



MAYOR AND COUNCIL

PROPOSED COUNCIL RESOLUTION NO. 2024-06

1 **A RESOLUTION IN SUPPORT OF THE APPLICATION FOR A FIVE-YEAR**
2 **EXTENDED DESIGNATION AS A DOWNTOWN DEVELOPMENT DISTRICT**

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

6 **WHEREAS**, these districts are known as Downtown Development Districts ("Districts"); and

7 **WHEREAS**, in 2015, the downtown area of the City of Dover was designated as a Downtown
8 Development District for an initial ten-year period; and

9 **WHEREAS**, the Act allows the Governor to renew existing Districts for up to two five-year
10 renewal periods, upon recommendation of the Cabinet Committee on State Planning Issues; and

11 **WHEREAS**, the Office of State Planning Coordination has developed a renewal application
12 process to evaluate the performance of district responsibilities by the municipality, the continued
13 need for the district, and its effectiveness in achieving program goals, with such applications being
14 due six months prior to expiration; and

15 **WHEREAS**, application materials must include an updated district plan including updated goals,
16 objectives, strategies, and key priority projects, a program evaluation, and a discussion of the
17 continued need for the District designation supported by data, and information about the proposed
18 incentive package to achieve the purposes set forth in the Act (the "Local Incentives") and;

19 **WHEREAS**, Applicants may revise the original District Boundary as a part of the renewal process
20 to meet the redevelopment goals of the next five-year period; and

21 **WHEREAS**, if the renewal application is successful and the City receives a five-year extension of
22 its District designation, the District Plan and Local Incentives proposed by the City shall be binding;
23 and

24 **WHEREAS**, the incentives associated with designation as a Downtown Development District have
25 and are expected to continue to greatly benefit current and future residents, businesses, non-profit
26 organizations, and others within the City of Dover; and

27 **WHEREAS**, the City Council of the City of Dover strongly believes that it is in the best interest of
28 the City of Dover to apply for a renewal of the District designation.

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

- 30 1. The City Council supports the Application for a five-year extension of District Designation
31 prepared by Rossi Group and dated March 2024 (the "Application"); and
- 32 2. The City Manager of the City of Dover is authorized to appoint a District administrator (the
33 "Administrator") to file the Application on behalf of the City, and to provide such other
34 documents and information as may be necessary or desirable in connection with the
35 Application; and
- 36 3. If the Application is successful and the City of Dover receives notice of District renewal:
 - 37 a. The City shall adhere to the District Plan and the Local Incentives contained in the
38 Application for the duration of the District designation; and
 - 39 b. The Administrator, or their designee(s), is authorized to execute such documents and
40 enter into such agreements as may be necessary or desirable in connection with the
41 Downtown Development Districts program and the rights and obligations of the City
42 of Dover thereunder; and
 - 43 c. The Administrator, or their designee(s), is authorized to carry out all District
44 administrative and reporting requirements on behalf of the City of Dover for the
45 duration of the District.

46 ADOPTED: *

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 ROBIN R. CHRISTIANSEN
 MAYOR

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 WILLIAM F. HARE
 COUNCIL PRESIDENT

49 Actions History
 50 04/08/2024 – Introduction – Council Committee of the Whole – Legislative, Finance and Administration
 51 Committee