



MAYOR AND COUNCIL

COUNCIL RESOLUTION NO. 2025-10

A RESOLUTION AUTHORIZING THE DONATION OF CITY-OWNED PROPERTIES TO THE DOWNTOWN DOVER PARTNERSHIP

WHEREAS, Exception “E” to Section 2-425 of the City Code permits the city council to donate a parcel of excess land to a non-profit organization when it is in the best interest of the city; and

WHEREAS, the city owns various parcels that are integral to the plans for downtown redevelopment, as set forth in the “Capital City 2030, Transforming Downtown Dover Master Plan”, incorporated by reference herein, and

WHEREAS, the Downtown Dover Partnership is a 501c/6 non-profit organization. The Downtown Dover Partnership is committed to fostering an improved quality of life for the residents and visitors of Dover, Delaware, through collective collaboration, economic development, and promotion of downtown Dover’s unique historic properties. It is charged with the responsibility of guiding, directing, and implementing the plan, and

WHEREAS, the city previously transferred by donation pursuant to Resolution 2024-08, on September 23, 2024, six city-owned parcels in support of the planned Multi-modal parking facility, and

WHEREAS, the Downtown Dover Partnership, through its President and Executive Director, have written the City Manager requesting that the city donate three (3) other city-owned parcels to the Downtown Dover Partnership to facilitate the massing of parcels for outdoor recreational use in support of a planned mixed-use redevelopment; and

WHEREAS, such parcels are identified below:

Address	Parcel ID	Current Use
222 W. Reed Street	ED05-077.09-01-36.00	Vacant lot
105 S. New Street	ED05-077.09-01-37.00	Vacant lot
115 S. New Street	ED05-077.09-01-43.00	Vacant lot

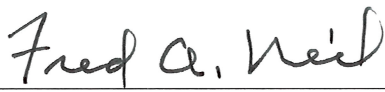
WHEREAS, the transfer by donation to the Downtown Dover Partnership is declared to be in the public interest as the parcels will support current and planned initiatives to revitalize Dover’s historic downtown. The City’s interests are recognized by Dover’s participation in the Downtown Dover Partnership Board and service on its committees.

NOW THEREFORE, the City Council of the City of Dover authorizes the City Manager and the City Solicitor to effectuate the transfer of the requested parcels to the Downtown Dover Partnership, subject to the following conditions:

- a) The Downtown Dover Partnership assumes maintenance, responsibility, and control over the parcels, ensuring that they will be kept in good condition and routinely policed to minimize inappropriate use,
- b) Both parties agree that such parcels are to be used for redevelopment in accordance with the “Capital City 2030” plan,
- c) All redevelopment projects will be in accordance with all then-current City of Dover codes and ordinances,
- d) The parcels will revert to the city, if requested by action of the City Council, if not committed to use in accordance with the plan in 5 years from the date of donation,
- e) The Downtown Dover Partnership assumes all costs (fees, recording, taxes, etc.) at settlement, and all future costs, including but not limited to taxes and fees, insurance, and maintenance, and
- f) The donation is subject to official action of acceptance by the Downtown Dover Partnership Board of Directors.

ADOPTED: October 14, 2025


ROBIN R. CHRISTIANSEN
MAYOR


FRED A. NEIL
COUNCIL PRESIDENT

Actions History

10/14/2025 – Introduction – Legislative, Finance & Administration