



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

June 16, 2026
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

AGENDA

- A. Meeting Call to Order
- B. Approval of Minutes
- C. Review/Discussion of Resolution(s)
- D. Review/Discussion of Ordinance(s)
 °26-081: APPROVING THE ANNEXATION OF CERTAIN LANDS BY THE CITY OF WILMINGTON
 Prime Sponsor(s): Mr. Hollins
- E. Presentations
- F. Other
- G. Public Comment
- H. Adjournment

AGENDA POSTED: DATE

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing **zoom Webinar. In addition, this meeting is open to the public in

Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is: <https://us02web.zoom.us/j/86973545695>. You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes>. Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

ORDINANCE NO. 26-081

**APPROVING THE ANNEXATION OF CERTAIN LANDS
BY THE CITY OF WILMINGTON**

1 **WHEREAS**, the City of Wilmington (the “City”) is authorized to annex land to extend
2 its corporate limits pursuant to the provisions of 22 *Del. C.* § 101A, by adopting an
3 ordinance duly enacted by the Wilmington City Council (“City Council”) and complying with
4 all of the requirements set forth therein; and
5

6 **WHEREAS**, New Castle County (the “County”) is authorized to allow annexation of
7 County lands to the City pursuant to 22 *Del. C.* §§ 101A (2)(c) and 2(d), which require,
8 among other things, an ordinance enacted by New Castle County Council (“County
9 Council”) approving the annexation; and
10

11 **WHEREAS**, the removal of annexed parcels from New Castle County’s zoning
12 maps does not exempt such parcels from compliance with any applicable flood zone
13 requirements; and
14

15 **WHEREAS**, the City received a petition from the Riverfront Development
16 Corporation of Delaware (“RDC”) (i) requesting annexation of 4 parcels of land it owns
17 located in the South Wilmington area of unincorporated New Castle County: (1) 906 S.
18 Market Street comprised of parcel number 10-001.00-017; (2) 0 S. Market Street
19 comprised of parcel number 10-001.00-018; (3) 810 South Walnut Street comprised of
20 parcel number 10-001.00-021; and (4) part of 0 S. Market Street, parcel number 10-
21 001.00-078 (collectively, the “RDC Parcels”); and
22

23 **WHEREAS**, the City received a petition from 624 Garasches LLC (“624”)
24 requesting annexation of 2 parcels of land it owns located in the South Wilmington area
25 of unincorporated New Castle County: (1) 0 Garasches Lane comprised of tax parcel
26 number 10-001.00-080; and (2) 0 Garasches Lane comprised of parcel number 10-
27 001.00-081 (collectively, the “624 Parcels”); and
28

29 **WHEREAS**, the City also received a joint petition from Robert Andrews and Affari
30 Casa 1, LLC (“Casa”) requesting annexation of 1 parcel of land located in the South
31 Wilmington area of unincorporated New Castle County: 0 Garasches Lane comprised of
32 parcel number 10-001.00-082 (the “Casa Parcel”) which, as of the petition date, was
33 owned by Fibre Processing Corporation and for which Shaw Real Estate, LLC had a
34 contractual option to purchase. Together, the RDC Parcels, the 624 Parcels, and the
35 Casa Parcel are referred to herein as the “Parcels;” and
36

37 **WHEREAS**, the Parcels are presently zoned for “Heavy Industrial” or HI under
38 Chapter 40 of the *New Castle County Code*; and
39

40 **WHEREAS**, the Parcels total approximately 4.1 acres adjoining the City’s
41 corporate boundaries contiguous to the City’s South Wilmington Analysis Area, as further
42 depicted and legally described on Exhibit A, attached hereto and incorporated herein by
43 reference; and

44 **WHEREAS**, in accordance with and pursuant to Section 48.52 of the *Wilmington*
45 *City Code* (the “City Code”), the City Planning Commission held a duly advertised public
46 hearing at its March 3, 2026 meeting and adopted City Planning Commission Resolution
47 3-26, which recommends approval of (i) the annexation of the Parcels into the City’s
48 corporate boundaries, (ii) rezoning of the Parcels from the County zoning classifications
49 to a zoning classification of City of Wilmington M-1 (Light Manufacturing), and (iii)
50 conforming amendments to all applicable City maps to add the Parcels into the City’s
51 corporate boundaries; and

52
53 **WHEREAS**, in accordance with and pursuant to Section 48-51 of the *City Code*
54 and 22 *Del. C. § 101A*, after holding a duly advertised public hearing on April 16, 2026,
55 City Council deemed it necessary and appropriate to adopt Ordinance 26-027 approving
56 the (i) annexation of the Parcels into the City’s corporate boundaries, (ii) rezoning of the
57 Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning
58 classification of City of Wilmington M-1 (Light Manufacturing), (iii) amendment of Section
59 2-31 of the *City Code* regarding the boundaries of the City’s Fourth Councilmanic District
60 to include the Parcels, and (iv) amendment of all applicable City maps to add the Parcels
61 into the City’s corporate boundaries; and

62
63 **WHEREAS**, the Mayor of the City of Wilmington approved the annexation of the
64 Parcels into the City by signing the City Annexation Ordinance (Ordinance 26-027) on
65 April 23, 2026; and

66
67 **WHEREAS**, the State of Delaware Office of Planning Coordination approved the
68 City of Wilmington’s Plan of Services via letter decision dated May 14, 2026; and

69
70 **WHEREAS**, 22 *Del. C. § 101A (a)(2)(e)* and 15 *Del. C. § 7540* require a special
71 election to confirm and perfect the City of Wilmington’s proposed annexation; and

72
73 **WHEREAS**, 22 *Del. C. § 101A (a)(2)(f)* and 15 *Del. C. §§ 7540-7546* set forth the
74 methods, standards, and obligations necessary to carry out and certify the results of the
75 special election necessary to perfect the City of Wilmington’s proposed annexation; and

76
77 **WHEREAS**, New Castle County Council must pass a separate Resolution as
78 required by 15 *Del. C. § 7540*, which shall fix the date for the necessary special election
79 approving the City of Wilmington’s proposed annexation in consultation with the New
80 Castle County Clerk of the Peace; and

81
82 **WHEREAS**, there is a holistic benefit to the RDC, City and County for this
83 annexation to proceed and New Castle County supports this endeavor; and

84
85 **WHEREAS**, the County likewise deems it appropriate to allow the City to annex
86 the Parcels.

87
88 **NOW, THEREFORE, THE COUNCIL OF NEW CASTLE COUNTY HEREBY**
89 **ORDAINS:**

90
91 **SECTION 1.** New Castle County Council hereby approves the annexation of the
92 Parcels (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-021, 10-
93 001.00-078, 10-001.00-080, 10-001.00-081, and 10-001.00-082) from New Castle County
94 into the City’s corporate boundaries, as depicted and legally described in Exhibit A, which
95 is incorporated by reference. The City’s Annexation Ordinance was approved by the City
96 and is hereby attached in Exhibit B, which is incorporated by reference.

97 **SECTION 2.** It is hereby approved to (i) release the Parcels from any County
98 zoning map regarding the flood zones, which have been incorporated instead into City
99 flood zone maps as depicted in Exhibit B and (ii) conform any and all other County maps
100 to reflect the annexation and rezoning of the Parcels as hereafter being part of the City.

101
102 **SECTION 3.** The annexation of the Parcels described herein and identified in
103 Exhibit A, attached hereto and incorporated herein by reference is consistent with the
104 recommendations of the County comprehensive plan entitled "New Castle County
105 Comprehensive Plan 2050."

106
107 **SECTION 4.** The County is hereby authorized to take any and all actions
108 necessary to remove the Parcels from its jurisdiction.

109
110 **SECTION 5.** This Ordinance shall become effective immediately upon its adoption
111 by County Council and approval by the County Executive, or as otherwise provided in 9
112 *Del. C. § 1156.*

Adopted by County Council of
New Castle County on:

Monique Williams-Johns,
President of County Council
of New Castle County

Approved on

Marcus Henry
County Executive
of New Castle County

SYNOPSIS: This Ordinance approves the annexation of approximately 4.1 acres consisting of 7 parcels of land located in the South Wilmington area of unincorporated New Castle County (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-021, 10-001.00-078, 10-001.00-080, 10-001.00-081, and 10-001.00-082 out of the County's jurisdiction and into the City's corporate boundaries. In addition, this Ordinance approves the amendment to all applicable County maps to delete the Parcels from the County's jurisdiction.

