REGULAR COUNCIL MEETING

The Regular Council Meeting was held on May 22, 2017 at 7:30 p.m. with Council President Slavin presiding. Council members present were Mr. Anderson, Mr. Sudler, Mr. Neil, Mr. Lewis (departed at 7:38 p.m.; returned at 7:47 p.m.), Mr. Cole, and Mr. Polce. Mr. Hare was absent.

Staff members present were Police Chief Mailey, Ms. Peddicord, Mrs. Mitchell, Mr. Hugg, Fire Chief Carey, City Solicitor Rodriguez, and Mrs. McDowell. Mayor Christiansen was also present (departed at 7:43 p.m.).

OPEN FORUM

The Open Forum was held at 7:00 p.m., prior to commencement of the Official Council Meeting. Council President Slavin declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Ms. Katrina Stubbs reminded members that when she first came before Council she was homeless and working two (2) part-time jobs, and was excited to report that she was currently working a full-time permanent job with the State. She stated that she was currently residing at a home with Interfaith, where she is able to stay and save up until she can get her own place. Ms. Stubbs noted that she was going to the Mayor's Blue Ribbon Panel on Homelessness meeting, and was hoping that, as a result of the meeting, something will become available for women like her, who do not have any type of resources and do not fit into one of the categories. She expressed her hope that something can be set aside for women like herself, who are professional, educated women that are actually leaving the State of Delaware because they are not able to find jobs. Ms. Stubbs stated that if those women had a resource and help, they would stay here in the City of Dover.

Ms. Stubbs asked members, if possible, to continue to help Victory Church and do whatever they can, noting that when she was homeless, Victory Church was the church that she went to for a shower, food, and different resources. She explained that since she did not fit into one of the categories, Victory Church was there to help her. Ms. Stubbs indicated that people sometimes say that they do not have money; however, they have money for other things, like having a video done for $8,000, noting that she read about that in the newspaper and did not agree with it. She reiterated her hope that money can be set aside for women like herself and professional individuals who want to get back in the workforce.

Mr. Eric Abernathy, speaking about homelessness, advised that they just need help and there are quite a few success stories from people who are being assisted and getting help through his church. He stated that he hoped that everyone can all work together to continue to progress to get a home for people who need a place to stay and to get everyone off the street. Mr. Abernathy noted that he knows that it seems like nothing is being done; however he knows who his God is, what He can do, and that it's going to happen in His time. Mr. Abernathy thanked everybody for whatever they are trying to do, noting that it is going to work and he hopes he is here to see it.

Mr. Steven Hall stated that he remembered when Obama was voted in as President, he and many of his fellow African-Americans were ecstatic for having their first African-American President of the United States. He explained he knows that clapping and gestures are not really allowed during Open Forum, which he respects, and when he picked up the Delaware State News a couple of weeks ago,

his first thought was that he was glad he was not in the City Council meeting because he could not help but to jump up and yell out as loud as he could with a great big smile. Mr. Hall congratulated his dear friend Sergeant Marvin Mailey for being appointed Police Chief. He stated that Chief Mailey was not only a great man but a good friend to him, and he thanked him.

Mr. Hall, speaking about homelessness, explained that there were times when he came to Council meetings and he was utterly depressed but he hid it very well because of his faith. He indicated that he wanted Chief Mailey to know how happy he is that he is the Chief and that he is glad that the committee saw the potential that he sees. Mr. Hall noted that Sergeant Mailey is not only a good Chief, but had helped him many times with his talks. He explained that Chief Mailey's presence alone has been inspiring to him and that's why he is still here.

Mr. Hall advised that he looks at each member's face every time he stands before Council and God had given him the gift of discernment, so he knows when members are real and when they are fake. He expressed his thanks to every member of Council, explaining that each time he stands before them, he sees no fakeness. Mr. Hall asked members to please continue to be supportive of him, so that he may find housing.

Pastor Robert Appling stated that he was speaking on behalf of his son, Aaron, who was now Pastor of Victory Church, noting that he was the founder. He advised members that Aaron was in the Philippines feeding 600 homeless children, explaining that his passion is not just for Dover and the homeless here, but for the homeless wherever they might be. Pastor Appling stated that because of Council, different State organizations, and Victory Church working together, Ms. Katrina Stubbs was able to give a positive report earlier in the Open Forum segment. He noted that he saw Jim sitting in the audience and that he and his wife were now in an apartment. Pastor Appling advised that his wife worked tirelessly to get them through some of the committees and furnishing transportation, and they were another success story of the Council and Victory Church working together. He also noted a young man by the name of Rodney who was present. Pastor Appling stated that Rodney was 32 years of age, a black man, married, had three (3) children, and was now residing at Victory Church for a few days until they can try to help him find a way out, find a job, get his family back together and get off the streets. He advised members that it is a continuing job.

Pastor Appling stated that he knew that the Mayor and the Veterans Council had helped a number of veterans in the community, but there are still others who are warriors who have served our Country and are on the streets, homeless, and out of work. He noted that they are not all drunks and they are not all not all drug addicts, explaining that some people who are in that category have degrees and are simply in hard times at this time. Pastor Appling indicated that they are a voice for those who are voiceless. He advised members that a young man told him earlier that day that he is afraid of Council; he doesn't know them, they don't know him, and he doesn't know what to say. Pastor Appling stated that it is a wonderful thing to be able to stand before members and praise them for what they had done and maybe chastise them a little for what they had not done. He indicated that, being able to work with the different State organizations, family organizations, and City organizations, everyone could get something else done.

Pastor Appling noted that Ms. Sue Harris was in attendance, and reminded members that she is an advocate for tiny homes, and they were still working on trying to get that through. He advised that

they were also negotiating for a couple properties in the City of Dover, so that they can do a little bit more. Pastor Appling requested Council's consideration and help when they come before members to ask for help, and thanked Council for what they had done.

Ms. Sue Harris read the following statement regarding homelessness:

> I am fighting a cold and not feeling well so, I'm going to make my presentation very short. I have made copies of some information ***(Exhibit #1)*** that I hope you take the time to look over and read carefully. I want to be sure that it is very clear to everyone that I'm not looking to cause trouble. I am wholly dedicated to the city that I was born and raised in. I have worked the same job at POLYTECH for 28 years and have lived in the same home on Pine Street for my entire life. I love my city and want only to find ways to help make it a beautiful and inviting environment to reside. The information that I am providing to you is for information and hopefully actionable purposes. It points out the deficiencies that have been identified but neglected to be addressed. My intentions are to share the results of my research in order to assist you to find solutions and answers to this complicated problem.
>
> You will see in this paperwork that Dover was informed and offered solutions regarding the lack of compliance with the Fair Housing Act of 1988 years ago. You will see a couple of notations where Ann Marie addressed it in Council meetings, however, I can find no corrections ever being introduced.
>
> I will let you digest the information that I've presented in the hopes that it will aid you in determining just how the City can help play a role in finding a solution to the homelessness in our city.
>
> In a Nutshell, as we wait for the Blue Ribbon panel to settle on a plan and make its presentation, I would like to suggest a few steps that the City could make right now that would begin opening doors and creating some possible solutions.
>
> 1.) Use the funds that seem to be in question: $8,000 for the movie and the other additional funds that came available when the economic development office closed. Place these funds in a revolving loan fund account that is made available for 1st and last month's rents and deposits on houses to be rented for protected class citizens. This fund would be replenished with payments and therefore be available to provide funds for additional houses to open.
>
> 2.) Correct the City code to be in compliance with the Fair Housing Act of 1988 that will allow these group homes to be established and therefore creating some affordable living opportunities for some of the disabled individuals that are living in the streets. These houses would be established in the model of an "Oxford House".

With these two simple steps the City of Dover would show their commitment to being innovative and compassionate to their most vulnerable citizens and quite possibly in showing this commitment other community members will follow their lead and realize the need, the importance and the credibility of this cause.

I also wanted to add that the City of Dover does seem awful busy in getting rid of any property in their name. Seems like there are at least a half dozen properties that I submitted ideas about that have been turned over or sold to: Habitat for Humanity, NCALL or Mautiste LLC. 2 lots on North Street, 3 - 4 lots on New Street, a lot on Gov Ave. Certainly begs the question: If these properties were provided to Habitat and NCALL for affordable housing purposes I'm fully supportive of that and hope that some of that will include those looking for low rent options not just purchase options. If these properties where instead sold, I would love to know how the proceeds from these sales will be used? I certainly hope that as you dispense of all these properties you might consider offering a nonprofit the same sort of lease deal that was offered to DIMH so that additional nonprofits can put their efforts into addressing this problem as well with the support of the city.

I have also been reading about the Delaware Convention Center dissolution. Such a shame, my father was very involved with Al Hedgecock and Stuart Outten in the Civic Center dream and I'm sad to see the board and non profit dissolved. I think that the partnership with Del State will be a positive one that will bring about the same sort of result with their student center and am interested in seeing how the remainder of the land and assets are dissolved and distributed among non profits with the same goals as provided by the IRS dissolution terms.

Please, take the time to look over the information that I am leaving with you. I know that I have provided a plethora of documentation and paperwork and I'm doubtful that any of it was even looked at, but I implore you to please read through this information and be proactive in addressing what appears to be blatant noncompliance on the cities behalf that continues to hinder the availability of housing for those most in need among us.

Thank you

Ms. Cynthia Fay Quevedo advised members that she is homeless. She stated that when she was in her tent that morning, God spoke to her to come speak and said that there are empty buildings that members can provide for the homeless and it should not cost that much to fix them up. Ms. Quevedo noted that she was also present to speak for the veterans, explaining that she had seen a lot of veterans out on the street, more than the homeless people, and they need to be taken care of and put into housing. She asked members to take time and try to do something for them, noting that members have enough money to do so and that's what He wants everybody to do.

The invocation was given by Bishop Holsey, followed by the Pledge of Allegiance and a moment of silence for Mr. Josh Littleton, Building Official for the City of Seaford.

AGENDA ADDITIONS/DELETIONS

Mr. Sudler moved for approval of the agenda, seconded by Mr. Neil and unanimously carried.

Mr. Sudler moved for approval of the Consent Agenda, seconded by Mr. Lewis and carried by a unanimous roll call vote (Mr. Hare absent).

ADOPTION OF MINUTES - SPECIAL COUNCIL MEETING OF MAY 4, 2017

The Minutes of the Special Council Meeting of May 4, 2017 were unanimously approved by motion of Mr. Sudler, seconded by Mr. Lewis and bore the written approval of Mayor Christiansen.

ADOPTION OF MINUTES - ANNUAL COUNCIL MEETING OF MAY 8, 2017

The Minutes of the Annual Council Meeting of May 8, 2017 were unanimously approved by motion of Mr. Sudler, seconded by Mr. Lewis and bore the written approval of Mayor Christiansen.

CERTIFICATE OF CONGRATULATIONS - DOVER HIGH SCHOOL SPEECH AND DEBATE TEAM

The City Clerk read the following Certificate of Congratulations into the record:

Certificate of Congratulations

presented to

Dover High School Speech and Debate Team

A team of students from Dover High School's Speech and Debate class showcased their knowledge of the United States Constitution and their outstanding communication skills by capturing the State title in the "We the People" Competition held on February 13, 2017 in Smyrna, Delaware. The team also represented Delaware at the National Finals of the Competition, organized by the Center for Civic Education and held in Washington, DC from April 21- 24, 2017, where they placed higher than any other previous Delaware team. The City of Dover congratulates the following students for their remarkable achievement:

Cassandra Cordie
Reginald Daniel
Mai Gibson
Anmol Gill
Andrew Honeycutt
Barry Jones
Muskan Kaur
SooHan Kim
Daniel Larlham
Maxim Nikolenko
Crystal Solomon
Grace Young

The entire team and Ms. Molly Phillips, History and Social Sciences Teacher and Speech and Debate Advisor, are commended for their hard work, dedication, and commitment.

May 22, 2017

On behalf of the Mayor and Council, Mayor Christiansen and Councilman Cole presented the Certificate to Principal Courtney Voshell, Ms. Molly Phillips, and the members of the Dover High School Speech and Debate Team.

Mr. Barry Jones, President, Dover High School Speech and Debate Team, stated that he and a few other members of the Team also participated in the City of Dover Youth Government Day. He thanked the Mayor and Council for recognizing them, noting that they worked incredibly hard. Mr. Jones stated that all of the members of the Team are very interested in the operations of municipal government, local government, statewide government, and also national government, and they feel what Council does is extremely important to them and the community. On behalf of the Team, Mr. Jones thanked members for honoring them and expressed their hope that Council would continue to be effective in their community.

Mr. Sudler congratulated members of the Speech and Debate Team for a job well done, noting that he was a fellow Senator and 1992 graduate.

PROCLAMATION - COMMUNITY ACTION MONTH

The City Clerk read the following Proclamation into the record:

WHEREAS, Community Action Agencies were created when the Economic Opportunity Act of 1964 was signed into law, and currently there are approximately one thousand such agencies serving the underprivileged in the United States; and

WHEREAS, First State Community Action Agency has been committed to working with individuals and communities to overcome the challenges of unemployment, homelessness, substandard living conditions, and hunger in Delaware since 1966; and

WHEREAS, First State Community Action Agency has made an essential contribution to individuals and families in Delaware by providing innovative and cost-effective programs that enable them to improve their lives and living conditions; and

WHEREAS, Delaware and the entire country must continue to promote economic security and ensure that all citizens are able to live with dignity by providing support and opportunities for those in need of assistance.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim May 2017 as **COMMUNITY ACTION MONTH** in the City of Dover in recognition of the hard work and dedication of First State Community Action Agency.

PROCLAMATION - PUBLIC WORKS WEEK

The City Clerk read the following Proclamation into the record:

WHEREAS, public works services are an integral part of the daily lives of those in our community, and the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs, such as facilities management, fleet maintenance, grounds and parks

maintenance, solid waste collection and recycling, street and stormwater management, water production, and water and wastewater operations and maintenance; and

WHEREAS, the health, safety, and comfort of this community greatly depend on the quality and effectiveness of public works facilities and services, whose engineering, construction, and inspection are vitally dependent upon the efforts and skill of the City of Dover Public Works Department staff; and

WHEREAS, the efficiency of the qualified and dedicated personnel of the Public Works Department is materially influenced by the people's attitude and understanding of the importance of the work that the Department performs; and

WHEREAS, the American Public Works Association 2017 National Public Works Week theme, "Public Works Connects Us," speaks to the essential nature of public works services in support of everyday quality of life.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim May 21 - 27, 2017 as **PUBLIC WORKS WEEK** in the City of Dover, and urge all citizens and organizations to learn more about the issues involved in providing public works, and to recognize the contributions that dedicated Public Works Department employees make every day to our health, safety, comfort, and quality of life.

On behalf of the Mayor, Council, and citizens of Dover, Mayor Christiansen presented the Proclamation to Mrs. Sharon Duca, Public Works Director, and Mr. Jason Lyon, Water/Wastewater Manager. Mayor Christiansen congratulated Mrs. Duca and Mr. Lyon for the work that they and their crew do 24/7, 365 days a year. He shared with members of Council and staff that he was very pleased and honored to attend an awards luncheon where the City of Dover Department Public Works was recognized for their water and wastewater efforts in keeping the City's drinking water clean and safe and palatable throughout the entire year.

Mrs. Duca thanked the Mayor and members of Council for acknowledging National Public Works Week and the staff of the Department of Pubic Works. She stated that the services provided by the Department are vast, noting that she could honestly say that they often feel as if their work is never done. Mrs. Duca stated that she was eternally grateful for the talented and diligent staff that she has the pleasure to work with, explaining that they work tirelessly to achieve quality and efficient services for the City of Dover. Mrs. Duca thanked each member for their continued support of the Department.

2016 ANNUAL REPORT - DOWNTOWN DOVER PARTNERSHIP

Mr. Gregory Moore, President of the Downtown Dover Partnership (DDP), formally introduced Ms. Joan Cote, DDP Executive Director, noting that she was hired in September 2016. He advised that the DDP now had a second person working on staff, Ms. Tina Bradbury. Mr. Moore introduced Ms. Bradbury and explained that she was working on a number of DDP events and was a good asset for the DDP.

Mr. Moore advised members that it was a challenging year for the DDP. He explained that, with a new complete staff, they had to do some retooling and some reorganizing, which Ms. Cote had overseen quite nicely. Referring to the DDP 2016 Annual Report, Mr. Moore indicated that it provided a summary. He stated that there are a number of initiatives, plans, programs, parades and events that the DDP does every year and the DDP prides itself in continuing to do those things, as well as trying to bring new businesses and revitalization to the downtown. Mr. Moore noted that one (1) of the highlights of 2016 was that the DDP was able to secure the E-ZPass lease for another six (6) years, in two (2) three-year terms. He stated that E-ZPass brings a number of people through their front doors, paying their pills and getting customer service, etc. Mr. Moore also noted another big accomplishment last year was that the DDP was able to refinance the former Acme property.

Mr. Moore announced that this will be his last year as President of the DDP. He stated that he had been President for a number of years and thought it was very important for the Board to have new, fresh faces, new leadership, and new energy. Mr. Moore noted that he was becoming an older person and he wanted to see younger people who have interest in the downtown move up and take those leadership roles. He explained that he thinks new ideas are important and they can only get them by energizing some of the younger leaders. Mr. Moore stated that two (2) of those leaders that he wanted to recognize were Mr. Todd Stonesifer, whose energy has been good for the DDP Board, and Mrs. Erin Thwaites, who is a great business leader downtown and would be joining the Board. He noted that he had high hopes that Mrs. Thwaites will ascend into the DDP executive team. Mr. Moore stated that Ms. Anita Evans had served as the DDP Vice President for a number of years and he was hopefully that she would get her chance to take over leadership this year and bring new ideas and new energy to the partnership.

Mr. Moore thanked members of Council, noting the great support the DDP had received from the City of Dover. He stated that the City and DDP have a brother/sister kind of relationship, explaining that the DDP is a separate entity and a non-profit in their own right, but the Council has been very friendly to the DDP, and together they had done some great things.

