

DOWNTOWN DEVELOPMENT DISTRICT

2025 District Renewal Application



Prepared by:
City of Milford
201 S. Walnut Street
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September 21, 2025

TABLE OF CONTENTS

District Plan

- 1.0 Performance of District Responsibilities
 - 1.1 Effectiveness in Creating Capital Investment
 - 1.2 Increasing Population
 - 1.3 Creating Jobs
 - 1.4 Improving Housing Stock
 - 1.5 Providing Enhanced Retail and Entertainment Opportunities
 - 1.6 Improving Quality of Life
 - 1.7 Analysis of the Effectiveness of the Local Incentives
 - 1.8 Publicly Funded Projects
- 2.0 Continued Need and Impact
 - 2.1 Demographics & Supporting Data
- 3.0 Updated District Plan
 - 3.1 Content, Goals and Objectives
 - 3.2 Implementation Strategies
 - 3.3 Past Key Priority Projects & Large Projects
 - 3.4 Updated Key Priority Projects
 - 3.5 Other Known Projects
 - 3.6 Boundary Adjustment
- 4.0 List of Preparers

Appendix A – Application Form

Appendix B - Rivertown Rebirth Plan

Appendix C – Exhibits/Maps

- Exhibit 1 – District Boundary History
- Exhibit 2 – Completed Project Locations
- Exhibit 3 – Key Priority Projects
- Exhibit 4 – Comprehensive Plan Future Land Use Map
- Exhibit 5 – Existing Zoning Map
- Exhibit 6 – FEMA Firm Map
- Exhibit 7 – Census Tracts Map
- Exhibit 8 – Census Blocks Map
- Exhibit 9 – Residential and Commercial Building Age
- Exhibit 10 – Vacant or Condemned Structures & Vacant Land
- Exhibit 11 – Registered Residential Rental Licenses
- Exhibit 12 – Code Enforcement Violation Map
- Exhibit 13 – Letters of Support
- Exhibit 14 – Proposed District Boundary Adjustment Map
- Exhibit 15 – Boundary Adjustment Notices and Public Hearing Minutes
- Exhibit 16 – Property Condition Report

1.0 Performance of District Responsibilities

Since August 2016, the City of Milford has consistently demonstrated a high level of performance in managing, promoting, and reviewing Downtown Development District (DDD) applications. According to the 2024 annual DDD report prepared by the State of Delaware, Milford ranks 3rd in total private investment, 2nd in total rebate amount, 2nd in total large project reservations and 1st in small project rebates. Since being designated, the City has issued 252 building permits, reflecting strong interest and engagement from property and business owners. Milford has also made substantial efforts in marketing the DDD program through an informative website, interactive mapping application, targeted outreach campaigns, and regular updates on social media platforms. These efforts have significantly increased visibility and have attracted both local and regional investors to downtown Milford. The City has demonstrated that it can effectively manage and promote the DDD program.

1.1 Effectiveness in Creating Capital Investment

The DDD has been highly effective in attracting capital investment within Milford. Over the past nine years, the District has seen a commitment of approximately \$38.1 million in private investment. These investments have funded a variety of projects, including residential, commercial, mixed use, and historic restorations which have all contributed to the local economy.

1.2 Increasing Population

Milford's downtown area has experienced an increase in population, largely due to new residential construction and mixed-use redevelopment projects. Completed projects include the construction of 28 new single-family detached dwellings, 8 new single-family semi-detached dwellings, 8 new townhouses, and 19 new apartment units. These projects are attracting new residents, which has enhanced the diversity of Milford's downtown community.

1.3 Creating Jobs

While the District has not seen significant new commercial construction, the redevelopment of existing spaces has successfully attracted new businesses. The development of downtown properties drawing in new businesses has led to the creation of numerous jobs. For example, the opening of Surf Bagel and the expansion of Arena's Deli & Bar in a renovated downtown space have provided new employment opportunities and expanded entertainment space, contributing to local economic growth, community development, and improved quality of life.

1.4 Improving Housing Stock

The DDD program has enabled substantial improvements in Milford's housing stock through various construction and renovation projects. In the last nine years, several residential buildings have undergone significant redevelopment, receiving much-needed updates. Many projects have been geared towards renovating older housing stock. The

overall age of structures has not seen significant change during the designation period, primarily due to property owners choosing to renovate older structures as opposed to demolishing them. Renovating older buildings preserves the historic charm of the City's downtown, enhancing the appeal of downtown living for both current and future residents.

1.5 Providing Enhanced Retail and Entertainment Opportunities

Milford's District has seen a surge in new retail and dining establishments, significantly enhancing its appeal as a destination for shopping and entertainment. Recent additions include the Farmacy Market, Fondue restaurant, Village & Venue, What to Ferment Meadery, and My Sister's Fault. These new businesses exemplify the District's progress, attracting visitors, boosting Milford's economy, and providing a greater variety and quality of retail and dining options.

1.6 Improving Quality of Life

The quality of life in Milford's downtown area has improved due to ongoing redevelopment efforts and community initiatives. Enhanced public spaces, increased safety measures, improved housing conditions, and increased retail opportunities have created a higher quality of living. Park improvements, increased walkability, new pickleball courts, and a new playground have made downtown Milford a more enjoyable place to live, work, and visit.

1.7 Analysis of the Effectiveness of the Local Incentives

Local incentives have played a major role in the success of the DDD program in Milford. The offering of permit fee waivers, impact fee waivers, and full and partial tax abatements has reduced the financial burden on property owners and investors. Building permit fee waivers and City tax abatements have totaled over \$1.2 million since Milford's designation. Milford offers the local incentives to all projects in the District area, even those who do not meet the minimum small project rebate qualified investment amount of \$25,000 for the DDD program. These incentives have facilitated numerous projects, leading to increased investment and redevelopment in Milford's District area.

1.8 Publicly Funded Projects

The Rivertown Rebirth 2025 master plan was the centerpiece to the City's 2016 District Plan and outlined both public and privately funded projects. Publicly funded projects included several streetscape projects, parking lot enhancements and public park space improvements. The State of Delaware Department of Transportation (DelDOT) completed the NE Front Street Streetscape project in 2025, which provided pedestrian and bicycle facilities along NE Front Street from N Washington Street to NE Fourth Street. The City is finishing the design of two other streetscape projects that include improvements to N. Washington Street, Park Avenue, Denney Row, SW Front Street and

two public parking lots in the Central Business District. The City anticipates completing these two projects between FY26 and FY28.

The City completed a pedestrian improvement project where the Riverwalk Trail meets Walnut Street. The City constructed an at grade pedestrian crossing on top of the Mispillion River bridge on Walnut Street, which included a demarcation on the bridge showing the Kent and Sussex County boundary. Prior to the completion of the project, pedestrians along the Riverwalk Trail would have to walk to the end of the block either to the north or south to cross the street within a crosswalk.

The City has entered into an agreement with the owner of property on N. Washington Street to relocate the existing parking lot at the northeast corner of N. Walnut Street and NE Front Street from its current location to N. Washington Street. This will lead to the redevelopment of the NE Front Street parking lot into a mixed-use project at downtown Milford's main intersection.

The City is working with DelDOT to continue Transportation Alternative Program (TAP) projects on both NE Front Street and NW Front Street, which will provide pedestrian and bicycle improvements through downtown Milford. The projects aim at enhancing connectivity to the downtown area and beautification of the gateways into the historic downtown area.

DelDOT is designing multiple multi-modal projects on the northern side of Milford that will improve connectivity to downtown, including a shared use path on NW Front Street from Maple Avenue to Route 113, on Route 113 from Route 14 to the high school property, on NE Front Street from Rehoboth Boulevard to Silicato Parkway, and on NE Tenth Street from Silicato Parkway to the high school.

The City Electric Department and Public Works Department installed two (2) electric vehicle (EV) charging stations in the NE Front Street parking lot in front of Arena's. These EV charging stations are an amenity that will attract visitors to the downtown area. The City also installed branded bike racks throughout the downtown to make it easier to navigate the area by bicycle.

The City completed projects to establish recreational amenities in the downtown area, including the construction of pickleball courts along S. Washington Street and a nautical themed playground in Memorial Park. Publicly funded projects contribute to the revitalization of downtown Milford through the beautification of public spaces and the creation of both practical and playful amenities.

There continues to be a focus on ecotourism in downtown Milford, with positive impacts from the Delaware Bayshore Byway program and the Waterways Infrastructure & Investment Network (WIIN) partnership. These programs encourage ecotourism through natural attractions such as kayaking, birdwatching and spotting horseshoe crabs.

2.0 Continued Need and Impact

The ongoing redevelopment of Milford's downtown central business district and surrounding neighborhoods heavily depends on the continued support provided by the DDD program. Current permit and license activity levels indicate a growing interest in downtown properties, which have been achieved through various housing and economic development projects over the last nine years. The District designation provides incentives that are crucial for sustaining this momentum and creating opportunities for business and housing improvements. The State's 20% rebate on hard construction costs is the primary incentive for private investment in these economically distressed areas. The State has committed or awarded over \$4.5 million in grant funds for both large and small projects in Milford. The City has waived over \$1.2 million in permit fees and local property taxes associated with these projects. While the areas that have been included in the district since 2016 have had time to take advantage of local and State incentives to develop and redevelop properties, areas that have only recently been added to the District need more time to utilize the program. Table 1 below provides a breakdown on the number of permits issued and the total number of parcels within the original 2016 boundary, the 2019 expansion area and the 2023 expansion area. See Appendix C, Exhibit 1 for a map of the original DDD boundary and expansion areas.

Table 1 – District Activity by Area (2016, 2019, 2023)

Downtown Development District	Total Permits Issued	Total Parcels	Percentage
2016 Boundary	211	591	35.7%
2019 Expansion Area	33	94	35.1%
2023 Expansion Area	8	75	10.6%
Total	252	760	33.1%

Approximately one-third of the tax parcels within the overall District area have performed renovations on their structures since 2016, receiving at a minimum Milford's local incentives. Approving the five-year extension request would provide the remaining two-thirds of the district parcels the opportunity to take advantage of the local and State incentives to improve aging buildings or construct new residential or commercial structures.

The significant number of aging structures in Milford also require extensive redevelopment and upkeep. According to City Tax Assessment records, approximately 65% of the structures within the District area were constructed prior to 1960. See Table 4 in section 2.1 and Appendix C, Exhibit 9 for more information on the age of structures in the District area.

There is a continued need for financial assistance and incentives in Milford despite recent progress and increasing engagement. The northern part of Milford's DDD area is designated as an Opportunity Zone by the State and federal government, which means the area is considered economically distressed. According to the American Community Survey, the poverty rate for Milford is 20.3%, which is higher than the State of Delaware (10.5%) and national (11.1%) poverty rates. The neighborhoods surrounding the downtown Central Business District are some

of the poorest areas of Milford. High poverty rates combined with an aging housing stock demonstrates a need for continued financial incentives to ensure lower income residents are living in clean, safe and affordable housing. See Table 3 in section 2.1 for poverty and housing statistics.

2.1 Demographics & Supporting Data

- According to the 2020 Census, the census blocks that are full or partially within the District Area contain 1,703 residents. See Appendix C, Exhibits 7 & 8 for census block and census tract maps.

Table 2 – 2024 General City and District Characteristics

Downtown Development District	DDD	City of Milford	DDD Percentage
Total Acreage	200	6,378	3.1%
Total Parcels	758	7,367	10.2%
Population	1,703	12,193	13.9%

Table 3 – Poverty, Income & Housing Data Summary (2023 Census ACS 5-Year Estimates)

	Delaware	City	Tract 42500	Tract 50104
Total Population	1,031,890	12,193	4,383	5,368
Median Household Income	\$81,361.00	\$55,265.00	\$41,923.00	\$57,019.00
Poverty Rate, All People	10.5%	20.3%	25.0%	24.4%
% Housing Built 1949 or earlier	11.1%	18.0%	18.5%	27.8%
% Homeownership	73.6%	46.5%	26.5%	55.5%
% Rental	26.4%	53.5%	73.5%	45.0%
% Vacant Housing Units	12.6%	5.2%	4.2%	6.5%
Median Home Value	\$359,700.00	\$274,600.00	\$234,700.00	\$262,000.00

Table 4 – 2024 City Assessment Records – Age of Structure

Age of Structure	Count	Percentage
2000 or newer	109	17%
1990-1999	40	6%
1980-1989	14	2%
1970-1979	12	2%
1960-1969	15	2%
1950-1959	32	5%
older than 1950	412	65%
	634	

- According to City records, since the beginning of 2022, three hundred and twenty-six (326) properties within the District area received a code enforcement notice of violation, which equates to approximately 42% of the parcels within the District area. There are currently forty-eight (48) open violations. See Appendix C, Exhibit 12 for a map showing the location of code violations.
- According to City residential rental operating license registrations, there are one hundred and ninety-four (194) rental properties within the District area containing three hundred and thirty (330) total rental units. See Appendix C, Exhibit 11 for a map showing the location of residential rental properties.
- According to City records, there are five (5) condemned structures, six (6) vacant structures and fifty (59) vacant parcels within the District area. See Appendix C, Exhibit 10 for a map showing the location of these properties and structures. Please note that the number of vacant parcels does not include parcels that are landlocked, public open space or portions of commercial or institutional parking lots.

3.0 Updated District Plan

In September of 2015, over 250 citizens gathered together in focus groups and public meetings to develop the Rivertown Rebirth master plan (see Appendix B), a plan for redevelopment and revitalization of downtown Milford. The Rivertown Rebirth Plan utilized market data, physical design and marketing to deliver a shared vision of downtown residential and commercial growth. The plan contained a series of recommendations that were tied to physical locations along with strategies for improving the economic vitality of the central business district. The Rivertown Rebirth master plan was the centerpiece for Milford's 2016 DDD District Plan and application.

In addition to the Rivertown Rebirth Plan, the 2016 District Plan focused on community redevelopment through the promotion of homeownership and neighborhood revitalization with the goal of reducing vacancy rates, reducing code violations, increasing safety and increasing economic activity.

While specific projects from the Rivertown Rebirth Plan have shifted over the past ten years, the overarching goals from the plan have remained a focal point of the City's redevelopment efforts.

