58	\$34,661.42	13%
10-0301-001-7024	General Code Updates - M&C	\$4,000.00	\$3,797.00	\$203.00	95%
10-0301-001-7040	Contributions - M&C	\$98,500.00	\$98,500.00	\$0.00	100%
10-0301-001-7055	Meeting Security/Rental Fees - M&C	\$7,000.00	\$5,988.01	\$1,011.99	86%
10-0301-001-7065	Equipment Purchases - M&C	\$1,000.00	\$0.00	\$1,000.00	0%
10-0301-003-6185	Election Expenses - M&C	\$0.00	\$315.50	(\$315.50)	0%
10-0301-003-6190	Rivertowns Ride & Festival - M&C	\$0.00	\$0.00	\$0.00	0%
10-0301-003-7010	Annual Calendar/Monthly Newsletter - M&C	\$4,500.00	\$4,376.23	\$123.77	97%
10-0301-003-7011	Transcription Services - M&C	\$16,444.00	\$9,640.37	\$6,803.63	59%
10-0301-003-7042	Fees to Good Will Riverbend - M&C	\$6,000.00	\$4,000.00	\$2,000.00	67%

CITY CLERK / CITY TREASURER



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0302-001-6001	Salaries - CLERK/TREAS	\$2,260.00	\$1,696.17	\$563.83	75%
10-0302-001-6010	FICA Expense - CLERK/TREAS	\$160.00	\$129.78	\$30.22	81%
FINANCE					
10-0303-003-7090	FY Audit - FIN	\$45,000.00	\$43,157.80	\$1,842.20	96%
ADMINISTRATION					
10-0304-001-6001	Salaries - ADMIN	\$389,533.00	\$298,317.30	\$91,215.70	77%
10-0304-001-6005	Overtime - ADMIN	\$1,000.00	\$0.00	\$1,000.00	0%
10-0304-001-6008	Sellback Vacation & Sick - ADMIN	\$0.00	\$0.00	\$0.00	0%
10-0304-001-6010	FICA Expense - ADMIN	\$29,800.00	\$22,221.34	\$7,578.66	75%
10-0304-001-6015	Health/Life/Dental Expense - ADMIN	\$96,831.00	\$69,669.10	\$27,161.90	72%
10-0304-001-6020	Pension Plan - ADMIN	\$21,347.00	\$15,979.63	\$5,367.37	75%
10-0304-001-6100	Employee Retention	\$10,000.00	\$0.00	\$10,000.00	0%
10-0304-001-6105	Professional Development - ADMIN	\$4,000.00	\$235.00	\$3,765.00	6%
10-0304-001-6115	City Administrator Expense - ADMIN	\$4,000.00	\$200.00	\$3,800.00	5%
10-0304-001-6120	Computer, Hardware & IT Services - ADMIN	\$60,000.00	\$17,685.61	\$42,314.39	29%
10-0304-001-6130	Dues & Publications - ADMIN	\$1,000.00	\$1,134.00	(\$134.00)	113%
10-0304-001-6170	Office Supplies/Printing - ADMIN	\$5,000.00	\$3,843.37	\$1,156.63	77%
10-0304-001-6180	Postage - ADMIN	\$3,500.00	\$2,624.90	\$875.10	75%
10-0304-001-6195	Telephone/Internet Service - ADMIN	\$5,052.00	\$4,042.66	\$1,009.34	80%
10-0304-001-7120	Administrative Expense - ADMIN	\$5,500.00	\$5,315.56	\$184.44	97%
10-0304-001-8020	Medical Testing - ADMIN	\$250.00	\$0.00	\$250.00	0%
10-0304-001-8030	Janitorial Services - ADMIN	\$1,377.00	\$1,255.00	\$122.00	91%
10-0304-001-8050	Building Repairs - ADMIN	\$3,500.00	\$958.88	\$2,541.12	27%
10-0304-001-8055	Bldg Security Maintenance - ADMIN	\$5,500.00	\$2,864.64	\$2,635.36	52%
10-0304-001-8060	Preventative/Termite/Pest Control -ADMIN	\$950.00	\$398.92	\$551.08	42%
10-0304-001-8070	Building Heat - ADMIN	\$5,500.00	\$5,345.81	\$154.19	97%
10-0304-002-7085	Fuel & Oil - ADMIN	\$3,500.00	\$3,047.62	\$452.38	87%
10-0304-003-6122	Software Support - ADMIN	\$38,291.00	\$33,348.71	\$4,942.29	87%
10-0304-004-7350	Lease Copier ADMIN	\$3,313.00	\$2,421.08	\$891.92	73%
10-0304-005-7000	Special Projects & Grants	\$35,000.00	\$35,000.00	\$0.00	100%
HUMAN RESOURCES					
10-0308-001-6101	Advertising- HR	\$1,000.00	\$753.63	\$246.37	75%
10-0308-001-6105	Professional Development- HR	\$0.00	\$0.00	\$0.00	0%
10-0308-001-6130	Dues & Publications- HR	\$0.00	\$0.00	\$0.00	0%
10-0308-001-6183	Temporary Labor/Consultant- HR	\$10,000.00	\$852.50	\$9,147.50	9%



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0308-001-7404	Employee Training Programs- HR	\$1,000.00	\$0.00	\$1,000.00	0%
10-0308-001-8096	Contract Reimbursements- HR	\$3,000.00	\$1,300.00	\$1,700.00	43%
10-0308-001-8098	Pre-employ Background Investigation- HR	\$300.00	\$279.05	\$20.95	93%
BOARD OF ADJUSTMENT					
10-0801-001-6101	Advertising - BOA	\$1,000.00	\$420.00	\$580.00	42%
10-0801-001-6105	Professional Fees - BOA	\$6,000.00	\$21,714.42	(\$15,714.42)	362%
BUILDING MAINTENANCE					
10-0901-001-7045	County Sewer Assessments - BLDG	\$3,000.00	\$1,743.61	\$1,256.39	58%
10-0901-001-7135	Contractual Services - BLDG	\$6,000.00	\$300.00	\$5,700.00	5%
10-0901-001-8077	Town Hall Heat - BLDG	\$0.00	\$0.00	\$0.00	0%
10-0901-003-8082	Capital Reserves - BLDG	\$259,500.00	\$22,681.02	\$236,818.98	9%
10-0901-004-8085	Battery Park / Porta Potties - BLDG	\$5,000.00	\$293.96	\$4,706.04	6%
INSURANCE					
10-1001-001-7145	Public Officials Liability - INS	\$5,927.00	\$5,927.00	\$0.00	100%
10-1001-001-8055	Police Liability - INS	\$6,596.00	\$6,596.00	\$0.00	100%
10-1001-001-8065	Property and Liability - INS	\$138,776.00	\$136,117.50	\$2,658.50	98%
10-1001-001-8130	Workers Compensation - INS	\$77,000.00	\$79,162.52	(\$2,162.52)	103%
10-1001-001-8135	Unemployment Insurance - INS	\$11,000.00	\$5,462.07	\$5,537.93	50%
PROFESSIONAL/CONTRACTUAL SERVICES					
10-1002-001-8011	City Engineer - CONT	\$40,000.00	\$29,199.77	\$10,800.23	73%
10-1002-001-8025	City Solicitor - CONT	\$125,000.00	\$131,883.45	(\$6,883.45)	106%
10-1002-003-6140	AFSCME Contract Negotiations - CONT	\$5,000.00	\$0.00	\$5,000.00	0%
10-1002-003-6141	HR/Other Legal - CONT	\$5,000.00	\$0.00	\$5,000.00	0%
PLANNING COMMISSION					
10-1102-003-6105	Professional Dev & Training - PC	\$500.00	\$0.00	\$500.00	0%
10-1102-003-6190	Contractual Services - PC	\$40,000.00	\$55,666.07	(\$15,666.07)	139%
10-1102-003-7004	Comprehensive Plan Update - PC	\$14,000.00	\$10,000.00	\$4,000.00	71%
HISTORIC AREA COMMISSION					
10-1103-003-6105	Prof Development - HAC	\$200.00	\$0.00	\$200.00	0%
10-1103-003-6140	Historic Preservation	\$7,000.00	\$0.00	\$7,000.00	0%
10-1103-003-6162	Architect - HAC	\$25,000.00	\$19,276.25	\$5,723.75	77%
10-1103-003-6190	Meeting Security	\$3,000.00	\$1,384.29	\$1,615.71	46%
BOARD OF HEALTH					
10-1109-001-6105	Professional Development - BOH	\$500.00	\$0.00	\$500.00	0%
10-1109-001-6170	Supplies - BOH	\$250.00	\$266.21	(\$16.21)	106%