FISCAL IMPACT: This Ordinance was analyzed by the County Department of Land Use regarding the proposed annexation of the Parcels from New Castle County to the City of Wilmington. The Parcels are currently largely vacant or underutilized and are proposed for non-residential redevelopment, including an indoor track facility and associated parking, consistent with environmental constraints that limit that site to non-residential use. The project includes adjacent City lands and needs to proceed within one zoning jurisdiction.

The annexation is projected to remove approximately \$2,523.26 in annual County property tax revenue, based on a current assessed value of approximately \$1,033,600 (\$904,600 taxable) and the 2026/2027 County non-residential property tax rate of \$0.2789 per \$100.00 in assessed value. These revenue figures reflect pre-development conditions and do not account for the anticipated increase in assessed value following redevelopment. In addition, as of June 1, 2026 the outstanding taxes due on parcel #1000100078 are \$852.62 County, and \$2,550.37 School. The other six parcels do not have outstanding

County/School tax balances. As of June 1, 2026, parcel #1000100078 has outstanding County taxes totaling \$852.62 and School taxes amounting to \$2,550.37. The remaining six parcels have no outstanding County or School tax balances.

Upon buildout of the proposed indoor track facility, property tax revenues would increase substantially, along with indirect economic benefits resulting from increased visitation and related commercial activity. The amount of foregone New Castle County tax revenue resulting from the completed development is estimated to be \$102,963 annually based on the assumption the new track facility will have a taxable assessed value equal to its construction costs of \$36 million.

In addition, based on the projected \$36 million project, it is estimated that New Castle County would forego another \$111,258 in permit fees, and \$41,571 in impact fees.

The requirement for the Clerk of the Peace to hold a special election may have a fiscal impact. At this time, it is expected to be covered within the Clerk of the Peace's operating budget.

EXHIBIT A



700 East Pratt Street, Suite 500 | Baltimore, MD 21202 | P 410.728.2900 | T 800.787.3755 | www.rkk.com

DESCRIPTION OF

ANNEXATION OF LAND INTO THE CITY OF WILMINGTON

ALL OF PARCEL 10-001.00-017

CITY OF WILMINGTON, DELAWARE

BEGINNING at the second or North 87° 14' 38" West 27.95 foot line of parcel 10-001.00-078 described in Confirmatory Deed between State of Delaware, acting by and through the Department of Transportation and Riverfront Development Corporation Of Delaware, dated April 1, 2021, recorded in Instrument No. 20210429-0050976 in the Office of the Recorder of Deeds for New Castle County, Delaware.

Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (8) eight bearings and distances bound and described as follows:

- 1) South 87° 14' 38" West 150.00 feet;
- 2) North 02° 45' 22" West 193.05 feet;
- 3) South 87° 14' 38" West 24.50 feet;
- 4) North 02° 45' 22" West 53.70 feet;
- 5) North 87° 14' 38" East 170.00 feet;
- 6) South 02° 45' 22" East 53.70 feet;
- 7) North 87° 14' 38" East 4.50 feet;
- 8) South 02° 45' 22" East 193.05 feet to the POINT OF BEGINNING

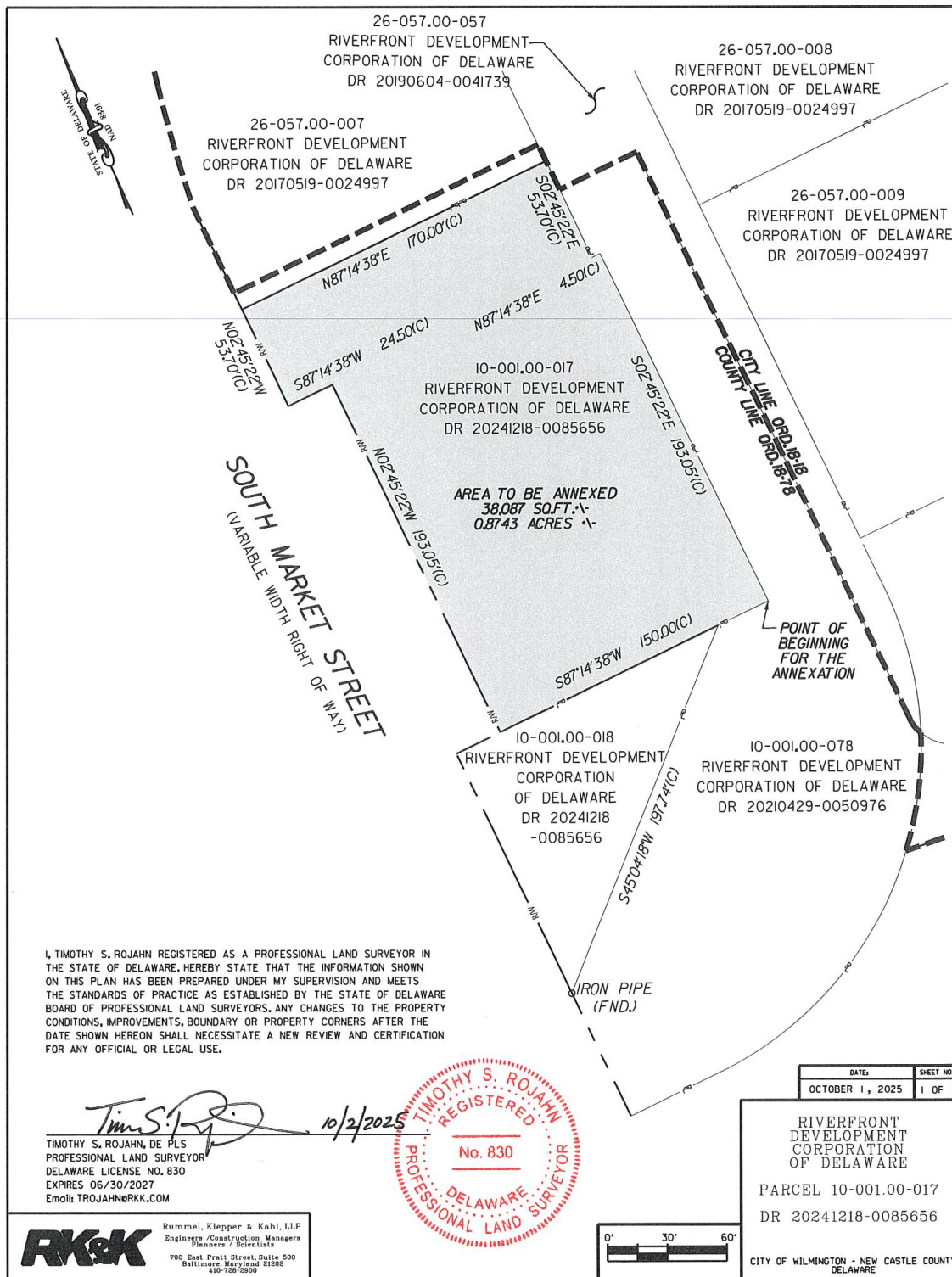
CONTAINING 38,087 square feet or 0.8743 of an acre of land, more or less.

BEING a portion of land described in a deed between 906 S. Market Street, Inc. and through the Riverfront Development Corporation of Delaware, dated December 17, 2024, and recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds of New Castle County, Delaware.

Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025
Date



DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
ALL OF PARCEL 10-001.00-018
CITY OF WILMINGTON, DELAWARE

BEGINNING at a found iron pipe located on the easterly right of way line of the South Market Street (variable width right of way) and the line of division between parcel 10-001.00-078, Riverfront Development Corporation of Delaware,

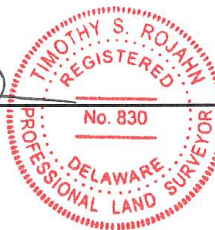
Thence, from said POINT OF BEGINNING, and binding on the right of way line of South Market Street (variable width right of way) with reference to the State of Delaware Coordinate System NAD 83/91, the following (3) three bearings and distances bound and described as follows:

- 1) North 02° 45' 22" West 132.76 feet;
- 2) North 87° 14' 38" East 146.55 feet to the line of division for (parcel 10-001.00-078) Riverfront Development Corporation of Delaware; thence binding on said line of division;
- 3) South 45° 04' 18" West 197.74 feet to the easterly right of way line of South Market Street and the POINT OF BEGINNING.