3.1 Content, Goals and Objectives

The Rivertown Rebirth Plan is broken down into three separate geographic areas; Downtown East, Downtown Core and Downtown West. Within each area, the Plan differentiates between large-scale and small-scale projects and provides implementation strategies and revitalization tactics. These projects and implementation strategies will continue to serve as a guide for redevelopment and growth in the downtown area.

Large-scale projects include the following;

- Mixed use development projects
- Reuse of several vacant buildings

- Development of the Riverwalk Villas project
- Development of an amphitheater/festival space
- Façade programs
- Streetscape projects

Small-scale projects include the following;

- Creation of additional events and programming
- Enhancements to Park Avenue
- Beautification of park space
- Additional tree plantings
- Incorporation of ecotourism / recreation along and on the river.

These large-scale and small-scale projects are aimed at increasing retail density and affordable housing options while beautifying existing structures and park space. Continuing to provide more eating and shopping options will attract customers to the downtown area and further enhance the destination that has been created by existing business owners.

The Rivertown Rebirth Plan outlines revitalization tactics related to abandoned and dilapidated buildings, establishing illustrative design guidelines, and creating a community development corporation to assist the City in its residential and commercial redevelopment efforts.

In addition to the goals and objectives listed in Milford’s Rivertown Rebirth Plan, the DDD plan aims to achieve the following goals and objectives:

1. Improve housing stock
2. Reduce vacancy rates
3. Promote homeownership
4. Establish long-term residents
5. Strengthen the sense of community

3.2 Implementation Strategies

The Rivertown Rebirth Plan includes an implementation strategy board that outlines tasks and responsibilities that will continue to serve as a guide for commercial and residential redevelopment in the downtown area. This strategy board is broken down into three categories; “Engage the River”, “Create a Destination”, and “Enhance Connections.”

The tasks within the “Engage the River” category include those that will guide the City to becoming Delaware’s premier Rivertown and become a place to stroll, shop and dine along the river, along with being a perfect place to get on the water. Specific tasks include establishing more events on or in the river and the creation of an amphitheater or festivals space.

The “Create a Destination” category includes tasks geared towards establishing a downtown with a multitude of shopping and dining options where people will love to spend their time. These items include attracting new businesses, new restaurants, expanding the extended hours campaign, increasing public safety, performing building enhancements and constructing streetscape projects.

The final category, “Enhance Connections”, is focused on bringing organizations and groups together to make the City the best it can be. Some of the tasks outlined under this section include creating a community development corporation, establishing better relationships with merchants, increasing the number of events held in downtown and focusing on diversity.

3.3 Past Key Priority Projects & Large Projects

The 2016 District Plan included two Key Property Projects; The RiverPlace mixed-use development and the Riverwalk Villas residential development.

The RiverPlace mixed-use development was proposed for the city-owned property that is located along the east side of S Washington Street and adjacent to the Mispillion River. The City Council pivoted on the plans for this site and decided to maintain the site as a park area due to existing recreational easements and environmental constraints (floodplain, wellhead protection area). Pickleball courts and a playground have been constructed at this location, providing additional amenities for residents and visitors.

The Riverwalk Villas apartment project located along the south side of the Mispillion River received final site plan approval in 2020 for the construction of 48 apartment units, but the City approval expired before construction commenced. The Milford Housing Development Corporation recently purchased this property and plans to subdivide the parcel into 27 townhouses for homeownership.

Additional previous past large projects include the following;

- Pikus Building – complete historic restoration of a building at 48 N. Walnut Street, including commercial space on the first floor and two residential apartments on the second and third floor.
- 10 NW Front Street – mixed use redevelopment containing two commercial spaces and five apartment units.
- 200 NW Front Street – eight new townhouses.
- Jaasiel – mixed use redevelopment containing laundromat, vacant retail space and ten apartment units.
- 39 N. Walnut LLC – redevelopment of an existing commercial building into ten commercial tenant spaces and four apartment/short-term rental units.
- Benvenuto – redevelopment of a restaurant space.
- Greater Milford Development Corporation – redevelopment of the former skating rink into commercial office space.

- Devreco – redevelopment of existing commercial space into updated commercial offices.
- DE OZ Property Management – redevelopment of the former firehouse into eleven apartment units (under construction).

Milford has demonstrated a history of attracting successful large project investors who completed transformative projects in the downtown area.

3.4 Updated Key Priority Projects

Achieving the goals of Milford’s Rivertown Rebirth Plan requires privately funded projects that improve the quality and quantity of housing opportunities and increase commercial and employment opportunities in the District Area. Below is a list of Key Priority Projects that are anticipated or desired in the District Area. See Exhibit 3 for a map illustrating key priority project locations.

- Riverwalk Villas – Construction of 27 new townhouses by Milford Housing Development Corporation for affordable homeownership.
- DE OZ Property Management, LLC – 11 apartment unit redevelopment of the former fire house located at the intersection of Church Street and SW Front Street.
- Carlisle Lane, LLC – 39 townhouses and 1 single family detached dwelling within a proposed major subdivision located along the west side of Truitt Avenue.
- Former NE Front Street Parking Lot – Development of the NE Front Street parking lot into commercial, residential or mixed-use buildings. The property is identified in the Rivertown Rebirth Master Plan as a potential location for commercial or mixed-use infill development at the City’s main downtown intersection.
- Former Warren Furniture Property – Potential redevelopment of a vacant lot at corner of SW Front Street and S. Walnut Street at the southern end of the main downtown merchant area.
- Growmark FS Peninsula Property – The property is one of the largest vacant properties in the District Area and provides a location for potential commercial, mixed use development, or additional recreational amenities.

3.5 Other Known Projects

Other known smaller projects that are in progress and would benefit from a 5-year DDD designation extension include recent investments by Sussex County Habitat for Humanity. The non-profit housing organization has recently purchased ten (10) properties along Columbia, McColley and Mispillion Streets within the district area with the intention of constructing ten new homes over the next few years.

3.6 Boundary Adjustment

Exhibit 14 illustrates several proposed boundary adjustments which would remove City-owned property and completed projects from the District Area. See Table 5 for a list of the properties that are proposed to be removed from the District Area.

Table 5 – List of Parcels to be Removed from District Area

PARCELID	REASON FOR REMOVAL	PARCELID	REASON FOR REMOVAL
1-30-1.20-061.00	INELIGIBLE	5-16-183.06-01-61.00-000	REBATE ISSUED
1-30-1.20-071.01	INELIGIBLE	5-16-183.06-01-63.00-000	REBATE ISSUED
3-30-10.08-040.00	NEW	5-16-183.06-01-73.00-000	REBATE ISSUED
3-30-10.08-040.01	NEW	5-16-183.06-01-74.00-000	REBATE ISSUED
3-30-6.20-001.01	INELIGIBLE	5-16-183.06-01-75.00-000	NEW
3-30-6.20-005.00	INELIGIBLE	5-16-183.06-02-29.00-000	REBATE ISSUED
3-30-6.20-006.00	INELIGIBLE	5-16-183.06-02-30.00-000	REBATE ISSUED
3-30-6.20-009.00	INELIGIBLE	5-16-183.06-02-43.01-000	REBATE ISSUED
3-30-6.20-010.00	INELIGIBLE	5-16-183.10-02-58.00-000	REBATE ISSUED
3-30-6.20-033.00	REBATE ISSUED	5-16-183.10-02-82.00-000	REBATE ISSUED
3-30-7.17-001.00	INELIGIBLE	5-16-183.10-02-82.01-000	REBATE ISSUED
3-30-7.17-011.01	INELIGIBLE	5-16-183.10-02-82.02-000	REBATE ISSUED
3-30-7.17-011.02	TO BE CONVEYED TO THE CITY	5-16-183.10-02-82.03-000	REBATE ISSUED
3-30-7.17-081.00	REBATE ISSUED	5-16-183.10-02-82.04-000	REBATE ISSUED
3-30-7.17-118.00	REBATE ISSUED	5-16-183.10-02-82.05-000	REBATE ISSUED
3-30-7.17-140.00	REBATE ISSUED	5-16-183.10-02-82.06-000	REBATE ISSUED
3-30-7.17-141.00	REBATE ISSUED	5-16-183.10-02-82.07-000	REBATE ISSUED
3-30-7.17-147.00	NEW	5-16-183.10-02-82.08-000	REBATE ISSUED
3-30-7.17-152.00	REBATE ISSUED	5-16-183.10-03-68.00-000	REBATE ISSUED
3-30-7.17-207.00	REBATE ISSUED	5-16-183.10-03-69.00-000	REBATE ISSUED
3-30-7.17-213.00	NEW	5-16-183.10-03-70.00-000	REBATE ISSUED
3-30-7.17-213.01	NEW	5-16-183.10-04-19.00-000	REBATE ISSUED
5-16-183.06-01-43.00-000	REBATE ISSUED	5-16-183.10-04-21.00-000	REBATE ISSUED
5-16-183.06-01-45.00-000	REBATE ISSUED	5-16-183.10-04-30.00-000	INELIGIBLE
5-16-183.06-01-60.00-000	REBATE ISSUED	5-16-183.10-04-37.00-000	INELIGIBLE
		5-16-183.10-04-66.00-000	REBATE ISSUED

Milford's current District contains 199.86 +/- acres, which is 0.14 acres under the 200-acre maximum. The proposed boundary adjustments would remove 22.44 +/- acres of land from the District, which would allow for the consideration of future expansions up to the 200-acre limit. The proposed adjustment includes several privately owned parcels where small or large project rebates were issued by the State of Delaware. The adjustment also includes areas containing the Mispillion River, adjacent City-owned parks and municipal parking lots. There is considerable land within the current District Boundary that cannot benefit from the DDD program because the land is owned by ineligible recipients or it is within waterways. The City has demonstrated the ability to generate DDD projects and the acreage from the proposed removals would be better utilized to generate additional private investment in future district expansion areas.

4.0 List of Preparers

The preparers for this report are listed below.

Name	Title	Affiliation
Anna Keating	City Management Fellow	City of Milford
Lauren Swain	Economic Development & Community Engagement Administrator	City of Milford
Rob Pierce	Planning Director	City of Milford

APPENDIX A

Application Form



Downtown Development Districts

Application for District Renewal

Five Year Renewal Application for Expiring DDD Districts

Please note: Applicants are encouraged to consult with the Office of State Planning Coordination (OSPC) prior to submittal.

Application Period and Deadlines: The application period opens three years prior to expiration. Applications for extensions must be submitted within 6 months of the current DDD program expiration. Applications are accepted on a rolling basis and reviewed by the Cabinet Committee on State Planning Issues (CCSPI) at their next scheduled meeting. Application must be accompanied by a Resolution from the legislative body supporting the application for a DDD District Designation Extension, and an updated District Plan.

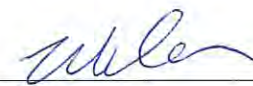
Review and Approval: Applications for five-year DDD District Renewal are reviewed by OSPC and agency partners. OSPC will prepare a report and recommendation which will be presented to the CCSPI which will in turn make a recommendation to the Governor. The Governor may renew Districts for up to two 5-year renewal periods. Completed applications should be sent to OSPC@delaware.gov

Check list: ☒ Application Form
☒ Legislative Body Resolution
☒ Updated District Plan

Municipality / County: City of Milford

DDD Program expiration date 8/10/2026

Contact Person for Application	
Name: <u>Rob Pierce</u>	
Address: <u>201 S. Walnut St, Milford DE 19963</u>	
Phone: <u>302-424-8396</u>	
Email: <u>rpierce@milford-de.gov</u>	
	<u>11/21/25</u>
Signature	Date

District Administrator (if different)	
Name: <u>Same</u>	
Address: <u>Same</u>	
Phone: <u>Same</u>	
Email: <u>Same</u>	
	<u>11/21/25</u>
Signature	Date



Downtown Development Districts

Application for District Renewal

Legislative Body Resolution:

The resolution must affirmatively indicate that the legislative body supports the application for the extension of Downtown Development District designation and is willing to adhere to the District Plan and the Local Incentives for the extended duration.

Date of Resolution in support of DDD Extension Application: 10/13/2025

Resolution number: 2025-16

Program Administration:

Describe any proposed changes in how the DDD program will be administered (such as new organizational structure or personnel to enhance implementation of the DDD program).

The City has been effective in generating district projects and there are no significant changes in how the program will be administered. The City intends to do additional outreach to building permit applicants, making them aware of the State rebate program. Milford has issued 252 building permits within the District Area, but only 83 have applied for rebates or large project reservations.

The Planning Director, Rob Pierce, will continue to be the District Administrator and the Community Engagement & Economic Development Administrator, Lauren Swain, will continue to be the Assistant District Administrator. Downtown Milford, Inc (DMI) and the chamber of commerce will continue their roles in economic development of the downtown area.



Downtown Development Districts

Application for District Renewal

Need and Impact:

Describe the impact the DDD program has had on your downtown thus far. In the response, please consider the program's effectiveness in creating capital investment, creating jobs, improving housing stock, increasing residents and visitors, providing enhanced retail and entertainment opportunities, and otherwise improving the quality of life within such district. Refer to the Key Priority Projects identified in the initial DDD program application; Was the District successful in implementing these projects?

Provide justification as to why the program should be extended.

See Sections 1.0, 2.0 and 3.0 of the provided report.



Downtown Development Districts

Application for District Renewal

District Plan:

Revise the current District Plan to include the listed items below. The revised plan is intended to supersede the existing one and must be included with the Extension Application. The updated plan should assess progress made since program implementation, reflect relevant changes that may have occurred since plan adoption, and provide up-to-date guidance for redevelopment for the next 5 years and beyond.

See Section 3.0 of the provided report.



Downtown Development Districts

Application for District Renewal

District Plan update must include the following:

1. Rationale as to why the five-year extension is necessary and/or desirable to achieve redevelopment goals stated in the District Plan.
2. An evaluation and self-assessment of past program implementation and performance.
3. Updated demographic and redevelopment data, and analysis of that data in the current plan.
4. An evaluation, and revision if necessary, of the vision, goals and strategies for downtown redevelopment.
5. Updated maps that reflect current conditions. Note any changes (within the District) to zoning or to the Future Land Use Map in the adopted comprehensive plan.