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-1109-001-6180	Postage - BOH	\$1,000.00	\$1,930.33	(\$930.33)	193%
10-1109-001-7080	Meeting Security - BOH	\$840.00	\$1,213.55	(\$373.55)	144%
LONG TERM RESERVES					
10-1110-004-6124	Accrued Benefits	\$25,000.00	\$25,000.00	\$0.00	100%
10-1110-004-6125	Restricted Reserves / Capital	\$0.00	\$0.00	\$0.00	0%
ADMINISTRATION TOTALS		\$1,842,937.00	\$1,323,259.38	\$519,677.62	72%
FINAL TOTALS		\$7,598,646.00	\$5,372,356.71	\$2,226,289.29	



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	Description	Budget	YTD	Balance
MUNICIPAL STREET AID FUND 20				
Revenue:				
20-0000-500-0000	Municipal Street Aid	\$116,100.00	\$267,270.30	\$151,170.30
20-0000-500-0001	Municipal Street Aid Reserve carry over	\$625,067.00	\$0.00	(\$625,067.00)
Expense:				
20-0208-001-8121	MSAF Expenses	\$116,100.00	\$53,899.07	\$62,200.93
20-0208-001-8125	MSAF Reserve Expenses	\$625,067.00	\$213,371.23	\$411,695.77
COMMUNITY TRANSPORTATION FUND 23				
Revenue:				
23-0000-500-0000	CTF 24-P-PROG-67 GoodWill Fire Co.	\$5,697.00	\$0.00	\$5,697.00
Expense:				
23-0205-004-7540	CTF 24-P-PROG-67 GoodWill Fire Co.	\$5,697.00	\$0.00	\$5,697.00
DNREC FY22 BOND FUND 24				
Revenue:				
24-0000-500-0000	DNREC (FY22 Bond) Cap Improv/Trans Trust	\$80,000.00	\$0.00	\$80,000.00
Expense:				
24-0205-001-8015	DNREC (FY22 BOND) / Floating Pier	\$80,000.00	\$0.00	\$80,000.00
COMMUNITY TRANSPORTATION FUND 25				
Revenue:				
25-0000-500-0000	CTF P-PROG-01 (Road Repairs)	\$65,000.00	\$0.00	\$65,000.00
Expense:				
25-0207-001-8120	CTF P-PROG-01 (Road Repairs)	\$65,000.00	\$0.00	\$65,000.00
CRF FY25 BOND FUND 26				
Revenue:				
26-0000-500-0000	CRF (FY25 BOND) Roads /Playground /PSAF	\$1,233,589.23	\$763,393.75	\$470,195.48
Expense:				
26-0205-001-7540	CRF (FY25 Bond) Road Repair	\$855,694.23	\$764,358.69	\$91,335.54
26-0205-001-7541	CRF (FY25 Bond) Battery Park Playground	\$375,000.00	\$0.00	\$375,000.00
CRF FY23 BOND FUND 27				
Revenue:				
27-0000-500-0000	CRF (FY23 BOND) \$605,654	\$88,206.95	\$40,043.25	\$48,163.70
Expense:				
27-0205-001-7542	CRF (FY23 BOND) City Wide Cameras	\$28,428.98	\$0.00	\$28,428.98



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	Description	Budget	YTD	Balance
27-0205-001-8015	CRF (FY23 BOND) Floating Pier	\$59,777.97	\$40,043.25	\$19,734.72
CRF FY24 BOND FUND 28				
Revenue:				
28-0000-500-0000	CRF (FY24 BOND) \$765,000	\$598,015.43	\$598,336.27	(\$320.84)
Expense:				
28-0205-001-7540	CRF (FY24 BOND) Misc Capital Projects	\$598,015.43	\$598,336.27	(\$320.84)
CRF FY26 BOND FUND 29				
Revenue:				
29-0000-500-0000	CRF (FY26 BOND) \$305,600	\$305,600.00	\$55,600.00	\$250,000.00
Expense:				
29-0205-001-7540	CRF (FY26 BOND) ADMIN BLD RENOVATIONS	\$150,000.00	\$0.00	\$150,000.00
29-0205-001-7541	CRF (FY26 BOND) DIKE RAISING FEASIBILITY	\$100,000.00	\$0.00	\$100,000.00
29-0205-001-7542	CRF (FY26 BOND) POLICE BLD RENOVATIONS	\$55,600.00	\$55,600.00	\$0.00
SWMPG 26-03				
Revenue:				
33-0000-500-0000	SWMPG 26-03	\$125,000.00	\$0.00	\$125,000.00
Expense:				
33-0200-001-8015	SWMPG 26-03	\$125,000.00	\$0.00	\$125,000.00
DNREC/ORPT 24-483				
Revenue:				
35-0000-500-0000	<u>DNREC/ ORPTGrant-Battery Walk/Playground</u>	\$125,000.00	\$0.00	\$125,000.00
Expense:				
35-0204-001-7061	DNREC/ORPT 24-483	\$125,000.00	\$125,000.00	\$0.00
DNREC FY25 TEDI FUND 37				
Revenue:				
37-0000-500-0000	DNREC FY25 TEDI	\$6,681.00	\$6,690.65	(\$9.65)
Expense:				
37-0205-004-7536	DNREC FY25 TEDI	\$6,681.00	\$5,970.65	\$710.35
DEMA / PDM FUND 40				
Revenue:				
40-0000-500-0000	DEMA FY19 PDM Grant	\$12,727.04	\$0.00	\$12,727.04
Expense:				
40-0205-004-7536	Contractual Service - DEMA FY19 PDM	\$12,727.04	\$0.00	\$12,727.04



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	Description	Budget	YTD	Balance
DELDOT /FY25 CYCLING INNOVATION FUND 41				
Revenue:				
41-0000-500-0000	DeIDOT CYCLING Trail Feasibility Study	\$15,180.00	\$15,180.00	\$0.00
Expense:				
41-0205-004-8015	DeIDOT CYCLING Trail Feasibility Study	\$15,180.00	\$15,180.00	\$0.00
DEMA /CYBERSECURITY GRANT FUND 42				
Revenue:				
42-0000-500-0000	DEMA FY25 CYBERSECURITY GRANT	\$6,764.90	\$4,715.94	\$2,048.96
Expense:				
42-0205-004-7536	DEMA FY25 CYCBERSECURITY GRANT	\$6,764.90	\$4,715.94	\$2,048.96
CJC FUND 80				
Revenue:				
80-0000-500-0000	CJC - 2023-AR-P/T-3188 Grant	\$215,738.36	\$85,427.45	\$130,310.91
Expense:				
80-0101-001-7060	CJC/ 2023-AR-P/T-3188	\$215,738.36	\$96,230.09	\$119,508.27
CJC FUND 81				
Revenue:				
81-0000-500-0000	CJC/ 2023-DB-P/T-3639	\$0.00	\$1,526.08	(\$1,526.08)
Expense:				
81-0101-001-7060	Equipment - CJC / 2023-DB-P/T-3639 Grant	\$0.00	\$1,526.08	(\$1,526.08)
DPS/VIOLENT CRIME GRANT FUND 83				
Revenue:				
83-0000-500-0000	FCVC GRANT / V-111-26	\$0.00	\$2,640.00	(\$2,640.00)
Expense:				
83-0101-001-6010	V-111-26 Overtime	\$37,722.88	\$2,880.00	\$34,842.88
83-0101-001-6010	V-111-26 FICA	\$0.00	\$0.00	\$0.00
83-0101-001-8050	V-111-26 EQUIPMENT/TRAVEL	\$0.00	\$0.00	\$0.00
SALLE GRANT FUND 84				
Revenue:				
84-0000-500-0000	SALLE Grant	\$6,000.00	\$4,093.42	\$1,906.58
Expense:				
84-0104-001-6005	Overtime - SALLE	\$500.00	\$960.00	(\$460.00)
84-0104-001-6010	FICA expense - SALLE	\$0.00	\$0.00	\$0.00