Ms. Cote noted that she had worked with many members in her previous career. She stated that she was very excited to be here and looking forward to doing some wonderful things together. Ms. Cote informed members that the DDP was already building a great relationship with the Police Department, explaining that they do a lot of things together. Ms. Cote stated that Mrs. Sharon Duca, Public Works Director, and the Public Works Department had been absolutely incredible to the DDP, as well as the Finance Department with the leadership of Mrs. Donna Mitchell. She explained that, in the few short months she had been with the DDP, she had already seen how incredible the relationships are, and stated that she planned on working to make those relationships even better. Ms. Cote advised that she planned to bring some great things to downtown Dover, and looked forward to the new leadership that they are going to have with the Board and some more involvement with some new Council members, too.

Ms. Cote announced that the DDP had just received the new Capital City Farmer's Market banners earlier that day and displayed them for members. She advised that the Farmer's Market would be open on Loockerman Way Plaza from June 11th to October 4th. Ms. Cote asked members to come out and support the market which would have great fresh fruits and vegetables. She stated that the

market supports local farmers and a lot of the money from the produce that is sold goes back to the Interfaith Mission.

On behalf of the DDP, Ms. Bradbury expressed appreciation for Council's support, noting that she knew their job was not easy. She advised members that Mr. Moore had certainly not had an easy job and assured members that he was not going anywhere, explaining that he was still a friend and a Board member at the DDP. Ms. Bradbury stated that the DDP values Mr. Moore, his expertise and the projects he has been able to implement with the help of the City, members of Council, and the State. She indicated that some tremendous partnerships had been formed and would continue. Ms. Bradbury noted that safety was a big concern which the DDP was continuing to work on, and that they looked forward to working with the new Chief. She advised that the whole staff had been very good and very supportive, and that the DDP looked forward to the best yet to come for Dover and the DDP.

Mr. Sudler moved for acceptance of the Downtown Dover Partnership 2016 Annual Report. The motion was seconded by Mr. Lewis and unanimously carried.

BOARD OF ASSESSMENT APPEALS EXEMPTION AUDIT REPORT - APRIL 26, 2017 EXEMPTION AUDIT HEARINGS - EXEMPTION AUDIT SUMMARY

Members were advised that in October 2016, the first notification went out to the approximately 360 properties that the City had classified as exempt, and they received a letter explaining the Exemption Audit and a Verification of Eligibility Form to be returned no later than December 30, 2016. The Board of Assessment Appeals met on February 9, 22, and 23 and March 15, 2017 to discuss all of the exempt properties. At the end of the March 15, 2017 meeting, there were 33 properties that the Board felt either they did not have enough information to make a decision on or that did not meet the requirements of an exempt status. These 33 properties were given notice on March 16, 2017 that they had until April 14, 2017 to submit another application and additional information to request a hearing with the Board of Assessment Appeals. Of the 33 properties, only 16 properties were brought before the Board of Assessment Appeals on April 26, 2017.

The Board recommended that all of the properties that were approved administratively during the February and March meetings be approved, as well as the 16 properties from the April 26, 2017 hearing. Members were advised that there were a couple of properties that the Board would like to have come back for various reasons, and that explanations and time frames were included in the motions and minutes of the April 26, 2017 hearings. The 16 properties were included on the list of approved properties for Council review.

It was noted that the 17 remaining properties were notified that they can reapply for exempt status during the regular appeal period and given a deadline of May 1, 2017 at 5:00 p.m.

Members were reminded that the lists of approved and denied properties did not include government agencies and public schools.

By consent agenda, Mr. Sudler moved for approval of the Exemption Audit Project and all recommendations from the Board *(Exhibit #2)*. The motion was seconded by Mr. Lewis and carried by a unanimous roll call vote (Mr. Hare absent).

SEMI-ANNUAL INSPECTION BY CITY MANAGER - ROBBINS HOSE COMPANY

In accordance with Chapter 46 - Fire Prevention and Protection, Article II - Fire Department, Division 1 - Generally, Section 46-43 - Semiannual Inspections, of the City Code, the Acting City Manager, Mrs. Donna S. Mitchell, met with the Fire Chief to discuss fire company issues. Mrs. Mitchell submitted a memorandum outlining the items discussed and noted that the Officers and staff of the Robbins Hose Company were extremely helpful with their assistance in her understanding of the operations and service provided to the community through their volunteer members.

By consent agenda, Mr. Sudler moved for acceptance of the report of the Semi-Annual Robbins Hose Company Inspection, as submitted by the Acting City Manager. The motion was seconded by Mr. Lewis and carried by a unanimous roll call vote (Mr. Hare absent).

SET PUBLIC HEARING - ELECTRIC FUND BUDGET

A public hearing on the Electric Revenue Fund Budget is required for compliance with the City of Dover Electric Revenue Bonds Resolution prior to adoption of the budget. Staff recommended that the public hearing be set for June 12, 2017 at 7:30 p.m.

Mr. Sudler moved to set a public hearing for June 12, 2017 at 7:30 p.m. for the 2017/2018 City of Dover Electric Fund Budget. The motion was seconded by Mr. Neil and unanimously carried.

COMCAST FRANCHISE RENEWAL

Mrs. Donna Mitchell, Acting City Manager, reviewed the Cable Franchise Agreement between the City of Dover and Comcast of Delmarva, LLC, dated May 22, 2017. She advised members that the Comcast Franchise Agreement was up for renewal and not much had been changed. Mrs. Mitchell noted that the terms and conditions had stayed the same and the franchise revenue had stayed at 5% of gross revenues for the cable services that the City currently receives. Referring to page 24, she informed members that there were two (2) new items in the Agreement: 1) a $50,000 grant, where Comcast will match up to 50% of the cost, not to exceed $50,000, for the new equipment that the City is buying for televising Council meetings, and 2) an EG grant for when the City gets its educational and governmental channel up and running. Mrs. Mitchell explained that Comcast will pay the City $.25 per subscriber per month for the EG grant during the duration of the Agreement. She stated that the grant will go toward the EG channel cost and the City will have to substantiate the cost.

In response to Mr. Sudler, Mrs. Mitchell stated that she did not believe that there were any cons regarding this matter, noting that it was the same type of agreement that the City has with Verizon. She advised members that Comcast did include language in the Agreement to ensure that they are on equal footing with any other cable providers. She explained that, for example, if the City is more favorable to Verizon, Comcast wants to ensure that they are on a level playing field.

Responding to Mr. Anderson, Mrs. Mitchell stated that the Verizon contract would be coming up soon. She noted that she and Mrs. Kay Sass, Public Affairs and Emergency Management Coordinator, were talking about the Verizon contract earlier that day and were going to begin working on it.

In response to Mr. Anderson, Mrs. Mitchell confirmed that the provisions for channels that Comcast carries are just basically the FCC minimum local broadcast requirements.

Responding to Mr. Anderson, Mrs. Mitchell stated that the City had not heard any feedback or complaints from any local stations.

Mr. Lewis asked if the $50,000 grant was just a one-shot deal. Responding, Mrs. Mitchell advised that the $50,000 grant would be a one-time grant specifically for getting equipment that the City needs for televising the meetings.

Mr. Lewis asked if Mrs. Mitchell if, in her professional opinion, she was comfortable with a 10-year contract. In response, Mrs. Mitchell stated that she was comfortable with a 10-year contract. She advised that the City had normally done these agreements for 10 years, and franchise agreements like this, are usually not shorter than that.

In response to Mr. Anderson's request for clarification, Mrs. Mitchell confirmed that although the $50,000 would be a one-time grant, the $.25 per subscriber would continue each year. Mr. Anderson asked if the 5% of the revenue would continue each year, and how much that came to last year. Responding, Mrs. Mitchell confirmed that the 5% of the revenue would continue each year. She advised members that, as she recalled, each franchise agreement runs between $85,000 and $90,000 per quarter, and they are relatively equal in their receipts.

Mr. Sudler asked if it would help the City or hurt the City to do a contract for 15 years. In response, Mrs. Mitchell advised members that the normal contract length is 10 years. She explained that if the City went past 10 years, maybe the $.25 would not be there; however, since the Agreement indicated that Comcast usually passes that on to the customers, she did not believe that would make a difference. Mrs. Mitchell stated that she did not think it would help or hurt the City to do a contract for 15 years. Mr. Sudler asked Mrs. Mitchell whether she had ever thought about possibly negotiating beyond 10 years, and she responded that she had not.

Mr. Neil moved for approval of the renewal of the 10-year Comcast Cable Franchise Agreement, as recommended by Staff. The motion was seconded by Mr. Lewis and carried by a unanimous roll call vote (Mr. Hare absent).

2017 SPECIAL FIRST (1ST) DISTRICT MUNICIPAL ELECTION RESULTS

Mrs. Traci A. McDowell, City Clerk, reported the results of the 2017 Special First (1st) District Municipal Election held on May 16, 2017, as follows:

FIRST (1ST) DISTRICT			
Candidate	Votes	% of District Votes	% of District Voters
Rachel L. Dunning	77	14.42%	1.08%
Matthew J. Lindell	**230**	**43.07%**	**3.22%**
Ronald G. Poliquin	227	42.51%	3.18%
TOTAL VOTES CAST	534		
TOTAL REGISTERED VOTERS	7,149		
% OF DISTRICT VOTERS	7.47%		

Mr. Sudler moved for approval of the Election Results as reported by the City Clerk. The motion was seconded by Mr. Neil and unanimously carried.

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY COUNCIL PRESIDENT SLAVIN

Council President Slavin requested approval of the following appointments:

City Chaplains (Annual Appointment expires June 11, 2018)
Bishop Thomas L. Holsey of Bibleway Temple Church of God in Christ
Chaplain Wallace Dixon of Bibleway Temple Church of God in Christ

Construction and Property Maintenance Code Board of Appeals
Councilman David L. Anderson
Councilman Brian E. Lewis
Councilman Fred A. Neil

By consent agenda, Mr. Sudler moved for approval of the Appointments/Reappointments, as recommended by Council President Slavin. The motion was seconded by Mr. Lewis and carried by a unanimous roll call vote (Mr. Hare absent).

FINAL READING - PROPOSED ORDINANCE #2017-06 - PROPOSED ORDINANCE #2017-06 AMENDING CHAPTER 70 - OFFENSES AND MISCELLANEOUS PROVISIONS, SECTION 70-2 - WEAPONS GENERALLY

The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of May 8, 2017. Council President Slavin reminded members of the public that copies of the proposed ordinance were available at the entrance of the Council Chambers or on the City's website at www.cityofdover.com under "Government."

Mr. Neil moved that the Final Reading of the proposed ordinance be acknowledged by title only. The motion was seconded by Mr. Lewis and unanimously carried.

Mr. Cole reminded members that the proposed ordinance would allow for a civilian marksmanship program at Dover High School. He stated that Police Chief Marvin Mailey and Major John K. Murphy, USAF (Retired), Senior Aerospace Science Instructor at Dover High School, were present and could answer any specific questions.

By motion of Mr. Anderson, seconded by Mr. Neil, Council, by a unanimous roll call vote (Mr. Hare absent), adopted Ordinance #2017-06, as follows:

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 70 - Offenses and Miscellaneous Provisions, Section 70-2 - Weapons Generally, Paragraph (d) - Prohibited, (2) - Furnishing to Certain Persons, of the Dover Code be amended to read as follows:

Sec. 70-2. - Weapons generally.

(a) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Municipal building shall mean any building where the city meets in its official capacity, including non-city owned or leased buildings during the time in which the city is meeting in or occupying the building, or any building containing the offices of city elected officials and of city employees actively engaged in performing governmental business. Parking facilities are excluded.

Weapon shall mean any firearm from which a shot, projectile or other object may be discharged, or any air gun, BB gun, or any instrument, toy or weapon commonly known as a "peashooter," "slingshot" or "beany," or any bow made for the purpose of throwing or projecting missiles of any kind, or any knife, brass or metal knuckles, or any club loaded with lead or other weight, or any blackjack or billyclub.

(b) *Unlawful discharge*. It shall be unlawful for any person to discharge any firearm within the city, except lawfully in self-defense, in defense of property, in defense of others or as permitted in paragraph (c).

(c) *Lawful discharge*.

(1) *Law enforcement officers*. The discharge of weapons by any law enforcement officer while on duty, or as necessary in the lawful discharge of his or her duties, is permitted.

(2) *Galleries and ranges*. The discharge of weapons at licensed shooting galleries or ranges when the instrument can be fired, discharged or operated in a manner that shall not endanger persons or property, and also in a manner that shall prevent the projectile from traversing any grounds or space outside the limits of the gallery or range is permitted.

(d) *Prohibited*.

(1) *Business display*. It shall be unlawful for any pawnbroker, secondhand dealer or other person who engages in business in the city to display, or to place on exhibition in any show window or other window facing upon any street, any pistol, revolver or other firearm with a barrel of less than 12 inches in length, or any switchblade knife, or any brass or metal knuckles, or any club loaded with lead or other weight, or any blackjack or billyclub.

(2) *Furnishing to certain persons*. It shall be unlawful for any person to purchase from, or sell, loan or furnish any weapon to any person under the influence of any alcoholic beverage or any illegal narcotic drug, stimulant or depressant, any person in a condition of agitation and excitability or a minor under the age of 18 years. Nothing in this ordinance shall be construed to prohibit the furnishing of weapons pursuant to an authorized course of school instruction, or for the purpose of engaging in any school-authorized sporting or recreational activity.

(3) *Possession of firearms, ammunition, components of firearms, or explosives in municipal buildings*. Except as set forth in section (c) below, possession of firearms, ammunition, components of firearms, or explosives is prohibited in all municipal buildings.

a. *Required signs*. In all municipal buildings, a conspicuous sign shall be posted at each entrance stating that the possession of firearms, ammunition, components of firearms, or explosives are prohibited. Such sign may also state that persons in violation may be denied entrance to the building or be ordered to leave the building.

b. *Immediate departure*. Any person who immediately foregoes entry or immediately exits any municipal building or police station due to the possession of a firearm, ammunition, components of firearms, or explosives shall not be guilty of violating this section.

c. *Exceptions*. The following shall constitute valid exceptions to this section:

1. Possession of firearms, components of firearms, and ammunition or explosives by law enforcement officers;

2. Law enforcement agencies receiving shipments or delivery of firearms, components of firearms, ammunition, or explosives;

3. Law enforcement agencies conducting firearm or ammunition safety and training programs, donation, amnesty, or any other similar programs in police stations or municipal buildings;

4. Compliance by persons subject to protection from abuse court orders;

5. Carrying firearms and ammunition by persons who hold a valid license pursuant to either § 1441 or § 1441A of Title 11 of the Delaware Code so long as the firearm remains concealed except for inadvertent display or for self defense or defense of others;

6. Carrying firearms and ammunition by officers or employees of the United States duly authorized to carry a concealed firearm; or

7. Carrying firearms and ammunition by agents, messengers and other employees of common carriers, banks, or business firms, whose duties require them to protect moneys, valuables and other property and are engaged in the lawful execution of such duties.

(e) *Penalties*.

(1) *Fines*. Except as otherwise provided, any violation of this section shall be subject to a fine as provided for in Appendix F-Fees and Fines.

(2) *Forfeiture*. Every person convicted of a violation of this section, section 70-3, or any state law relating to weapons shall forfeit the weapon to the city. Upon a finding of guilt, it shall then be the duty of the court, after the expiration of a reasonable time, to declare by written order that the chief of police shall either dispose of the weapon or retain the weapon for official police department use.

(f) *Severability*. The provisions of this ordinance shall be severable. If any provisions of this ordinance are found by any court of competent jurisdiction to be unconstitutional or void, the remaining provisions of this ordinance shall remain valid, unless the court finds that the valid provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, the unconstitutional or void provision that it cannot be presumed that city council would have enacted the remaining valid provisions without the unconstitutional or void provision; or unless the court finds that the remaining valid provisions, standing alone, are incomplete and incapable of being executed in accordance with city council's intent.

(Code 1968, §§ 20-29, 20-33-20-36; Code 1981, § 14-5; Ord. No. 2015-15, 10-26-2015)

ADOPTED: MAY 22, 2017

ACTING CITY MANAGER'S ANNOUNCEMENTS

Mrs. Donna Mitchell, Acting City Manager, announced that the City was recognized by Moody's rating agency to upgrade the water/wastewater revenue bond rating from Aa3 to Aa2.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Sudler congratulated Major Marvin Mailey on his accomplishment of becoming the new Chief of Police. He stated that, after a long internal deliberation, having a lot of thoughts about the process and his position in that matter, and looking at everything that transpired, he did not think that any of the members of the Ethics Commission had been compromised or feel that they owed any official anything. Mr. Sudler thanked the members for their service on the Commission. He stated that he thought that they were doing a great job and was looking forward to them continuing to serve. Mr. Sudler explained that it was a tough call and a tough situation at that time and it did not reflect upon the members of the Ethics Commission personally because his frustration was not with the members individually, it was with the process. He noted that he was looking forward to seeing what could be done in regard to that process. Mr. Sudler stated that he apologized if there were any ill feelings in regard to that matter, or any members thought that he was attacking them personally, explaining that was not his intent.

Mr. Sudler invited everyone to attend the May 25, 2017 meeting at 6:30 p.m. in the City Hall Council Chambers, regarding restoring Dover Park. He explained that this matter can no longer wait, explaining that it was not just about Dover Park but was also about what can be done to help show the youth a different way of life, so that can be productive citizens of Dover and become role models within the community. Mr. Sudler stated that he hoped that not only the citizens of Dover but also the youth would come out and voice their opinions in regard to the programs and activities the City can provide to help increase the quality of living in the City of Dover. He informed members that the theme of the meeting would be "Starting Below Ground Zero," meaning starting with the attitude of the community and the officials collectively, as a partnership effort to not only restore Dover Park but to restore the City of Dover. Mr. Sudler noted that he met with City staff regarding this matter earlier that day, and gave a special thanks to Mr. Eddie Diaz, Ms. Carolyn Courtney, Mrs. Sharon Duca, Mrs. Donna Mitchell, Mr. David Hugg, and the rest of the team that would be joining everyone at the meeting. He also thanked Council President Slavin for allowing him to be the Chair of the Parks, Recreation, and Community Enhancement Committee, to spearhead this initiative to restore all the parks, not just Dover Park, and to make the quality of living better for everyone. Mr. Sudler stated that he thought that this would be the soul of a movement that is going to change and impact the City of Dover.