Briefly summarize changes made to the plan here:

See Sections 1.0, 2.0 and 3.0 of the provided report. See Section 3.6 of the provided report for proposed District Boundary adjustment. See Appendix C for updated maps.

Local Incentives:

List the local incentive package currently in place and briefly assess the effectiveness of each using data from completed projects. Please note any changes proposed to these incentives and describe why the change is needed.

List any new incentive options being proposed and explain how these new incentives will address the goals of the District Plan for the next 5-year period.

There are no proposed changes to the local incentives offered by the City. The City is forgoing the majority of the revenue it would collect as part of building permit or land use applications for development in the District area. These incentives reduce the upfront costs for property owners and investors. Local incentives include the following;

- Impact Fee Waivers – City water, City sewer and City electric impact fee waivers.
- Permit and Other Fee Waivers – Building permit fees, fees associated with preliminary and final site plan review and other fees associated with professional services provided by the City as it pertains to planning, engineering and legal review.
- Installment Land Contract – The City may enter into a real estate contract between the City and the incentive beneficiary in which the City provides financing to the incentive beneficiary, and the incentive beneficiary purchases a City owned property through monthly, quarterly or yearly installments.
- Realty Transfer Tax Waiver – The City waives the realty transfer tax imposed on those transfers where the buyer qualifies as a first-time homebuyer.
- Abatement of Property Taxes
 - Rehabilitation Projects
 - If the incentive beneficiary improves the assessed value of the property as determined by the City Tax Assessor by more than 50% of the original assessed value, the incentive beneficiary receives a full City property tax abatement for ten years.
 - If the incentive beneficiary improves the assessed value of the property as determined by the City Tax Assessor by less than 50% of the original assessed value, the incentive beneficiary receives a partial abatement of City property taxes on the value of the improvements for ten years.
 - New residential or commercial construction receives a full abatement of City property taxes for five years.
 - Properties converted from rental units to owner occupied housing receive a full City property tax abatement for ten years. This applies only to properties that were registered as rental properties as of August 10, 2016.



Downtown Development Districts

Key Priority Projects:

The DDD application was updated in 2019 to include discussion of Key Priority Projects. These projects were to be identified in the District Plan as potential catalysts for other redevelopment activity or as examples of superior urban design. Key Priority Projects are specific projects expected to provide significant impact to the District when implemented. See *DDD Program Guidelines* for more information.

With this definition in mind, please describe the Key Priority Projects that were implemented during the past 10-year period. Briefly assess their impact and/or describe any barriers to implementation. Moving forward, what are the Key Priority Projects for the 5-year extension?

See Section 3.0 of the report.



RESOLUTION 2025-16

RESOLUTION IN SUPPORT OF APPLICATION FOR RENEWAL AS A DOWNTOWN DEVELOPMENT DISTRICT

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

WHEREAS, these districts are to be known as Downtown Development Districts ("Districts"); and

WHEREAS, the State is accepting applications for the renewal of the second round of Districts, with such Applications being due on February 1, 2026; and

WHEREAS, under the Act, each applicant must submit a plan that includes updated goals, objectives, and strategies for the District (the "District Plan"); and

WHEREAS, under the Act, each applicant must also analyze the performance of incentives that addressed local economic and community conditions and that intended to help achieve the purposes set forth in the Act (the "Local Incentives"); and

WHEREAS, if an application is successful and the City of Milford receives renewed District designation, the District Plan and Local Incentives proposed by an applicant shall be binding upon the applicant; and

WHEREAS, the incentives associated with renewed designation as a Downtown Development District would greatly benefit current and future residents, businesses, non-profit organizations and others within the City of Milford; and

WHEREAS, the City Council of the City of Milford strongly believes that it is in the best interest of the City of Milford to reapply for the District designation.

NOW, THEREFORE, Be It Resolved, by The City of Milford:

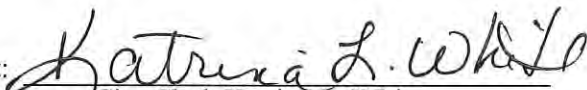
1. The City Council supports the Application for Renewal as a Downtown Development District prepared by the City of Milford Planning Department dated September 21, 2025 (the "Renewal Application"); and
2. The City of Milford is authorized to appoint a District administrator (the "Administrator") to file the Renewal Application on behalf of the City, and to provide such other documents and information as may be necessary or desirable in connection with the Renewal Application; and
3. If the Renewal Application is successful and the City of Milford receives notice that it has been renewed as a District:
 - a. The City shall adhere to the District Plan and the Local Incentives contained in the Renewal Application for the duration of the District designation; and

- b. The Mayor and/or City Manager, as applicable, is authorized to execute such documents and enter into such agreements as may be necessary or desirable in connection with the Downtown Development Districts program and the rights and obligations of the City of Milford thereunder; and
- c. The Administrator, or his or her designee(s), is authorized to carry out all District administrative and reporting requirements on behalf of the City of Milford for the duration of the District designation.

IN WITNESS WHEREOF, I hereunto set my hand and caused the Seal of the City of Milford to be affixed this 13th day of October 2025.



Mayor F. Todd Culotta

Attest: 
City Clerk Katrina L. White

APPENDIX B

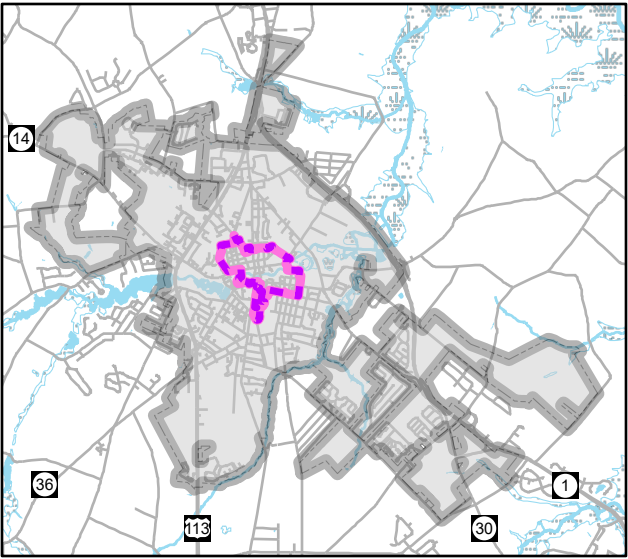
Rivertown Rebirth Plan

<https://www.cityofmilford.com/DocumentCenter/View/2089/Rivertown-Rebirth-2025?bidId=>

APPENDIX C

Exhibits/Maps

EXHIBIT 1
District Boundary History



**City of Milford
Downtown Development District**

2025 Renewal Application

District Boundary History

Exhibit 1

-  Current District Boundary
-  Tax Parcels
-  2016 District Boundary
-  2019 District Expansion
-  2023 District Expansion

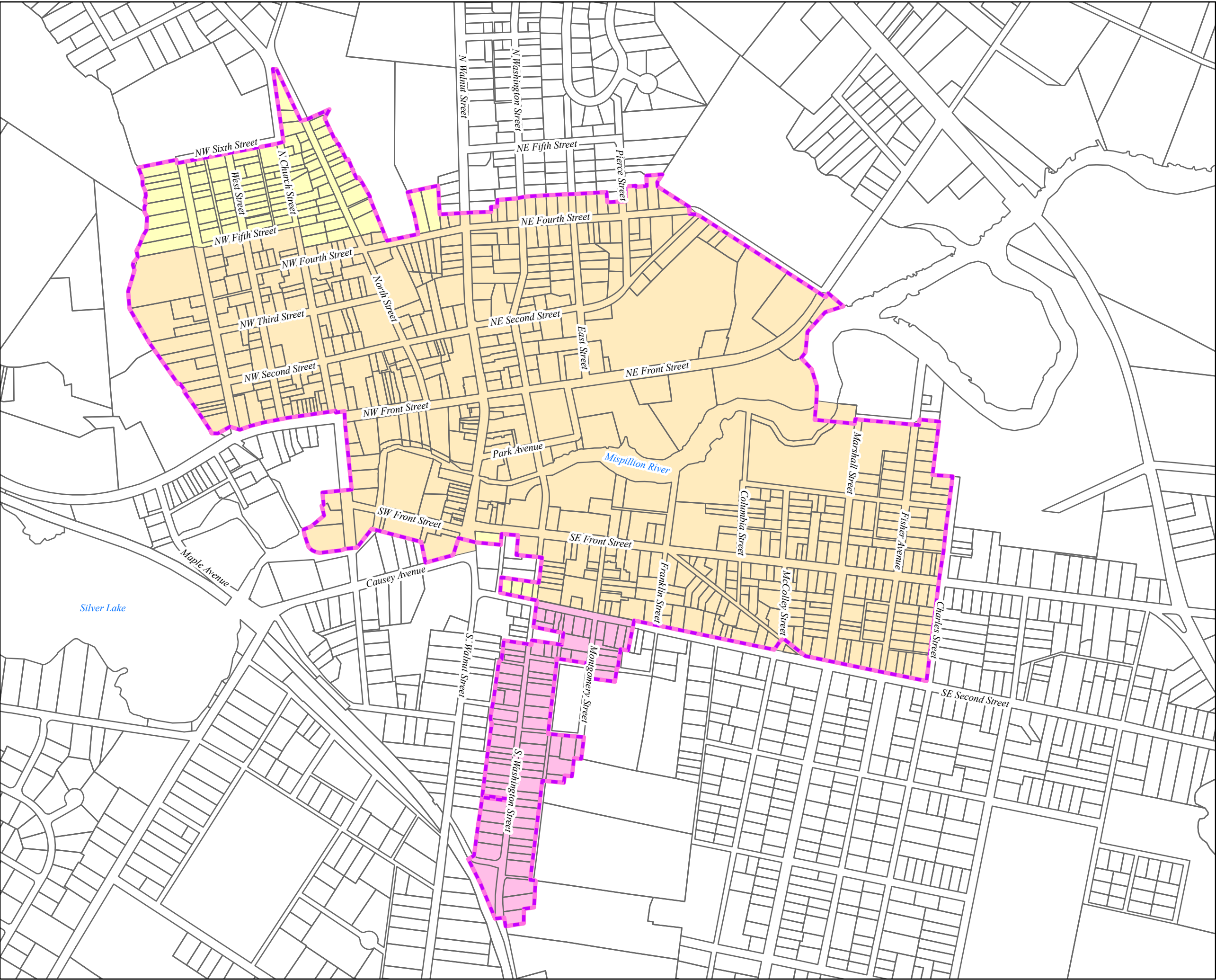
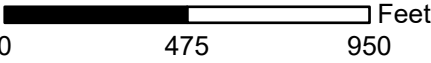
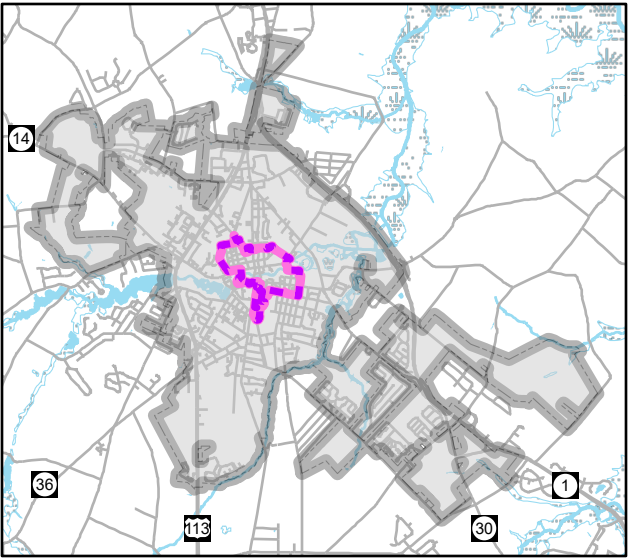


EXHIBIT 2

Completed Project Locations



City of Milford
Downtown Development District

2025 Renewal Application

Completed Project Locations

Exhibit 2

-  DDD Boundary
-  Tax Parcels
-  Large Project
-  Small Project w/State Rebate
-  Small Project w/Local Incentive Only
-  2016 District Boundary
-  2019 District Expansion
-  2023 District Expansion
-  Large Projects