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	Description	Budget	YTD	Balance
84-0104-001-7060	Equipment/Rental - SALLE	\$5,500.00	\$4,093.42	\$1,406.58
HIGHWAY SAFETY GRANT FUND 85				
Revenue:				
85-0000-500-0000	Highway Safety Grants	\$8,000.00	\$13,134.28	(\$5,134.28)
Expense:				
85-0102-001-6005	Overtime - Hightway Safety	\$8,000.00	\$18,921.39	(\$10,921.39)
85-0102-001-7060	Equipment - Highway Safety	\$0.00	\$0.00	\$0.00
CJC FUND 86				
Revenue:				
86-0000-500-0000	CJC Grant 2025-DB-P/T-3512	\$0.00	\$6,900.00	(\$6,900.00)
Expense:				
86-0108-001-7060	Equipment - CJC Grant 2025-DB-P/T-3512	\$6,900.00	\$6,900.00	\$0.00
EIDE GRANT FUND 88				
Revenue:				
88-0000-500-0000	EIDE Grant	\$4,746.00	\$975.00	\$3,771.00
Expense:				
88-0103-001-6005	Overtime - EIDE	\$4,746.00	\$975.00	\$3,771.00
88-0103-001-6010	FICA Expense - EIDE	\$0.00	\$0.00	\$0.00
88-0103-001-7060	Equipment - EIDE	\$0.00	\$0.00	\$0.00
DPS / VIOLENT CRIME GRANT FUND 89				
Revenue:				
89-0000-500-0000	FCVC GRANT / V-67-25	\$24,893.60	\$27,926.28	-\$3,032.68
Expense:				
89-0101-001-6005	Overtime / V-67-25	\$24,893.60	\$2,261.49	\$22,632.11
89-0101-001-7060	Equipment/Training - V-67-25	\$0.00	\$40,394.29	(\$40,394.29)
GIA/SEPARATION DAY GRANT FUND 95				
Revenue:				
95-0000-500-0000	Separation Day Grant	\$36,000.00	\$0.00	\$36,000.00
95-0000-500-0001	Separation Day -Fees/Contributions	\$33,000.00	\$9,105.00	\$23,895.00
95-0000-500-0002	Separation Day - Admission/Sales	\$8,500.00	\$17,060.00	(\$8,560.00)
Expense:				
95-1108-001-6105	Professional Fees - SEPDAY	\$50,000.00	\$0.00	\$50,000.00



CITY OF NEW CASTLE

APRIL 2026

FY26 YTD BUDGET REPORT - 83%

Account ID	Description	Budget	YTD	Balance
95-1108-001-6170	Supplies - SEPDAY	\$5,000.00	\$5,826.20	(\$826.20)
95-1108-001-6180	Postage - SEPDAY	\$0.00	\$0.00	\$0.00
95-1108-001-6185	Printing/Publications/Adv - SEPDAY	\$1,000.00	\$0.00	\$1,000.00
95-1108-001-6190	Rent - SEPDAY	\$4,500.00	\$0.00	\$4,500.00
95-1108-001-7120	Administrative Expense - SEPDAY	\$7,500.00	\$0.00	\$7,500.00
95-1108-001-7222	Police/EMS/Public Works - SEPDAY	\$8,500.00	\$0.00	\$8,500.00
95-1108-001-8065	Insurance - SEPDAY	\$1,000.00	\$0.00	\$1,000.00

APRIL 2026 BUSINESS LICENSES

License No.	Business Name	Business Location	Paid Amount
26000683	ALLURA BATH & KITCHEN	704 INTERCHANGE BLVD NEWARK DE	210.00
26000684	THE FENCE AUTHORITY	100 COLONIAL WAY WEST CHESTER PA	360.00
26000685	PREMIER COATINGS AND FLOORING	PO BOX 3383 SALISBURY MD	90.00
26000686	CLOVER ELECTRICAL SERVICE	406 ANDROMEDA CT MIDDLETOWN DE	50.00
26000687	ROMERO CONCRETE LLC	11 TROMBONE RD NEWARK DE	50.00
26000688	FLASH SECURITY INTERGRATORS	34 NJ 35 STE 3 HAZLET NJ	360.00
26000689	STAPLEFORD'S OF WILMINGTON INC	315 SPRINGHILL AVE WILMINGTON DE	50.00
26000690	DNA ROOFING & SIDING	3427 OLD CAPITOL TRAIL WILMINGTON DE	90.00
26000691	JES CONSTRUCTION LLC	106 PARK DR MONTGOMERYVILLE PA	360.00
26000692	PRECISION PAVING LLC	1148 PULASKI HWY #151 BEAR DE	90.00
26000693	FADLEY ROOFING & SHEET METAL	109 LOGAN DR FELTON DE	90.00
26000694	WOODPECKER LAWCARE	54 BUTTONWOOD AVE NEW CASTLE DE	65.00
26000695	DAVID SARTIN PAVING	1984 PORTER RD BEAR DE	50.00
26000696	APPLE TREE INTERNATIONAL	800 CENTERPOINT BLVD NEW CASTLE DE	117.00
26000697	MARSHALL CONSTRUCTION LLC	323 JAYMAR BLVD NEWARK DE	50.00
26000698	FISHER FENCE INC	440 SHARROTT'S RD STATEN ISLAND NY	90.00
26000699	MAG SIGNS/EFFECTIVE SIGN WORKS	1624 JACKSONVILLE RD BURLINGTON NJ	90.00
26000700	ALL GOOD THINGS	208 DELAWARE ST NEW CASTLE DE	65.00
26000701	SANCO CONSTRUCTION CO INC	24 BROOKSIDE DR WILMINGTON DE	210.00
26000703	TRU SOLUTIONS ROOFING & SIDING	5 HUNTING RIDGE RD NEW CASTLE DE	50.00
26000704	KWIL/INLAND GC	16837 MOHICAN DR LOCKPORT IL	360.00
26000705	DIAMOND GENERAL CONTRACTORS	315 SINGLE AVE NEW CASTLE DE	50.00
26000706	PERFECT ROOFING INC	701 DAWSON DR NEW CASTLE DE	50.00
26000707	GARY RULLO	900 PORT PENN RD MIDDLETOWN DE	50.00
26000708	EL AMANECER RESTURANT	625 DELAWARE ST NEW CASTLE DE	50.00
26000709	WILMINGTON SAVINGS FUND SOCIETY	144 N DUPONT HWY NEW CASTLE DE	90.00
26000710	ROMANO MASONRY	322 MARCUS CT STE A NEWARK DE	360.00
26000711	LIKVID LLC	630 ARROWGRASS LN NEW CASTLE DE	50.00
26000712	DESSERTS BY DANA LLC	110 N DUPONT HWY NEW CASTLE DE	210.00
26000713	SWIFT POOLS INC	1123 CAPITOL TRAIL NEWARK DE	210.00
26000714	BEYOND COOLING LLC	3922 VERO RD REAL L HALETORPE MD	50.00
26000715	TB CONTRACTORS	2101 CONCORD PIKE WILMINGTON DE	50.00
26000716	KIRKLEY CONSTRUCTION	109 MICHAEL LANE BEAR DE	50.00
26000717	BWT LOGISTICS	3300 HIGHLANDS PKWY SE SYMRNA GA	468.00
26000718	BAY LINE CONSTRUCTION LLC	18239 DUPONT BLVD GEORGETOWN DE	360.00
26000719	BWT LOGISTICS	3300 HIGHLANDS PKWY SE SYMRNA GA	90.00
26000720	ROSE PAVING LLC	600 N VILLA AVE VILLA PARK IL	360.00
26000721	SUPERIOR YARDWORKS INC	PO BOX 1028 HOCKESSIN DE	50.00