Mr. Anderson informed members that he had been contacted by several concerned citizens who expressed concerns regarding the recent shootings on North Bradford Street, South New Street, and in the Woodmill area. He stated that this problem was not affecting one area or one district but the whole City. Mr. Anderson expressed his hope that Council would take a concerted effort to give the City's Police Department the support they need, and to give full support across every spectrum of the community. He stated that he thought that, in particular, Council needed to provide the City's police the resources to stay out and be proactive, and support continuing the cadet program which was currently lacking funding. Mr. Anderson advised that he intended to ensure that this issue is brought up because it is the most cost-effective way to put people on the street so the City's full-time officers can address the more serious problems. He stated that the City also needed to be able to support some of the future and proactive programs that had been initiated in the past year and a half, such as the police athletic league and the substance abuse project, and encouraged members to look at the resolution establishing a dollar for a difference program, which would be considered by the

Council Committee of the Whole/Parks, Recreation, and Community Enhancement Committee during their Special meeting scheduled for May 23, 2017.

Mr. Cole noted that when he and Mr. Neil attend neighborhood meetings, the members of staff who attend, including Corporal Jennifer Lynch, Ms. Velvet Bowen, and other Planning and Code Enforcement staff, are always responsive to the constituent concerns that they are asked to look into. Mr. Cole and Mr. Neil expressed their appreciation and noted that they knew that the constituents also appreciated staff's efforts.

Mr. Sudler thanked the Third District Councilmen Cole and Neil for inviting him to the Towne Point Association meeting on May 18th to promote the May 25th meeting. He stated that it was very interesting and he looks forward to working with the constituents.

Mr. Sudler moved for adjournment, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 8:08 p.m.

TRACI A. McDOWELL
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of May 22, 2017, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/TM
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Exhibits
Exhibit #1 - Fair Housing Information, provided by Ms. Sue Harris
Exhibit #2 - Board of Assessment Appeals Exemption Audit Report - Board of Assessment Appeals Meeting Minutes of February 9, 22, and 23, March 15, and April 26, 2017; and Lists of Approved and Denied Properties

DELAWARE STATEWIDE
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

OBSERVATION: Minimum wage and single-income households cannot afford a housing unit renting for the HUD Fair Market Rent in Dover. This situation forces these individuals and households to double-up with others, or lease inexpensive, substandard units from unscrupulous landlords. Minorities and female-headed households will be disproportionately impacted because of their lower incomes.

OBSERVATION: Persons receiving a monthly SSI check of $674 as their sole source of income, including persons with disabilities, cannot afford a one-bedroom unit renting at the Fair Market Rent of $757.

OBSERVATION: Overall, the housing market in the City of Dover is moderately unaffordable, as only 30.9% of the housing units sold in 2009 were considered to be affordable to households earning the median household income of $44,490. When median household income by race is considered, Black households would have a more difficult time purchasing a home than Whites.

OBSERVATION: Overall, the housing market in the City of Dover is moderately unaffordable, as only 30.9% of the housing units sold in 2009 were considered to be affordable to households earning the median household income of $44,490. When median household income by race is considered, Black households would have a more difficult time purchasing a home than Whites.

OBSERVATION: Black households are disproportionately represented among Section 8 voucher holders. Of the 182 households in Dover using vouchers, 80.2% are Black. In addition, Black households are also disproportionately represented among applicants on the Section 8 waiting list. Of the 641 households waiting for a Section 8 voucher, 81.6% are Black.

OBSERVATION: The extensive waiting lists for public housing (614 applicants) and Section 8 (641 applicants) demonstrate a high demand for affordable housing in Dover. Demand is high due to consumer desires to be close to amenities and transit options.

OBSERVATION: Analysis of the City's Annual Plan and CAPER documents reveal a balanced investment of CDBG funds in both impacted and non-impacted areas. The City should continue its efforts to affirmatively further fair housing by expanding the availability of affordable housing in non-impacted areas. The City should allocate funds for new family housing developments (both sales and rental) on sites outside of impacted areas.

OBSERVATION: The City's Planned Neighborhood Design program could be improved from a fair housing perspective by adding incentives for the production of affordable units. The City could provide financial and other incentives to developers in exchange for the provision of a percentage of housing units to be set-aside for households with incomes at or below a certain percentage of the area median income.

OBSERVATION: The City should simplify its definition of "family" by focusing on whether a household functions as a cohesive unit rather than distinguishing between related and unrelated persons. A restrictive definition that limits the number or type of relationship between persons living together as a household unit in a single-family dwelling unit is incompatible with many modern living situations and potentially discriminates against persons with disabilities.

OBSERVATION: The City's Planned Neighborhood Design program could be improved from a fair housing perspective by adding incentives for the production of affordable units. The City could provide financial and other incentives to developers in exchange for the provision of a percentage of housing units to be set-aside for households with incomes at or below a certain percentage of the area median income.

OBSERVATION: The City of Dover has no provision in its zoning ordinance to allow more than five unrelated persons with disabilities to live together as a group home. This circumstance limits fair housing choice, particularly for persons with disabilities. The City should amend its ordinance to remove obstacles to the creation of group homes.

e. Definition of Family

Restrictive definitions of family may impede unrelated individuals from sharing a dwelling unit. Defining family broadly advances nontraditional families and supports the blending of families who may be living together for economic purposes. Restrictions in the definition of family typically cap the number of unrelated individuals that can live together. These restrictions can impede the development of group homes, effectively impeding housing choice for the disabled. However, in some cases, caps on unrelated individuals residing together may be warranted to avoid the health and safety problems created by overcrowding. The City of Dover defines a family as one or more persons occupying a dwelling unit as a single nonprofit housekeeping unit. More than five persons, exclusive of domestic servants, or not more than one boarder or roomer, not related by blood, marriage or adoption, shall not be considered to constitute one family. The City limits the number of unrelated individuals to five persons. Because the ordinance does not have an exception for group homes for persons with disabilities, this cap unduly restricts the number of persons who can live together in such an arrangement. However, in some cases, restrictions on the number of unrelated individuals residing together may be warranted for health and overcrowding issues and to comply with Building and Fire codes adopted at the state and Municipal levels.

f. Regulations for Group Homes for Persons with Disabilities

Group homes are residential uses that do not adversely impact a community. Efforts should be made to ensure group homes can be easily accommodated throughout the community under the same standards as any other residential use. Of particular concern are those that serve members of the protected classes such as the disabled. Because a group home for the disabled serves to provide a non-institutional experience for its occupants, imposing conditions are contrary to the purpose of a group home. More importantly, the restrictions, unless executed against all residential uses in the zoning district, are an impediment to the siting of group homes and are in violation of the Fair Housing Act. Two primary purposes of a group home residence are normalization and community integration. By allowing group residences throughout the community in agreement with the same standards as applied to all other residential uses occupied by a family, the purposes of the use are not hindered and housing choice for the disabled is not impeded. Towards this end, municipalities may not impose distancing requirements on group homes for persons with disabilities.

In *Horizon House Development Services, Inc. v. Township of Upper Southampton, PA*, the court found a 1,000-foot spacing requirement to be in violation of the Fair Housing Act. The court also found the Township's requirement for an applicant to seek and receive a variance from the ordinance to establish a group home within the 1,000-foot distance also to be a violation. The City of Dover has no definition encompassing the "group home" use. Presumably, a group home could be established as a single-family dwelling unit in any residential district as a result. However, the City's definition of "family" does not allow for more than five unrelated persons to share a family household, which would also not allow more than five unrelated persons to live together in a group home.

Impediment #1: The City's increasingly diverse minority population may require language accommodations to ensure that all residents can access programs and services.

Impediment #2: Minority households have greater difficulty becoming home owners in Dover because of lower incomes.

Impediment #3: The City's supply of housing that is affordable to households up to 80% of median household income is inadequate

Impediment #4: The City's supply of affordable and accessible housing units is inadequate to meet demand.

Impediment #5: The City's process for allocating and reporting CDBG funds could be improved from a fair housing perspective.

Impediment #6: Policy documents utilized by the Dover Housing Authority could be improved from a fair housing perspective.

Impediment #7: The 2008 Comprehensive Plan does not recognize the City's responsibility to affirmatively further fair housing.

Impediment #8: The City of Dover's zoning ordinance limits fair housing choice for certain families and persons living in group homes.

Impediment #9: Members of the protected classes could be more fully represented on City boards and commissions dealing with housing issues.

Impediment #10: Mortgage loan denials and high-cost lending disproportionately affect minority applicants.

K. Signature Page for the City of Dover

By my signature I certify that the Analysis of Impediments to Fair Housing Choice for the City of Dover is in compliance with the intent and directives of the regulations of the Community Development Block Grant Program regulations.

_____

(Signature of Authorizing Official)

_____

Date

In the AI report The Delaware Code "Definition of Family" reads:

One or more persons occupying a dwelling unit as a single nonprofit housekeeping unit. Does not include more than five persons not related by blood, marriage or adoption.

The comments: **No explicit exception for group homes for persons with disabilities.**

In the report The Delaware Treatment of Group Homes reads: "No definition". Could presumably exist as single family unless it exceeds five residents.

The comments: Cap on unrelated residents sharing house prevents any group home from having more than five residents. **That is inconsistent with the Fair Housing Act.**

At a Sept 12, 2011 Dover City council meeting a review of the Analysis of Impediments to Fair Housing Choice was discussed. As a federal entitlement community that receives CDBG funds from HUD the city is required to certify that funds will be carried out and administered according to the fair housing act. It was noted that HUD defines an impediment to fair housing choice as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, religion, sex, disability, familial status, or national origin. Ann Marie Townshend reported that the city had contracted a consulting firm to conduct the Analysis of Impediment which reviews entitlement community's laws, regulations, and administrative policies and procedures affecting accessibility of housing. This analysis outlines the impediments for Dover and provides recommendations and strategies in order for the city to meet fair housing goals. Approval and implementation of the Fair Housing Action Plan will preserve the City's eligibility for funding from HUD and protect the City in the event of litigation relating to fair housing.

Responding to a question from Mr. Anderson, Mrs. Townshend stated that the current definition of family, in this context, is "not more than five (5) unrelated people functioning as a household, not including a butler." She explained that the difficulty is determining whether or not people are functioning as a household. Mrs. Townshend indicated that staff plans to conduct research on this topic and will submit an ordinance to redefine "family." Mr. Anderson felt that there should not be any amendment that would hinder college students who are residing together from obtaining affordable housing, noting this is a very important industry for the City.
Responding to Dr. Jones, Mrs. Harvey advised members that 2012 timelines were provided for some of the Strategies to Address Impediments since the consultants felt that these measures could be implemented within one (1) year; however, others were assigned a later date for completion since the Comprehensive Plan will not be released until 2014. She noted that the consultants suggested a five (5) year timeframe for implementation of many of the strategies. Mrs. Townshend explained that she and Mrs. Harvey plan to set annual goals for achievement of the objectives listed.

To this day the definition in the City of Dover Code is:

Family: **One or more persons occupying a dwelling unit as a single nonprofit housekeeping unit. More than five persons, exclusive of domestic servants, or not more than one boarder or roomer, not related by blood, marriage or adoption, shall not be considered to constitute one family.**

Interesting to note that the Feb 2006 council minutes report that Mrs. Tracey Harvey advised members that the Analysis of Impediments study completed by the Center for Community Research U of D completed in Sept of 2003 and the addendum of Jan 2004 identified the following impediments and the need for corrective actions to remedy the; Lack of Affordable Housing General and for Persons with Disabilities; lack of Fair Housing Education and Outreach and Segregated Housing and Fair Housing Programs and Activities for the City of Dover.

According to The Federal Office of Housing and Urban Development definitions of what constitutes a family are very clearly defined. The Equal Access Rule defines family as follows:

Family includes, but is not limited to, regardless of marital status, actual or perceived sexual orientation, or gender identity, the following:

1. A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or,
2. A group of persons residing together, and such group includes, but is not limited to:
    a. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
    b. An elderly family;
    c. A near-elderly family;
    d. A disabled family;
    e. A displaced family; and,
    f. The remaining member of a tenant family.

Family includes, but is not limited to, regardless of marital status, actual or perceived sexual orientation, or gender identity, any group of persons presenting for assistance together with or without children and irrespective of age, relationship, or whether or not a member of the household has a disability. A child who is temporarily away from the home because of placement in foster care is considered a member of the family.

What this means is that any group of people that present together for assistance and identify themselves as a family, regardless of age or relationship or other factors, are considered to be a family and must be served together as such. Further, a recipient or subrecipient receiving funds under the ESG or CoC Programs cannot discriminate against a group of people presenting as a family based on the composition of the family (e.g., adults and children or just adults), the age of any member's family, the disability status of any members of the family, marital status, actual or perceived sexual orientation, or gender identity.

Here are two examples of how this might apply:

- **An emergency shelter, transitional housing project, or permanent housing project that serves households with children.** While it is acceptable for a shelter or housing program to limit assistance to households with children, it may not limit assistance to only women with children. Such a shelter must also serve the following family types, should they present, in order to be in compliance with the Equal Access rule:
- Single male head of household with minor child(ren); and
- Any household made up of two or more adults, regardless of sexual orientation, marital status, or gender identity, presenting with minor child(ren).
  In this example, the emergency shelter or housing program would not be required to serve families composed of only adult members and could deny access to these types of families provided that all adult-only families are treated equally, regardless of sexual orientation, marital status, or gender identity.

- **A permanent supportive housing project under the CoC Program rule that serves chronically homeless families**. A permanent supportive housing program that serves families must serve all types of families and cannot discriminate against any family based on marital status, actual or perceived sexual orientation of the family members, or gender identities of the family members. Therefore, if two adults present together as a family, the recipient or subrecipient must serve the two adults as a family and may not require proof of marriage and may not limit assistance to couples in a heterosexual relationship.

Group House of Port Washington v. Board of Zoning and Appeals of the Town of North Hempstead, 45 N.Y. 2d 266, at 272 (1978). The Town had defined family as

- "[o]ne (1) or more persons related by blood, marriage or legal adoption residing or cooking or warming food as a single housekeeping unit; with whom there may not be more than two (2) boarders, roomers or lodgers who must live together in a common household."
- In a 4-3 decision, Court of Appeals held that the definition of "family" improperly excluded from its scope group homes. The Court explained that in zoning for stable neighborhoods in a single family district, local governments must include the functional and factual equivalents of natural families, as well as traditional families.

I. Guidelines to Drafting a Definition of Family

In light of the numerous state and federal court decisions on the subject of defining "family," some guidelines may be gleaned as to constitutionally permissible standards.
1. Preservation of the character of single-family areas remains a legitimate purpose of zoning.
2. Zoning may not exclude a group which "in every way but a biological sense is a single family" (White Plains, supra); or a household "which poses no threat to the goal of preserving the character of the traditional single-family neighborhood" (McMinn supra).
3. Court decisions have indicated that the "factual and functional equivalent" of a traditional family of unrelated persons may be evidenced by the following:
1. single housekeeping unit;
2. more or less permanent living arrangement;
3. stable, rather than transient living arrangements (except where the handicapped are affected);
4. a group headed by a householder caring for a reasonable number of children as one would be likely find in a biologically unitary family (White Plains 34 N.Y.2d at 306).

The Supremacy Clause of the US Constitution gives federal laws, such as the Fair Housing Act, precedence over conflicting state and local laws. Consequently, the Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a characteristic protected under the Fair Housing Act. As defined in the Fair Housing Act, prohibited practices include making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic.

In a joint statement between HUD and DOJ practices that may violate the FHAA are:

- Prohibiting or restricting the development of housing based on the belief that the residents have a particular protected characteristic, such as race, disability, or family status
- Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics.
- Refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to have an equal opportunity to u se and enjoy housing.

A Land use or zoning practice can result in an unjustified discriminatory effect if it caused or predictably will cause a disparate impact on a group of persons, or if it creates, increases, reinforces, or perpetuates segregated housing patterns because of protected characteristics.

When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents protected characteristics.

A local government may not block a group home or deny a requested reasonable accommodation in response to neighbors' stereotyping fears or prejudices about persons with disabilities or a particular type of disability.

DEFINITION OF DISABILITY / HANDICAP

The Fair Housing Act uses the term "handicap" instead of "disability." Under the Act, "handicap" means, with respect to a person, or mental impairment which substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment. This term does not include current, illegal use of or addiction to a controlled substance. "Physical or mental impairment" includes:

1. any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic, skin; and endocrine; or
2. any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities.[99]

The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV) infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism.[100]

"Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.[101]

In July of 2015 HUD announced the "Final Rule". Meaningful actions to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintain compliance with the civil rights and fair housing laws. The AFFH Final rules applies to States and local governments that received CPD formula grants (CDBG, HOME, ESG, or HOPWA) as well as public housing agencies. Those agencies that were previously required to complete the AI will now be required to complete will now conduct a new Assessment of Fair Housing (AFH).

The rights of recovering alcoholics and drug addicts to live in Oxford Houses located in good neighborhoods are well established. A memorandum summarizing cases involving Oxford House precedents under the federal Fair Housing Act entitled Legal Memo Zoning **can be downloaded.**

Board of Assessment Appeals

February 09, 2017

The Board of Assessment Appeals was brought to order by Chairman Garfinkel. Board Members present were: Chairman William Garfinkel, Tom Burns, James Galvin, Jim Welsh and John Kelly. Staff present was City Assessor Cheryl A. Bundek and Administrative Assistant Annette Hart.

Chairman Garfinkel called the meeting to order at 9:08 A.M.