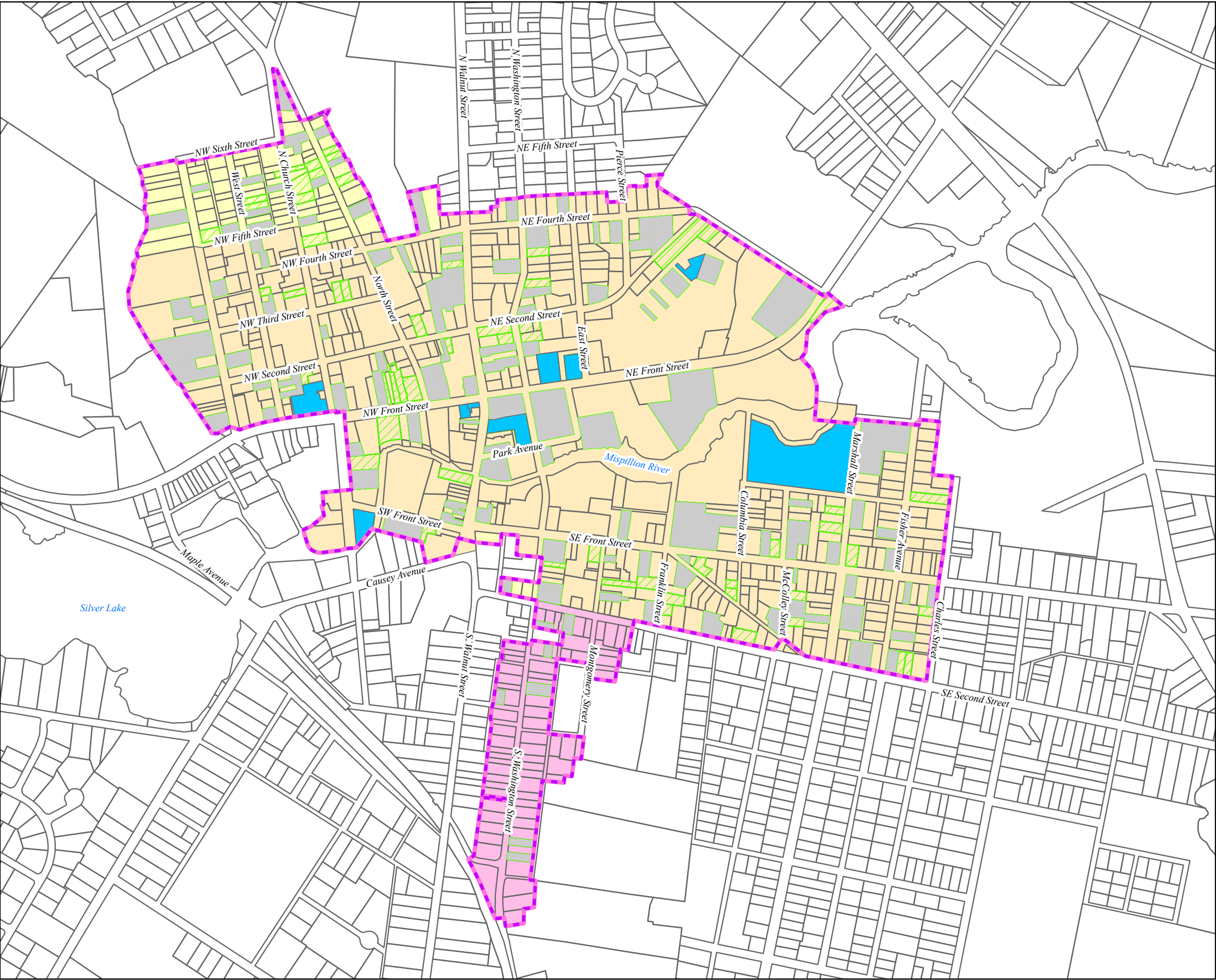
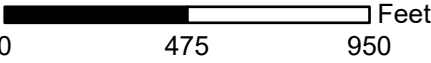
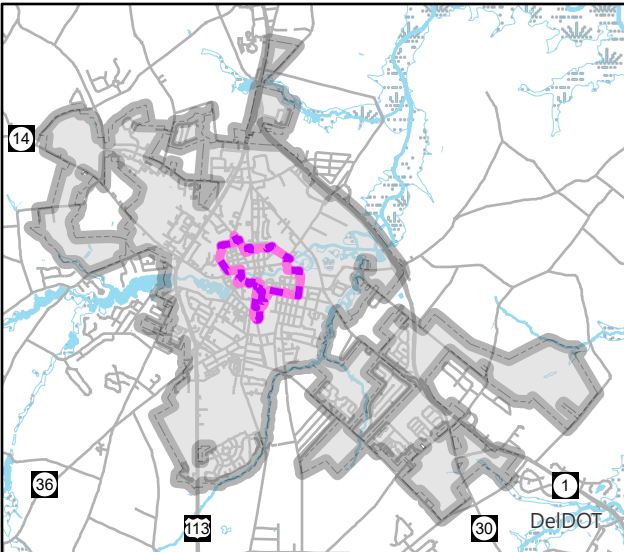


EXHIBIT 3
Key Priority Projects Map



City of Milford
Downtown Development District

2025 Renewal Application

Key Priority Projects

Exhibit 3

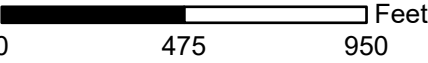
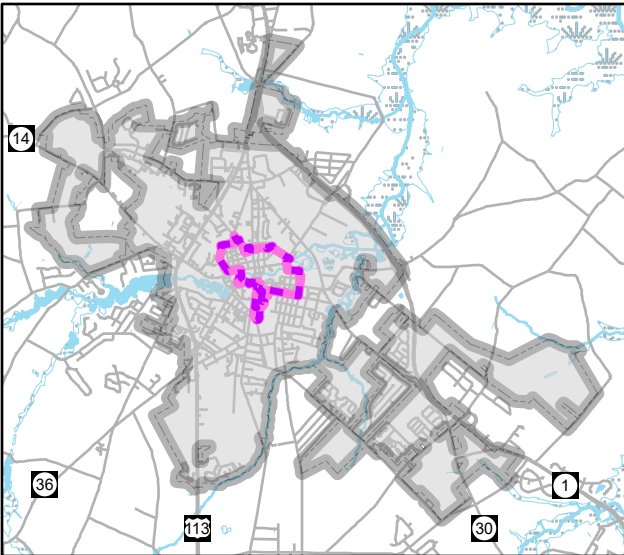


EXHIBIT 4
Comprehensive Plan Future Land Use Map

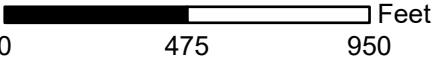
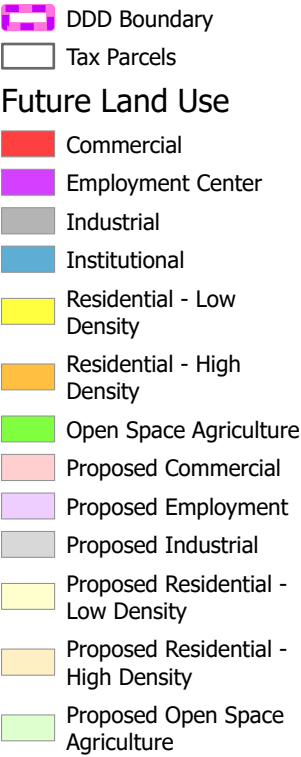


City of Milford
Downtown Development District

2025 Renewal Application

Comprehensive Plan Future Land Use Map

Exhibit 4



Date: 4/11/2025 User Name: RPierce

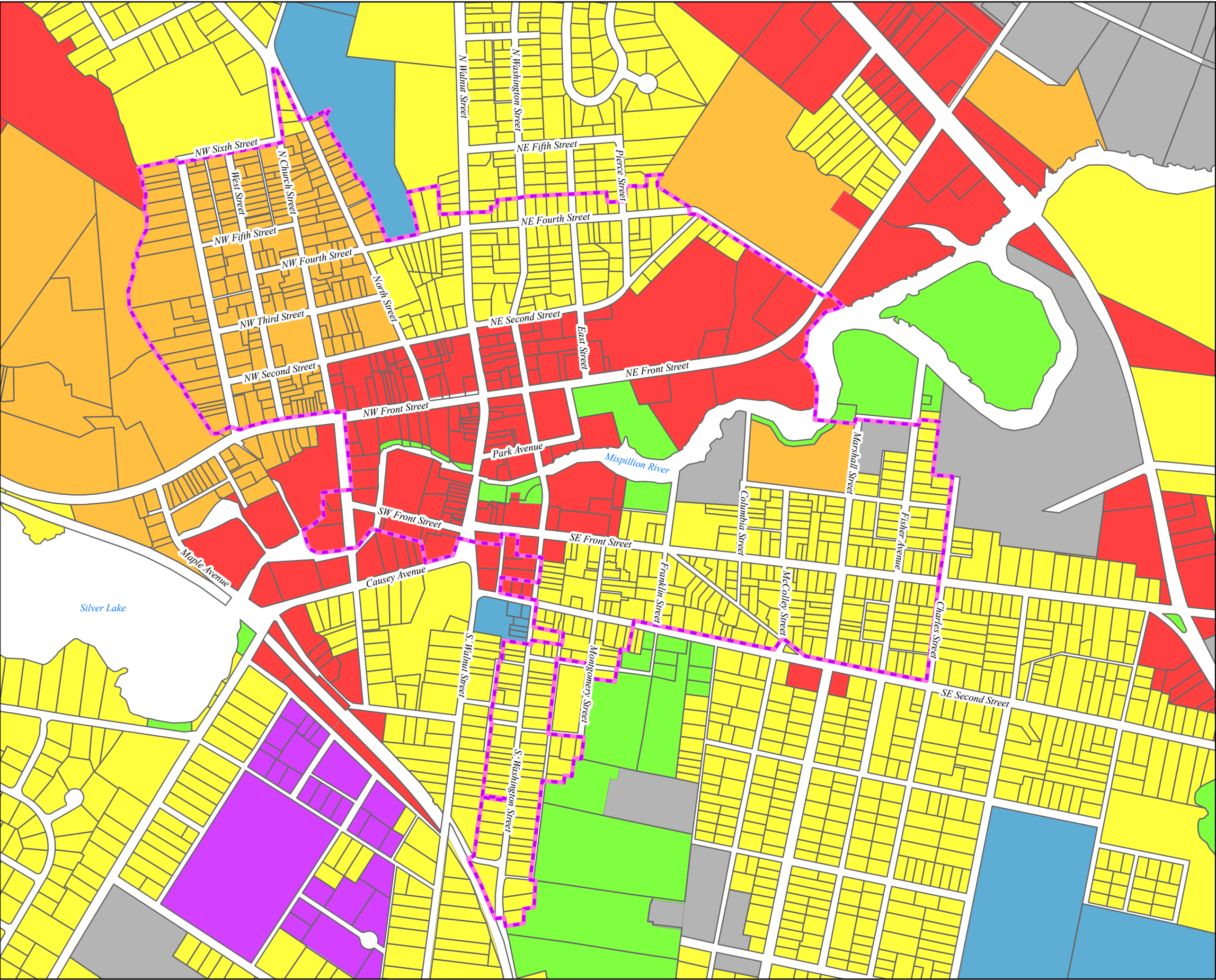
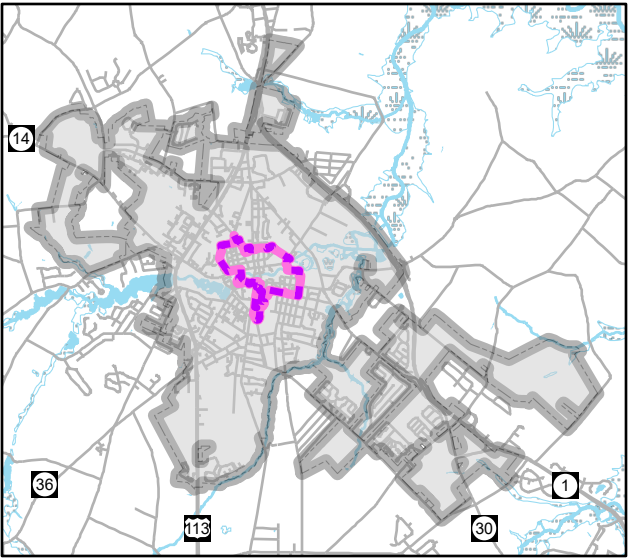


EXHIBIT 5
Existing Zoning Map



City of Milford
Downtown Development District
2025 Renewal Application
Existing Zoning Map

Exhibit 5

DDD Boundary

Tax Parcels

Historic District

Zoning Classification

BP

C-1

C-2

C-2A

C-3

H-1

I-1

I-2

IM

IS

OB-1

OC-1

R-1

R-2

R-3

R-8

0

475

950

Feet

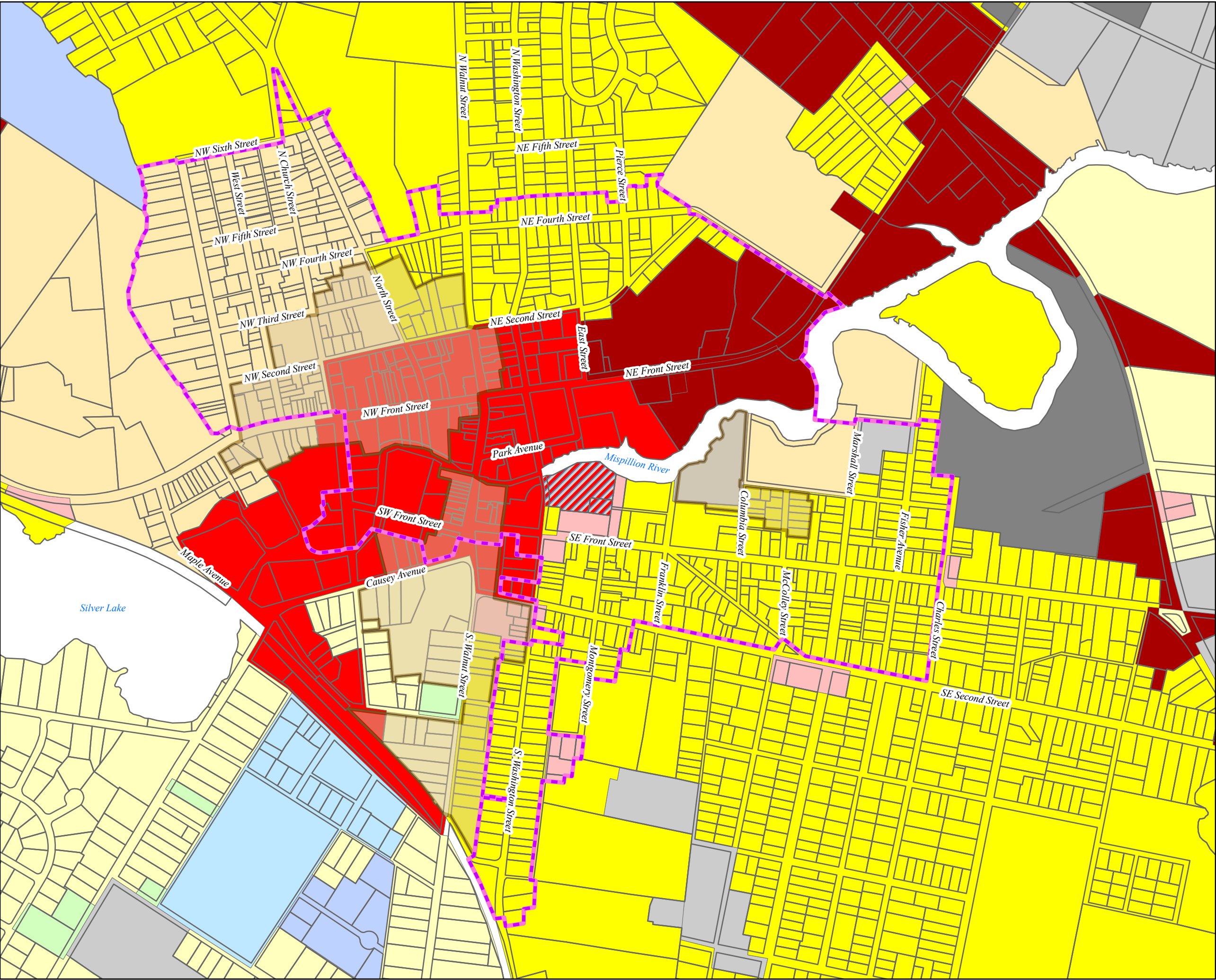
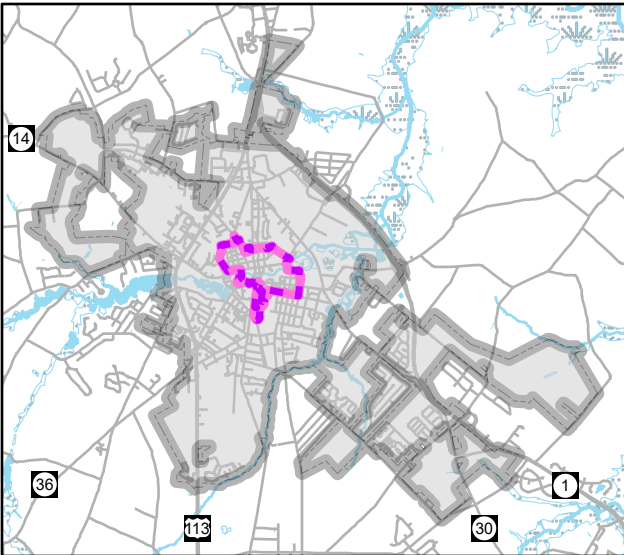