Total 38			\$5,545.00
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APRIL 2026 RENTAL LICENSES			
License No.	Rental Housing License	Property Location	Paid Amount
R1530152	JACQUELINE ZEBLEY	42 W 3RD ST	75.00
E1530180	CALDWELL LLC	202-204 DELAWARE SR	375.00
r1530186	222 DELAWARE ST LLC	222 DELAWARE ST	450.00
Total 3			\$900.00

APRIL 2026 BUILDING PERMITS

Permit No.	Owner Name	Property Location	Work Type	Zone	HDFee	DDD	Date	Cost	Paid Amount
26673	ST PETERS CHURCH	515 HARMONY ST	REPAIR REPLACE	SC			4/1/26	34,000.00	660.00
26674	GALILEO DEASCANIS JR ET AL	613 W 11TH ST	REPAIR REPLACE	R3			4/1/26	3,700.00	205.50
26675	PAUL & DEBORAH FREEBERY	213 BALDT AVE	REPAIR REPLACE	R1			4/1/26	27,250.00	558.75
26676	PETER TONER	149 E 2ND ST	REPAIR REPLACE	HR	50		4/2/26	8,300.00	324.50
26677	RUDOLPH & LYNN PALADNIETTI	205 MOORE AVE	REPAIR REPLACE	R1			4/1/26	8,900.00	283.50
26678	WAYNE & WENDY HOUGHTON	47 W 3RD ST	REPAIR REPLACE	HR	50		4/2/26	3,700.00	255.50
26679	STEVE SURRATTE	113 STUYVESANT AVE	ALTERATION	R1			4/23/26	11,500.00	322.50
26680	WILTON FELTS & DEVRA KAISER	550 ARROWGRASS LN	FENCE	R3			4/17/26	7,084.00	258.26
26681	JUAN SEBASTIAN VILLA ET AL	703 TREMONT ST	REPAIR REPLACE	R2		DDD	4/9/26	5,400.00	231.00
26682	FRANCIS & PATRICIA DISABATINO	10 BALDT AVE	REPAIR REPLACE	R1			4/20/26	1,350.00	170.25
26683	LEWIS F RIESS JR	1107 WILMINGTON RD	REPAIR REPLACE	R1			4/9/26	4,500.00	435.00
26684	LARS LEVOR JOHANNESSEN TRUSTEE	40 MEGGINSON AVE	REPAIR REPLACE	R1			4/10/26	36,977.50	704.66
26685	SHANNON ANDERSON	611 DEEMER PL	REPAIR REPLACE	R2			4/13/26	3,035.20	195.53
26686	TPG AG EHC III (LEN) MULTI S	565 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26687	TPG AG EHC III (LEN) MULTI S	567 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26688	TPG AG EHC III (LEN) MULTI S	569 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26689	TPG AG EHC III (LEN) MULTI S	570 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26690	TPG AG EHC III (LEN) MULTI S	572 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26691	TPG AG EHC III (LEN) MULTI S	573 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26692	TPG AG EHC III (LEN) MULTI S	574 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26693	TPG AG EHC III (LEN) MULTI S	576 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26694	TPG AG EHC III (LEN) MULTI S	578 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26695	TPG AG EHC III (LEN) MULTI S	582 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26696	TPG AG EHC III (LEN) MULTI S	584 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26697	TPG AG EHC III (LEN) MULTI S	586 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26698	TPG AG EHC III (LEN) MULTI S	588 ARROWGRASS LN	NEW BUILDING	R3			4/14/26	128,548.00	5,178.22
26699	ST ANTHONY'S CLUB	1017 GRAY ST	ALTERATION	R3		DDD	4/15/26	4,600.00	219.00
26700	LEON & TANYA GATSON	124 N KATRIN CIR	REPAIR REPLACE	R1			4/15/26	1,200.00	168.00
26701	ADVANCED DIRECTIVE INC	110 E 3RD ST	ALTERATION	HR	50		4/15/26	6,000.00	290.00
26702	AMARI & VALLEE OSHEA	523 W 11TH ST	REPAIR REPLACE	R3		DDD	4/20/26	4,435.00	216.52
26703	ANDREA LACOMBE ET AL	19 W 4TH ST	REPAIR REPLACE	HR	50	DDD	4/27/26	4,125.00	261.87
26704	DENNIS COIT	112 N KATRIN CIR	ALTERATION	R1			4/20/26	8,000.00	270.00
26705	TPG AG EHC III (LEN) MULTI S	565 ARROWGRASS LN	NEW BUILDING	R3			4/24/26	8,500.00	277.50
26706	TPG AG EHC III (LEN) MULTI S	569 ARROWGRASS LN	NEW BUILDING	R3			4/24/26	8,500.00	277.50
26707	TPG AG EHC III (LEN) MULTI S	572 ARROWGRASS LN	NEW BUILDING	R3			4/21/26	8,500.00	277.50
26708	TRUSTEES OF NEW CASTLE COMMONS	608 FERRY CUT OFF	REPAIR REPLACE	DG			4/21/26	39,500.00	742.50
26709	CITY OF NEW CASTLE - MAYOR & COUNCIL	200 SOUTH ST	REPAIR REPLACE	OSR	50		4/21/26	13,150.00	0.00
26710	TRUSTEES OF NEW CASTLE COMMONS	0 THE STRAND	REPAIR REPLACE	HR	50		4/21/26	14,805.00	0.00
26711	TRUSTEES OF NEW CASTLE COMMONS	807 FRENCHTOWN RD	REPAIR REPLACE	AH	50		4/21/26	26,060.00	0.00
26712	TPG AG EHC III (LEN) MULTI S	590 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26713	TPG AG EHC III (LEN) MULTI S	592 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26714	TPG AG EHC III (LEN) MULTI S	594 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26715	TPG AG EHC III (LEN) MULTI S	596 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26716	TPG AG EHC III (LEN) MULTI S	598 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26717	TPG AG EHC III (LEN) MULTI S	600 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26718	TPG AG EHC III (LEN) MULTI S	602 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26719	TPG AG EHC III (LEN) MULTI S	604 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26720	TPG AG EHC III (LEN) MULTI S	570 ARROWGRASS LN	NEW BUILDING	R3			4/24/26	8,500.00	277.50
26721	TPG AG EHC III (LEN) MULTI S	606 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26722	TPG AG EHC III (LEN) MULTI S	605 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26723	TPG AG EHC III (LEN) MULTI S	607 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26724	TPG AG EHC III (LEN) MULTI S	609 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26725	TPG AG EHC III (LEN) MULTI S	608 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26726	TPG AG EHC III (LEN) MULTI S	610 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22

26727	TPG AG EHC III (LEN) MULTI S	612 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26728	TPG AG EHC III (LEN) MULTI S	614 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26729	TPG AG EHC III (LEN) MULTI S	611 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26730	TPG AG EHC III (LEN) MULTI S	613 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26731	TPG AG EHC III (LEN) MULTI S	615 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26732	TPG AG EHC III (LEN) MULTI S	617 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26733	TPG AG EHC III (LEN) MULTI S	619 ARRPWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26734	TPG AG EHC III (LEN) MULTI S	621 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26735	TPG AG EHC III (LEN) MULTI S	623 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26736	TPG AG EHC III (LEN) MULTI S	625 ARROWGRASS LN	NEW BUILDING	R3			4/22/26	128,548.00	5,178.22
26737	ASHLEIGH HOLT	214 E 2ND ST	REPAIR REPLACE	HR	50		4/23/26	22,000.00	530.00
26738	LINDSEY KARL	24 E 5TH ST	REPAIR REPLACE	HR			4/23/26	21,971.23	479.56
26739	LISA R BURTELL	113 N KATRIN CIR	ALTERATION	R1			4/27/26	3,150.00	197.25
26740	PETER TONER	149 E 2ND ST	REPAIR REPLACE	HR	50		4/27/26	250.00	100.00
26741	MARION GALLAGHER	704 W 13TH ST	REPAIR REPLACE	R1			4/27/26	5,223.00	228.34
26742	TPG AG EHC III (LEN) MULTI S	576 ARROWGRASS LN	NEW BUILDING	R3			4/27/26	8,500.00	277.50
26743	AMY MCCARTAN	64 W 4TH ST	REPAIR REPLACE	HR	50	DDD	4/27/26	10,900.00	363.50
26744	LISA & TODD WHITAKER	26 E 4TH ST	REPAIR REPLACE	HR	50		4/28/26	11,159.00	367.38
26745	VINCENT KIRKLEY ET AL	100 BALDT AVE	REPAIR REPLACE	R1			4/28/26	250.00	50.00
26746	ELENA ZERFUS	44 E 4TH ST	REPAIR REPLACE	HR	50		4/28/26	8,070.00	321.05
26747	JACQUELINE ZEBLEY	42 W 3RD ST	REPAIR REPLACE	HR			4/30/26	1,466.00	171.99
Total 75								\$5,160,786.93	\$202,563.55