1. Exempt Audits not returned - Approved

1. Open Spaces

   A. Acorn Farms LTD – Open Spaces
   B. Emerald Pointe Maintenance Co. – Open Spaces
   C. Four Seasons HOA – Open Spaces
   D. Fox Hall Plantation Co. – Open Spaces
   E. Hamlet HOA – Open Spaces
   F. Westfield Maintenance Corp. – Open Spaces
   G. Westover LLC – Open Spaces
   H. Stoney Creek HOA – Open Spaces
   I. Robino-Sea Chase LLC – Open Spaces
   J. Fox Meadows Joint Venture – Open Spaces
   K. First Flag Inc. – Open Spaces
   L. Village of Westover – Open Spaces
   M. Village of Cannon Mill HOS Inc. – Open Spaces
   N. Maple Glen HOA – Open Spaces

2. Churches

A. Second Baptist Church
   1. 407 W Loockerman St.
   2. 409 W Loockerman St.

B. Peoples Congregation Church
   1. 46 S Bradford St.
   2. 46 S Bradford St. (Rear)

C. Congregation of Jehovah's Witnesses
   1. 1260 College Road

3. Other

A. Blood Bank
   1. 221 Saulsbury Road

B. Charter School Inc.
   1. 346 Pear Street
   2. 310 Pear Street
   3. Clara Street

C. The Salvation Army
   1. 611 Forest Street

D. Sunset Memorial Gardens
   1. College Road

E. Delaware Railroad Real Estate Agent
   1. New Burton Road

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0. Mr. Kelly & Mr. Burns were absent for this motion.

2. Exempt Audits not returned –more information required

A. Delaware Civic Center Corporation
   1. Crawford Carroll Ave.
   2. 1528 N DuPont Hwy.
   3. Crawford Carroll Ave.

B. Aid in Dover Inc.
   1. 801 W Division St.
   2. 731 W Division St.

C. Mom's House Inc. of Dover
   1. 864 S State St.

D. Kent Sussex Community Service Inc.
   1. 1241 College Park Dr.

E. Southern States Coop Inc.
   1. Fulton St.

F. Presbyterian Homes Inc.
   1. 1175 McKee Rd.
   2. College Rd.

G. University of Delaware
   1. 69 Transportation Cir.

H. JJ & B Enterprises GP
   1. 52 Horsepond Rd.

J. Delaware State University
   1. 430 College Road
   2. 1200 N DuPont Hwy.
   3. 1570 N DuPont Hwy.
   4. 255 College Rd.

K. Delaware State University Foundation Inc. & Wesley College Inc.
   1. 226 S State St.

L. Bible Way Temple Church
    1. 54 S Kirkwood St.
    2. 60 S Kirkwood St.
    3. 64 S Kirkwood St.
    4. 48 S Kirkwood St.

M. Central Delaware Oncology Center Inc.
    1. 793 S Queen St.

N. Cendel Foundation
    1. 101 W Loockerman St.
    2. 156 S Bradford St.
    3. 158 S Bradford St.

O. Christian Life Center
    1. S DuPont Hwy.

P. Washington District Advisory Board Church of Nazarene
    1. 1430 McKee Road

Q. Kent County Theater Guild Foundation
    1. 140 Roosevelt Ave.

R. Love Temple Church of God
    1. 1057 S Governors Ave.

S. Pennsylvania Lines LLC
    1. S West St.
    2. New Burton Rd.

T. Jireh Christian Center Inc.
    1. 2161 Forrest Ave.

U. Iglesia Christiana Marantha
    1. 1207 E Division St.

V. First United Pentecostal Church
    1. 4462 W Dennys Rd.

W. Dover Housing Authority
1. 117 Holmes St.
2. 319 N New St.
3. 402 S New St.
4. 13 S New St.

X. Calvary Baptist Church
1. 2285 Forrest Ave.

Recommended Action: To obtain the requested information.

The Board of Assessment Appeals went through the information provided and discussed each of these properties separately and found that more information is needed to make the proper determination.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0. Mr. Kelly and Mr. Burns were absent for this motion.

3. Exempt Audits not returned - Denied

A. Delaware State Housing Authority
1. 22 Gristmill Pl.

Recommended Action: The status should be changed from exempt to taxable.

The Board of Assessment Appeals discussed each of these properties separately.

The Board of Assessment Appeals discussed this property, Mrs. Bundek, the City Assessor, explained that this property has not been exempt from property taxes in the past. It was purchased by the Delaware State Housing Authority in 2016, and was automatically changed to exempt status. This should be changed back to taxable status, because the organization did not request an exemption, plus the mailing address goes to a bank.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0. Mr. Kelly and Mr. Burns were absent for this motion.

4. Exempt Audits for Churches - Approved

A. Grace Presbyterian Church Inc.
1. McKee Road
2. 1016 College Road
3. 350 McKee Road
4. 1022 College Road

B. New Jerusalem Baptist Church
1. 25 Jerusalem Way
2. Land Jerusalem Way
3. Jerusalem Way

C. Church of the Holy Cross
1. 631 S State St.
2. 414 N New St.
3. 422 N New St.

D. Trustees of the Peninsula
1. 139 N State St.
2. 141 N State St.

E. Seventh Day Adventist Church
1. 647 Wyoming Ave.

F. Delaware Conference of AME Church
1. 217 W Division St.

G. Calvary Baptist Church
1. 103 N Kirkwood St
2. 434 Fulton St.
3. 410 Fulton St.
4. 34 N Queen St.
5. 32 N Queen St.
6. 401 Kesselring Ave.

E. St. Andrew's Evangelical Lutheran Church
1. 425 N DuPont Hwy.

F. Solid Rock Southern Baptist Church Inc.
    1. 105 N. West St.

G. Priority Radio Inc.
    1. Cell Tower

H. St. John's Lutheran Church
    1. 106 Pine St.
    2. 113 Lotus St.
    3. 109 Lotus St.

I. Christ Episcopal Church
    1. 505 S State St.
    2. 521 S State St.
    3. E Water St.

J. Bethel Seventh Day Adventist
    1. 19 N Queen St.
    2. 25 N Queen St.

K. First Southern Baptist Church of Dover
    1. 761 S Little Creek Rd.

L. Congregation Beth Shalom
    1. 340 N Queen St.

M. Community Holy Tabernacle of Deliverance
    1. 16 N Queen St.

N. Victory Christian Fellowship Inc.
    1. 18 Greenhill Ave.

O. Church of the Living God
    1. 117 N West St.

P. First Baptist Church
    1. 301 Walker Road
    2. Walker Rd.

Q. The Presbyterian Church of Dover
1. 54 S State St.
2. S. Bradford St.
3. 316 S Governors Ave.

R. Bible Church of God Inc.
1. 1202 White Oak Rd.
2. Spruance Rd.

S. Trustees of Wesley Church
1. 215 S State St.
2. 30 Loockerman Plaza
3. 20 Loockerman Plaza
4. 219 S State St.

T. United Methodist Church
1. 140 Hazel Rd.

U. Wesley Methodist Church
1. N State St.
2. S Queen St.
3. S State St.

V. Wesley United Methodist Church
4. 15 E North St.
5. 11 E North St.

5. Exempt Audits for Charitable Organizations – Approved

A. Masonic Hall Corporation of Dover
1. 1478 Wyoming Mill Ave.

B. Delaware State Housing Authority
1. 16 The Green
2. 26 The Green
3. 1289 Walker Rd.

C. Capitol Green Day Care Inc.
1. 744 River Rd.
2. 734 River Rd.

D. Lutheran Senior Services of Delaware
1. 430 Kings Hwy.
2. 422 Kings Hwy.
3. 430 Kings Hwy. I
4. 101 Babb Dr.
5. 430 Kings Hwy.
6. 1101 Babb Dr.
7. 101 Babb Dr.
8. Babb Dr.
9. 430 Kings Hwy. III
10. Oak Ln.

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 4-0. Mr. Burns was absent for this motion.

6. Exempt Audit – more information needed

A. Delaware Veterans Inc. Post 2
1. 720 Pear Street

B. Dover Federal Credit Union
1. Dover Air Force Base

C. Modern Maturity Center Inc.
1. 1121 Forrest Ave.

Recommended Action: To obtain more information.

The Board of Assessment Appeals went through the information provided and discussed each of these properties separately and found that more information is needed to make the proper determination.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 4-0. Mr. Burns was absent for this motion.

Chairman Garfinkel adjourned the meeting at 2:56 P.M.

Board of Assessment Appeals

February 22, 2017

The Board of Assessment Appeals was brought to order by Chairman Garfinkel. Board Members present were: Chairman William Garfinkel, James Galvin and Jim Welsh. Staff present was City Assessor Cheryl A. Bundek and Administrative Assistant Annette Hart.

Chairman Garfinkel called the meeting to order at 9:20 A.M.

Before the board started to go over the Exempt Audits, the Assessor wanted to give an update on a few questions the board had from the meeting held on February 09, 2017.

The Assessor talked to the Assistant City Manager regarding 101 S New Street and 222 W Reed Street, owned by Union AME Church, and was told that the church wants to give 222 W Reed Street to the city, because the city demolished the building on this property and has accumulated $21,000 in demolition fees, which the church cannot pay. The Assistant City Manager would like for this property to remain exempt. The property located at 101 S New Street is the actual church.

After a brief discussion Mr. Galvin made the motion to keep both properties exempt, which was seconded by Mr. Welsh. Motion carried 3-0.

Mrs. Bundek went on to talk about the properties located at 425 & 429 W. Division Street, owned by Holy Trinity Church of the Living God. The board had concerns regarding a building located between these two properties. The Assessor drove by these properties and found that the building between these two addresses had been demolished.
Mr. Galvin was concerned that there would be a tax lien on this property for a demolition. Mrs. Bundek offered to check on this.
Mr. Galvin made the motion to keep 425 W. Division Street as exempt, but request more information regarding 429 W. Division Street, which was seconded by Mr. Welsh. Motion carried 3-0.

During the February 9, 2017 meeting the board requested more information regarding the leases for the Modern Maturity center, especially the medical center located toward the back of the property. Mrs. Bundek told the board that she went through the packet once she returned to her office and found that the lease

information was included in the packed.
She proceeds to go over the information provided.

Chairman Garfinkle was concerned that the medical center, which is part of the Modern Maturity Center, was held as an investment property. Mr. Galvin raised the question, whether only members were allowed to use the medical facility or were non-members allowed as well? After some discussion the Board requested the Assessor to get a legal opinion form deputy City Solicitor William P. Pepper Sr. Esq. as well as mailing a letter to the Modern Maturity requesting them to meet with the Board of Assessment Appeal, to answer any questions the board may have.

1. Exempt Audits for Open Spaces – Approved

A. Silver Lake Townhouse Community
    1. Silver Lake Drive

B. The Greens Town Meeting Association
    1. 43 Lamplighter Lane

C. Village of Cannon Mill
    1. Cannon Mill Drive
    2. East Sheldrake Circle
    3. Quillen Street
    4. Loftland Drive
    5. Paradee Drive

D. Fox Hall West Addition HOA
    1. Pebble Valley Drive

E. Turnberry Maintenance Association
    1. N Turnberry Drive

F. Meadows HOA
    1. McKee Road

G. Westfield HOA
    1. Arbor Drive

H. Village of Westover
    1. Trafalgar Drive
    2. Westover Drive
    3. Thames Drive
    4. Charring Cross Drive
    5. Northdown Drive
    6. Westover Drive

I. Maple Glen HOA
    1. Maple Glen Drive

J. Persimmon Park Place Condo Council
    1. 110 Persimmon Circle

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0.

2. Exempt Audit for Fire Station – Approved

A. Robbins Hose Company
    1. 911 Dover Kenton Road
    2. 103 S Governors Avenue
    3. 116 S Bradford Street
    4. S Bradford Street

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed this property and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0.

3. Exempt Audits for Charitable Organizations – Approved

A. Planned Parenthood of Delaware
1. 805 S Governors Avenue

B. Dover Interfaith Mission for Housing Inc.
1. 1155 Walker Road
2. 523 Ross Street

C. Delaware Solid Waste Authority
1. 1116 S Bradford Street

D. Central Delaware Habitat for Humanity
1. 41 S Queen Street
2. 101 S Queen Street
3. 238 N New Street
4. 21 N Kirkwood Street
5. 23 N Kirkwood Street
6. 29 N Kirkwood Street
7. 24 N New Street
8. 20 N New Street
9. 12 N New Street
10. 19 N New Street
11. 27 N New Street
12. 20 S Kirkwood Street
13. 14 S Queen Street
14. 18 S Queen Street
15. 138 Cherry street
16. Cherry Street
17. 53 S New Street
18. 50 S Governors Avenue
19. 67 S Queen Street
20. 117 S Queen Street
21. 16 S Queen Street
22. 11 S New Street

23. 478 Barrister Place
24. 534 Fulton Street
25. 118 N Ann Avenue

E. Elks Lodge BPOE 1903
1. 200 Saulsbury Rd

F. The Wellness Community-Delaware Inc.
1. 812 S Bradford Street

G. American Legion
1. 835 Bay Road

H. Dover Art League Inc.
1. 21 W Loockerman Street

I. Community Legal Aid Society Inc.
1. 840 Walker Road

J. National Council on AG Life & Labor
1. 363 Saulsbury Road

K. Dover Century Club
1. 40 The Green

L. Elizabeth Murphy School
1. 15 Kent Cir.
2. 12 Kings Hwy.
3. E Division St.

M. Peoples Place Properties Inc.
1. 381 College Rd.
2. 381 College Rd.

N. Chapter 850 Vietnam Affairs
1. 1549 Forrest Ave.

O. EJB Inc.
1. 327 Martin St.
2. 305 S Governors Ave. (New Request)

P. YMCA
1. 1137 S State St.
2. 825 Kenton Rd.

R. The Milford Housing Development Corp.
1. 45 S Queen St.
2. 47 S Kirkwood St.
3. 200 Harmony Ln.

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0.

5. Exempt Audits for Charitable Organizations – More Information needed

A. Central Delaware Habitat for Humanity
1. 223 W Division St.

B. Edgehill Community Church
1. 702 Maple Pkwy.

C. Children's Choice Property Two
1. 707 Walker Rd.

D. ADC I Inc.
1. 6 Bellrive Ct.

E. Peoples Place Properties Inc.
1. 165 Commerce Way

F. Capitol Grange NO. 18 Co.
1. 911 S Governors Ave.
2. S Bradford Ave.

G. DIMA IX Inc.
    1. 15 Pin Oak Dr.
    2. 223 Mifflin Rd.
    3. 456 E Loockerman St.

H. Union Missionary Baptist Church Inc.
    883 Lincoln Street

I. Holy Trinity of the living God
    1. 425 W Division St.

J. A & I Housing Inc.
    1. 80 N Halsey Road
    2. 728 Maple Pkwy.
    3. 235 N New Street

Recommended Action: To obtain more information.

The Board of Assessment Appeals went through the information provided and discussed each of these properties separately and found that more information is needed to make the proper determination.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0.

4. Exempt Audits for Churches – Approved

A. Mount Zion AME Church
    1. 3 Michael Court
    2. 110 N New Street

B. Liberty Church Inc.
    1. 1150 College Road
    2. McKee Road

C. Capital Baptist Church
    1. 401 Kesselring Avenue
    2. New Burton Road

D. Delaware Baptist Association
    1. 967 N State Street
    2. Lepore Road
    3. N State St.

E. Whatcoat Methodist Church
    1. 341 Saulsbury Road
    2. Walker Road
    3. Rodney Road

F. Edgehill Community Church of God
    1. 710 Maple Parkway

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 3-0.

Chairman Garfinkel adjourned the meeting at 3:04 P.M.

Board of Assessment Appeals

February 23, 2017

The Board of Assessment Appeals was brought to order by Chairman Garfinkel. Board Members present were: Chairman William Garfinkel, James Galvin, Jim Welsh, Tom Burns and John Kelly. Staff present was City Assessor Cheryl A. Bundek and Administrative Assistant Annette Hart.

Chairman Garfinkel called the meeting to order at 9:07 A.M.

The Assessor started the meeting by going over the Exempt Audits the board had questions on from the day before, to get the opinions of Mr. Burns and Mr. Kelly, because they were not able to attend the February 22, 2017 meeting.

Chairman Garfinkel had concerns regarding some organization renting some of their rooms to other non-profit organizations. His was questioning if the rent charged would be for profit? Mr. Galvin and Mr. Burns felt that as long as the rent charged was below the market, the organization was not making a profit but helping other charitable organizations and using the money to further their charitable organization. The board came to an agreement to ask those organizations for their lease agreement and their Federal ID number, which should provide enough information to make a determination regarding their exempt status. After the board was done discussing some of those application and coming to a decision whether to approve, deny or request more information, they continued to go over the rest of the applications.

1. Exempt Audits for Educational Organizations – Approved

A. Wilmington University
   1. 3282 N DuPont Hwy.
   2. 3282 N DuPont Hwy.

B. Wesley College Inc.
   1. 308 N Quillen St.
   2. 119 W Division St.
   3. 308 N Queen St.
   4. 34 N State St.

5. 44 N State St.
6. 28 N State St.
7. 22 N State St.
8. 9 N Bradford St.
9. 21 N Bradford St.
10. 120 N State St.
11. 115 N New St.
12. 300 S New St.
13. 34 S State St.
14. 30 Fulton St.
15. 200 N Governors Ave.
16. 202 N Governors Ave.
17. 213 N Bradford St.
18. 208 N Bradford St.
19. 511 Mary St.
20. 501 Clara St.
21. 18 N Governors Ave.

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 5-0.

2. Exempt Audits for Charitable Organizations – Approved

A. Bayhealth Medical Center
1. Beiser Blvd.
2. 1275 S State St.
3. 706 S State St.
4. 822 S Bradford St.
5. 804 S Bradford St.
6. 640 S State St.
7. 701 S Governors Ave.
8. 725 S Governors Ave.
9. 531 S Governors Ave.
10. 560 S Governors Ave.

11. 208 Water St.
12. 540 S Governors Ave.

B. Milford Housing Development Corporation
1. 200 Harmony Lane

C. Delaware Veterans Inc. Post # 2
1. 720 Pear St.

Recommended Action: The exempt status for these properties to be continued.

The Board of Assessment Appeals discussed each of these properties separately and found that the information provided was sufficient to keep the exempt status.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 5-0.

Mr. Burns recused himself from the vote pertaining to the Bayhealth Medical Center. Motion for the Bayhealth Medical Center carried 4-0.