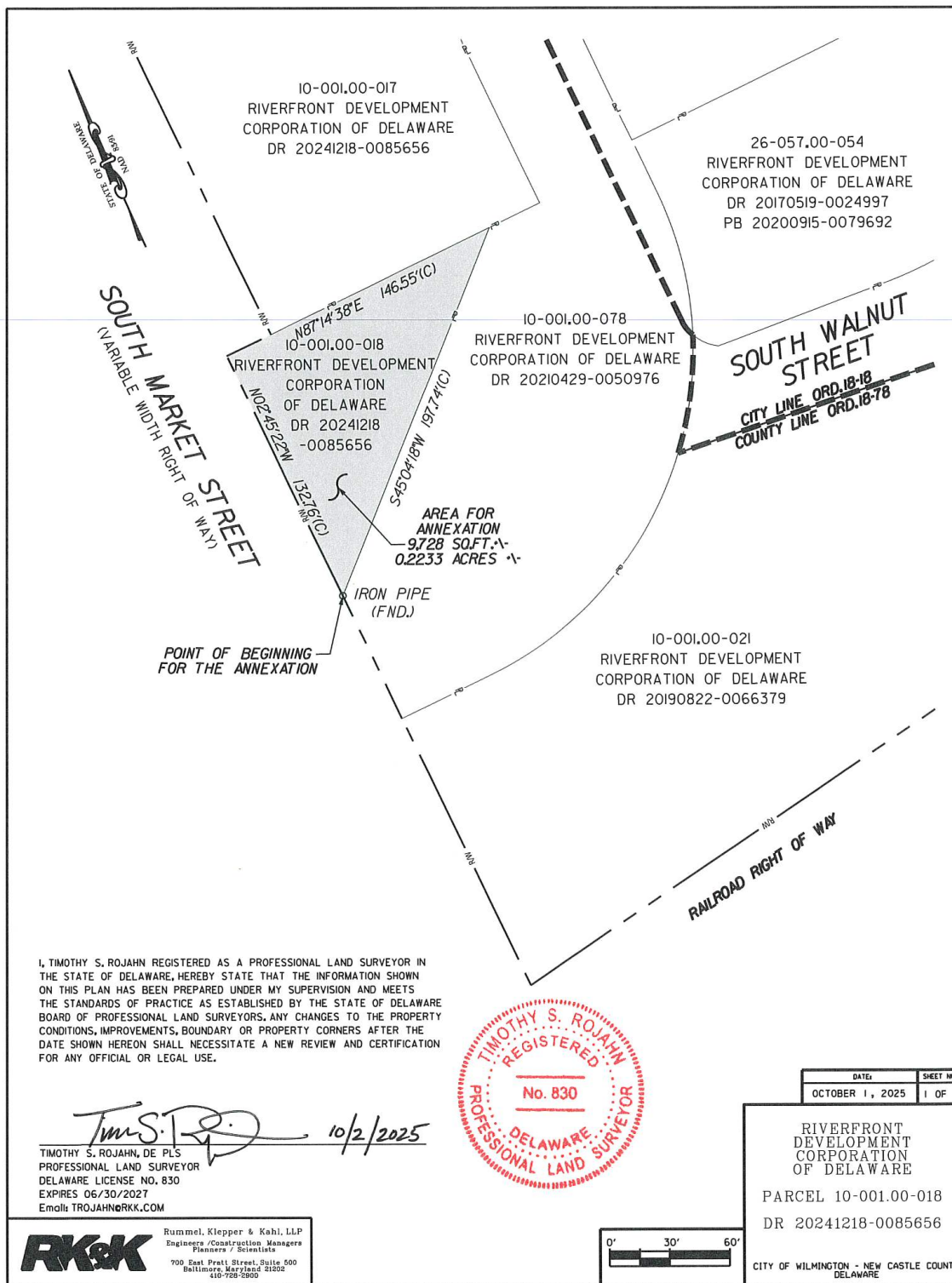
CONTAINING 9,728 square feet or 0.2233 of an acre of land, more or less.

BEING a portion of land described in a Special Warranty Deed between 906 S. Market Street, Inc. and Riverfront Development Corporation of Delaware, dated December 17, 2024, recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds for New Castle County, Delaware.


Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025
Date

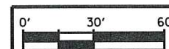


I, TIMOTHY S. ROJAHN, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Tim S. Rojahn 10/2/2025
TIMOTHY S. ROJAHN, DE PLS
PROFESSIONAL LAND SURVEYOR
DELAWARE LICENSE NO. 830
EXPIRES 06/30/2027
Emails: TROJAHN@RKK.COM



Rummel, Klepper & Kahl, LLP
Engineers / Construction Managers
Planners / Scientists
700 East Pratt Street, Suite 500
Baltimore, Maryland 21202
410-788-3900



DATE:	SHEET NO.
OCTOBER 1, 2025	1 OF 1
RIVERFRONT DEVELOPMENT CORPORATION OF DELAWARE	
PARCEL 10-001.00-018	
DR 20241218-0085656	
CITY OF WILMINGTON - NEW CASTLE COUNTY DELAWARE	

DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
ALL OF PARCEL 10-001.00-021
CITY OF WILMINGTON, DELAWARE

BEGINNING at a point at the line of division between parcel 10-001.00-021 and parcel 10-001.00-078 and also being located at the end of the South 87° 14' 38" West, 50.00 foot line of parcel 10-001.00-078, as described in Confirmatory Deed, dated April 1, 2021, and recorded in the Office of Recorder of Deeds for New Castle County, Delaware in Instrument Number 20210429-0050976.

POINT OF BEGINNING being located South 02° 45' 22" East, 68.00 feet from an iron pipe found at lands of Riverfront Development Corporation of Delaware (parcel 10-001.00-078).

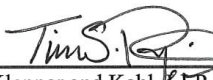
Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (6) six bearings and distances bound and described as follows:

- 1) North 87° 14' 38" East 50.00 feet;
- 2) Northerly 148.86 feet along the arc of a curve to the left to the east having a radius of 180.00 feet, subtended by a chord of North 63° 33' 08" East, 144.66 feet; thence binding on the City of Wilmington (Ordinance No. 18-18) and the New Castle County (Ordinance No. 18-78);
- 3) South 85° 43' 48" East 224.72 feet; to a rebar found and the westerly property line of Parcel 26-057.00-058 owned by the Riverfront Development Corporation of Delaware as described on said Deed Record 20180614-0028518; thence binding on said line;
- 4) South 16° 41' 38" West 134.66 feet to a rebar and cap found on the Northerly right of way line of the Railroad Right of Way; thence binding on said northerly Railroad Right of Way line;
- 5) South 79° 11' 53" West 364.24 feet to the easterly right of way line of South Market Street (variable width Right of Way);
- 6) North 02° 45' 22" West 147.32 feet binding on the right of way line of South Market Street (variable width Right of Way) to the POINT OF BEGINNING.

CONTAINING 57,683 square feet or 1.3242 acres of land, more or less.



BEING lands described in a Special Warranty Deed between A. M. Domino, Jr. Salvage Co., and Riverfront Development Corporation of Delaware, dated August 22, 2019, and recorded in Instrument No. 20190822-0066379 in the Office of the Recorder of Deeds of New Castle County, Delaware.