TO: Antonina Tantillo, City Administrator
FROM: Milt Draper,
Housing Code Official
DATE: May 8, 2026
RE: April 2026 Activity



42 PROPERTIES THROUGHOUT THE CITY WERE CITED IN APRIL 2026 FOR VARIOUS QUALITIES OF LIFE ISSUES:

- (6) STORAGE OF HOUSEHOLD ITEMS IN A RESIDENTIAL ZONE.
- (2) STORING AN INOPERABLE MOTOR VEHICLE IN A RESIDENTIAL ZONE.
- (26) WORKING IN THE CITY WITHOUT A LICENSE AND OR A BUILDING PERMIT.
- (4) MAINTAINING A RENTAL PROPERTY WITHOUT A RENTAL BUSINESS LICENSE.
- (4) PROPERLY MAINTAINING UNUSED OR UNOCCUPIED PROPERTY.
- (6) MAINTAINING EXTERIOR SURFACES OF A DWELLING IN GOOD REPAIRS.
- (12) VACANT/ABANDONED PROPERTIES are subject to vacant building fees.
- (7) VACANT/ABANDONDED PROPERTIES are not yet subject to vacant building fees.



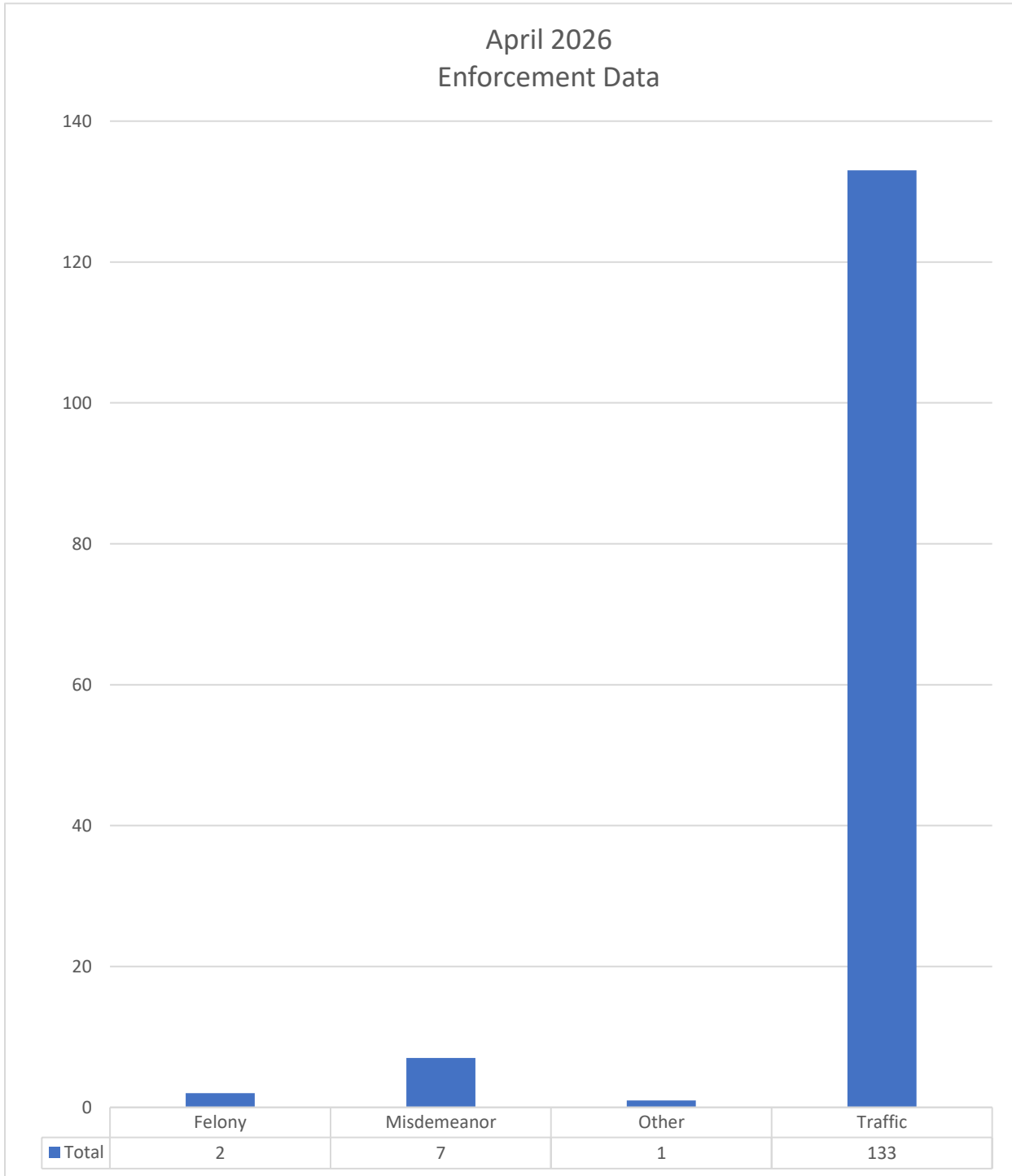
NEW CASTLE CITY POLICE DEPARTMENT
MONTHLY REPORT

May 12th, 2026

City Council Report
For April 2026

NEW CASTLE CITY POLICE DEPARTMENT MONTHLY REPORT

Total Complaints	Total Dispatched Calls	Crime Reports Written	Field Service Reports
439	242	88	165
Overdose/NARCAN	DUI	Shooting Outside City	Shooting Inside City
0/0	6	0	0