3. Exempt Audits – Need more information

A. Wesley College
1. 112 Fulton St.
2. 2 N Bradford St.

B. Capital Grange NO. 18
1. 911 S Governors Ave.
2. S Bradford St.

C. Edgehill Community Church of God
1. 702 Maple Pkwy.

D. DIMA IV Inc.
    1. 15 Pin Oak Dr.
    2. 456 E Loockerman St.
    3. 223 Mifflin Rd.

E. The Arc of Delaware
    1. 6 Bellrive Ct.

F. A & I Housing Inc.
    1. 80 N Halsey Rd.
    2. 235 N New St.
    3. 728 Maple Pkwy.

G. Modern Maturity Center
    1. 1121 Forrest Ave.

H. Holy Trinity Church of the Living God
    1. 429 W Division St.

I. Children Choice Property Two
    1. 707 Walker Rd.

J. Peoples Place Properties Inc.
    1. 165 Commerce Way

K. Central Delaware Habitat for Humanity
    1. 223 W. Division St.

Recommended Action: To obtain more information.

The Board of Assessment Appeals went through the information provided and discussed each of these properties separately and found that more information is needed to make the proper determination.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 5-0.

3.Exempt Audits – Denied

A. Mount Zion AME Church
1. 108 N Queen St.
2. 106 N Queen St.
3. 104 N Queen St.
4. 102 N New St.
5. 106 N New St.
6. 118 N New St.
7. 118 N New St.

B. Trustees of Mount Zion AME Church
1. 37 N Queen St.

C. Trustees of the AME Church
1. 35 N Queen St.

B. Delaware Solid Waste Authority
1. 801 Krisko Circle
2. 601 Krisko Circle

C. Bayhealth Medical Center
1. Parcel # 2 Horsepond Road
2. Parcel # 3 S Little Creek Road

D. Whatcoat AME Dover
1. 796 Miller Drive

E. Delaware Guidance Services for Children's Youth Inc.
1. 103 Mont Blanc Blvd.

F. Union Missionary Baptist Church
1. Lot 8 Forrest Street

Recommended Action: The exempt status for these properties to be denied.

The Board of Assessment Appeals went through the information provided and discussed each of these properties separately and found that these properties are not used for their intended purpose and therefore would go back on the tax roll, if the owners would fail to formally apply for the exempt status during the month of April and meet before the board.

Mr. Galvin made the motion to approve the recommendation, which was seconded by Mr. Welsh. Motion carried 5-0.

Chairman Garfinkel adjourned the meeting at 11:10 A.M.

Board of Assessment Appeals

March 15, 2017

The Board of Assessment Appeals was brought to order by Chairman Garfinkel at 9:06 A.M.
Board Members present were: Chairman William Garfinkel, James Galvin, Jim Welsh and Tom Burns.
Staff present was City Assessor Cheryl A. Bundek and Administrative Assistant Annette Hart.

The Assessor, Cheryl Bundek, presented the board with the letter she drafted, for those properties that were denied the exemption by the Board of Assessment Appeals due to various reasons. The letter would let the organization know that their exempt status has been revoked and that they have the opportunity to re-apply for the exemption and would meet with the Board of Assessment Appeals. The letter will also state the assessed value and property tax amount due for the July2017 billing.
The board proposed some minor changes and unanimously approve the letter after the proposed changes were made.

Mrs. Bundek told the board that during a meeting with the City Manager she discussed a piece of open space located in Marsh Creek which was taken of the tax records the week prior to this meeting. Mr. Galvin made the motion to approve the exemption which was seconded by Mr. Welsh. Motion carried 4-0.

The Assessor started the meeting by going over the properties the board requested her, during earlier meetings, to get information from the City Manager.

A. Civic Center Association
    1. Crawford Carroll Ave.
    2. Crawford Carroll Ave.
    3. 1528 N DuPont Hwy.

Mrs. Bundek read the email sent to her by the City Manager regarding the parcels owned by the Civic Center Association, in which he stated that the properties were signed over to the Delaware State University for the purpose of building a Convocation Center and should remain exempt from property taxes.

After some discussion Mr. Galvin made the motion to keep the 3 parcels exempt, for the time being, which was seconded by Mr. Burns. Motion carried 4-0.

B. The New Parsonage LLC
    1. Land at S. State St.

The Assessor went over the letter which had been written by Mr. McNamara, letting the board know that this strip of land was taken over by the city, who placed a mail box on this strip and has maintained this piece of land for quite some time. She read the email she received from the city manager regarding this property, in which it stated that the City Manager would like for the City Deputy Solicitor to draw up a deed officially making this piece of land city owned property and to keep this parcel exempt from taxes until the city officially owns it.
Mr. Galvin made the motion to keep this property exempt until the city officially owns it, which was seconded by Mr. Burns. Motion carried 4-0.

C. Gillman Homes Inc.
    1. 129 Periwinkle Dr.
    2. N Caroline Pl.

In his email to the City Assessor the City Manager explained that 129 Periwinkle Dr., which is a strip of land, should become property of the city and should therefore remain exempt. The parcel, which is a parking lot should be transferred to the Condo Association.

The board voted on each parcel separately:

    1. 129 Periwinkle Dr.

Mr. Burns made the motion for this parcel to remain exempt, which was seconded by Mr. Galvin. Motion carried 4-0.

    1. N Caroline Pl.

Mr. Burns made the motion to place this parcel back on the tax roll, which was seconded by Mr. Welch. Motion carried 4-0.

The Assessor proceeded to go over information provided by those properties which submitted the requested information, but the Board of Assessment Appeals requested more information.

A. Holy Trinity Church of the Living God
    1. 429 W Division St.

The board initially wanted to know what other functions the church was used for? The Assessor received information from the church letting the board know that this church is also used for small weddings, other church functions and the "Breadbasket". She was informed that no rent was charged for the use of this church.

Mr. Galvin made the motion to continue the exempt status, which was seconded by Mr. Burns. Motion carried 4-0.

B. Peoples Place Properties Inc.
    1. 165 Commerce Way

Mrs. Bundek told the board that this organization provided the additional information requested by the Board of Assessment Appeals and with this information she was able to verify that the organizations renting rooms at this location are non-profit organizations.

Mr. Burns made the motion to keep this property exempt which was seconded by Mr. Galvin. Motion carried 4-0.

C. Capital Grange No. 18 Co.
    1. 911 S Governors Ave.
    2. S Bradford St.

The board went over the additional information provided by the organization.

Mr. Welsh made the motion to continue the exemption which was seconded by Mr. Burns. Motion carried 4-0.

D. Edgehill Community Church
1. 702 Maple Pkwy.

The Board of Assessment Appeals questioned the purpose of the piece of land next to the church.
The organization send a message explaining that this piece is to be used for future church expansion and is currently used for parking and occasional outdoor church activities.

Mr. Burns made the motion to keep the property exempt which was seconded by Mr. Welsh. Motion carried 4-0.

E. Wesley College
1. 112 Fulton St.

After the board went over the additional information provided by organization, Mr. Galvin made the motion to keep this property exempt, which was seconded by Mr. Burns. Motion carried 4-0.

F. Wesley College Inc.
1. 2 N Bradford St.

The board questioned the usage of this property and received explanation from the college that this property is the college's "Honor Student Residents Hall", which houses about 10 students.

Mr. Galvin made the motion to keep this property exempt, which was seconded by Mr. Burns. Motion carried 4-0.

G. Central Habitat for Humanity
1. 223 W Division S

The board questioned the usage of the property. Chairman Garfinkel questioned whether
this property was held as an investment property and wanted to get more information from the organization. The Assessor read the email sent to her in which is explained that this property is to be used for a future administration site and is currently unoccupied due to the interior conditions.

Mr. Galvin made the motion to keep this property exempt, to be reviewed at after one (1) year, Mr. Burns seconded the motion. Motion carried 4-0.

H. Modern Maturity Center Inc.
1. 1121 Forrest Ave.

The board questioned if the leased facilities, such as the clinic, can only be used by members only or if they are open to non-members as well. The board received an answer back, explaining that the facility is not a club, but a service facility where services provided can be used by members as well as non-members.

The board discussed the rental income, questioning if the rent collected from the entities leasing the facilities was for profit, or was it low enough to where the facility was leasing to non-profit organizations at a low rent and was the money solely used for the upkeep of the facility? The board decided to keep the organization exempt for now but to further examine the financial records of the organization.

Mr. Galvin made the motion to keep the property exempt for now, but to defer the motion for one year and to continue to look at case laws and financial facts, Mr. Burns seconded that motion. Motion carried 4-0.

The Assessor started to go over those properties who initially turned in the requested information, but did not return any additional information requested by the board.

A. First Baptist Church
1. 3 N Bradford St.

Mrs. Bundek did some research regarding this property and presented her findings to the board. She explained that there seems to be a problem with the parcel number and requested to research this problem and make the necessary changes once the problem has been found, at which time Chairman Garfinkel deferred the matter back to the Assessor for the necessary research and correction. No action required by the board at this time.

B. A&I Housing
1. 80 N Halsey Rd.
2. 728 Maple Pkwy.
3. 235 N New St.

The Assessor went over information she received from the organization after she contacted them via email. After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Burns. Motion carried 4-0.

C. ARC I Inc.
1. 6 Bellrive Ct.

The Assessor went over information she received from the organization after she contacted them via email. After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Welsh. Motion carried 4-0.

D. DIMA IX Inc.
1. 15 Pin Oak Dr.
2. 223 Mifflin Rd.
3. 456 W Loockerman St.

The Assessor went over information she received from the organization after she contacted them via email. After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Burns.
Motion carried 4-0.

Chairman Garfinkel had asked the Assessor to contact the following organization to find out if they had permission from the State of Delaware and to obtain a copy of their license.

P. Children's Choice Property Two
1. 707 Walker Rd.

The board requested more information from the organization. The Assessor contacted them via email and did not get a response back.

Mr. Galvin made the motion to mail a denial letter, letting the organization know that they have to request the exemption and meet with the Board of Assessment Appeals, Mr. Welsh seconded the motion. Motion carried 4-0.

Mrs. Bundek proceeded to go over the properties which did not return the requested information initially, but did respond after a second request letter had been mailed out to those properties.

A. Love Temple Church of God
    1. 1057 S Governors Ave.

The Assessor told the board that she did find out that the church has an active occupancy permit. Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Burns. Motion carried 4-0.

B. Kent Sussex Community Service Inc.
    1. 1241 College Park Dr.

Mrs. Bundek tried to contact the organization by email and had not received anything from them as of the time of the meeting. Mr. Galvin made the motion to keep the exemption as long as the organization provides the requested information, which was seconded by Mr. Welsh.
Motion carried 4-0.

C. University of Delaware
    1. 69 Transportation Cir.

After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Welsh.
Motion carried 3-0. Mr. Burns recused himself from the vote.

D. Christian Life Center
    1. 614 S Dupont Hwy.

After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Welsh. Motion carried 4-0.

E. Cendel Foundation
1. 156 S Bradford St.
2. 158 S Bradford St.
3. 101 W Loockerman St.

After some discussion Mr. Welsh made the motion to continue the exemption, which was seconded by Mr. Galvin. Motion carried 4-0.

F. Dover Housing Authority
1. 13 S New St.

The board was informed that this parcel is a vacant piece of land and is currently not used for anything.
Mr. Galvin made the motion that this parcel should be back onto the tax roll, which was seconded by Mr. Burns. Motion carried 4-0.

G. Dover Housing Authority
1. 402 S New St.

The board was informed that this parcel is a vacant piece of land and is not used for anything.
In Mr. Galvin's opinion this parcel is unusable, because of its location.
Mr. Burns made the motion to add this parcel back to the tax roll, which was seconded by Mr. Welsh. Motion carried 3-1.

H. Dover Housing Authority
1. 319 N New St.

The Assessor went over the information provided by the organization.
Mr. Galvin made the motion to continue the exemption which was seconded by Mr. Burns. Motion carried 4-0

I. Dover Housing Authority
2. 117 Holmes St.

The Assessor presented the information provided by the organization.
Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Galvin.
Motion carried 4-0.

J. Pennsylvania Lines LLC
1. New Burton Road (track)

The Assessor presented the information provided by the organization.
Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Galvin. Motion carried 4-0.

K. Pennsylvania Lines LLC
1. New Burton Road (vacant land)

The Assessor presented the information provided by the organization.
Mr. Burns made the motion to add this piece of land back to the tax roll, which was seconded by Mr. Galvin. Motion carried 4-0.

L. JIREH Christion Center Inc.
1. 2161 Forrest Ave.

The Assessor presented the information provided by the organization.
Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Burns. Motion carried 4-0.

M. Presbyterian Homes Inc.
1. 1175 McKee Rd.
2. College Rd.

The Assessor presented the information provided by the organization.
Mr. Burns made the motion to continue the exemption for both properties, which was seconded by Mr. Galvin. Motion carried 4-0.

Mrs. Bundek started to go over the organizations who failed to return any information even after a second request had been mailed.

A. Washington District Advisory Board
1. 1430 McKee Rd.

The Assessor told the board that the second letter was returned by the post office, meaning they never received the request letter. She told the board that she found out that this organization has an active church permit.

Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Welsh. Motion carried 3-0. Mr. Galvin was absent for this vote.

B. Mom's House Inc. of Dover
1. 864 S State St.

The Assessor told the board that the requested information has not been submitted to the office for review by the board.

The board agreed that since the organization failed to return the requested information, they should be denied the exemption.

C. Aid in Dover Inc.
1.801 W Division St.
2. 731 W Division St.

The Assessor told the board that the requested information has not been submitted to the office for review by the board.

The board agreed that since the organization failed to return the requested information, they should be denied the exemption.

Mr. Burns made the motion to add both properties back to the tax roll, which was seconded by Mr. Welsh. Motion carried 4-0.

D. Iglesia Christiana Marantha
1. 1207 E Division St.

The board discussed this property and found that this property is used as a church.

Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Burns. Motion carried 4-0.

E. Kent County Theater Guild Foundation
1. 140 Roosevelt Ave.

The board agreed that since the organization failed to return the requested information, they should be denied the exemption.
Mr. Galvin made the motion to add the property back to the tax roll, which was seconded by Mr. Burns. Motion carried 4-0.

F. First United Pentecostal Church
1. 4462 W Dennys Rd.

The board discussed this property and found that this property is used as a church.
Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Galvin. Motion carried 4-0.

G. Pilgrim Holiness Church
1. 1156 Governors Ave.

The board agreed that since the organization failed to return the requested information for this property, they should be denied the exemption and put back on the tax roll.
Mr. Burns made the motion to add the property back to the tax roll, which was seconded by Mr. Galvin. Motion carried 4-0.

H. Calvary Baptist Church
1. 2285 Forrest Ave.

The Assessor explained to the board that this 75 AC lot had been annexed into the City of Dover. She also found out that a building permit had been taken out for this property, in the past for $4,445,000, but nothing was ever done.
The board agreed that since the organization failed to return the requested information for this property, they should be denied the exemption and put back on the tax roll.
Mr. Burns made the motion to add the property back to the tax roll, which was seconded by Mr. Galvin. Motion carried 4-0.

I. Southern States Coop Inc.
1. Fulton St.

The board agreed that since the organization failed to return the requested information, they should be denied the exemption.
Mr. Welsh made the motion to add the property back to the tax roll, which was seconded by Mr. Burns. Motion carried 4-0.

J. JJ & B Enterprises GP
1. 43 AC Horsepond Rd.

The board agreed that since the organization failed to return the requested information, they should be denied the exemption.
Mr. Burns made the motion to add the property back to the tax roll, which was seconded by Mr. Welsh. Motion carried 4-0.

K. Delaware State University
1. 430 College Rd.

After some discussion, Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Galvin. Motion carried 4-0.

L. Delaware State University
1. 255 College Rd.

After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Welsh. Motion carried 4-0.

M. Delaware State University
1. 1570 N DuPont Hwy.

After some discussion Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Galvin. Motion carried 4-0.

N. Delaware State University
1. 1200 N DuPont Hwy.

After some discussion Mr. Galvin made the motion to continue the exemption, which was seconded by Mr. Welsh. Motion carried 4-0.

O. DE State University Foundation Inc. / Wesley College Inc.
1. 226 S State St.

After some discussion, the board agreed that, since the organization failed to return the requested information, they should be denied the exemption.
Mr. Burns made the motion to add the property back to the tax roll, which was seconded by Mr. Galvin. Motion carried 4-0.

P. Bible Way Temple Church
1. 54 S Kirkwood St.

The board discussed this property and found that this property is used as a church and has an active church license.
Mr. Burns made the motion to continue the exemption, which was seconded by Mr. Welsh. Motion carried 4-0.

Q. Central DE Oncology Center Inc.
1. 793 S Queen St.

After some discussion, the board agreed that, since the organization failed to return the requested information, they should be denied the exemption.
Mr. Burns made the motion to add the property back to the tax roll, which was seconded by Mr. Galvin. Motion carried 4-0.

Meeting was adjourned at 1:59 P.M.

Board of Assessment Appeals
EXEMPTION AUDIT

April 26, 2017

The Board of Assessment Appeals was brought to order by Chairman Garfinkel.
Board Members present were: Chairman William Garfinkel, Tom Burns and James Galvin, as well as City Deputy Solicitor William W Pepper Sr., Esquire.
Staff present were City Assessor Cheryl A. Bundek and Administrative Assistant Annette Hart.

1. Delaware State University Foundation Inc. & Wesley College Inc

A. 226 S State St.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is currently exempt and is requesting to continue its exempt status. The mailing address that we had for the property was not received by the person that needed to review. We have made sure the mailing address reflects the correct recipient. The property owner has submitted the proper documentation for our review.

Currently Exempt with Kent County

EXEMPTION REQUEST

$2,336,000

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

David Sheppard, General Council as well as Denese Lindsey, CPA were present for the meeting.

The Assessor, Cheryl Bundek started the hearing by explaining that the property owner did not receive the initial Audit letter, due to a mailing address error and that the requested information was provided as soon as they received the letter, but were too late to the administrative hearings.

Mr. Sheppard started by going over some of the information the organization submitted, also mentioning that both of the organizations have the 501(c)3 Status.

After a brief discussion, regarding the organization, the Board found that they had enough information to make a motion.

Mr. Galvin made the motion to keep the exempt status, which was seconded by Mr. Burns.
Motion carried 3-0.

Mrs. Bundek informed the appellants, that the City Council has the final decision and that a certified letter with the date of the Council Hearing would be mailed.