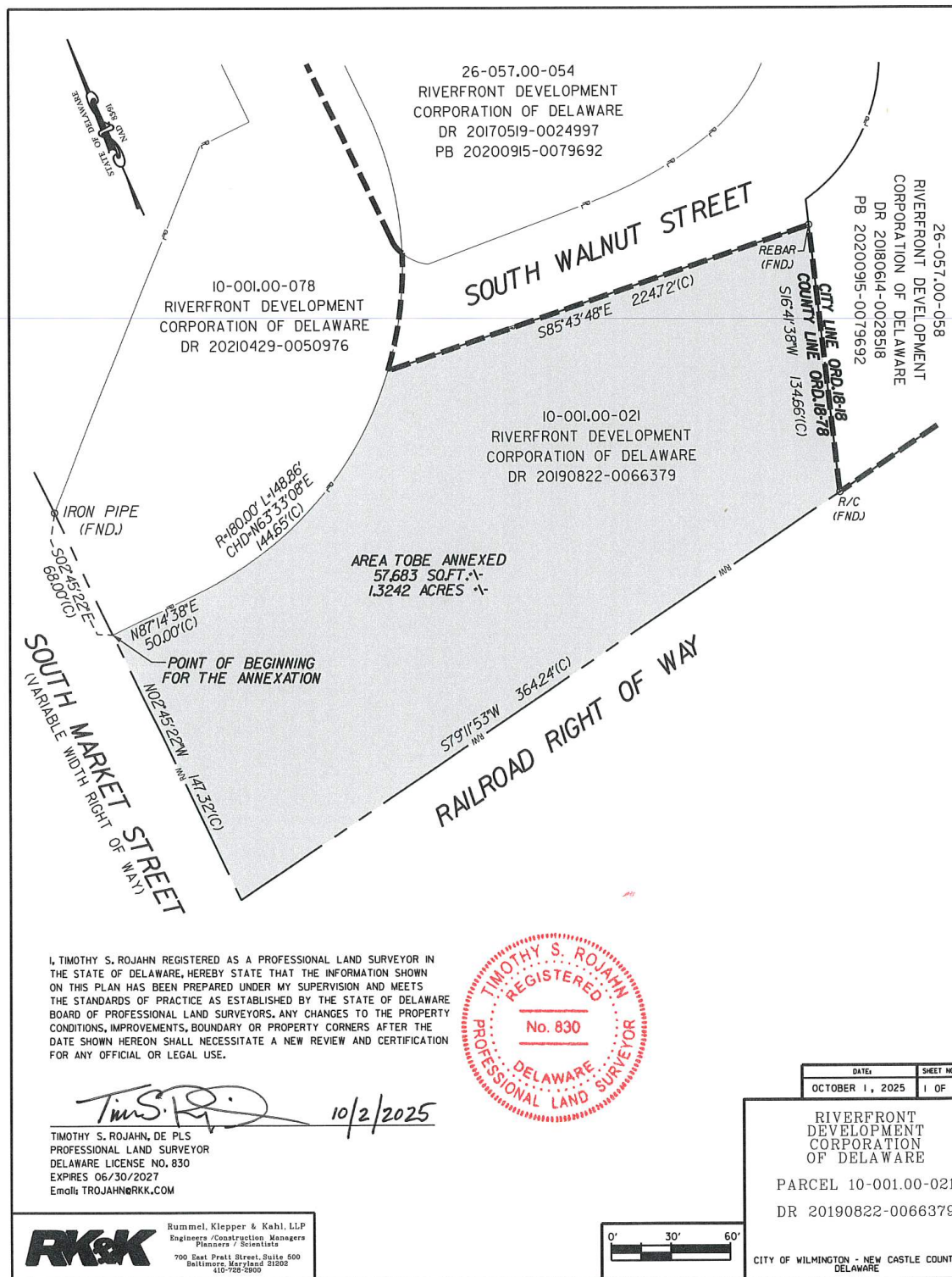


Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025

Date



DESCRIPTION FOR
PART OF SOUTH WALNUT STREET
STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
CITY OF WILMINGTON, DELAWARE

BEGINNING at an iron pipe located on the easterly right of way line of the South Market Street Causeway and at land described in a Deed of Record between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395, said point of beginning being located at the beginning of the first or North 49° 14' 08" East 197.74 foot line, as described in said deed for the lands of Parcel No. 2; thence departing from said point of beginning with reference to the State of Delaware Coordinate System NAD 83/91, the following eleven (11) courses:

- 1) North 45° 04' 16" East 197.74 feet;
- 2) North 87° 14' 38" East 27.95 feet;
- 3) North 02° 45' 22" West 193.05 feet;
- 4) South 87° 14' 38" West 4.50 feet to a point on the westerly side of South Walnut Street as described in Deed of Record O-55 Page 522, thence running on said westerly side of South Walnut Street;
- 5) North 02° 45' 22" West 37.78 feet to a point on the westerly side of South Walnut Street and at the intersection of the 8th or South 87° 16' 18" West 43.19 foot line as described in deed between the State of Delaware acting by and through the Department of Transportation and Riverfront Development Corporation of Delaware, dated May 30, 2019, and recorded in Instrument Number 20190604-0041739; thence running reversely on said line,
- 6) North 87° 16' 18" East 43.19 feet;
- 7) South 02° 43' 35" East 314.38 feet;
- 8) southeasterly 9.54 feet along the arc of a curve to the left having a radius of 23.50 feet, subtended by a chord South 14° 20' 17" East 9.47 feet to a point on the line of division between City of Wilmington and New Castle Hundred/New Castle County, Delaware;
- 9) southerly 208.56 feet along the arc of a curve to the right having a radius of 180.00 feet, subtended by a chord of South 54° 03' 01" West 197.09 feet;

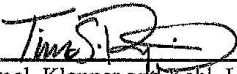


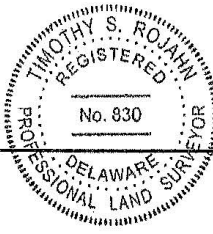
10) South $87^{\circ} 14' 38''$ West 50.00 feet to a point at the easterly right-of-way line of the South Market Street Causeway; thence binding on said right-of-way line,

11) North $02^{\circ} 45' 22''$ West 68.00 feet to the POINT OF BEGINNING

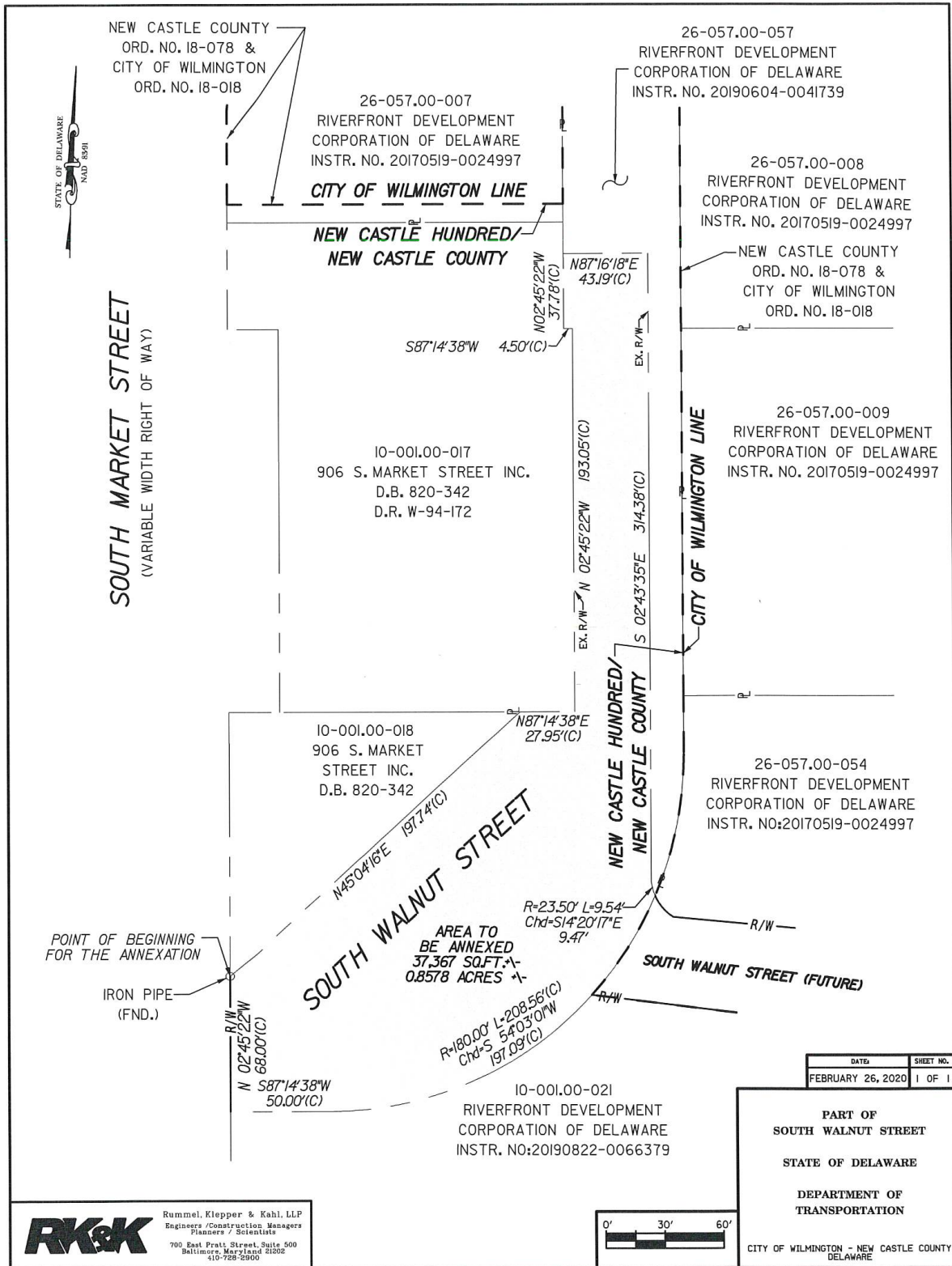
CONTAINING 37,367 square feet or 0.8578 of an acre of land, more or less.

BEING a part of the land described in a deed between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395 in the Office of the Recorder of Deeds of New Castle County, Delaware; lands also shown on a Survey of Portion of Property – Arena Corporation, South Market Street Causeway, dated August 27, 1954 prepared for Delaware State Highway Department contract 1224.


Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



2/26/2020
Date



FIRST ORDER. LLC

4383 Hecktown Road, Suite B
Bethlehem, PA 18020
(610) 365-2907 * fax (610) 365-2958

Metes and Bounds Description

Parcel 10-001.00-080

New Castle Hundred

New Castle County, DE

Lands to be annexed to the City of Wilmington, DE

And merged to Parcel 26-057.00-047

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced dividing line, South 27°56'29" West a distance of 132.94 feet to a point, thence
2. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 102.24 feet to a point, thence
3. Along the easterly line of Parcel 26-057.00-050, lands n/f Riverfront Development Corporation of Delaware, North 19°16'42" West a distance of 270.00 feet to a point, thence
4. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 278.25 feet to the point and place of beginning.

Containing 32,125 square feet or 0.7375 acres of land.

Steven F. Mervine
Delaware Professional Land Surveyor 722

FIRST ORDER. LLC

4383 Hecktown Road, Suite B
Bethlehem, PA 18020
(610) 365-2907 * fax (610) 365-2958

Metes and Bounds Description

Parcel 10-001.00-081

New Castle Hundred

New Castle County, DE

Lands to be annexed to the City of Wilmington, DE

And merged to Parcel 26-057.00-044

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 110.23 feet to a point, thence
2. Along the northwesterly line of Parcel 10-001.00-082, lands n/f Fibre Processing Corp., South 27°56'29" West a distance of 49.96 feet to a point, thence
3. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 141.16 feet to a point, thence
4. Along the above referenced dividing line, North 27°56'29" East a distance of 132.94 feet to the point and place of beginning.

Containing 10,068 square feet or 0.2311 acres of land.

Steven F. Mervine
Delaware Professional Land Surveyor 722

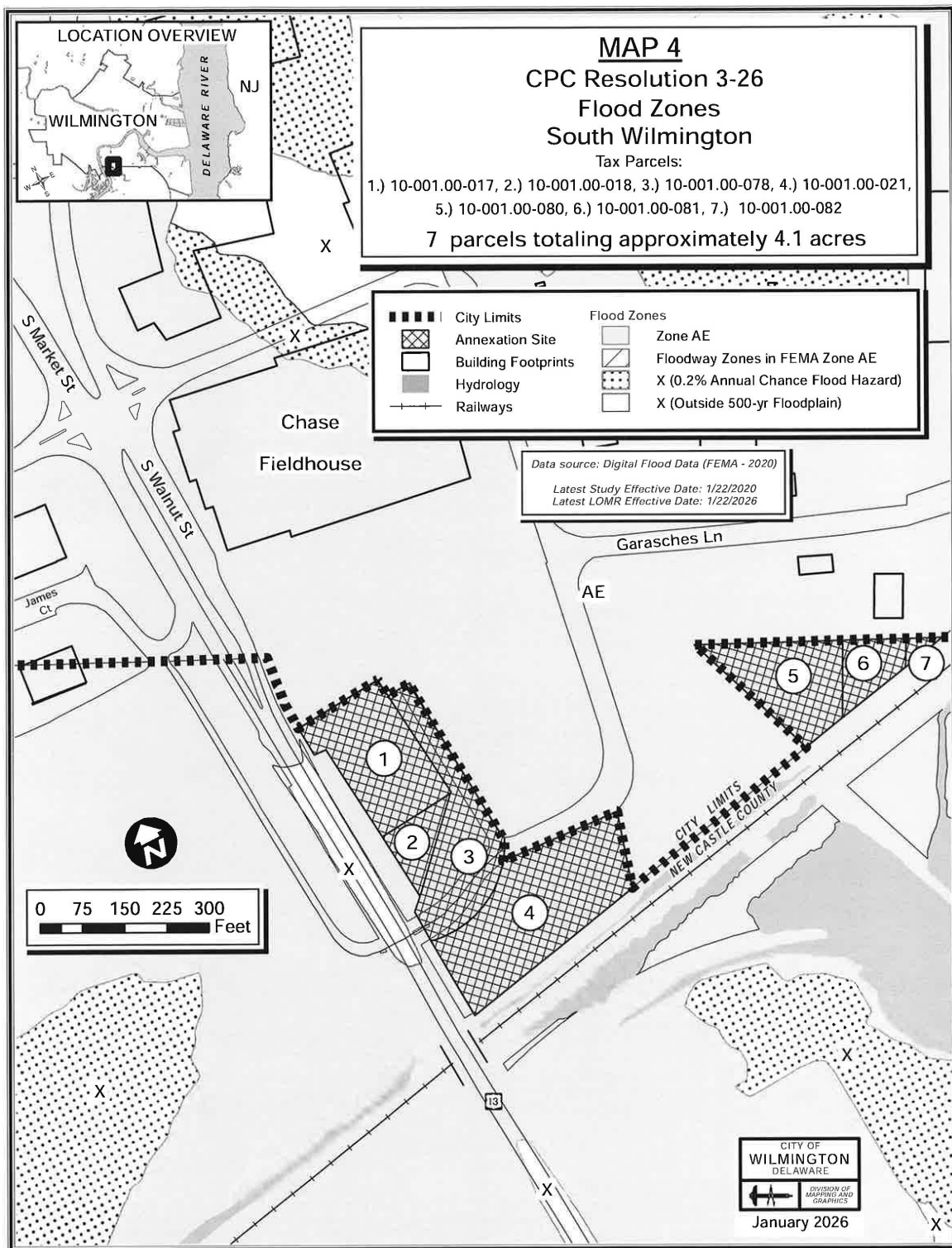


EXHIBIT B

ORD 26-027

AN ORDINANCE TO (I) ANNEX APPROXIMATELY 4.1 ACRES CONSISTING OF SEVEN PARCELS OF LAND (BEING TAX PARCEL NOS. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, AND 10-001.00-082) INTO THE CITY'S CORPORATE BOUNDARIES, (II) REZONE THE PARCELS FROM A ZONING CLASSIFICATION OF NEW CASTLE COUNTY HI (HEAVY INDUSTRIAL) TO A ZONING CLASSIFICATION OF CITY OF WILMINGTON M-1 (LIGHT MANUFACTURING), (III) AMEND CHAPTER 2 OF THE CITY CODE REGARDING THE BOUNDARIES OF THE FOURTH COUNCILMANIC DISTRICT, AND (IV) AMEND APPLICABLE CITY MAPS TO ADD THE ANNEXED PARCELS INTO THE CITY'S CORPORATE BOUNDARIES

#0213

Sponsor:

**Council
Member
Harlee**

WHEREAS, the City of Wilmington (the "City") is authorized to annex land to extend its corporate limits pursuant to the provisions of 22 Del. C. §§ 101 and 101A, which require, among other things, an ordinance duly enacted by the Wilmington City Council ("City Council"); and

Co-Sponsor:

**Council
Member
Cabrera**

WHEREAS, the City has received a petition, as amended, from the Riverfront Development Corporation of Delaware ("RDC") (i) requesting annexation of six (6) parcels of land located in the South Wilmington area of unincorporated New Castle County, four (4) of which are owned by RDC (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021) and two (2) of which are owned by 624 Garasches Lane LLC ("624") (being Tax Parcel Nos. 10-001.00-080 and 10-001.00-081), and (ii) including an affidavit of consent from 624 authorizing the inclusion of its two (2) parcels in the annexation request; and

WHEREAS, the City has received a joint petition from Robert Andrews and Affari Casa 1, LLC ("Casa") requesting annexation of one (1) parcel of land located in the South Wilmington area of unincorporated New Castle County (being Tax Parcel No. 10-001.00-082), which, as of the petition date, was owned by Robert Andrews and for which Casa had a contractual option to purchase; and

WHEREAS, the City desires to annex the aforementioned seven (7) parcels of land (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (collectively, “Parcels”) into the City’s corporate boundaries; and

WHEREAS, the Parcels total approximately 4.1 acres adjoining the City’s corporate boundaries contiguous to the City’s South Wilmington Analysis Area, as further depicted and legally described on Exhibits “A” and “B”, both of which are attached hereto and incorporated herein by reference; and

WHEREAS, in accordance with and pursuant to Section 48-52 of the Wilmington City Code (the “City Code”), the City Planning Commission held a duly advertised public hearing at its March 3, 2026 meeting and adopted City Planning Commission Resolution 3-26, which recommends approval of (i) the annexation of the Parcels into the City’s corporate boundaries, (ii) rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), and (iii) conforming amendments to all applicable City maps to add the Parcels into the City’s corporate boundaries; and

WHEREAS, in accordance with and pursuant to Section 48-51 of the City Code and 22 Del. C. § 101A, after holding a duly advertised public hearing, City Council deems it necessary and appropriate to approve the (i) annexation of the Parcels into the City’s corporate boundaries, (ii) rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), (iii) amendment of Section 2-31 of the City Code regarding the boundaries of the City’s Fourth Councilmanic District to include the Parcels, and (iv) amendment of all applicable City maps to add the Parcels into the City’s corporate boundaries.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON
HEREBY ORDAINS:**

SECTION 1. The annexation of the Parcels (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) into the City's corporate boundaries, as depicted and legally described on Exhibit "A", which is attached hereto and incorporated herein by reference, is hereby approved.