**April 2026
YTD Crime Statistics**

PART I CRIMES

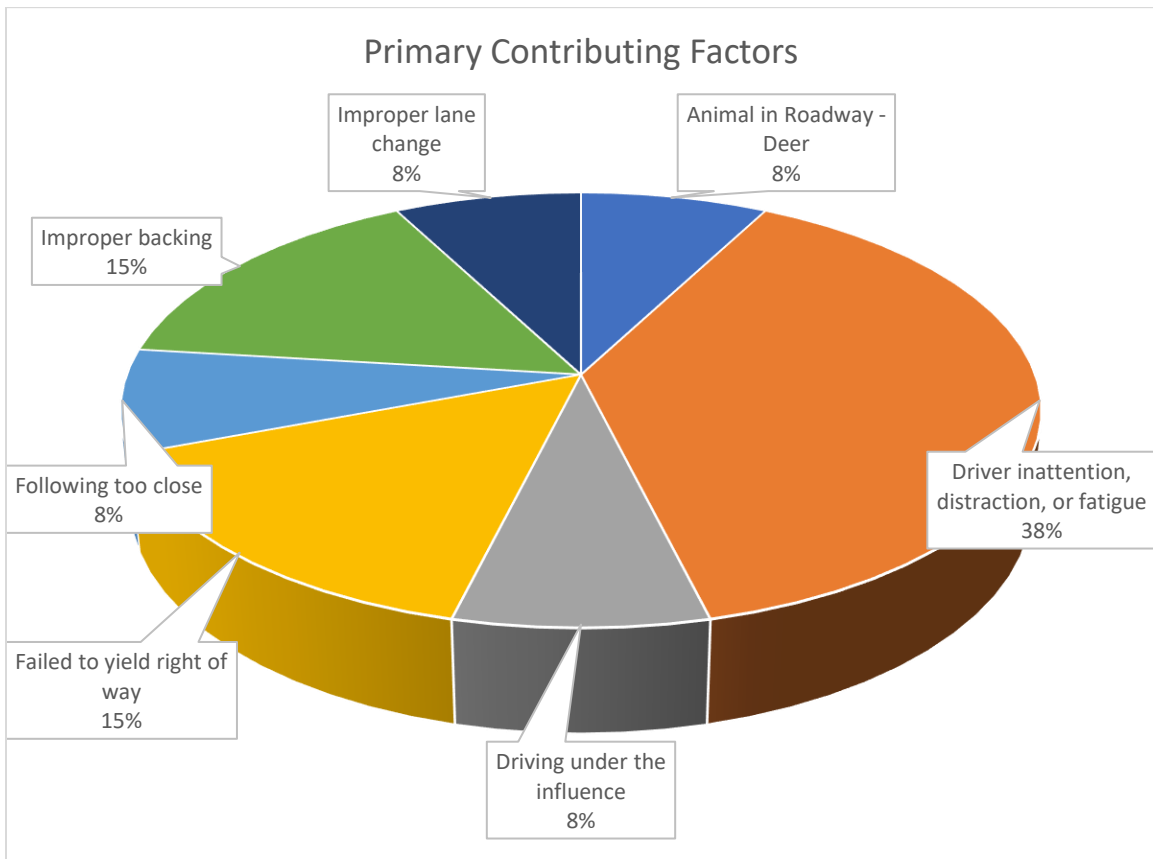
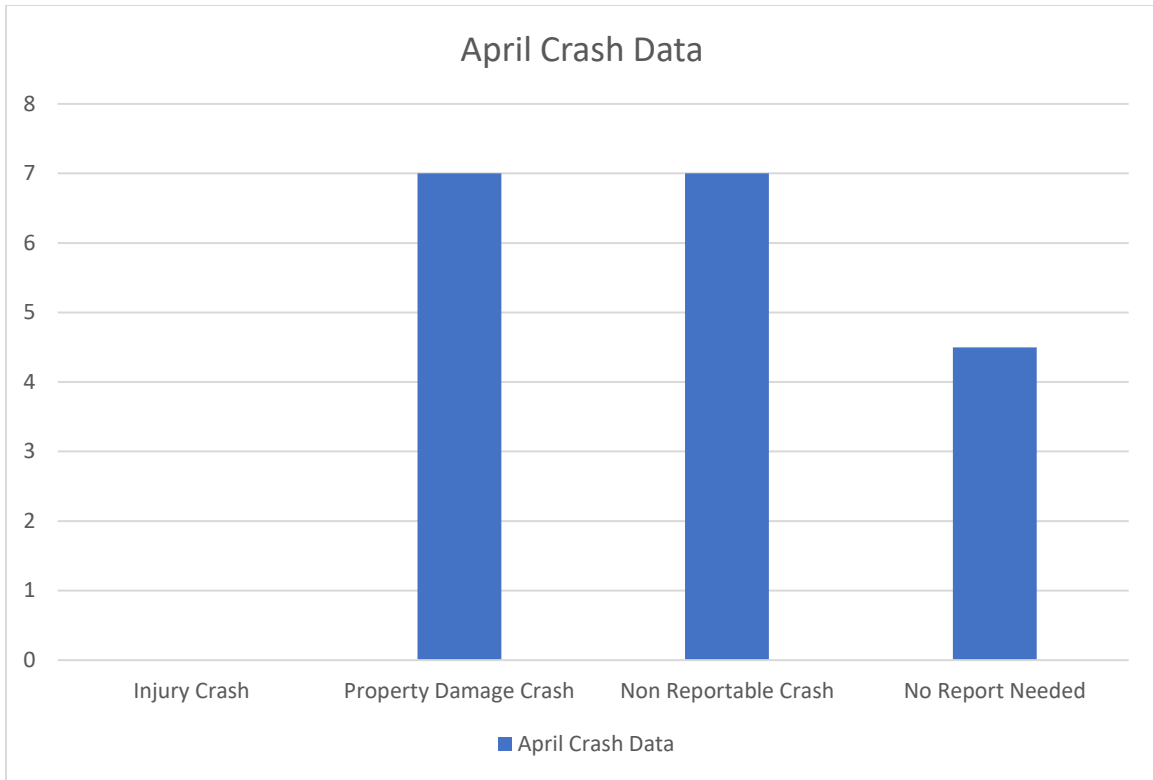
Crime	2026	2025
Kidnap	<u>1</u>	<u>0</u>
Rape	<u>3</u>	<u>3</u>
Robbery	<u>2</u>	<u>0</u>
Assault/Aggravated	<u>4</u>	<u>6</u>
Burglary	<u>0</u>	<u>5</u>
Theft	<u>48</u>	<u>75</u>
Theft/Auto	<u>0</u>	<u>3</u>
All Other	<u>3</u>	<u>1</u>
	61	93

PART II CRIMES

Crime	2026	2025
Other Assaults	<u>26</u>	<u>23</u>
Rec. Stolen Property	<u>0</u>	<u>1</u>
Criminal Mischief	<u>7</u>	<u>20</u>
Weapons	<u>5</u>	<u>5</u>
Other Sex Offenses	<u>0</u>	<u>2</u>
Drugs	<u>7</u>	<u>10</u>
Noise/Disorderly Premise	<u>13</u>	<u>23</u>
Trespass	<u>13</u>	<u>5</u>
Disorderly Conduct	<u>1</u>	<u>2</u>
Other	<u>363</u>	<u>355</u>
	435	446

PART III CRIMES

Crime	2026	2025
Alarm	<u>132</u>	<u>126</u>
Animal Control	<u>10</u>	<u>3</u>
Recovered Property	<u>2</u>	<u>6</u>
Service	<u>271</u>	<u>225</u>
Suspicious Per/Veh	<u>51</u>	<u>33</u>
	466	393
	962	932



**April
Quality of Life Calls**

Location / Incident Type	Total
Airport Plaza Shopping Ctr	4
Animal	1
Assault w/Weapon - Just Occurred	1
Robbery	1
Theft - Just Occurred	1
Boothhurst	1
Noise Complaint	1
Buttonwood	1
Suspicious vehicle	1
Centerpoint Industrial Park	2
Fight - Just Occurred	1
Suspicious person	1
Dobbinsville	1
Traffic Violation	1
Jacquette Square Townhouses	1
Suspicious vehicle	1
New Castle / Shaawtown	37
Animal	5
Animal w/Danger	1
Barking Dog	1
Disorderly group	2
Disorderly person	6
Drug Violation	2
Drunk/Intoxication	1
Indecent Exposure	1
Loud Music/Party	4
Noise Complaint	2
Suspicious person	2
Suspicious vehicle	6
Terroristic Threatening-In Progress	2
Traffic Violation	2
Riveredge Industrial Park	1
Assault - Just Occurred	1
South River Shop Plaza	1
Disorderly person	1
Twin Spans Industrial Park	1
Terroristic Threatening-Just Occurred	1
Van Dyke Plaza	2

NEW CASTLE CITY POLICE DEPARTMENT MONTHLY REPORT

Traffic Violation	2
Washington Square	1
Loud Music/Party	1
Grand Total	53

**Priority One Calls for Service
April 2026**

Response Time

In several incident types, multiple outliers affected the overall response time. Several common causes of these deviations are;

1. Responding officer not marked or does not transmit "on scene".
2. Officers delay their direct response to check the area around the location for suspects or victims known to have fled the scene.
3. Incidents are downgraded after entry but before dispatch.