EXHIBIT 6
FEMA FIRM Map

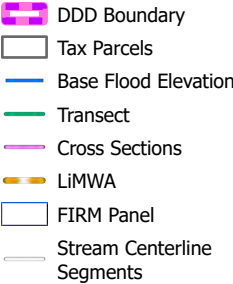


City of Milford
Downtown Development District

2025 Renewal Application

FEMA FIRM

Exhibit 6



Flood Zone

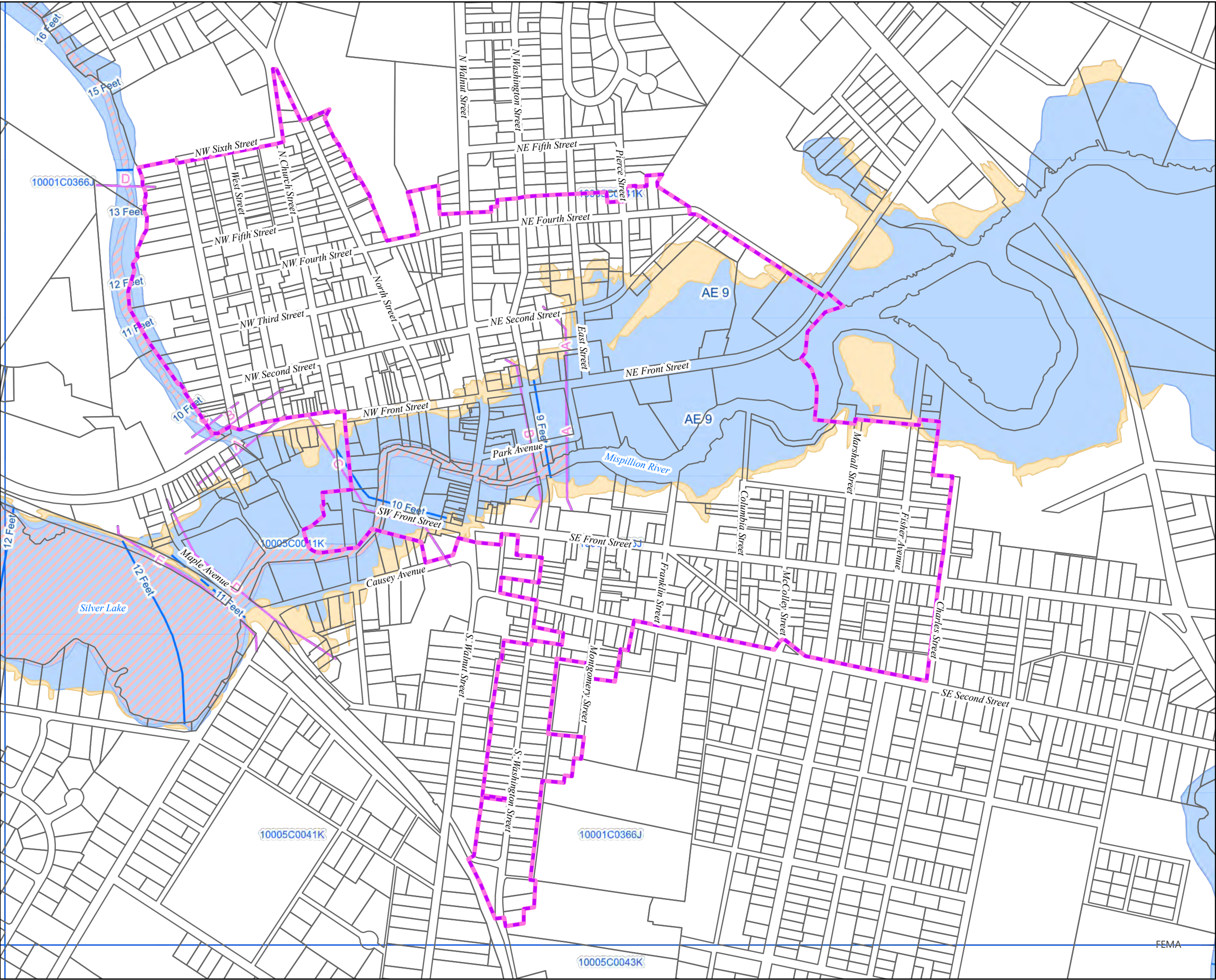
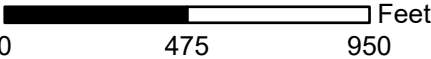
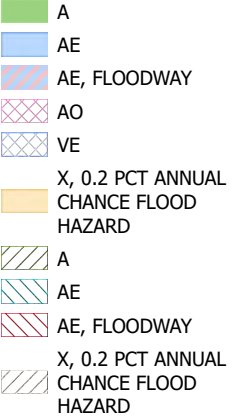
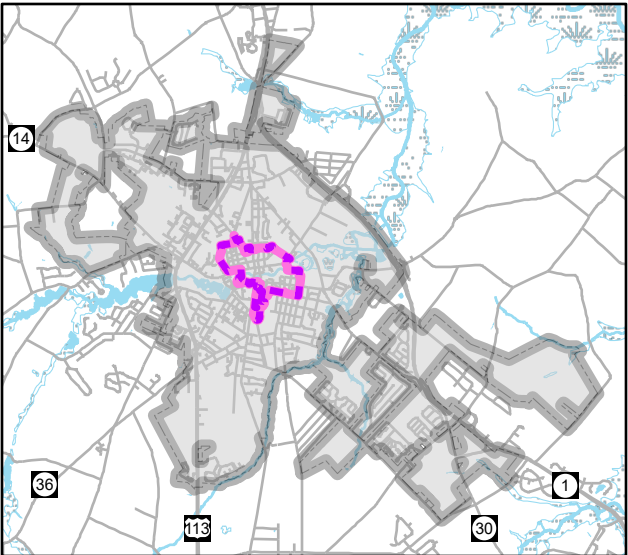


EXHIBIT 7
Census Tracts Map

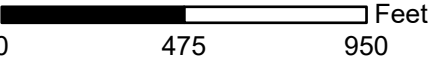
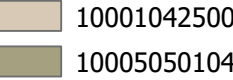
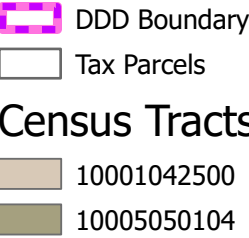


City of Milford
Downtown Development District

2025 Renewal Application

Census Tracts

Exhibit 7



Date: 4/11/2025 User Name: RPierce

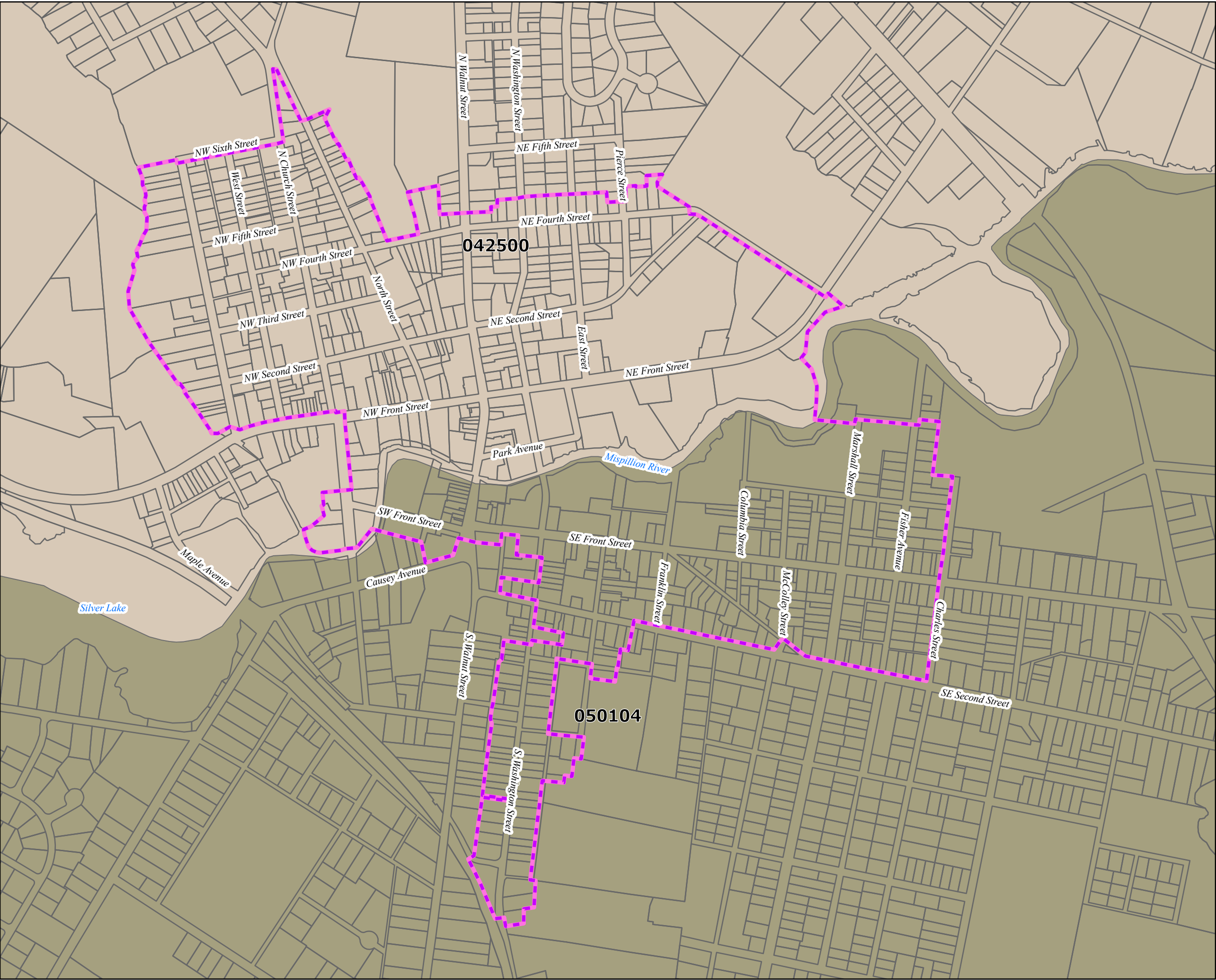
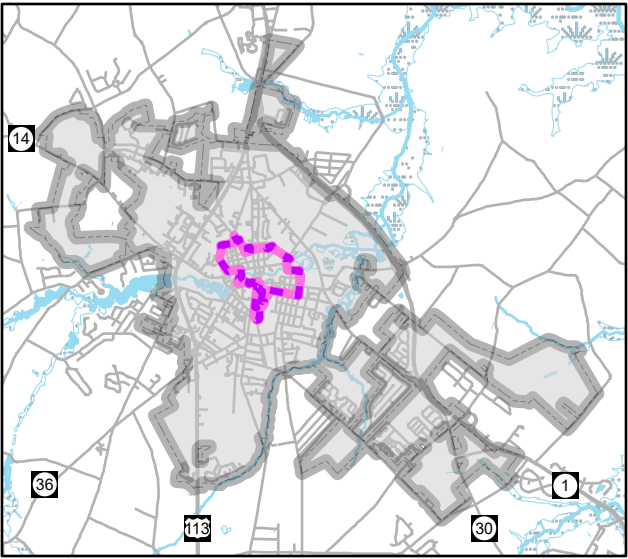