SECTION 2. It is hereby approved for Section 48-97 of the Wilmington City Code and the "Building Zone Map of Wilmington, Delaware" dated January 19, 2006 (as subsequently amended) to be amended to (i) add the Parcels, as depicted on Exhibit "B" attached hereto and incorporated herein by reference and (ii) rezone the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing), as depicted on Exhibit "C" attached hereto and incorporated herein by reference.

SECTION 3. It is hereby approved to (i) add the Parcels to a supplemental zoning map regarding flood zones, as depicted on the map attached hereto as Exhibit "D" and incorporated herein by reference and (ii) conform any and all other City maps to reflect the annexation and rezoning of the Parcels.

SECTION 4. It is hereby approved for Chapter 2 of the City Code to be amended by amending Section 2-31 thereof by adding the underlined language to read as follows:

Sec. 2-31. - Number and boundaries of councilmanic districts.

There shall be eight councilmanic districts, each encompassing as nearly as possible a contiguous area in which is included as nearly as practicable an equal population distribution in accordance with the requirements of the City Charter § 2-102. For purposes of this section, all boundaries (as illustrated on maps that are on file in the city council's office) shall be considered as passing along the

centerlines of the streets. The boundaries of the eight councilmanic districts shall be as follows:

(4) *Fourth councilmanic district.* The fourth councilmanic district shall consist of that portion of the City of Wilmington contained in the following Census Blocks in the Census Tract 16, blocks 1000 through 1015. In the Census Tract 19.02, blocks 1000 through 1044, and 2000 through 2027. In the Census Tract 21, blocks 2023 through 2026. In the Census Tract 27, blocks 1000 through 1013, 1016, 1017, 1024, 1025, 1032 through 1041, 1043 and 1045 through 1049. In the Census Tract 28, blocks 1005 through 1008, 1015 through 1037, 1040, 1042, 1043, 1045 through 1052, 1054 through 1057, 1068 through 1071, 2000 through 2006, and 2009 through 2047. In the Census Tract 29, blocks 1004 and 1005, 1009 through 1020, 1022 and 1023, 2000 through 2013, 3000 through 3009, 4001, and 4004 through 4011. In the Census Tract 0100, block 0009. In the Census Tract 154, Block 1002.

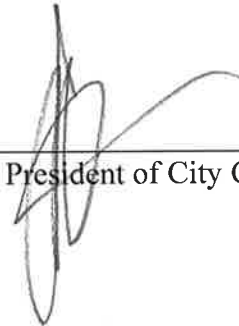
SECTION 5. The annexation and rezoning of the Parcels described herein and identified in Exhibits “A”, “B”, “C”, and “D” attached hereto and incorporated herein by reference is consistent with the recommendations of the Citywide comprehensive plan entitled “Wilmington 2028: A Comprehensive Plan for Our City and Communities”, as amended by resolution of City Council in accordance with City Planning Commission Resolution 2-26.

SECTION 6. The City is hereby authorized to take any and all actions necessary to seek revisions to the corporate boundaries of the City as set forth in 40 Del. Laws Ch. 179, 46 Del. Laws Ch. 236, and Section 1-1 of the City’s Related Laws, as amended, to include the Parcels.

SECTION 7. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading.....April 2, 2026
Second Reading.....April 2, 2026
Third Reading.....April 16, 2026

Passed by City Council,
April 16, 2026



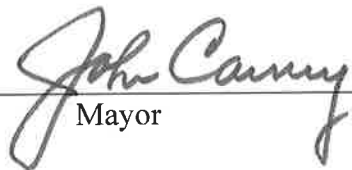
President of City Council

ATTEST: Mira Grenardo
City Clerk

Approved as to form this 2nd
day of April, 2026.

Elizabeth W. Power
Senior Assistant City Solicitor

Approved this 23rd day of April, 2026.



Mayor

SYNOPSIS: This Ordinance approves the annexation of approximately 4.1 acres consisting of seven (7) parcels of land located in the South Wilmington area of unincorporated New Castle County (being Tax Parcel Nos. 10-001.00-017, 10-001.00-018, 10-001.00-078, 10-001.00-021, 10-001.00-080, 10-001.00-081, and 10-001.00-082) (collectively, the "Parcels") into the City's corporate boundaries and the rezoning of the Parcels from a zoning classification of New Castle County HI (Heavy Industrial) to a zoning classification of City of Wilmington M-1 (Light Manufacturing). In addition, this Ordinance approves the amendment of the boundaries of the Fourth Councilmanic District set forth in City Code Section 2-31 and all applicable City maps to add the Parcels into the City's corporate boundaries.

FISCAL IMPACT STATEMENT: The Office of Management and Budget has reviewed this Ordinance and analyzed the materials provided to it by the Department of Land Use and Planning regarding the proposed annexation and rezoning of the Parcels from New Castle County HI (Heavy Industrial) to City of Wilmington M-1 (Light Manufacturing). The Parcels are largely vacant or underutilized and are proposed for non-residential redevelopment, including an indoor track facility and associated parking, consistent with environmental constraints that limit the site to non-residential use.

Based on the Municipal Annexation Plan of Services and departmental review, the City has sufficient capacity to provide municipal services within existing resources. The Wilmington Police and Fire Departments have identified no need for additional staffing or service expansion, and the Department of Public Works has confirmed adequate capacity for water, wastewater, and roadway infrastructure without requiring new public road construction or treatment upgrades. Because the proposed use is non-residential, City trash collection is not expected to apply, and overall service impacts are anticipated to be minimal and capable of being absorbed within current operating budgets.

No immediate City-funded capital expenditures have been identified in the materials reviewed, and any required utility connections or site improvements are expected to be addressed through the standard development and permitting process. While minor incremental costs related to public safety, infrastructure maintenance, or event-related services may occur, these impacts are expected to remain manageable within existing service capacity.

The annexation is projected to generate approximately \$8,984 in annual City property tax revenue, based on a current assessed value of approximately \$1,541,600 and the current City non-residential property tax rate of 5.8276 mills. The annexation would also generate stormwater charges for each parcel, totaling \$12,226. These revenue figures reflect pre-development conditions and do not account for the anticipated increase in assessed value following redevelopment. Upon buildout of the proposed indoor track facility, property tax revenues would increase substantially, along with indirect economic benefits resulting from increased visitation and related commercial activity. Stormwater charges are also likely to increase following development, as the permeability of the Parcels will be significantly reduced. The amount of additional revenue resulting from the completed development cannot be quantified at this time.

Overall, the proposed annexation is expected to have a minimal near-term fiscal impact, with costs capable of being absorbed within current resources, while generating modest recurring property tax revenue and stormwater fee revenue initially. The annexation is also expected to have a positive long-term fiscal impact driven by increased property values, job creation, and expanded economic activity following redevelopment, as well as higher stormwater charges associated with reduced site permeability.

W0131674

EXHIBIT A

DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
ALL OF PARCEL 10-001.00-017
CITY OF WILMINGTON, DELAWARE

BEGINNING at the second or North 87° 14' 38" West 27.95 foot line of parcel 10-001.00-078 described in Confirmatory Deed between State of Delaware, acting by and through the Department of Transportation and Riverfront Development Corporation Of Delaware, dated April 1, 2021, recorded in Instrument No. 20210429-0050976 in the Office of the Recorder of Deeds for New Castle County, Delaware.

Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (8) eight bearings and distances bound and described as follows:

- 1) South 87° 14' 38" West 150.00 feet;
- 2) North 02° 45' 22" West 193.05 feet;
- 3) South 87° 14' 38" West 24.50 feet;
- 4) North 02° 45' 22" West 53.70 feet;
- 5) North 87° 14' 38" East 170.00 feet;
- 6) South 02° 45' 22" East 53.70 feet;
- 7) North 87° 14' 38" East 4.50 feet;
- 8) South 02° 45' 22" East 193.05 feet to the POINT OF BEGINNING

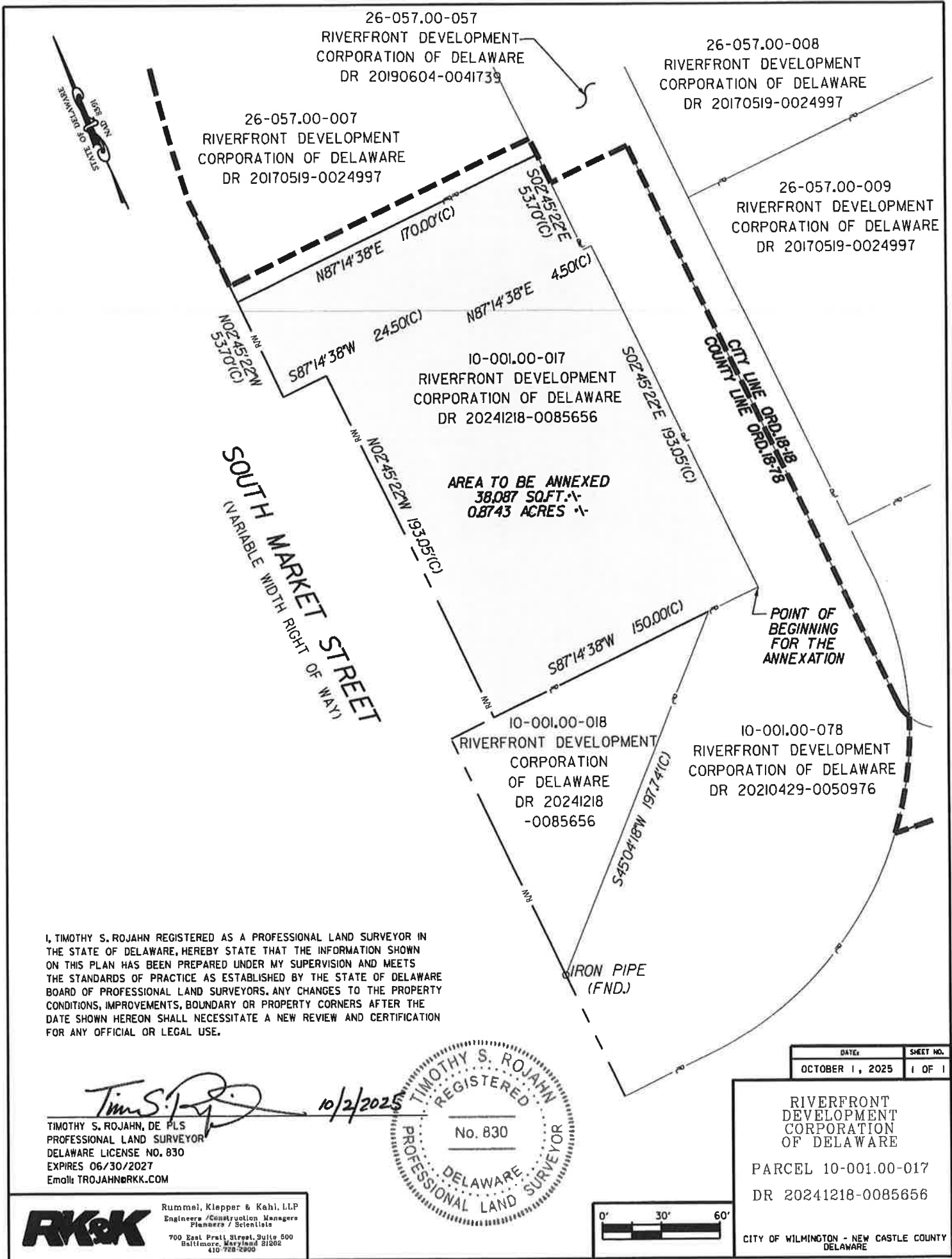
CONTAINING 38,087 square feet or 0.8743 of an acre of land, more or less.

BEING a portion of land described in a deed between 906 S. Market Street, Inc. and through the Riverfront Development Corporation of Delaware, dated December 17, 2024, and recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds of New Castle County, Delaware.


Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025
Date



I, TIMOTHY S. ROJAHN, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

TIMOTHY S. ROJAHN, DE PLS
PROFESSIONAL LAND SURVEYOR
DELAWARE LICENSE NO. 830
EXPIRES 06/30/2027
Email: TROJAHN@RKK.COM



DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT
DEVELOPMENT
CORPORATION
OF DELAWARE

PARCEL 10-001.00-017
DR 20241218-0085656

CITY OF WILMINGTON - NEW CASTLE COUNTY
DELAWARE



Rummel, Klepper & Kahl, LLP
Engineers / Construction Managers
Planners / Scientists
700 East Pratt Street, Suite 500
Baltimore, Maryland 21202
410-782-2000

DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
ALL OF PARCEL 10-001.00-018

CITY OF WILMINGTON, DELAWARE

BEGINNING at a found iron pipe located on the easterly right of way line of the South Market Street (variable width right of way) and the line of division between parcel 10-001.00-078, Riverfront Development Corporation of Delaware,

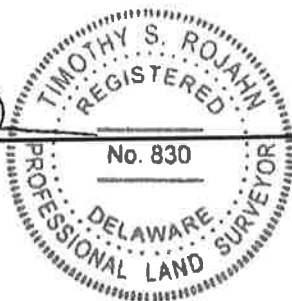
Thence, from said POINT OF BEGINNING, and binding on the right of way line of South Market Street (variable width right of way) with reference to the State of Delaware Coordinate System NAD 83/91, the following (3) three bearings and distances bound and described as follows:

- 1) North 02° 45' 22" West 132.76 feet;
- 2) North 87° 14' 38" East 146.55 feet to the line of division for (parcel 10-001.00-078) Riverfront Development Corporation of Delaware; thence binding on said line of division;
- 3) South 45° 04' 18" West 197.74 feet to the easterly right of way line of South Market Street and the POINT OF BEGINNING.

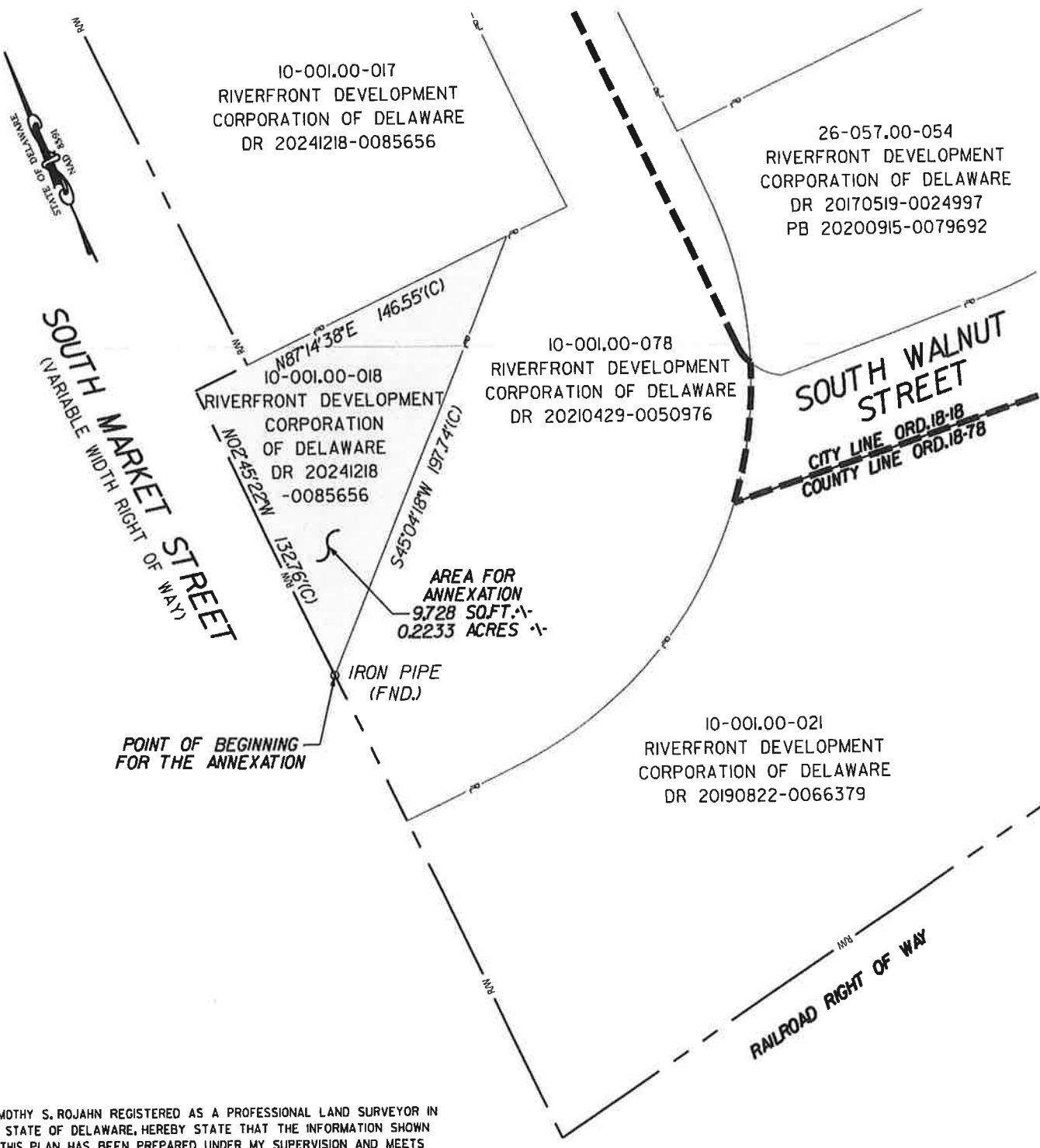
CONTAINING 9,728 square feet or 0.2233 of an acre of land, more or less.