Incident type	Total	Response time
Assault - In Progress	1	0:03:34
Assault w/Weapon - Just Occurred	1	0:06:01
Assist Fire/EMS	1	0:02:12
Domestic - In Progress	11	0:04:04
Domestic w/Weapons - In Progress	1	0:04:41
Fight - In Progress	3	0:03:11
Fight w/Weapons - In Progress	1	0:02:51
Mental Patient Violent	1	0:08:23
Person with Gun	1	0:07:07
Grand Total	21	0:04:15



PROCLAMATION

Mental Health Awareness Month

WHEREAS, Mental Health Awareness Month has been observed each May in the United States since 1949 to raise awareness about the importance of mental well-being, reduce stigma, and advocate for policies and programs that support mental health access to care, and

WHEREAS, the 2026 national theme, “More Good Days, Together”, emphasizes helping people have more good days by meeting them where they are, supporting them as complete and unique individuals, and recognizing that “good” is defined by their own individual goals and experiences, and

WHEREAS, mental health is a key component of the overall health of individuals, and mental health conditions are common and treatable, one in five adults and one in six youth experience a mental health condition each year in the United States, and access to care and early intervention greatly improve outcomes, and

WHEREAS, the New Castle Board of Health and the City of New Castle recognize how critical mental health is to the well-being of its citizens and is committed to providing support to those efforts that improve access to care, promote mental well-being, and lead to a culture of inclusion and caring, and

WHEREAS, during this Mental Health Awareness Month and throughout the year, we are reminded of the strength and resilience of those living with mental health conditions, and the critical need to encourage hope, connection, and access to care for all

NOW THEREFORE I, Valarie Leary, by virtue vested in me as Mayor of the City of New Castle, Delaware do hereby proclaim May 2026 as Mental Health Awareness Month.

Dated this 12th day of May 2026

Valarie Leary, Mayor

Ordinance No. 2026-564

**AN ORDINANCE TO AMEND THE CITY OF NEW CASTLE MUNICIPAL
CODE, CHAPTER 141 (DANGEROUS OR VACANT BUILDINGS),
REGARDING
VACANT BUILDING REGISTRATION AND FEES**

WHEREAS, the Council of The City of New Castle (“City Council”) possesses the authority to adopt, amend, modify, or repeal the City of New Castle Municipal Code (“City Code”); and

WHEREAS, the City Council previously adopted and amended Section 141-19 to address the annual registration of vacant buildings within the City; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to further amend the City Code to revise the fee structure and certain registration requirements for vacant buildings within the City;

WHEREAS, the City Council further finds that the provisions of this Ordinance are rationally and reasonably related to, substantially advance, and are narrowly tailored to achieve its goal of protecting and preserving legitimate governmental interests, including, but not limited to, the protection and preservation of the public health, safety, prosperity, general welfare and quality of life.

NOW, THEREFORE, making the express finding that the provisions of this Ordinance enhance and promote the health, safety, and welfare of the City of New Castle, be it ordained by the Council of the City of New Castle Council as follows:

SECTION 1: City Code Chapter 141, Dangerous or Vacant Buildings, Section 141-19.B, Annual registration of vacant buildings; registration fees, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified by bold, underlined text):

B. Definitions; applicability; registration statement and fees.

(...)

- (2) Applicability. Except as otherwise provided in this chapter, the requirements of this section shall be applicable to each owner of any building that is not a dwelling that shall have been vacant for more than 45 consecutive days, and to each owner of residential property consisting of one or more vacant dwellings that shall have been vacant for more than 45 consecutive days. Each such owner shall cause to be filed a **notarized** registration statement, which shall include the street address and parcel number of each such vacant building, the names and valid addresses, telephone numbers and email addresses of all owners, as hereinafter described, and any other information deemed necessary by the City. The registration fees as required by Subsection B(3) of this section shall be billed by the City and shall be paid by January 1 of each year. For purposes of this section, the following shall also be applicable:

(...)

- (3) Registration statement and fees; local agent. If none of the persons listed above is shown at an address within the state, the registration statement shall also provide the name and address of a person who resides within the state and who is authorized to accept service of process on behalf of the owners and who shall be designated as a responsible, local party or agent, both for purposes of notification in the event of an emergency affecting the public health, safety or welfare and for purposes of service of any and all notices or registration statements as herein authorized and in connection herewith. Registration shall be required for all vacant buildings, whether vacant and secure, vacant and open or vacant and boarded, and shall be required

whenever any building has remained vacant for 45 consecutive days or more. In no instance shall the registration of a vacant building and the payment of registration fees be construed to exonerate the owner, agent or responsible party from responsibility for compliance with all other provisions of this Chapter 141, or any other building code or housing code requirement. One registration statement may be filed to include all vacant buildings of the owner so registering. The owner of the vacant property as of November 15 of each calendar year shall be responsible for the payment of the nonrefundable registration fee.

(a) Said fee shall be billed annually by the City and based on the duration of the vacancy as determined by the following fee schedule:

[1] No fee for properties that are vacant for less than one year;

[2] For each property that is vacant for at least one year but less than three years: \$1,000; and

[3] For each property that is vacant for at least three **but less than five years** ~~or more years~~: \$3,000 per year.

[4] For each property that is vacant for at least five years but less than ten years: \$5,000 per year.

[5] For each property that is vacant for at least ten years: \$5,000 plus an additional \$1,000 for every additional year over 9

years (e.g., the fee for year 10 is \$6,000 and the fee for year 11 is \$7,000, and so on).

(...)

SECTION 2: City Code Chapter 141, Dangerous or Vacant Buildings, Section 141-19.C, Annual registration of vacant buildings; registration fees, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified by bold, underlined text):

C. Inspections.

- (1)** Any structure or dwelling that remains vacant (whether or not registered with the City under this section) for in excess of one year shall be subject to inspection by the Building Official from time to time as the Building Official reasonably deems appropriate to determine the safety and stability of such structure or dwelling. **The City will charge an inspection fee of \$100 per inspection to the property owner of said structure or dwelling.** If the Building Official is denied entrance to the vacant building or structure for purposes of inspecting same, he/she may, upon a showing of probable cause, obtain a warrant from a Justice of the Peace as authorized by § 141-4D of this chapter.
- (2)** **Any structure or dwelling that remains vacant for three (3) consecutive years is required to be inspected by a design professional. The design professional must submit a report to the Code Official documenting any structural or fire safety concerns in addition to any health, safety or welfare issues within ninety (90) days of the three (3) year anniversary when the structure was first registered or noted as vacant.**

(3) Any vacant structure or dwelling determined to be unsafe following an inspection under Chapter 185 relating to structural or interior hazards shall be marked with a placard(s) by the Code Official and the costs of the placard(s) and installation will be charged to the property owner. Placards shall be applied on the front of the structure or dwelling and be visible from the street. Additional placards will be applied to each entrance of buildings with more than one main entrance. Placards shall be 24 inches by 24 inches (610 mm by 610 mm) minimum in size with a red background, white reflective stripes that form an X and a white reflective border. The stripes and border shall have a 2-inch (51 mm) minimum stroke.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 5: This Ordinance shall become effective immediately upon its adoption by City Council.

First Reading

Second Reading

Signed this _____ day of _____, 2026

Ordinance No. 2026-565

AN ORDINANCE TO AMEND THE CITY OF NEW CASTLE MUNICIPAL CODE, CHAPTER 230 (ZONING CODE), REGARDING EXPIRATION OF APPROVALS

WHEREAS, the Council of the City of New Castle (“City Council”) possesses the authority to adopt, amend, modify, or repeal the City of New Castle Municipal Code (“City Code”); and

WHEREAS, the City Council believes in the importance of clarity in the land development plan approval process; and

WHEREAS, the City Council finds that establishing explicit expectations for expiration of site plan approvals promotes said clarity; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to amend the City Code to establish clear standards governing expiration of site plan approvals; and

WHEREAS, the City Council further finds that the provisions of this Ordinance are rationally and reasonably related to, substantially advance, and are narrowly tailored to achieve its goal of protecting and preserving legitimate governmental interests, including, but not limited to, the protection and preservation of the public health, safety, prosperity, general welfare and quality of life; and

WHEREAS, as required under Section 230-61 of the City Code, the Planning Commission has considered this Ordinance and offered its recommendation to the City Council for its consideration.

NOW, THEREFORE, making the express finding that the provisions of this Ordinance enhance and promote the health, safety, and welfare of the City of New Castle, be it ordained by the Council of the City of New Castle Council as follows:

SECTION 1: City Code Chapter 230, Zoning Code, Section 230-46, Site plan

review and approval, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified in bold, underlined text):

L. Expiration and extension.

- (1) **Planning Commission** Approval of site plans shall be valid for a one-year period from the date of Planning Commission approval and shall expire at the end of such period unless **the site plan is approved by City Council** ~~building construction has begun~~.
- (2) Upon written request by the applicant, **received** within 30 days prior to the expiration of said approval, a one-year extension may be given by the Planning Commission.