EXHIBIT 8
Census Blocks Map



**City of Milford
Downtown Development District**

2025 Renewal Application

Census Blocks

Exhibit 8

-  DDD Boundary
-  Tax Parcels

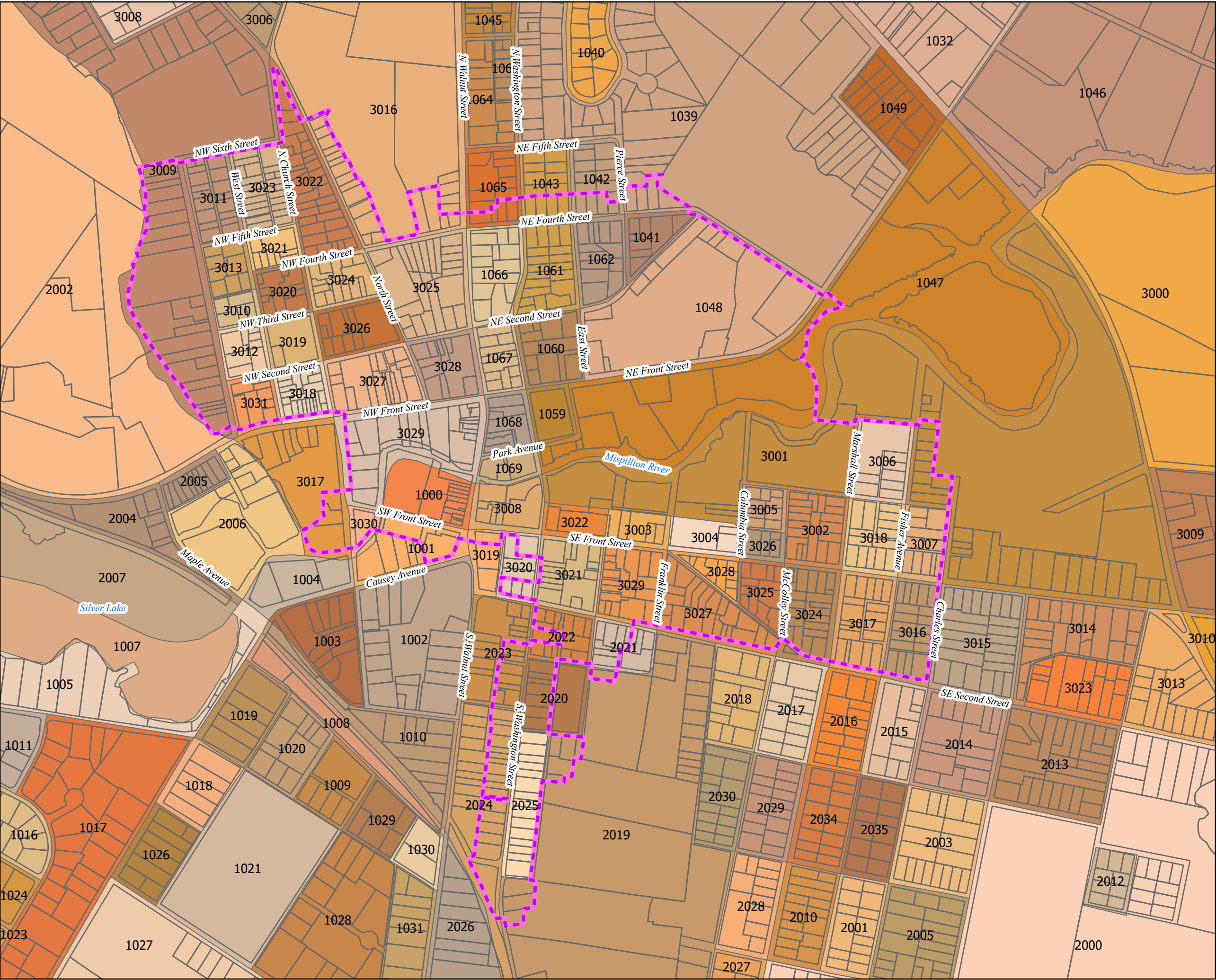
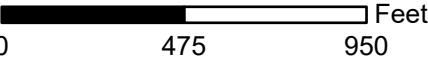
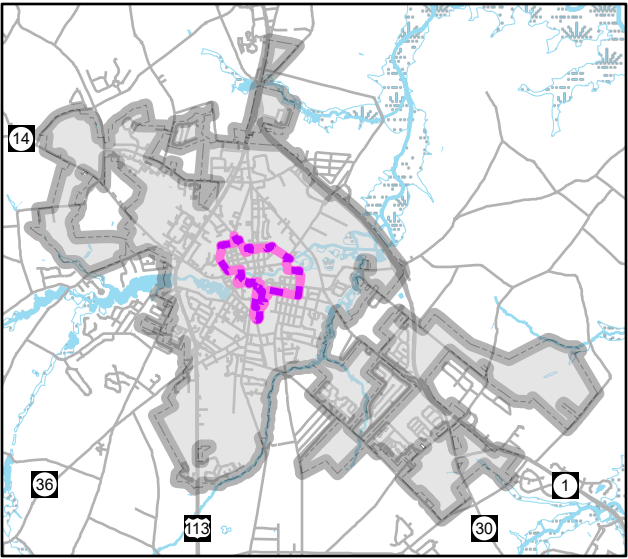


EXHIBIT 9
Residential and Commercial Building Age

EXHIBIT 10
Vacant or Condemned Structures & Vacant Land



City of Milford
Downtown Development District

2025 Renewal Application

Vacant or Condemned Structures
& Vacant Land

Exhibit 10

-  DDD Boundary
-  Tax Parcels
-  Vacant Land
-  Vacant Building / Suite
-  Buildings
-  Condemned Building

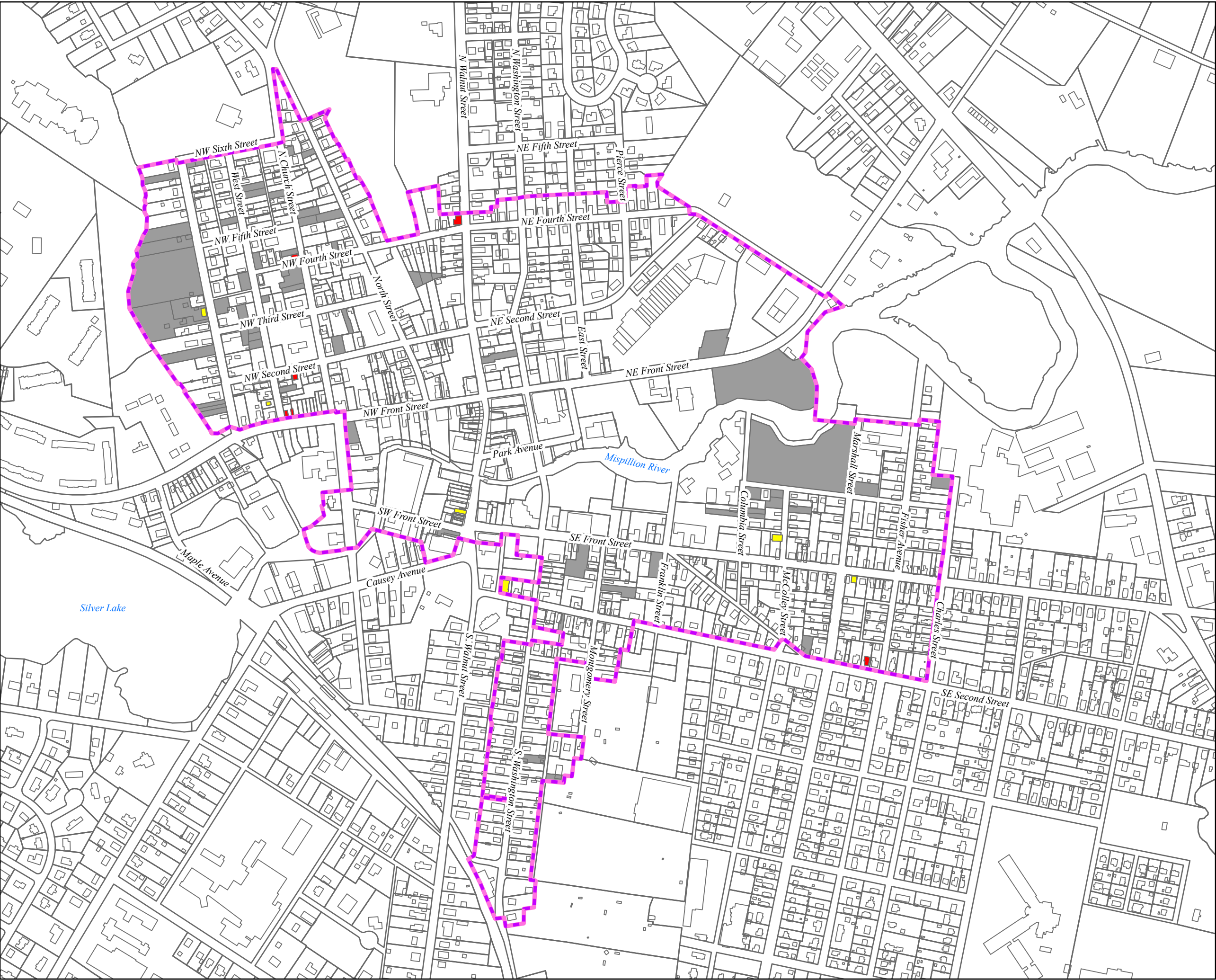
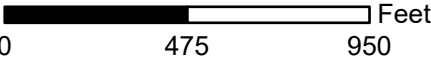
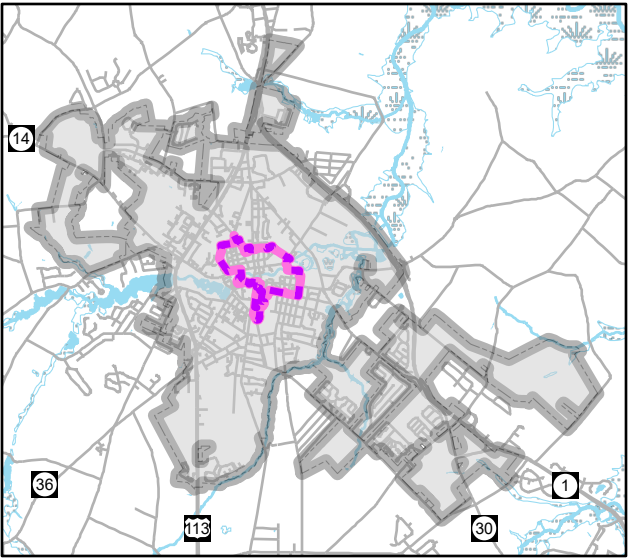


EXHIBIT 11
Registered Residential Rental Licenses

EXHIBIT 12
Code Enforcement Violation Map



City of Milford
Downtown Development District

2025 Renewal Application

Code Enforcement Violation Map

Exhibit 12

-  DDD Boundary
-  Tax Parcels
-  Code Violations Since 2022
-  Open Code Violations

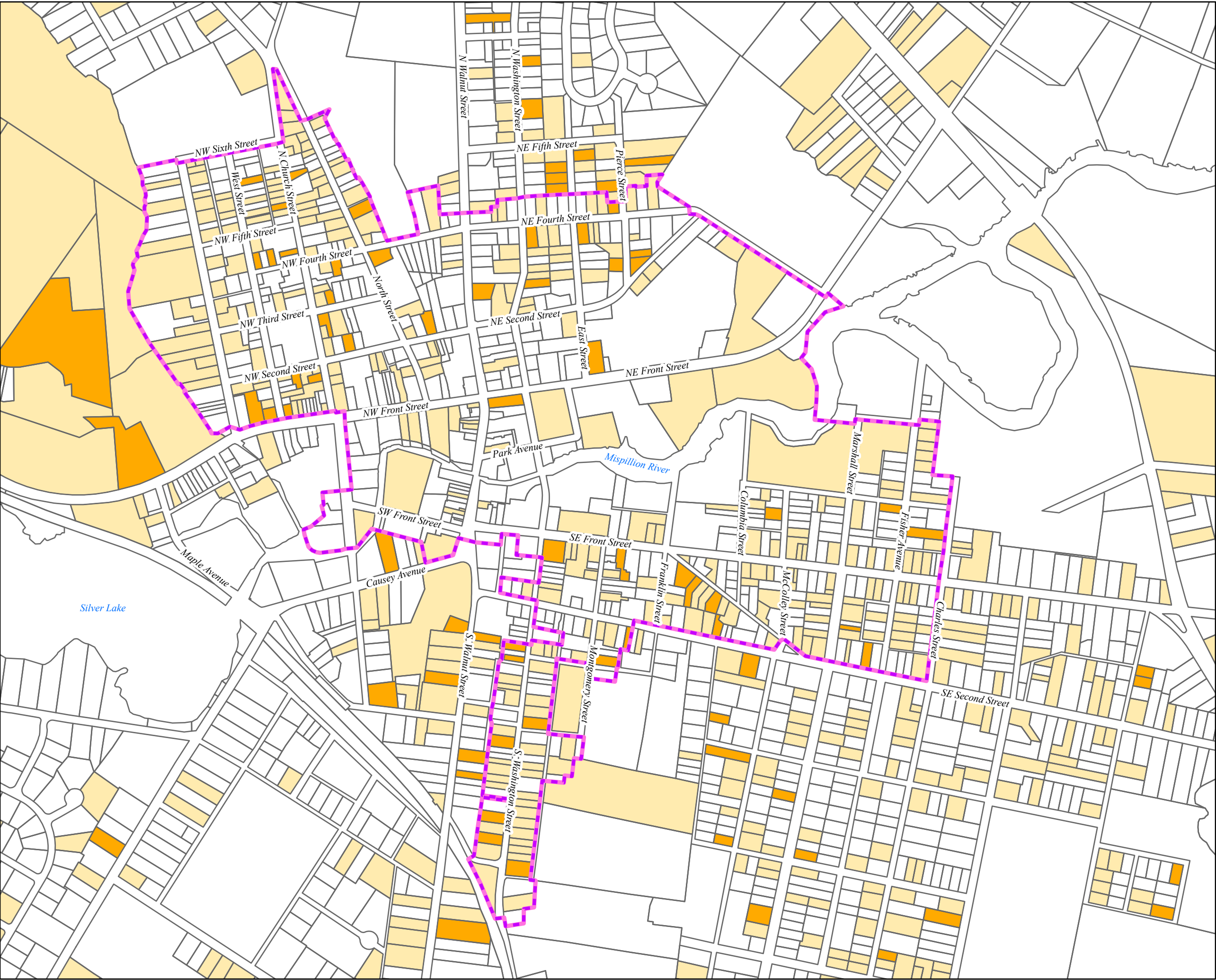
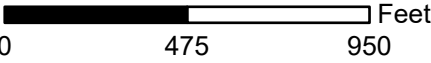


EXHIBIT 13
Letters of Support



Downtown Milford Inc
17 N. Walnut Street
Milford, Delaware 19963
(302) 839-1180
director@downtownmilford.org

September 3, 2025

To Whom It May Concern:

I am writing to express my support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

As an organization that has witnessed these positive impacts firsthand, we recognize the value that the DDD designation brings to the community. The program has not only contributed to economic growth but has also fostered partnerships and initiatives that align with broader community development goals.

We believe that the renewal of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. We fully support the City's efforts and encourage approval of its renewal application.

Thank you for your consideration.

