

Wilmington, Delaware  
June 20, 2024

**#0444**                    **WHEREAS**, under the Downtown Development Districts Act, 22 *Del. C.* § 1901 *et seq.* (the “Act”), the State of Delaware (the “State”) may designate districts within the State’s cities, towns, and unincorporated areas that will qualify for significant development incentives and other State benefits (the “Downtown Development Districts Program”); and

**Sponsor:**

**Council Member Oliver**

**Co-Sponsor:**                    **WHEREAS**, these districts are known as Downtown Development Districts (“Development Districts”); and

**Council Member Harlee**                    **WHEREAS**, the State designated the City of Wilmington’s (the “City”) initial Development District (the “Wilmington District”) on January 11, 2015; and

**WHEREAS**, under the Act, each participating government must submit a plan that includes the boundaries of, and a detailed planning and development strategy for, its Development District (the “District Plan”), and the City’s District Plan has been reviewed and approved on an annual basis by the State’s Office of State Planning Coordination (the “OSPC”) and the State’s Cabinet Committee on State Planning Issues since the Wilmington District was designated; and

**WHEREAS**, under the Act, each applicant must also propose incentives that address local economic and community conditions and that will help achieve the purposes set forth in the Act, and such local incentives were included in the City’s application for the designation of the Wilmington District; and

**WHEREAS**, the State has subsequently approved several amendments to the Wilmington District’s boundaries that the City requested to maximize incentives and benefits within the Wilmington District, the most recent of which expanded the boundaries of the Wilmington District from 249.28 acres to 274.64 acres; and

**WHEREAS**, pursuant to the Act, the Wilmington District’s initial designation as a Development District is for a ten-year period, which is set to expire in January 2025; and

**WHEREAS**, pursuant to the Act, the Governor may renew a Development District’s designation for up to two (2) additional five-year periods upon the expiration of its initial designation; and

**WHEREAS**, the OSPC has promulgated guidelines for the Development Districts Program (the “Guidelines”); and

**WHEREAS**, the Guidelines provide a Development District (i) may only apply for one (1) five-year renewal at a time, (ii) must submit its application no later than six (6) months prior to the expiration date of its designation as a Development District, and (iii) must include a resolution approving such application from the local government’s legislative body; and

**WHEREAS**, the deadline for the submission of the City’s application requesting the first five-year renewal of the Downtown District designation for the Wilmington District (the “Application”) is July 1, 2024; and

**WHEREAS**, based upon the fact that the City’s approximately ten (10) years of participation in the Downtown Development Districts Program has resulted in private investors and property owners completing new construction and rehabilitation projects valued at over 436 million dollars, City Council reaffirms its strong belief that the Wilmington District stimulates investment in the City’s commercial business district and its adjacent neighborhoods, therefore strengthening the financial vitality and urban fabric of the City; and

**WHEREAS**, in light of the foregoing, City Council deems it necessary and appropriate to approve the Application and support its submission to the State of Delaware.

**NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON** that City Council hereby approves the Application requesting a five-year renewal of the Wilmington District's designation as a Development District and supports the submission of the Application to the State of Delaware.

Passed by City Council,

ATTEST: \_\_\_\_\_  
City Clerk

**SYNOPSIS:** This Resolution approves the City's application requesting a five-year renewal of its Downtown Development District designation and supports the submission of the application to the State of Delaware.

W0125402