SECTION 2: City Code Chapter 230, Zoning Code, Section 230-46, Site plan review and approval, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified in bold, underlined text):

N. Approval by City Council of site plans.

- (1) When the site plan includes establishment of new streets or dedication of land for streets, public ways or public facilities, approval will be by ordinance of City Council, on the recommendation of the Planning Commission, with the advice of the Building Official. The ordinance, upon approval by the Mayor, will constitute approval of the site plan, establishment of the new streets on the City Map or Plan, and acceptance of the dedications provided for in the site plan; provided, however, that acceptance of the dedications shall not expose the City to a liability or obligation for maintenance or repair of streets, but such liability or obligation shall arise only following the Building Official's written acceptance of completion.
- (2) When the site plan does not include establishment of new streets or public ways or dedication of land for public purposes, approval will

be by resolution of City Council on the recommendation of the Planning Commission.

- (3) When considering approval of a site plan, the City Council may refer the plan back to the Planning Commission, no more than twice, with specific questions relating to technical compliance with this chapter, state or federal constitutional requirements, or any other statute or ordinance for which compliance is required. Upon receipt of the Planning Commission's recommendation reaffirming approval of the plan, City Council shall approve the site plan, unless a second referral is made because of additional questions or concerns. Upon receipt of the Planning Commission's recommendation reaffirming approval of the plan after review of any additional concerns raised by City Council, Council shall approve the site plan.
- (4) The site plan applicant will promptly file the approved site plan and accompanying documents with the Recorder of Deeds for New Castle County **within forty-five (45) days of City Council approval**, and inform the Building Official of the exact place of recordation within that office.
- (5) **Approved site plans shall expire as follows:**
 - (a) **An approved site plan recorded after adoption of these regulations shall expire unless construction of development or improvements shown on said site plan shall commence within sixty (60) months of the date of City Council approval and continue in good faith until completion. Upon written request by the property owner, received within thirty (30) days prior to said expiration, City Council may grant an extension of no more than twenty-four (24) months.**
 - (b) **An approved site plan recorded before the adoption of these regulations shall expire unless construction of development**

or improvements shown on said site plan shall commence before [Five Years After City Council approval] and continue in good faith until completion. Upon written request by the property owner, received within thirty (30) days prior to said expiration, City Council may grant an extension of no more than twenty-four (24) months.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 5: This Ordinance shall become effective immediately upon its adoption by City Council.

First Reading

Second Reading

Signed this _____ day of _____, 2026

_____, President of City Council

Attest: _____

, City Clerk

Approved: _____

, Mayor

RESOLUTION NO. 2026-28

**A Resolution to reaffirm the approval of the Site Plan of The Battery, 427
W.7th Street as approved by Resolution 2026-16
NCCo. Tax Parcel No. 21-014.00-400
(427 W. Seventh Street, “The Battery”)**

WHEREAS, JAKSN LLC has applied to the City of New Castle for Site Plan approval for the property located at 427 W. Seventh Street, known as New Castle County Tax Parcel Number 21-014.00-400, and known further as “The Battery”; and

WHEREAS, the purpose of this Site Plan is to develop a multifamily use including 152 apartment units and 2,085 square feet of retail space and other associated amenities, as shown on that certain plan set prepared by MidAtlantic Engineering Partners, LLC last dated January 22, 2026, which is attached here as “Exhibit A” (the “Project”); and

WHEREAS, the Planning Commission has reviewed the application and determined that it is in conformity with the Zoning Code of the City of New Castle as well as with all other federal, state, county, and City regulations and recommends to City Council that the Site Plan be approved.

WHEREAS, City Council approved A Resolution Approving a Site Plan for The Battery on March 10, 2026, but the associated Site and Subdivision Plans were not recorded within the noted 45-day period, thereby requiring this reconfirmation of approval.

NOW, THEREFORE BE IT RESOLVED that the application of JAKSN LLC for Site Plan approval for the property located within the municipal limits of the City of New Castle at 427 W. Seventh Street, known as New Castle County Tax Parcel Numbers 21-014.400, as shown on that certain plan set prepared by MidAtlantic Engineering Partners, LLC, last dated January 22, 2026, said plan set being attached here as “Exhibit A” reflecting such Site Plan, is approved and such plan shall be entitled to be recorded in the Office of the Recorder of Deeds, in and for New Castle County, State of Delaware. The applicant shall record the Site Plan

within 45 days of the date of this Resolution and inform the Building Official of recordation. Failure to record the Site Plan within the aforementioned time frame shall render this Resolution null and void.

BE IT FURTHER RESOLVED that said approval is granted upon the following conditions:

a) The property owner, its successors and assigns, agrees to comply with applicable subdivision and zoning code regulations of the City of New Castle should it elect to build or alter improvements on any lot. Recording of this Site Plan does not ensure or guarantee constructability. Complete building permit applications meeting all applicable City, State and Federal regulations must be submitted to and approved by the City prior to obtaining building permits.

b) As required under the City of New Castle's Zoning Code, upon satisfactory completion of the required improvements as shown on the approved Site Plan, the developer shall submit to the Building Official four copies of the as-built site plan, certified by the engineer, before occupancy of any building, for the review and approval for conformity with the approved Site Plan. The as-built Site Plan shall indicate any deviations from the site improvements shown on the final approved Site Plan.

c) The developer shall construct the driveway improvements addressed in the First Amended and Restated Cross Access and Maintenance Easement Agreement to New Castle County's satisfaction, which shall be memorialized via written confirmation from New Castle County to the City, before obtaining any certificate of occupancy for the Project from the City, unless New Castle County requires some other condition, such as before obtaining a building permit, and the associated language in the First Amended and Restated Cross Access and Maintenance Easement will be amended accordingly.

PASSED this 12th day of May, 2026

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

Diane Delgado, City Clerk

RESOLUTION NO. 2026-29

**A Resolution to reaffirm the approval of the Subdivision Plan of the Battery,
427 W. 7th Street as approved by Resolution 2026-17
NCCo. Tax Parcel No. 21-014.00-400
(427 W. Seventh Street, “The Battery”)**

WHEREAS, JAKSN LLC has applied to the City of New Castle for subdivision approval for the property located at 427 W. Seventh Street, known as New Castle County Tax Parcel Number 21-014.00-400, and known further as “The Battery”; and

WHEREAS, the purpose of this subdivision is to create three (3) lots as shown on that certain plan set prepared by MidAtlantic Engineering Partners, LLC last dated February 6, 2026, which is attached here as “Exhibit A”; and

WHEREAS, the Building Official has determined that the application is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommended to City Council that the Subdivision Plan be approved; and

WHEREAS, the Planning Commission has also reviewed the application and determined that it is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommends to City Council that the Subdivision Plan be approved.

WHEREAS, City Council approved A Resolution Approving a Site Plan for The Battery on March 10, 2026, but the associated Site and Subdivision Plans were not recorded within the noted 45-day period, thereby requiring this reconfirmation of approval.

NOW, THEREFORE BE IT RESOLVED that the application of JAKSN LLC for subdivision approval for the property located within the municipal limits of the City of New Castle at 427 W. Seventh Street, known as New Castle County Tax Parcel Numbers 21-014.400, as shown on that certain plat prepared by MidAtlantic Engineering Partners, LLC, last dated February 6, 2026, said plat being attached here as “Exhibit A” reflecting such subdivision, is approved and such plat shall be entitled to be recorded in the Office of the Recorder of Deeds, in and for New Castle County, State of Delaware. The applicant shall record the Subdivision within 45 days of the date of this Resolution and inform the Building Official of recordation. Failure to

record the Subdivision within the aforementioned time frame shall render this Resolution null and void.

BE IT FURTHER RESOLVED that said approval is granted upon the following conditions:

a) The property owner, its successors and assigns, agrees to comply with applicable subdivision and zoning code regulations of the City of New Castle should it elect to build or alter improvements on any lot. Recording of this plat does not ensure or guarantee constructability. Complete building permit applications meeting all applicable City, State and Federal regulations must be submitted to and approved by the City prior to obtaining building permits.

PASSED this 12th day of May, 2026

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

Courtaney Taylor, City Clerk