Sincerely,

Terry Rogers

President

Downtown Milford INC

Chamber of Commerce for Greater Milford, Inc.



24 NE Front St. ~Suite 101
Milford, DE 19963
Phone: 302-422-3344
Fax: 302-422-7503
www.milfordchamber.com
Email: milford@milfordchamber.com or
Jschmeiser@milfordchamber.com

August 29, 2025

To Whom it May Concern:

This letter is in support of the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

The DDD program has brought clear benefits to Milford by encouraging investment, creating housing options, supporting new businesses, and strengthening the overall vitality of downtown.

Renewing this application will allow the City of Milford to build on that success and keep the momentum going.

The Chamber of Commerce for Greater Milford fully supports Milford's application and encourages its approval.

Thank you for your consideration,

Jo Schmeiser
Executive Director

Tim Bailey
Chief Executive Officer

Board of Directors

Michelle Bergold
President

Jessica Jackson
Vice President

Janie Libby
Secretary

Bryan Hudson
Treasurer

Richard Bromley
Director

Audrey Daniels
Director

Frank Daniels
Director

Lee Ford
Director

Marlena Gibson
Director

Jared Hughart
Director

Donna Kiscaden
Director

Karen Lechner
Director

Mike McCann
Director

Kelly Pitts
Director

Justin Smith
Director

Ann Marie Townshend
Director

Monique Wannamaker
Director

"Seeking to put God's love into action, Central Delaware Habitat for Humanity brings people together to build affordable homes, communities and hope."

September 3, 2025

To Whom It May Concern:

I am writing to express my support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

As an organization that has witnessed these positive impacts firsthand, we recognize the value that the DDD designation brings to the community. The program has not only contributed to economic growth but has also fostered partnerships and initiatives that align with broader community development goals.

We believe that the renewal of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. We fully support the City's efforts and encourage approval of its renewal application.

Thank you for your consideration.

Sincerely,



Timothy M. Bailey
Chief Executive Officer
Central Delaware Habitat for Humanity

August 29, 2025

To Whom It May Concern:

I am writing to express my support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

As an organization that has experienced these positive impacts firsthand, we recognize the value that the DDD designation brings to the community. The program has not only contributed to economic growth but has also fostered partnerships and initiatives that align with broader community development goals.

We believe that the renewal of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. We fully support the City's efforts and encourage approval of its renewal application.

Thank you for your consideration.

Sincerely,



Kevin J. Gilmore
Chief Executive Officer
Sussex County Habitat for Humanity

977 East Masten Circle
Milford, DE 19963



302-422-8255 *phone*
302-422-8260 *fax*
www.milfordhousing.com

September 3, 2025

To Whom It May Concern:

I am writing to express my support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

As an organization that has witnessed these positive impacts firsthand, we recognize the value that the DDD designation brings to the community. The program has not only contributed to economic growth but has also fostered partnerships and initiatives that align with broader community development goals.

We believe that the renewal of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. We fully support the City's efforts and encourage approval of its renewal application.

Thank you for your consideration.

Sincerely,

David W. Moore
President & CEO



Downtown Properties of Milford LLC
DE OZ Property Management LLC
ASPIRA Georgetown OZ Property Management LLC
200Front LLC

101 NW Front Street, Milford, DE 19983 – (302) 228-6590

August 29, 2025

To Whom It May Concern:

I am writing to express my strong support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

I have received DDD support for several projects in downtown Milford:

- Four large projects – The 200Front townhouses, the Pikus Building, 10 NW Front and the old Carlisle Firehouse project (pending)
- Four projects – the Marshall House, 102 NW Front Street, 21 NW 2nd Street, and 23 NW Front Street (pending)

In total these projects have provided 30 new homes or apartments and three new commercial spaces in the downtown area.

I have also witnessed the positive impacts of the DDD program by others firsthand, as downtown Milford has been one of the most active areas in the State to use the program to help finance the rehab of older buildings or the construction of new homes.

I think that the renewable of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. And I fully support the City's efforts and encourage approval of its renewal application.

Thank you for your consideration.

Sincerely,

Daniel Bond

Daniel L. Bond



9/3/2025

To Whom It May Concern:

I am writing to express my support for the City of Milford's application to renew its designation as a Downtown Development District (DDD) in Delaware.

Since its designation, the DDD program has played a significant role in revitalizing Downtown Milford by encouraging investment, expanding housing options, and enhancing retail and entertainment opportunities. The incentives provided through the program have helped attract new businesses, support property redevelopment, and improve the overall vibrancy of the downtown area.

As an organization that has witnessed these positive impacts firsthand, we recognize the value that the DDD designation brings to the community. The program has not only contributed to economic growth but has also fostered partnerships and initiatives that align with broader community development goals.

We believe that the renewal of Milford's DDD designation is essential to maintaining the progress made to date and ensuring continued success in the years ahead. We fully support the City's efforts and encourage approval of its renewal application.

My wife and I own seven commercial properties in Milford, 5 of which are in the DDD. Several of them have had completed DDD projects and several more are slated for renovations utilizing the DDD programs in the coming years. We would not have been able to complete our development so far without the program.

Thank you for your consideration.

Sincerely,

Zachary King

easySpeak & fondue restaurants

July 15, 2024

To whom it may concern,

We are writing to express our support for the City of Milford's application to renew its status as a Downtown Development District in Delaware. Since its designation, the DDD program has been instrumental in increasing housing options and providing enhanced retail and entertainment opportunities for residents and visitors.

As small business owners and lifelong residents of Milford, we have observed firsthand the positive impacts of the DDD designation. The program's incentives have attracted significant capital investment, facilitated the development of properties, and spurred new business activity. We are currently actively involved in initiatives that align with the goals of the DDD program. For example, we are in process of redeveloping 5 individual parcels of land totaling approx. 5 ac within the DDD zone. The project will involve the demolition of three dilapidated and uninhabitable dwellings to allow for the construction of approx. 40 townhomes, which will then be sold to provide a source of affordable single-family housing for the residents of Milford. By constructing this project within this area of town, it helps to mitigate urban sprawl by focusing redevelopment within the existing confines of the downtown area, within close proximity to shopping, restaurants, and other amenities while preserving existing more rural open spaces. Without the incentives that the DDD program provides, it would be cost-prohibitive to proceed with this project due to the escalating prices in the construction industry. The DDD program has motivated us to pursue this redevelopment project. These efforts will significantly contribute to the revitalization of downtown Milford and strengthen our partnership with the City of Milford.

We believe that the renewal of Milford's DDD designation is essential for maintaining this momentum and achieving further progress. We are confident that this renewal will bring continued economic growth, community development, and an enhanced quality of life for all who live, work, and visit downtown Milford.

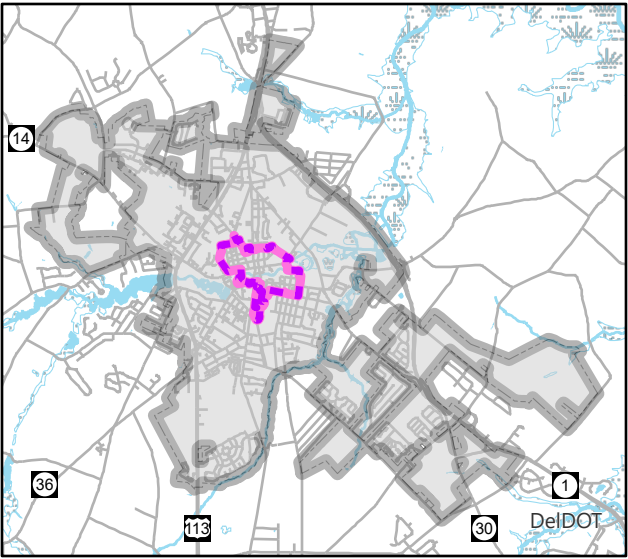
Thank you for considering our support for this renewal initiative.

Sincerely,



Matthew & Jennifer Feindt
Feindt's Plumbing Service, LLC
Carlisle Lane, LLC

EXHIBIT 14
Proposed District Boundary Adjustment Map



**City of Milford
Downtown Development District**

2025 Renewal Application

District Boundary Adjustment

Exhibit 14

-  Current District Boundary
-  Tax Parcels
-  District Area to be Removed - 22.44 +/- acres

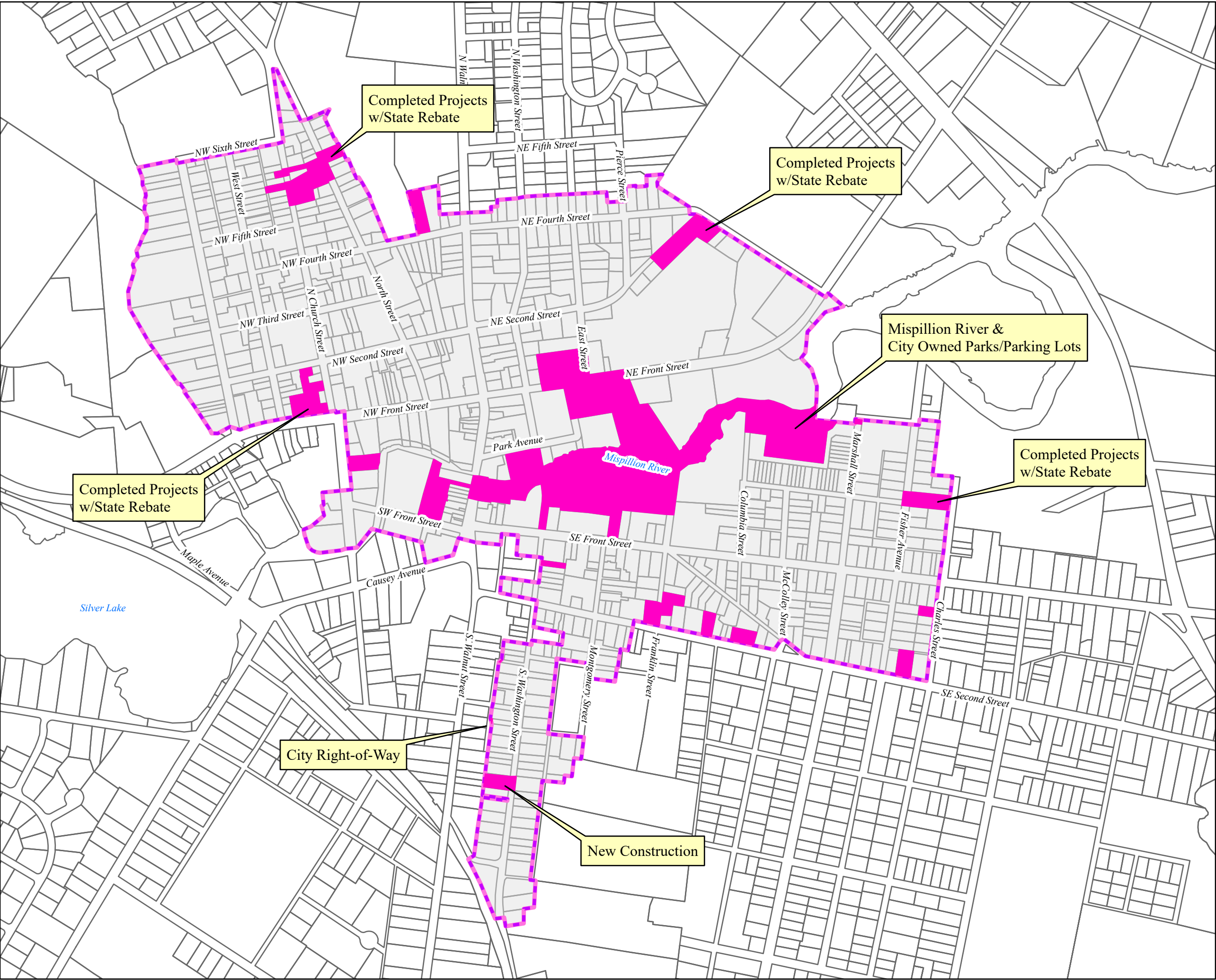
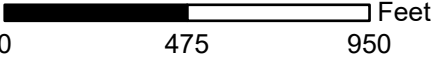


EXHIBIT 15
Boundary Adjustment Notices and Public Hearing Minutes



September 8, 2025

CITY OF MILFORD
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 1-30-1.20-061.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

As part of the renewal process, the City has the ability to adjust the DDD boundary which is currently limited to 200 acres by the DDD program regulations. In an effort to expand the benefits of the DDD program to as many properties as possible, the City is proposing to remove some properties from the District Area.

Your property, Tax Parcel No. 1-30-1.20-061.00, has been identified by the City for removal from the District Area for one of the following reasons;

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- The property contains new construction that was completed prior to being placed in the District Area and would unlikely apply for future grant funding.
- The owner of the property is ineligible for participation as outlined in the program guidelines.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

MILFORD STREET PLAYERS
PO BOX 470
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 1-30-1.20-071.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,

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Rob Pierce, AICP
Planning Director



September 8, 2025

CITY OF MILFORD
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 1-30-1.20-071.01

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

JOHNSON, DILLON RYAN
418 A S WASHINGTON ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-10.08-040.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

ISITMEZOGLU, ALEXANDRA
418 B S WASHINGTON ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-10.08-040.01

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

S WASHINGTON LLC
22211 RAVEN CIRCLE
LINCOLN, DE 19960

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-10.08-055.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

CITY OF MILFORD
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-6.20-001.01

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

MILFORD DISTRICT FREE LIBRARY
11 SE FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-6.20-005.00

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Rob Pierce, AICP
Planning Director



September 8, 2025

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MILFORD, DE 19963

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Property Removal Notice
Tax Parcel #: 3-30-6.20-006.00

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Planning Director



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MILFORD, DE 19963

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Planning Director



September 8, 2025

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PO BOX 159
MILFORD, DE 19963

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Property Removal Notice
Tax Parcel #: 3-30-6.20-010.00

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

TRANSMARK PROPERTIES LLC
107 S WASHINGTON ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-6.20-033.00

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Rob Pierce, AICP
Planning Director



September 8, 2025

CITY OF MILFORD
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-001.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

As part of the renewal process, the City has the ability to adjust the DDD boundary which is currently limited to 200 acres by the DDD program regulations. In an effort to expand the benefits of the DDD program to as many properties as possible, the City is proposing to remove some properties from the District Area.