2. Children's Choice Property Two

A. 707 Walker Rd.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is currently exempt and is requesting to continue its exempt status.
The property owner submitted documentation by the December 30, 2016 deadline, however the Board requested more information by email on February 24 2017, giving a due date of March 10, 2017 for the March 15 Board meeting. The property owner did not respond before this hearing date and therefore were preliminarily denied.

The property owner has submitted the proper documentation for our review, on March 17, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$542,100

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed

Present for the meeting was Margret Philips, General Council.

The Assessor told the board that the information requested for the exempt audit had been turned in by the December 30, 2016 deadline, but that after the administrative review by the Board of Assessment Appeals more information had been requested, which was not provided by the property owner in a timely matter, which is why the exempt status had been denied, giving the property owner the chance to come before the board of Assessment Appeal formally to request the exempt status.

Mrs. Bundek told the board, that all of the requested information had been provided for this hearing.

Ms. Phillips told the board that Children's Choice Property Two Inc. is a non-profit organization, which leases office space to non-profit organizations that specialize in foster care and adoption services.

Chairman Garfinkel had some questions regarding the organizations IRS form 990, which were answered by Ms. Phillips. She also mentioned that the organization has a State and Federal contract, providing them with State and Federal funding.

Mr. Burns made the motion to continue the exempt status, Mr. Galvin seconded the motion. Motion carried 3-0.

Mrs. Bundek informed the appellant that the City Council was the final decision and that a certified letter with the date of the Council Hearing would be mailed.

3. Calvary Baptist Church

A. 2285 Forrest Ave.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.
The property is currently exempt and is requesting to continue its exempt status.
The property was preliminarily denied because documentation was not provided to the Board by the deadlines.
The property owner has submitted the proper documentation for our review, on March 30, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$1,881,800

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

No one from the organization was present for the hearing.

The Assessor started the hearing by letting the board know that the organization submitted the requested information by March 30 ,2017, well after the deadline had past.

She proceeded to go over the information provided, in which it stated that the property at 2285 Forrest Ave consists of 76 acres of land, which was purchased to build a new Calvary Baptist Church approximately 15 years ago. It was also explained that the church has not been able to borrow any funds to build the new church nor has it been able to sell the current facility at which time it was decided to lease 56 acres to Freeman Beachy owner of Beachy Farms for $90 per acre at a total sum of $5,000 per year. (lease agreement was enclosed)

The letter also stated that those funds are deposited into an account which is slated for building a new church.

Mrs. Bundek told the board that the records show that a permit for a new building in the amount of $20,000 was taken out with the City of Dover Planning and Inspections department a number of years ago, but nothing ever came of it.

Mr. Burns asked Mrs. Bundek if a site plan had been submitted to the city at the time the permit was taken out.

The Assessor told Mr. Burns that she had no knowledge about a site plan, at which time Mr. Burns told the board that he would be comfortable with the exempt status if a site plan had been submitted. He was disappointed that the organization did not feel it necessary to have a representative present for the hearing.

Chairman Garfinkel shared Mr. Burns concern.

Mrs. Bundek asked for the City Deputy Solicitors opinion, at which time William W. Pepper Sr. Esq. told the board that it is stated in the State Statue: "that property owned by a church and not held by investment, is exempt". Mr. Pepper pointed out that there is a similar case in Felton DE were a church has owned a piece of property for 25 years with the intent to someday build a new church.

Chairman Garfinkel's concern was that one day a developer would try to buy the piece of vacant land for a substantial amount of money, in his opinion the property is held by way of investment, especially since it is leased as farmland.

After some discussion, Mr. Burns asked the Assessor what her opinion was, at which time she told the board that she would go with the Deputy Solicitor's advice, as he is the one that would have to defend the decision.

Mr. Galvin expressed his concern about the size of the lot, in his opinion the lot is too big for just a church, he was wondering what the organization is planning on using the access land for?

Chairman Garfinkel reiterated that in his opinion the property should be taxed for the following reasons, the property is held for investment purposes, especially since the land is currently leased by a farmer and the church is receiving payment and the fact that the property could be sold to a developer at any time.

After further discussion Mr. Galvin made the motion to keep the property exempt which was seconded by Mr. Burns.

Motion carried 2-0, Chairman Garfinkel opposed the motion.

4. Kent County Theatre Guild Foundation

A. 140 Roosevelt Ave.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is currently exempt and is requesting to continue its exempt status.

The property was preliminarily denied because documentation was not provided to the Board by the deadlines.

The property owner has submitted the proper documentation for our review, on March 17, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$227,900

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

Paul Janiga was present for the hearing.

The Assessor told the board that the exempt status had been denied because the organization failed to submit the requested paperwork by the requested time. Mrs. Bundek told the board that all of the paperwork has since been turned in.

Mr. Galvin asked if the facility is leased out to different singers. Mr. Janiga explaining that the organization rents out the facility to provide a venue for artists and that the profits go back into the operation.

Mr. Burns made the motion to continue the exempt status, which was seconded by Mr. Galvin.

Motion carried 3-0.

5. Union Missionary Baptist Church

A. Land – Forest St.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is not currently exempt.

The Board denied this property for an exemption request in 2012, the property is not adjacent to the church. It is not a paved parking lot.

The property owner submitted an exemption application for a hearing for our review, on March 27, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$25,200

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

Mr. Fred Way, Treasurer was present for the hearing.

Chairman Garfinkel asked the Assessor to start the hearing by explaining why the property was denied the exempt status.

Mrs. Bundek told the board that the exempt status had been denied by the board due to the fact that the parcel is not adjacent to the church and is not a paved parking lot. The board discussed the property at the March 2017 meeting and had more questions, therefore denying the exempt status prompting the owner to come before the Board. Mrs. Bundek provided the Board with an aerial picture, giving a visual of the property.

Mr. Burns explained to the other board members, by looking at the picture and the map of this property, that this parcel falls within a unique circumstance, due to the fact that the property located between the church and the parcel in question cannot be purchased as it is an alley that has not been abandoned. In his opinion the church would own this property would it not be an alley, making the property in question, contiguous to the church property and therefore eligible for the exempt status.

Mrs. Bundek told the board that this property is currently not exempt, but is being considered because the church submitted the application at the time the audit papers for the other properties the church owns were submitted.

Chairman Garfinkel asked Mr. Way if the church had considered combining the properties into one parcel. He pointed at a property which shows the property line going through a house. Mr. Way explained that that home was a rental property which is currently rented out. The Assessor asked Mr. Way if this property was exempt and told the board that she would have to look at that once she gets back to the office.

Mr. Burns made the motion to approve the exempt request, Mr. Galvin seconded the motion.

Motion carried 3-0.

Chairman Garfinkel made the motion to instruct the Assessor to review the property located at 922 Forest St., Mr. Burns seconded the motion.

Motion carried 3-0.

The Assessor reviewed the record of 922 Forest St. during recess and found that this property is taxed and does not have the exempt status, she informed the Board once they were back in session.

6. Moms House Inc. of Dover

A. 864 S State St.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is currently exempt and is requesting to continue its exempt status.

The property was preliminarily denied because documentation was not provided to the Board by the deadlines.

The property owner has submitted the proper documentation for our review, on March 20, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$148,200

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

Ms. Amanda Penuela, Director was present for the hearing.

The Assessor started the hearing by letting the Board know that the organization had failed to submit the requested documentation by the December 2016 deadline which lead to the denial of the exempt status by the board.

The organization did submit the proper documentation on March 20, 2017.

Ms. Penuela told the board that her organization has created an administrative website, which contains the information requested by the board, making it easy to attain the information.

Chairman Garfnkel asked Mr. Penuela for a brief description of the organization.

She told the board that the organization provides free child care for low income, widowed or divorced woman, allowing them to return to school full time. The organization also provides those mothers with child care, nutritional and financial education. The organization is funded through private donations; it is not funded though Federal funds. Ms. Penuela told the board that thy also raise a lot of funds with the "Delaware Dancing with the Stars" event.

Mr. Burns made the motion to continue the exempt status, Mr. Galvin seconded the motion.

Motion carried 3-0.

7. Delaware Guidance Services

A. 103 Mont Blanc Blvd.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

The property is currently exempt and is requesting to continue its exempt status.

The property was preliminarily denied because the Board did not feel that the property met the criteria for Exemption. A hearing was requested. (The property owner did submit the original documentation by the deadline of 12/30/16)

The property owner has submitted the proper documentation for our review, on March 23, 2017.

Currently Exempt with Kent County

EXEMPTION REQUEST

$1,819,300

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

Mr. Hauge, Chief Financial Officer, was present for the hearing.

The Assessor started the hearing by letting the board know that the exempt request had preliminarily been denied, because the Board had question. She also assured the Board that all of the requested paper work had been turned in by the organization.

Chairman Garfinkel has some questions regarding the organizations IRS form 990, which were answered by Mr. Hauge.

Mr. Hauge told the board that the organization mostly provides mental health counseling services for children of low income families. He explained that the organization does get paid for their services, but that since they serve low income families covered by Medicade they are considered a non-profit organization. The rest of the revenue comes from State Grants, United Way Funds and donations.

The facility is open to the public and does not turn down any patients even if they do not have the money or insurance to pay for their services.

Mr. Hauge told the board that there are 5 offices located in the State of Delaware.

Mr. Burns made the motion to continue the exempt status, which was seconded by Mr. Galvin.

Motion carried 3-0.

8. Mount Zion AME Church

A. 108 N Queen St.

B. 106 N New St.

C. 106 N Queen St.

D. 104 N Queen St.

E. 102 N New St.

F. 118 N New St. (122-124 N New St. per church records)

G. 118 N New St. (118-120 N New St. per church records)

H. 35 N Queen St. (new request 2016 & 2017)

I. 37 N Queen St.

BACKGROUND AND ANALYSIS

An exemption request was submitted to the Assessor's Office.

Preliminarily denied by Board in March 2017. Properties are "for Future Development". They are not adjacent to the existing church

Currently Exempt with Kent County

RECOMMENDED ACTION: Recommend that the request for exemption be reviewed.

Present for the hearing were:

Mr. Ellis Louden, Pastor

Huey Moore, President of Trustee Board

Kelley Pitts, Administrative Assistant and member of Trustee Board

The Assessor opened the hearing by letting the board know that the organization had turned in all of the paperwork at the requested dead line and that the board wanted to meet with the organization because they had questions regarding the vacant pieces of land. She also mentioned that the board had already approved to continue the exempt status for the church and a piece of land right next to the church.

The board members decided to go over 35 and 37 N Queen Street separately.

35 N Queen Street Exempt Request $117,100

37 N Queen Street Exempt Request $9,900

When asked what these parcels are used for the Pastor told the board that the church struggles with parking spaces for their services, which was what these two parcels were currently used for.

Chairman Garfinkel asked what the church is going to use the lot located at 35 N Queen Street for once the house has been demolished. Pastor Louden said that they are planning on using that parcel as a parking lot as well.

When asked if the organization is planning on improving those lots, such as putting gravel or stone down, so they may use it as a parking lot without having to take out any permits, the Pastor told the board that he had concerns regarding stones due to the location of those lots. His concern is that the rocks would become projectiles.

Chairman Garfinkel asked what the organizations timeline for the black top was. The Pastor replied that they are hoping to have that done within the next 5 (five) years.

Chairman Garfinkel suggested the motion to include a time line in which the two lots should be improved.

Mr. Burns made the motion to exempt the properties located at 35 and 37 N Queen Street conditioned on a 3 (three) year time line from the final City Council hearing to have the lots converted into improved parking lots. Mr. Galvin seconded the motion. Motion carried 3-0.

The Assessor suggested the board to review the following properties next:

108 N Queen Street - Exempt Request $4,500

106 N Queen Street – Exempt Request $10,800

104 N Queen Street – Exempt Request $10,200

Chairman Garfinkel asked what the organization is using these properties for. Pastor Louden explained that they are currently used for excess parking, but that the church is looking to build a Christian Center on the lots next to the church on either side, what side they have not decided yet what side yet.

Chairman Garfinkel wanted to know what time line the church had in mind, Pastor Louden was hoping that within the next 5 (five) to 7 (seven) years.

Mr. Burns pointed out that the church is probably buying the lots as they become available over time, in hopes to grow the church. He also wanted to add the following lot to the motion:

106 N New Street – Exempt Request $38,100

102 N New Street – Exempt Request $9,900

Mr. Burns made the motion that all of the above mentioned properties continue with the exempt status conditioned on a 3 (three) year timeline from the final City Council hearing to have a plan in place and to be looked at by the Assessor’s Office, Mr. Galvin seconded the motion.

Motion carried 3-0.

The next properties discussed were:

118 N New Street (122 -124 N New Street per church records) Exempt Request $35,700

118 N New Street (118-120 N New Street per church records) Exempt Request $33,400

Mr. Galvin asked if these two lots are also currently used for parking. Pastor Louden replied that these two lots are seldom used for anything. He told the Board that the organization talked about using them for a community garden for the time being.

The Board Members agreed that these lots should be used for something other than just vacant lots. They liked the idea of using them as a community garden, benefitting the community.

Mr. Galvin made the motion to continue the exempt status for both of the properties, with a one-year review by the Assessor, Mr. Burns seconded the motion. Motion carried 3-0.

The Assessor let the organization know that the 2016 property taxes due for the parcel located at 35 N Queen Street will be waived once Council approves the exempt request during the May 22, 2017 council meeting.

Meeting was adjourned at 2:18 P.M.

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-068.18-02-74.00	80	N HALSEY RD	A & I HOUSING INC	109,900
ED05-068.18-05-41.00	728	MAPLE PKWY	A & I HOUSING INC	102,200
ED05-076.08-02-63.03	235	N NEW ST	A & I HOUSING INC	107,700
ED05-076.08-03-38.00	107	N QUEEN ST	A M E CHURCH OF DOVER	10,800
ED05-068.19-02-85.00		SHADYBROOK	ACORN FARMS LTD	52,300
ED05-067.13-02-29.00	6	BELLRIVE CT	ADC I INC	181,100
ED05-076.08-03-37.00	101	N QUEEN ST	AFRICAN M E CHURCH OF DOVER	551,400
ED05-077.00-01-21.00	835	BAY RD	AMERICAN LEGION	1,739,000
ED05-076.15-01-03.000.003		BEISER	BAYHEALTH MEDICAL CENTER INC	2,715,400
ED05-086.05-02-13.00	1275	S STATE ST	BAYHEALTH MEDICAL CENTER INC	679,800
ED05-077.13-02-38.00	706	S STATE ST	BAYHEALTH MEDICAL CENTER INC	177,600
ED05-077.13-02-08.00	822	S BRADFORD ST	BAYHEALTH MEDICAL CENTER INC	97,400
ED05-077.13-02-12.00	804	S BRADFORD ST	BAYHEALTH MEDICAL CENTER INC	233,700
ED05-077.13-01-52.00	640	S STATE ST	BAYHEALTH MEDICAL CENTER INC	87,160,200
ED05-077.13-02-01.00	701	S GOVERNORS AVE	BAYHEALTH MEDICAL CENTER INC	332,600
ED05-077.13-02-02.00	725	S GOVERNORS AVE	BAYHEALTH MEDICAL CENTER INC	200,100
ED05-077.13-01-24.00	531	S GOVERNORS AVE	BAYHEALTH MEDICAL CENTER INC	282,300
ED05-077.13-01-25.01	560	S GOVERNORS AVE	BAYHEALTH MEDICAL CENTER INC	3,069,000
ED05-077.13-01-14.00	208	W WATER ST	BAYHEALTH MEDICAL CENTER INC	526,300
ED05-077.13-01-18.00	540	S STATE ST	BAYHEALTH MEDICAL CENTER INC	7,769,000
ED05-076.08-05-05.00	25	N QUEEN ST	BETHEL SEVENTH DAY ADVENTIST	306,300
ED05-076.08-05-06.00	19	N QUEEN ST	BETHEL SEVENTH DAY ADVENTIST	32,100
ED05-068.14-03-55.00	1202	WHITE OAK RD	BIBLE CHURCH OF GOD INC	166,300
ED05-068.14-03-56.00		SPRUANCE RD EXT	BIBLE CHURCH OF GOD INC	900
ED05-076.08-06-16.00	48	S KIRKWOOD ST	BIBLE WAY TEMPLE CHURCH	133,300
ED05-076.08-06-17.00	54	S KIRKWOOD ST	BIBLE WAY TEMPLE CHURCH	1,022,800
ED05-076.08-06-18.00	60	S KIRKWOOD ST	BIBLE WAY TEMPLE CHURCH	11,500
ED05-076.08-06-19.00	64	S KIRKWOOD ST	BIBLE WAY TEMPLE CHURCH	23,300
ED05-067.19-02-12.00	221	SAULSBURY RD	BLOOD BANK	2,601,100
ED05-076.08-03-17.00	103	N KIRKWOOD ST	CALVARY BAPTIST CHURCH	67,600
ED05-076.08-04-43.00	434	FULTON ST	CALVARY BAPTIST CHURCH	9,200
ED05-076.08-04-44.00	410	FULTON ST	CALVARY BAPTIST CHURCH	891,100
ED05-076.08-04-45.00	34	N QUEEN ST	CALVARY BAPTIST CHURCH	10,000
ED05-076.08-04-46.00	32	N QUEEN ST	CALVARY BAPTIST CHURCH	8,900

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-075.00-01-06.00	2285	FORREST AVE	CALVARY BAPTIST CHURCH	$1,881,800
ED05-085.12-01-03.00	401	KESSELRING AVE	CAPITAL BAPTIST CHURCH	1,343,600
ED05-077.17-03-10.00	911	S GOVERNORS AVE	CAPITAL GRANGE NO 18 CO	604,700
ED05-077.17-03-15.00		S BRADFORD ST	CAPITAL GRANGE NO 18 CO	77,800
ED05-085.08-02-02.01		NEW BURTON RD	CAPITOL BAPT CHURCH OF DOVER	407,700
ED05-077.10-02-44.00	734	RIVER RD	CAPITOL GREEN DAY CARE INC	156,500
ED05-077.10-02-45.00	744	RIVER RD	CAPITOL GREEN DAY CARE INC	383,800
ED05-077.09-02-28.00	156	S BRADFORD ST	CENDEL FOUNDATION	33,400
ED05-077.09-02-29.00	158	S BRADFORD ST	CENDEL FOUNDATION	22,300
ED05-077.09-02-33.00	101	W LOOCKERMAN ST	CENDEL FOUNDATION	1,030,400
ED05-076.08-05-72.00	41	S QUEEN ST	CENTRAL DEL AHB FOR HUMANITY	11,900
ED05-077.09-01-02.00	101	S QUEEN ST	CENTRAL DEL HAB FO HUMANITY	13,400
ED05-076.08-02-40.00	238	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	13,500
ED05-076.08-04-35.00	21	N KIRKWOOD ST	CENTRAL DEL HAB FOR HUMANITY	10,300
ED05-076.08-04-36.00	23	N KIRKWOOD ST	CENTRAL DEL HAB FOR HUMANITY	10,300
ED05-076.08-04-37.00	29	N KIRKWOOD ST	CENTRAL DEL HAB FOR HUMANITY	12,800
ED05-076.08-05-18.00	24	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	11,000
ED05-076.08-05-20.00	20	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	47,600
ED05-076.08-05-23.00	12	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	10,700
ED05-076.08-05-34.00	19	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	75,500
ED05-076.08-05-36.00	27	N NEW ST	CENTRAL DEL HAB FOR HUMANITY	13,100
ED05-076.08-06-11.00	20	S KIRKWOOD ST	CENTRAL DEL HAB FOR HUMANITY	42,300
ED05-076.08-06-41.00	14	S QUEEN ST	CENTRAL DEL HAB FOR HUMANITY	10,400
ED05-076.08-06-43.00	18	S QUEEN ST	CENTRAL DEL HAB FOR HUMANITY	10,400
ED05-076.12-02-09.00	138	CHERRY ST	CENTRAL DEL HAB FOR HUMANITY	38,200
ED05-076.12-02-10.00		CHERRY ST	CENTRAL DEL HAB FOR HUMANITY	38,100
ED05-077.05-03-04.00	53	S NEW ST	CENTRAL DEL HAB FOR HUMANITY	47,500
ED05-077.05-03-39.00	50	S GOVERNORS AVE	CENTRAL DEL HAB FOR HUMANITY	102,500
ED05-077.09-01-01.00	67	S QUEEN ST	CENTRAL DEL HAB FOR HUMANITY	13,800
ED05-077.09-01-05.00	117	S QUEEN ST	CENTRAL DEL HAB FOR HUMANITY	13,900
ED05-076.08-05-29.00	223	W DIVISION ST	CENTRAL DEL HAB FOR HUMANITY	107,800
ED05-076.08-06-42.00	16	S QUEEN ST	CENTRAL DEL HABITAT FOR HUMANITY INC	10,400
ED05-077.05-03-15.00	11	S NEW ST	CENTRAL DELAWARE HABITAT FOR HUMANITY	72,700
ED05-077.11-04-44.00	478	BARRISTER PL	CENTRAL DELAWARE HABITAT FOR HUMANITY	49,200

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-076.08-04-08.00	534	FULTON ST	CENTRAL DELAWARE HABITAT FOR HUMANITY	
ED05-067.15-02-12.00	118	N ANN AVE	CENTRAL DELAWARE HABITAT FOR HUMANITY	
ED05-076.05-01-10.00	1549	FORREST AVE	CHAPTER 850 VIETNAM AFFAIRS	42,300
ED05-067.20-01-17.00	346	PEAR ST	CHARTER SCHOOL INC	3,264,700
ED05-067.20-01-76.00		CLARA ST	CHARTER SCHOOL INC	124,800
ED05-076.08-01-02.00	310	PEAR ST	CHARTER SCHOOL INC	170,400
ED05-067.15-04-76.01	707	WALKER RD	CHILDREN'S CHOICE PROPERTY TWO, A PA NONPROFIT GROUP	$542,100
ED05-077.09-05-42.00		E WATER ST	CHRIST EPISCOPAL CHURCH	1,983,500
ED05-077.09-05-43.00	505	S STATE ST	CHRIST EPISCOPAL CHURCH	68,500
ED05-077.09-05-46.00	521	S STATE ST	CHRIST EPISCOPAL CHURCH	132,700
ED05-077.14-01-19.01	614	S DUPONT HWY	CHRISTIAN LIFE CENTER	678,900
ED05-086.05-01-14.00	1156	GOVERNORS	CHURCH OF CHRIST INC	456,300
ED05-067.20-03-01.00	422	N NEW ST	CHURCH OF THE HOLY CROSS	262,800
ED05-067.20-03-02.00	414	N NEW ST	CHURCH OF THE HOLY CROSS	249,200
ED05-077.13-01-56.00	631	S STATE ST	CHURCH OF THE HOLY CROSS	12,772,100
ED05-076.08-03-07.00	117	N WEST ST	CHURCH OF THE LIVING GOD	412,200
ED05-067.19-02-02.41	840	WALKER RD	COMM LEGAL AID SOCIETY INC	680,200
ED05-076.08-04-50.00	16	N QUEEN ST	COMMUNITY HOLY TABERNACLE	187,400
ED05-067.20-01-75.00	340	N QUEEN ST	CONGREGATION BETH SHALOM	681,300
ED05-067.14-01-68.00	1260	COLLEGE RD	CONGREGATION OF JEHOVAHS WITS	504,200
ED05-077.09-04-22.00	226	S STATE ST	DE STATE UNIVERSITY FOUND INC/WESLEY COLLEGE INC	$2,336,000
ED05-085.00-01-08.00		NEW BURTON RD	DEL AWARE RAILROAD, REAL ESTATE AGENT	214,800
ED05-076.08-05-31.00	217	W DIVISION ST	DEL CONF AFRICAN METH EPIS CHURCH	192,900
ED05-068.09-01-11.00	967	N STATE ST	DELAWARE BAPTIST ASSOCIATION	282,400
ED05-068.09-01-11.01		N STATE ST	DELAWARE BAPTIST ASSOCIATION	3,300
ED05-068.09-01-16.03		LEPORE RD	DELAWARE BAPTIST ASSOCIATION	5,000
ED05-057.00-01-04.01		CRAWFORD CARROLL AVE	DELAWARE CIVIC CENTER CORP	2,419,500
ED05-057.00-01-05.03		CRAWFORD CARROLL AVE	DELAWARE CIVIC CENTER CORP	392,500
ED05-057.00-01-08.02	1528	N DUPONT HWY	DELAWARE CIVIC CENTER CORP	4,400
ED05-067.19-04-51.00	103	MONT BLANC BLVD	DELAWARE GUIDANCE SERVICES	$1,819,300
ED05-067.18-01-72.00	1289	WALKER RD	DELAWARE HOUSING AUTHORITY	3,758,900
ED05-067.18-01-72.01	1289	WALKER RD	DELAWARE HOUSING AUTHORITY	4,734,200
ED05-077.09-04-50.00	26	THE GREEN	DELAWARE HOUSING AUTHORITY	2,166,200
ED05-077.09-04-54.00	16	THE GREEN	DELAWARE HOUSING AUTHORITY	601,300

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PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-077.17-07-15.00	1116	S BRADFORD ST	DELAWARE SOLID WASTE AUTHORITY	2,133,800
ED05-057.00-01-05.00	1570	N DUPONT HWY	DELAWARE STATE UNIVERSITY	14,246,300
ED05-057.00-01-21.00	1200	N DUPONT HWY	DELAWARE STATE UNIVERSITY	235,893,000
ED05-067.00-02-40.00	430	COLLEGE RD	DELAWARE STATE UNIVERSITY	13,849,700
ED05-067.00-02-47.00	255	COLLEGE RD	DELAWARE STATE UNIVERSITY	983,400
ED05-067.14-04-23.00	15	PIN OAK DR	DIMA IX INC	217,300
ED05-076.10-02-03.01	223	MIFFLIN RD	DIMA IX INC	198,100
ED05-077.06-01-67.00	456	E LOOCKERMAN ST	DIMA IX INC	207,200
ED05-077.09-02-39.00	21	W LOOCKERMAN ST	DOVER ART LEAGUE	508,700
ED05-077.09-03-39.00	40	THE GREEN	DOVER CENTURY CLUB	388,500
ED05-077.10-02-43.00	730	RIVER RD	DOVER ED COMM CENTER INC	39,200
ED05-068.09-02-01.01	765	BACON CT	DOVER HOUSING AUTHORITY	1,564,800
ED05-068.09-02-01.02		BACON AVE	DOVER HOUSING AUTHORITY	551,700
ED05-068.15-01-03.00	1	STEVENSON DR	DOVER HOUSING AUTHORITY	4,576,000
ED05-076.11-01-42.00	375	SIMON CIR	DOVER HOUSING AUTHORITY	5,258,900
ED05-077.09-03-02.00	411	S QUEEN ST	DOVER HOUSING AUTHORITY	2,648,000
ED05-077.10-01-22.00	430	NEW CASTLE AVE	DOVER HOUSING AUTHORITY	2,046,200
ED05-067.20-03-11.00	319	N NEW ST	DOVER HOUSING AUTHORITY	72,500
ED05-077.11-03-47.00	117	HOLMES ST	DOVER HOUSING AUTHORITY	98,200
ED05-067.16-01-32.00	523	ROSS ST	DOVER INTERFAITH MISSION FOR HOUSING INC	120,100
ED05-067.18-01-79.00	1155	WALKER RD	DOVER INTERFAITH MISSION FOR HOUSING INC	323,600
ED05-068.18-05-38.00	710	MAPLE PKWY	EDGEHILL COMMUNITY CHURCH	178,200
ED05-068.18-05-39.00	702	MAPLE PKWY	EDGEHILL COMMUNITY CHURCH	37,700
ED05-077.10-01-48.00	327	MARTIN ST	EJB INC	564,400
ED05-077.09-04-65.00	305	S GOVERNORS AVE	EJB INC	195,100
ED05-077.05-02-49.00	15	KENT CIR	ELIZABETH MURPHY SCHOOL	3,413,400
ED05-077.05-04-47.00		E DIVISION ST	ELIZABETH MURPHY SCHOOL	1,614,600
ED05-077.05-04-47.01	12	KINGS HWY	ELIZABETH MURPHY SCHOOL	843,200
ED05-076.07-01-82.00	200	SAULSBURY RD	ELKS LODGE BPOE 1903	3,595,500
ED05-067.01-01-96.00		OPAL PL	EMERALD POINTE MAINTENANCE CO	10,300
ED05-067.01-01-97.00		OPAL PL	EMERALD POINTE MAINTENANCE CO	29,200
ED05-067.01-01-98.00		TANZANITE CT	EMERALD POINTE MAINTENANCE CO	2,800
ED05-067.01-01-99.00		GEMSTONE BLVD	EMERALD POINTE MAINTENANCE CO	10,900
ED05-067.01-02-13.00		GEMSTONE BLVD	EMERALD POINTE MAINTENANCE CO	3,500

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PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-067.01-02-14.00		TOPAZ CIR	EMERALD POINTE MAINTENANCE CO	2,600
ED05-067.16-03-04.00		WALKER RD	FIRST BAPTIST CHURCH	129,000
ED05-067.16-03-08.00	301	WALKER RD	FIRST BAPTIST CHURCH	6,183,200
ED05-077.05-01-31.00	3	N BRADFORD ST	FIRST BAPTIST CHURCH	60,700
ED05-076.05-06-16.00		HEATHERFIELD WAY	FIRST FLAG, INC	7,500
ED05-076.05-06-31.00		HEATHERFIELD WAY	FIRST FLAG, INC	8,400
ED05-077.11-01-01.00	761	S LITTLE CREEK RD	FIRST SOUTHERN BAPTIST CHURCH OF DOVER	1,823,800
ED05-067.00-03-06.02	4462	W DENNYS RD	FIRST UNITED PENTECOSTAL CHRCH	4,125,600
ED05-067.19-04-44.00		MONT BLANC BLVD	FOUR SEASONS HOMEOWNERS ASSOC INC	6,000
ED05-067.19-04-45.00	41	HOMBERG CIR	FOUR SEASONS HOMEOWNERS ASSOC INC	32,700
ED05-067.19-04-46.00		HOMBERG CIR	FOUR SEASONS HOMEOWNERS ASSOC INC	13,100
ED05-067.19-04-47.00	209	MONT BLANC BLVD	FOUR SEASONS HOMEOWNERS ASSOC INC	3,800
ED05-067.19-04-48.00	109	MONT BLANC BLVD	FOUR SEASONS HOMEOWNERS ASSOC INC	4,200
ED05-067.19-04-53.00		SAULSBURY RD	FOUR SEASONS HOMEOWNERS ASSOC INC	1,600
ED05-067.19-04-54.00		MONT BLANC BLVD	FOUR SEASONS HOMEOWNERS ASSOC INC	119,800
ED05-067.14-01-18.00		OAKMONT DR	FOX HALL PLANTATION CO	1,000
ED05-067.17-01-81.00	28	CARNOUSTIE RD	FOX HALL PLANTATION CO	3,200
ED05-076.05-07.11.00		PEPPLE VALLEY DRIVE	FOX HALL WEST ADDITION HOA	233
ED05-067.05-02-19.01	1510	MCKEE RD	FOX MEADOWS JOINT, VENTURE	1,100
ED05-076.06-08-32.01	129	PERIWINKLE DR	GILMAN HOMES INC	13,200
ED05-067.14-01-69.00	1022	COLLEGE RD	GRACE PRESBYTERIAN CHURCH	250,500
ED05-067.14-01-69.01	1016	COLLEGE RD	GRACE PRESBYTERIAN CHURCH	13,500
ED05-067.14-01-70.01	350	MCKEE RD	GRACE PRESBYTERIAN CHURCH	2,586,700
ED05-067.14-01-71.00		MCKEE RD	GRACE PRESBYTERIAN, CHURCH	2,195,900
ED05-067.15-01-28.00		VILLAGE	HAMLET HOMES ASSOC	17,600
ED05-067.15-01-76.00	43	QUAIL HOLLOW DR	HAMLET HOMES ASSOC	7,300
ED05-076.08-04-29.00	425	W DIVISION ST	HOLY TRIN CHRCH OF LIV GOD INC	999,300
ED05-076.08-04-27.00	429	W DIVISION ST	HOLY TRIN CHRCH OF LIV GOD INC	142,800
ED05-068.19-01-13.00	1207	E DIVISION ST	IGLESIA CHRISTIANA MARANTHA	1,004,900
ED05-075.00-01-05.00	2161	FORREST AVE	JIREH CHRISTIAN CENTER INC	1,284,800
ED05-077.18-02-79.00	140	ROOSEVELT AVE	KENT COUNTY THEA GUILD FOUN	$227,900
ED05-067.00-02-12.08	1241	COLLEGE PARK DR	KENT SUSSEX COMMUNITY SERV INC	1,387,900
ED05-067.14-01-70.00		MCKEE RD	LIBERTY CHURCH INC	1,793,300
ED05-067.14-01-70.03	1150	COLLEGE RD	LIBERTY CHURCH INC	782,900

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PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-077.17-07-13.00	1057	S GOVERNORS AVE	LOVE TEMPLE CHURCH OF GOD	425,300
ED05-068.18-01-01.02	430	KINGS HWY	LUTHER TOWERS IV	3,193,200
ED05-077.06-02-90.01	101	BABB DR	LUTHER VILLAGE I OF DOVER INC	4,031,900
ED05-077.06-02-90.02	1101	BABB	LUTHER VILLAGE II OF DOVER INC	1,889,100
ED05-077.06-02-90.03	101	BABB	LUTHER VILLAGE III OF DOVER INC	2,527,200
ED05-068.13-01-89.00		OAK LN	LUTHERAN SENIOR SVCS OF DELA	258,000
ED05-068.17-03-20.00	430	KINGS HWY I	LUTHERAN SENIOR SVCS OF DELA	8,256,300
ED05-068.17-03-20.01	430	KINGS HWY III	LUTHERAN SENIOR SVCS OF DELA	3,223,300
ED05-068.18-01-01.00	430	KINGS HWY	LUTHERAN SENIOR SVCS OF DELA	3,193,200
ED05-068.18-01-09.00	442	KINGS HWY	LUTHERAN SENIOR SVCS OF DELA	191,700
ED05-056.20-01-47.00		MAPLE GLEN DR	MAPLE GLEN HOMEOWNERS ASOCIATES INC	174,700
ED05-056.20-01-48.00		MAPLE GLEN DR	MAPLE GLEn HOMEOWNERS ASSOCIATES INC	163,400
ED05-056.20-01-46.00		MAPLE GLEN DR	MAPLE GLEN HOMEOWNERS ASSOCIATES INC	112,800
ED05-056.20-01-51.00		MAPLE GLEN DR	MAPLE GLEN HOMEOWNERS ASSOCIATES LLC	10,200
ED05-056.20-01-50.00		MAPLE GLEN DR	MAPLE GLEN HOMEOWNERS ASSOCIATION INC	44,900
ED05-056.20-01-49.00		MAPLE GLEN DR	MAPLE GLEN HOMEOWNERS ASSOCIATON LLC	24,000
ED05-077.06-02-90.00		BABB DR	MARTIN LUTHER FOUNDATION OF DE	1,331,000
ED05-076.00-01-02.00	1478	WYOMING MILL RD	MASONIC HALL CORPORATION OF DOVER	1,784,900
ED05-067.05-02-19.00		MCKEE RD	MEADOWS HOMEOWNERS ASSOC INC	145,000
ED05-076.07-01-25.00	1121	FORREST AVE	MODERN MATURITY CENTER INC	9,363,800
ED05-077.17-03-48.00	864	S STATE ST	MOM'S HOUSE INC OF DOVER	$148,200
ED05-076.08-03-32.00	110	N NEW ST	MOUNT ZION AME CHURCH	40,700
ED05-076.08-03-31.00	120	N QUEEN ST	MOUNT ZION AME CHURCH	$56,800
ED05-076.08-03-33.00	108	N QUEEN ST	MOUNT ZION AME CHURCH	$4,500
ED05-076.08-03-34.00	106	N QUEEN ST	MOUNT ZION AME CHURCH	$10,800
ED05-076.08-03-35.00	104	N QUEEN ST	MOUNT ZION AME CHURCH	$10,200
ED05-076.08-03-55.00	102	N NEW ST	MOUNT ZION AME CHURCH	$9,900
ED05-076.08-03-53.00	106	N NEW ST	MOUNT ZION AME CHURCH	$38,100
ED05-076.08-03-48.00	118	N NEW ST	MOUNT ZION AME CHURCH	$35,700
ED05-076.08-03-49.00	118	N NEW ST	MOUNT ZION AME CHURCH	$33,400
ED05-067.05-02-09.00	3	MICHAEL CT	MOUNT ZION AME INC	260,400
ED05-067.19-02-02.02	363	SAULSBURY RD	NATIONAL COUNCIL ON AG LIFE & LABOR	857,700
ED05-076.12-04-26.00		JERUSALEM WAY	NEW JERUSALEM BAPTIST CHURCH	179,200
ED05-076.12-04-26.01	25	JERUSALEM WAY	NEW JERUSALEM BAPTIST CHURCH	224,700