Your property, Tax Parcel No. 3-30-7.17-001.00, has been identified by the City for removal from the District Area for one of the following reasons;

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- The property contains new construction that was completed prior to being placed in the District Area and would unlikely apply for future grant funding.
- The owner of the property is ineligible for participation as outlined in the program guidelines.

The renewal application and boundary adjustment requires City Council approval through the adoption of a Resolution. The City is required by the State to notify the owners of all parcels that are proposed to be removed from the District Boundary and hold a public hearing on the adoption of the Resolution.

This letter serves as formal notice that City Council will hold a Public Hearing on Monday, October 13, 2025 at 6:00 p.m., in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 S. Walnut Street, Milford, to review and decide on a Resolution to revise the District Boundary and support the DDD renewal application.

All interested parties are hereby notified to be present and express their views before a final decision is rendered. If unable to attend the hearing, written comments will be accepted up to one week prior to the hearing either via email at cityclerk@milford-de.gov or by sending to the Planning Director at the City Public Works Facility, 180 Vickers Drive, Milford, DE 19963.

Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

CITY OF MILFORD - RIVERWALK
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-011.01

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

MILFORD HOUSING DEVELOPMENT CORPORATION
977 E MASTEN CIR
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-011.02

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

As part of the renewal process, the City has the ability to adjust the DDD boundary which is currently limited to 200 acres by the DDD program regulations. In an effort to expand the benefits of the DDD program to as many properties as possible, the City is proposing to remove some properties from the District Area.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

ZOOK, JUSTIN B & CORDELIA A
30090 STAGE COACH CIR
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-081.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

B RAY INVESTMENTS LLC
11010 SUNNYSIDE RD
BRIDGEVILLE, DE 19933

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-118.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

KELLEY, SEAN T
P O BOX 273
CAMDEN, DE 19934

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-140.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "William R. Pierce II". The signature is written in a cursive style with a double underline at the end.

Rob Pierce, AICP
Planning Director



September 8, 2025

BELL, SADIE
109 FRANKLIN STREET
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-141.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

THOMAS, NIGEL SINCLAIR
311 SE SECOND ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-147.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

DKW RENTALS LLC
17748 S YELLOWWOOD DR
LINCOLN, DE 19960

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-152.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

WHITE, MAC & SYLVIA
100 CHARLES ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-207.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

LARAGIONE BROTHERS RESIDENTIAL LLC
945-A N DUPONT BLVD
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 3-30-7.17-213.00

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

LARAGIONE BROTHERS RESIDENTIAL LLC
945-A N DUPONT BLVD
MILFORD, DE 19963

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Property Removal Notice
Tax Parcel #: 3-30-7.17-213.01

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

JEAN, WILNER & JOSETTE
29 JILLIAN DR
DOVER, DE 19901

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-43.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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- The property has been awarded a small or large project rebate from the State of Delaware for a private construction project and would unlikely apply for future grant funding.
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- The owner of the property is ineligible for participation as outlined in the program guidelines.

The renewal application and boundary adjustment requires City Council approval through the adoption of a Resolution. The City is required by the State to notify the owners of all parcels that are proposed to be removed from the District Boundary and hold a public hearing on the adoption of the Resolution.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

LOTTI, VICTOR J & RONG JIAN
1540 SCHWENKSVILLE RD
SCHWENKSVILLE, DE 19473

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-45.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

ALEXIS, FRANCELENE
421 N CHURCH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-60.00-000

Dear Property Owner,

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Sincerely,

A handwritten signature in blue ink that reads "William R. Pierce II". The signature is written in a cursive style with a double underline at the end.

Rob Pierce, AICP
Planning Director

September 8, 2025

BAIRD, STEPHEN L & CYNTHIA L
423 N CHURCH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-61.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

HOYT, SPENCER B
429 N CHURCH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-63.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

SINGH, DALLAS
430 NORTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-73.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

CAMIOLO, CINDY L
428 NORTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-74.00-000

Dear Property Owner,

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Rob Pierce, AICP
Planning Director

September 8, 2025

REYES MENDEZ, MIRNA D
422 NORTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-01-75.00-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

COSTANZO, ANTHONY J
433 NORTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-02-29.00-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

AREVALO DIAZ, MARIA E
431 NORTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-02-30.00-000

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

SONG, CHANG HUN & SUNG YUN
350 FAWN PATH DR
CAMDEN, DE 19934

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.06-02-43.01-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

JEAN BAPTISTE, ROSE C
210 NW SECOND ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-58.00-000

Dear Property Owner,

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Sincerely,

A handwritten signature in blue ink that reads "William R. Pierce II". The signature is written in a cursive style with a double underline at the end.

Rob Pierce, AICP
Planning Director



September 8, 2025

200 FRONT STREET TOWNHOMES
122 W MARKET ST
GEORGETOWN, DE 19947

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

KIRBY, JACLYN L
215 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.01-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

BIEN-ALEXANDRE, LORINE
213 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.02-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

VARCA, DEVIN RUSSELL
211 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.03-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

MARTELLI, BRENDA K
209 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.04-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

SHORT, CRAIG L
207 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.05-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

SAMPSON, AIGNER
205 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.06-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Sincerely,

A handwritten signature in blue ink that reads "William R. Pierce II". The signature is written in a cursive style with a double underline at the end.

Rob Pierce, AICP
Planning Director



September 8, 2025

BROOKS, ORREE AVIS
203 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.07-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

ZIRCHER, JASON
201 NW FRONT ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-02-82.08-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

JAASIEL LLC
668 N DUPONT BLVD
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-03-68.00-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

DEVRECO CAMDEN LLC
P O BOX 4322
SALISBURY, MD 21803

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-03-69.00-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

DEVRECO CAMDEN LLC
P O BOX 4322
SALISBURY, MD 21803

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-03-70.00-000

Dear Property Owner,

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Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

STARK, JAMES B
400 NE FOURTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-04-19.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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The renewal application and boundary adjustment requires City Council approval through the adoption of a Resolution. The City is required by the State to notify the owners of all parcels that are proposed to be removed from the District Boundary and hold a public hearing on the adoption of the Resolution.

This letter serves as formal notice that City Council will hold a Public Hearing on Monday, October 13, 2025 at 6:00 p.m., in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 S. Walnut Street, Milford, to review and decide on a Resolution to revise the District Boundary and support the DDD renewal application.

All interested parties are hereby notified to be present and express their views before a final decision is rendered. If unable to attend the hearing, written comments will be accepted up to one week prior to the hearing either via email at cityclerk@milford-de.gov or by sending to the Planning Director at the City Public Works Facility, 180 Vickers Drive, Milford, DE 19963.

Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

HUDSON, KALEB BRADLEY
402 NE FOURTH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-04-21.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

As part of the renewal process, the City has the ability to adjust the DDD boundary which is currently limited to 200 acres by the DDD program regulations. In an effort to expand the benefits of the DDD program to as many properties as possible, the City is proposing to remove some properties from the District Area.

Your property, Tax Parcel No. 5-16-183.10-04-21.00-000, has been identified by the City for removal from the District Area for one of the following reasons;

- The property has been awarded a small or large project rebate from the State of Delaware for a private construction project and would unlikely apply for future grant funding.
- The property contains new construction that was completed prior to being placed in the District Area and would unlikely apply for future grant funding.
- The owner of the property is ineligible for participation as outlined in the program guidelines.

The renewal application and boundary adjustment requires City Council approval through the adoption of a Resolution. The City is required by the State to notify the owners of all parcels that are proposed to be removed from the District Boundary and hold a public hearing on the adoption of the Resolution.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

CITY OF MILFORD
PO BOX 159
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-04-30.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Your property, Tax Parcel No. 5-16-183.10-04-30.00-000, has been identified by the City for removal from the District Area for one of the following reasons;

- The property has been awarded a small or large project rebate from the State of Delaware for a private construction project and would unlikely apply for future grant funding.
- The property contains new construction that was completed prior to being placed in the District Area and would unlikely apply for future grant funding.
- The owner of the property is ineligible for participation as outlined in the program guidelines.

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director

September 8, 2025

PARKING AUTHORITY OF MILFORD
PO BOX 805
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-04-37.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Your property, Tax Parcel No. 5-16-183.10-04-37.00-000, has been identified by the City for removal from the District Area for one of the following reasons;

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,



Rob Pierce, AICP
Planning Director



September 8, 2025

MADDEN, JANE N
29 N CHURCH ST
MILFORD, DE 19963

RE: Downtown Development District - Boundary Adjustment
Property Removal Notice
Tax Parcel #: 5-16-183.10-04-66.00-000

Dear Property Owner,

The City of Milford was designated as a Downtown Development District (DDD) by the State of Delaware on August 10, 2016, which is effective for 10 years and set to expire on August 10, 2026. The DDD program entitles private construction projects within the District Area to receive up to a 20% rebate of eligible construction costs from the State of Delaware along with local incentives from the City. The City is preparing to submit a renewal application to the State, requesting a 5-year extension of the DDD designation. The renewal application is due February 1, 2026.

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Your property, Tax Parcel No. 5-16-183.10-04-66.00-000, has been identified by the City for removal from the District Area for one of the following reasons;

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Please contact me at 302-424-8395 or via email at rpierce@milford-de.gov should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "William R. Pierce II". The signature is written in a cursive style with a double underline at the end.

Rob Pierce, AICP
Planning Director



Planning & Economic Development
180 Vickers Drive
Milford, DE 19963

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AREVALO DIAZ, MARIA E
431 NORTH ST
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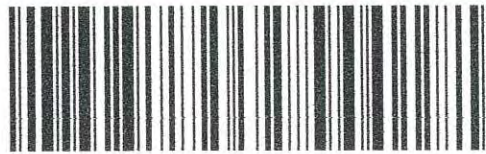
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BAIRD, STEPHEN L & CYNTHIA L
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B RAY INVESTMENTS LLC
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DEVRECO CAMDEN LLC
P O BOX 4322
SALISBURY, MD 21803

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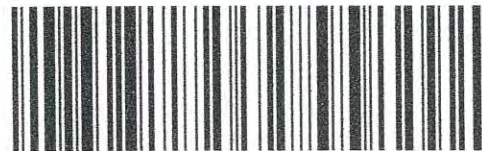


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DKW RENTALS LLC
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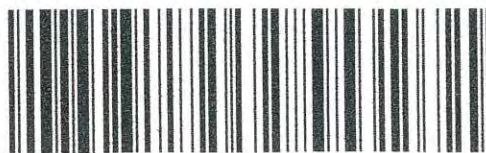


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DOVER, DE 19901

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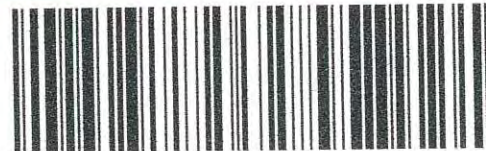
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JOHNSON, DILLON RYAN
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KELLEY, SEAN T
P O BOX 273
CAMDEN, DE 19934

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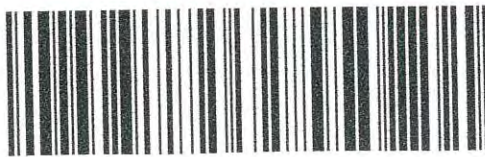


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KIRBY, JACLYN L
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LLC
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LOTTI, VICTOR J & RONG JIAN
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SCHWENKSVILLE, PA 19473

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MARTELLI, BRENDA K
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MILFORD HOUSING DEVELOPMENT
CORPORATION
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MILFORD, DE 19963

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PO BOX 470
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PARKING AUTHORITY OF MILFORD
PO BOX 805
MILFORD, DE 19963

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Planning & Economic Development
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REYES MENDEZ, MIRNA D
422 NORTH ST
MILFORD, DE 19963



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180 Vickers Drive
Milford, DE 19963

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SAMPSON, AIGNER
205 NW FRONT ST
MILFORD, DE 19963

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SHORT, CRAIG L
207 NW FRONT ST
MILFORD, DE 19963

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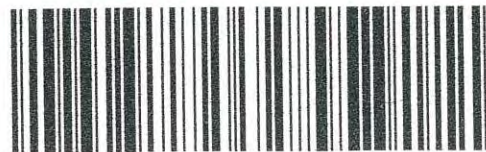


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SINGH, DALLAS
430 NORTH ST
MILFORD, DE 19963

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SONG, CHANG HUN & SUNG YUN
350 FAWN PATH DR
CAMDEN, DE 19934

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ZIP 19963
22 711
0006189938

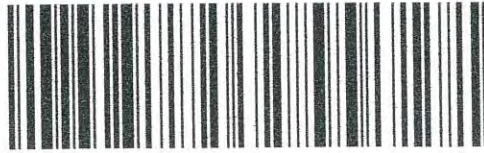
\$ 006.04⁰

SEP 08 2025



Planning & Economic Development
180 Vickers Drive
Milford, DE 19963

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STARK, JAMES B
400 NE FOURTH ST
MILFORD, DE 19963

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S WASHINGTON LLC
22211 RAVEN CIRCLE
LINCOLN, DE 19960

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180 Vickers Drive
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THOMAS, NIGEL SINCLAIR
311 SE SECOND ST
MILFORD, DE 19963

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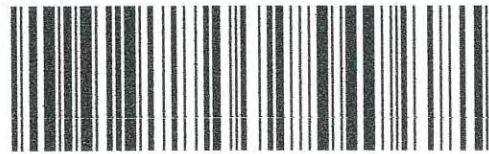


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180 Vickers Drive
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TRANSMARK PROPERTIES LLC
107 S WASHINGTON ST
MILFORD, DE 19963

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VARCA, DEVIN RUSSELL
211 NW FRONT ST
MILFORD, DE 19963

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MILFORD, DE 19963

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US POSTAGE^{IMP} PITNEY BOWES

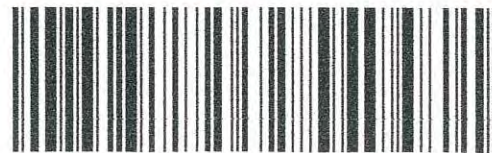


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EXHIBIT 16
Property Condition Report