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PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-076.12-04-25.00		JERUSALEM WAY	NEW JERUSALEM BAPTIST CHURCH	44,700
ED05-085.00-01-06.00		NEW BURTON RD	PENNSYLVANIA LINES LLC	291,600
ED05-077.05-03-71.00	46	S BRADFORD ST	PEOPLES CONGREGATION CHURCH	1,344,700
ED05-077.05-03-72.00	46	S BRADFORD ST	PEOPLES CONGREGATION CHURCH	69,500
ED05-067.07-01-10.00	381	COLLEGE RD	PEOPLE'S PLACE PROPERITES INC	227,100
ED05-076.10-02-07.02	165	COMMERCE WAY	PEOPLES PLACE PROPERTIES INC	1,387,900
ED05-067.07-01-12.00	381	COLLEGE	PEOPLE'S PLACE PROPERTIES INC	1,192,300
LC05-058.17-03-42.00	110	PERSIMMON CIR	PERSIMMON PARK PLACE	335,700
ED05-077.17-01-59.00	805	S GOVERNORS AVE	PLANNED PARENTHOOD OF DE INC	400,400
ED05-077.05-04-16.00		S BRADFORD ST	PRESBYTERIAN CHURCH OF DOVER	3,500
ED05-077.05-04-19.00	54	S STATE ST	PRESBYTERIAN CHURCH OF DOVER	1,791,900
ED05-077.09-03-14.01	316	S GOVERNORS AVE	PRESBYTERIAN CHURCH OF DOVER	718,100
ED05-067.00-02-14.00	1175	MCKEE RD	PRESBYTERIAN HOMES INC	12,838,800
ED05-067.00-02-15.00		COLLEGE RD	PRESBYTERIAN HOMES INC	13,447,700
ED05-076.05-01-10.0	.08 AC	Marsh Creek Ln	Presidential Assoc	6,000
ED05-099.99-99-999.999.010		CELL TOWERS	PRIORITY RADIO INC	144,000
ED05-077.09-05-45.00	509	S STATE ST	RECTOR WARDENS & VESTRYAMAN	34,300
ED05-067.17-01-80.01	911	DOVER KENTON RD	ROBBINS HOSE CO	971,000
ED05-077.09-02-13.00	103	S GOVERNORS AVE	ROBBINS HOSE CO	231,100
ED05-077.09-02-14.00	103	S GOVERNORS AVE	ROBBINS HOSE CO	79,500
ED05-077.09-02-15.00	103	S GOVERNORS AVE	ROBBINS HOSE CO	2,252,300
ED05-077.09-02-16.00		S BRADFORD ST	ROBBINS HOSE CO	125,100
ED05-077.09-02-17.00	116	S BRADFORD ST	ROBBINS HOSE CO	55,600
ED05-076.09-02-86.00		WORCHESTER DR	ROBINO-SEA CHASE LLC	1,600
ED05-076.09-02-87.00		TRAFALGAR DR	ROBINO-SEA CHASE LLC	29,000
ED05-076.09-02-88.00		WORCHESTER DR	ROBINO-SEA CHASE LLC	9,200
ED05-076.09-02-89.00		WESTOVER DR	ROBINO-SEA CHASE LLC	1,000
ED05-076.12-02-72.00	409	W LOOCKERMAN ST	SECOND BAPTIST CHURCH	113,800
ED05-076.12-02-73.00	407	W LOOCKERMAN ST	SECOND BAPTIST CHURCH	472,000
ED05-076.20-01-78.00	647	WYOMING AVE	SEVENTH DAY ADVENTIST CHURCH	1,724,900
ED05-067.12-03-35.00		SILVER LAKE DR	SILVER LAKE TOWNHOUSE COMM	7,400
ED05-067.12-03-36.00		SILVER LAKE DR	SILVER LAKE TOWNHOUSE COMM	14,500
ED05-076.08-03-02.00	105	N WEST ST	SOLID ROCK SOUTHERN BAPTIST CHURCH INC	597,500
ED05-068.13-01-51.00	425	N DUPONT HWY	ST ANDREWS CHURCH	2,584,300

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PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-067.18-03-15.00	1156	WALKER RD	ST JOHNS EVANGELICAL CHURCH	601,600
ED05-077.17-04-27.00	106	PINE ST	ST JOHNS LUTHERAN CHURCH	547,300
ED05-077.17-04-48.00	105	LOTUS ST	ST JOHNS LUTHERAN CHURCH	612,000
ED05-077.17-04-49.00	109	LOTUS ST	ST JOHNS LUTHERAN CHURCH	39,300
ED05-077.17-04-50.00	113	LOTUS ST	ST JOHNS LUTHERAN CHURCH	129,400
ED05-077.11-03-43.00		HOLMES ST	STONEY CREEK HOMEOWNERS ASSOC	72,300
ED05-067.00-02-23.00		COLLEGE RD	SUNSET MEMORIAL GARDENS INC	130,200
ED05-076.06-04-26.00	43	LAMPLIGHTER LN	THE GREENS TOWN MEETING ASSOC	221,000
ED05-076.08-05-73.00	45	S QUEEN ST	THE MILFORD HOUSING DEV CORP	11,900
ED05-076.08-06-24.00	47	S KIRKWOOD ST	THE MILFORD HOUSING DEV CORP	11,900
ED05-067.18-01-85.00	200	HARMONY	THE MILFORD HOUSING DEV CORP	3,143,200
ED05-077.09-05-01.01		S STATE ST	THE NEW PARSONAGE LLC	4,400
ED05-077.09-05-44.00	507	S STATE ST	THE RECTOR WARDEN & VESTRYMAN	273,700
ED05-076.08-01-41.01	611	FOREST ST	THE SALVATION ARMY	789,300
ED05-077.13-02-10.00	812	S BRADFORD ST	THE WELLNESS COMMUNITY-DEL INC	210,200
ED05-076.08-05-11.00	37	N QUEEN ST	TRUSTEES OF MT ZION AME CHURCH	$9,900
ED05-076.08-05-10.00	35	N QUEEN ST	TRUSTEES OF THE AFRICAN METHODIST EPISCOPAL CHURCH	$117,100
ED05-077.05-01-44.00	139	STATE	TRUSTEES OF THE PENINSULA	714,300
ED05-077.05-01-45.00	141	N STATE ST	TRUSTEES OF THE PENINSULA	63,300
ED05-077.09-05-02.00	215	S STATE ST	TRUSTEES OF WESLEY CHURCH	1,126,200
ED05-077.09-05-03.00	219	S STATE ST	TRUSTEES OF WESLEY CHURCH	56,000
ED05-077.09-05-09.00	20	LOOCKERMAN PLAZA	TRUSTEES OF WESLEY CHURCH	1,130,000
ED05-077.09-05-10.00	30	LOOCKERMAN PLAZA	TRUSTEES OF WESLEY CHURCH	1,212,200
ED05-067.17-01-01.00		N TURNBERRY DR	TURNBERRY MAINTENANCE ASSOC	51,000
ED05-067.17-01-38.00		S TURNBERRY DR	TURNBERRY MAINTENANCE ASSOC	113,300
ED05-067.17-01-39.00		S TURNBERRY DR	TURNBERRY MAINTENANCE ASSOC	118,100
ED05-077.09-01-36.01	101	S NEW ST	UNION AME CHURCH	246,000
ED05-077.09-01-36.00	222	W REED ST	UNION AME CHURCH	48,300
ED05-076.11-01-09.00	LAND	FOREST ST	UNION MISS BAPTIST CHURCH	$25,200
ED05-076.11-01-19.00	37	BERTRAND RD	UNION MISSIONARY BAPTIST CHURCH, INC	39,500
ED05-076.12-01-03.01	838	LINCOLN ST	UNION MISSIONARY BAPTIST CHURCH, INC	4,700
ED05-076.12-01-41.00	883	LINCOLN ST	UNION MISSIONARY BAPTIST CHURCH, INC	71,000
ED05-076.12-01-42.00	883	LINCOLN ST	UNION MISSIONARY BAPTIST CHURCH, INC	796,600
ED05-068.17-03-48.00	140	HAZEL RD	UNITED METHODIST CHURCH	221,700

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-077.00-01-18.01	69	TRANSPORTATION CIR	UNIVERSITY OF DELAWARE	2,073,000
ED05-067.16-01-01.00	720	PEAR ST	VETERANS OF WW II	466,900
ED05-068.18-05-48.00	18	GREENHILL RD	VICTORY CHRISTIAN FELLOWSHIP	1,040,700
ED05-076.03-01-92.00		CANNON MILL DR	VILLAGE OF CANNON MILL HOA INC	140,100
ED05-076.03-01-93.00		CANNON MILL DR	VILLAGE OF CANNON MILL HOA INC	39,600
ED05-076.03-01-94.00		E SHELDRAKE CIR	VILLAGE OF CANNON MILL HOA INC	56,200
ED05-076.03-01-95.00		E SHELDRAKE CIR	VILLAGE OF CANNON MILL HOA INC	32,100
ED05-076.03-01-96.00		QUILLEN ST	VILLAGE OF CANNON MILL HOA INC	40,700
ED05-076.03-01-99.00		E SHELDRAKE CIR	VILLAGE OF CANNON MILL HOA INC	39,900
ED05-076.03-03-38.00		LOFTLAND DR	VILLAGE OF CANNON MILL HOA INC	24,800
ED05-076.03-03-39.00		PARADEE DR	VILLAGE OF CANNON MILL HOA INC	32,700
ED05-076.09-03-70.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS	50,900
ED05-076.09-03-71.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS	132,300
ED05-076.09-02-01.00		TRAFALGAR DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	118,300
ED05-076.13-01-57.00		WESTOVER DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	7,200
ED05-076.13-01-58.00		TRAFALGAR DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	87,800
ED05-076.13-02-57.00		TRAFALGAR DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	1,200
ED05-076.13-02-58.00		TRAFALGAR DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	15,700
ED05-076.13-02-59.00		THAMES DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	6,500
ED05-076.13-02-60.00		WESTOVER DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	9,800
ED05-076.13-02-61.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	6,500
ED05-076.13-03-18.00		CHARRING CROSS DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	20,300
ED05-076.13-03-31.00		CHARRING CROSS DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	30,100
ED05-076.13-04-64.00		FAIRNEST CT	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	3,900
ED05-076.13-04-65.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	3,200
ED05-076.13-04-66.00		WESTOVER DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	2,100
ED05-076.13-04-87.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	34,100
ED05-076.13-05-48.00		NORTHDOWN DR	VILLAGE OF WESTOVER HOMEOWNERS ASSOC INC	4,800
ED05-067.00-01-17.00	1430	MCKEE RD	WASH DIST ADVISORY BOARD	346,700
ED05-077.05-01-37.00	34	N STATE ST	WESLEY COLLEGE	278,700
ED05-077.05-01-36.00	28	N STATE ST	WESLEY COLLEGE	301,900
ED05-077.05-01-35.00	22	N STATE ST	WESLEY COLLEGE	256,500
ED05-077.05-01-30.00	9	N BRADFORD ST	WESLEY COLLEGE	172,300
ED05-077.05-01-29.00	21	N BRADFORD ST	WESLEY COLLEGE	1,022,300

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-077.05-01-01.00	120	N STATE ST	WESLEY COLLEGE	17,864,500
ED05-076.08-03-56.00	115	N NEW ST	WESLEY COLLEGE	475,800
ED05-077.09-03-01.00	300	S NEW ST	WESLEY COLLEGE	3,069,400
ED05-077.05-04-22.00	34	S STATE ST	WESLEY COLLEGE	565,900
ED05-077.05-01-25.00	30	FULTON ST	WESLEY COLLEGE	368,700
ED05-076.08-02-79.00	200	N GOVERNORS AVE	WESLEY COLLEGE	61,000
ED05-076.08-02-78.00	202	N GOVERNORS AVE	WESLEY COLLEGE	114,300
ED05-068.17-02-41.00	213	N BRADFORD ST	WESLEY COLLEGE	2,064,600
ED05-068.17-02-11.00	208	N BRADFORD ST	WESLEY COLLEGE	5,437,900
ED05-067.20-01-78.00	511	MARY ST	WESLEY COLLEGE	1,058,700
ED05-067.20-01-74.00	501	CLARA ST	WESLEY COLLEGE	795,300
ED05-077.05-01-02.00	112	FULTON ST	WESLEY COLLEGE	14,604,300
ED05-067.20-01-79.00	308	N QUEEN ST	WESLEY COLLEGE INC	82,900
ED05-077.05-01-14.00	119	W DIVISION ST	WESLEY COLLEGE INC	63,900
ED05-067.20-01-77.00	308	N QUEEN ST	WESLEY COLLEGE INC	425,500
ED05-077.05-01-38.00	44	N STATE ST	WESLEY COLLEGE INC	379,500
ED05-076.08-05-51.00	18	N GOVERNORS AVE	WESLEY COLLEGE INC	36,200
ED05-077.05-01-16.00	2	N BRADFORD ST	WESLEY COLLEGE INC	209,300
ED05-068.13-01-02.00		N STATE ST	WESLEY METHODIST CHURCH	771,900
ED05-076.12-04-23.00		S QUEEN ST	WESLEY METHODIST CHURCH	524,300
ED05-077.09-05-04.01		S STATE ST	WESLEY METHODIST CHURCH	5,200
ED05-077.09-05-07.00	11	E NORTH ST	WESLEY UM CHURCH TRUSTEES	146,100
ED05-077.09-05-08.00	15	E NORTH ST	WESLEY UNITED METHODIST CHURCH	466,600
ED05-067.17-04-69.00		ARBOR DR	WESTFIELD MAINTENANCE CORP	45,600
ED05-067.17-04-67.00		ARBOR DR	WESTFIELD MAINTENANCE CORP	115,400
ED05-076.09-02-39.00		TRAFALGAR DR	WESTOVER LLC	30,600
ED05-076.10-02-87.00		TRAFALGAR DR	WESTOVER LLC	732,500
ED05-076.10-02-89.00		TRAFALGAR DR	WESTOVER LLC	11,800
ED05-076.13-03-33.00		CHARRING CROSS DR	WESTOVER LLC	176,700
ED05-067.19-02-11.00	992	WHATCOAT VILLAGE DR	WHATCOAT COMMUNITY DEV INC	4,186,800
ED05-067.19-02-10.00	341	SAULSBURY RD	WHATCOAT METHODIST CHURCH	4,346,500
ED05-068.17-01-32.00		RODNEY RD	WHATCOAT METHODIST CHURCH	144,900
ED05-067.19-02-03.00		WALKER RD	WHATCOAT UNITED METHODIST CHUR	8,700
ED05-057.00-01-46.01	3282	N DUPONT HWY	WILMINGTON UNIVERSITY	6,247,700

Approved Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE
ED05-057.00-01-46.00	3282	N DUPONT HWY	WILMINGTON UNIVERSITY	12,237,700
ED05-077.17-05-01.00	1137	S STATE ST	Y M C A OF DELAWARE	3,222,400
ED05-067.18-02-01.00	825	KENTON RD	YOUNG MENS CHRISTIAN ASSOC	1,366,800

Denied Properties for Council Review

PARCEL NUMBER	#	STREET	OWNER	VALUE	TAX
ED05-078.00-01-08.01	PAR 3	S LITTLE CREEK RD	BAYHEALTH MEDICAL CENTER INC	$229,500	$929.48
ED05-078.00-01-08.02	PAR 2	HORSEPOND RD	BAYHEALTH MEDICAL CENTER INC	$134,200	$543.51
ED05-077.00-03-05.00	801	KRISKO CIR	DELAWARE SOLID WASTE AUTHORITY	$442,100	$1,790.51
ED05-077.00-03-04.00	601	KRISKO CIR	DELAWARE SOLID WASTE AUTHORITY	$387,900	$1,571.00
ED05-057.11-01-44.00	22	GRISTMILL RD	DELAWARE STATE HOUSING AUTHORITY	$138,600	$561.33
ED05-087.00-01-06.01		DAFB	DOVER FEDERAL CREDIT UNION	$825,000	$3,341.25
ED05-068.10-01-36.00	796	MILLER DR	WHATCOAT UNITED METH CHURCH	$209,300	$847.67
ED05-077.13-01-30.05	793	S QUEEN ST	CENTRAL DE ONCOLOGY CENTER INC	$1,500,500	$6,077.03
ED05-087.00-01-05.00	LAND	HORSEPOND RD	JJ & B ENTERPRISES GP	$259,900	$1,052.60
ED05-076.08-01-44.00		FULTON ST	SOUTHERN STATES COOP INC	$24,100	$97.61
ED05-086.05-01-15.00	1156	GOVERNORS	PILGRIM HOLINESS CHURCH	$163,600	$662.58
ED05-076.08-01-32.00	801	W DIVISION ST	AID IN DOVER INC	$279,500	$1,131.98
ED05-076.08-01-34.00	731	W DIVISION ST	AID IN DOVER INC	$87,900	$356.00
ED05-076.08-01-43.00		S WEST ST	PENNSYLVANIA LINES LLC	$50,700	$205.34
ED05-077.09-03-13.00	402	S NEW ST	DOVER HOUSING AUTHORITY	$40,400	$163.62
ED05-077.05-03-14.00	13	S NEW ST	DOVER HOUSING AUTHORITY	$10,700	$43.34
ED05-076.06-08-25.01		N CAROLINE PL	GILMAN HOMES INC	$33,300	$134.87
				$4,817,200	$19,509.66