BEING a portion of land described in a Special Warranty Deed between 906 S. Market Street, Inc. and Riverfront Development Corporation of Delaware, dated December 17, 2024, recorded in Instrument No. 20241218-0085656 in the Office of the Recorder of Deeds for New Castle County, Delaware.


Rummel, Klepper and Kahl LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025
Date



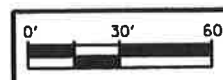
I, TIMOTHY S. ROJAHN REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Tim S. Rojahn 10/2/2025

TIMOTHY S. ROJAHN, DE PLS
PROFESSIONAL LAND SURVEYOR
DELAWARE LICENSE NO. 830
EXPIRES 06/30/2027
Email: TROJAHN@RK&K.COM



Rummel, Klepper & Kahl, LLP
Engineers / Construction Managers
Planners / Scientists
700 East Pratt Street, Suite 500
Baltimore, Maryland 21202
410-728-2900



DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT
DEVELOPMENT
CORPORATION
OF DELAWARE

PARCEL 10-001.00-018
DR 20241218-0085656

CITY OF WILMINGTON - NEW CASTLE COUNTY
DELAWARE

DESCRIPTION FOR
PART OF SOUTH WALNUT STREET
STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
CITY OF WILMINGTON, DELAWARE

BEGINNING at an iron pipe located on the easterly right of way line of the South Market Street Causeway and at land described in a Deed of Record between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395, said point of beginning being located at the beginning of the first or North 49° 14' 08" East 197.74 foot line, as described in said deed for the lands of Parcel No. 2; thence departing from said point of beginning with reference to the State of Delaware Coordinate System NAD 83/91, the following eleven (11) courses:

- 1) North 45° 04' 16" East 197.74 feet;
- 2) North 87° 14' 38" East 27.95 feet;
- 3) North 02° 45' 22" West 193.05 feet;
- 4) South 87° 14' 38" West 4.50 feet to a point on the westerly side of South Walnut Street as described in Deed of Record O-55 Page 522, thence running on said westerly side of South Walnut Street;
- 5) North 02° 45' 22" West 37.78 feet to a point on the westerly side of South Walnut Street and at the intersection of the 8th or South 87° 16' 18" West 43.19 foot line as described in deed between the State of Delaware acting by and through the Department of Transportation and Riverfront Development Corporation of Delaware, dated May 30, 2019, and recorded in Instrument Number 20190604-0041739; thence running reversely on said line,
- 6) North 87° 16' 18" East 43.19 feet;
- 7) South 02° 43' 35" East 314.38 feet;
- 8) southeasterly 9.54 feet along the arc of a curve to the left having a radius of 23.50 feet, subtended by a chord South 14° 20' 17" East 9.47 feet to a point on the line of division between City of Wilmington and New Castle Hundred/New Castle County, Delaware;
- 9) southerly 208.56 feet along the arc of a curve to the right having a radius of 180.00 feet, subtended by a chord of South 54° 03' 01" West 197.09 feet;

10) South $87^{\circ} 14' 38''$ West 50.00 feet to a point at the easterly right-of-way line of the South Market Street Causeway; thence binding on said right-of-way line,

11) North $02^{\circ} 45' 22''$ West 68.00 feet to the POINT OF BEGINNING

CONTAINING 37,367 square feet or 0.8578 of an acre of land, more or less.

BEING a part of the land described in a deed between The Arena Corporation and the State of Delaware, dated January 7, 1955, and recorded in Deed Record O, Book 55, Page 395 in the Office of the Recorder of Deeds of New Castle County, Delaware; lands also shown on a Survey of Portion of Property – Arena Corporation, South Market Street Causeway, dated August 27, 1954 prepared for Delaware State Highway Department contract 1224.


Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



2/26/2020
Date



NEW CASTLE COUNTY
ORD. NO. 18-078 &
CITY OF WILMINGTON
ORD. NO. 18-018

26-057.00-007
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO. 20170519-0024997

CITY OF WILMINGTON LINE

**NEW CASTLE HUNDRED/
NEW CASTLE COUNTY**

26-057.00-057
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO. 20190604-0041739

26-057.00-008
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO. 20170519-0024997

NEW CASTLE COUNTY
ORD. NO. 18-078 &
CITY OF WILMINGTON
ORD. NO. 18-018

26-057.00-009
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO. 20170519-0024997

10-001.00-017
906 S. MARKET STREET INC.
D.B. 820-342
D.R. W-94-172

10-001.00-018
906 S. MARKET
STREET INC.
D.B. 820-342

26-057.00-054
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO:20170519-0024997

POINT OF BEGINNING
FOR THE ANNEXATION

IRON PIPE
(FND.)

SOUTH WALNUT STREET

AREA TO
BE ANNEXED
37,367 SQ.FT. ±
0.8578 ACRES ±

R=180.00' L=208.56'(C)
Chd-S 54°03'01"W
197.09'(C)

10-001.00-021
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
INSTR. NO:20190822-0066379

SOUTH WALNUT STREET (FUTURE)

DATE	SHEET NO.
FEBRUARY 26, 2020	1 OF 1

**PART OF
SOUTH WALNUT STREET**

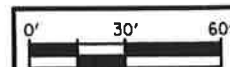
STATE OF DELAWARE

**DEPARTMENT OF
TRANSPORTATION**

CITY OF WILMINGTON - NEW CASTLE COUNTY
DELAWARE



Rummel, Klepper & Kahl, LLP
Engineers / Construction Managers
Planners / Scientists
700 East Pratt Street, Suite 500
Baltimore, Maryland 21202
410-728-2800



DESCRIPTION OF
ANNEXATION OF LAND INTO THE CITY OF WILMINGTON
ALL OF PARCEL 10-001.00-021
CITY OF WILMINGTON, DELAWARE

BEGINNING at a point at the line of division between parcel 10-001.00-021 and parcel 10-001.00-078 and also being located at the end of the South 87° 14' 38" West, 50.00 foot line of parcel 10-001.00-078, as described in Confirmatory Deed, dated April 1, 2021, and recorded in the Office of Recorder of Deeds for New Castle County, Delaware in Instrument Number 20210429-0050976.

POINT OF BEGINNING being located South 02° 45' 22" East, 68.00 feet from an iron pipe found at lands of Riverfront Development Corporation of Delaware (parcel 10-001.00-078).

Thence, from said POINT OF BEGINNING, with reference to the State of Delaware Coordinate System NAD 83/91 the following (6) six bearings and distances bound and described as follows:

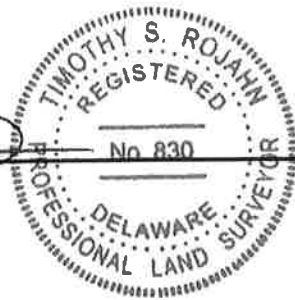
- 1) North 87° 14' 38" East 50.00 feet;
- 2) Northerly 148.86 feet along the arc of a curve to the left to the east having a radius of 180.00 feet, subtended by a chord of North 63° 33' 08" East, 144.66 feet; thence binding on the City of Wilmington (Ordinance No. 18-18) and the New Castle County (Ordinance No. 18-78);
- 3) South 85° 43' 48" East 224.72 feet; to a rebar found and the westerly property line of Parcel 26-057.00-058 owned by the Riverfront Development Corporation of Delaware as described on said Deed Record 20180614-0028518; thence binding on said line;
- 4) South 16° 41' 38" West 134.66 feet to a rebar and cap found on the Northerly right of way line of the Railroad Right of Way; thence binding on said northerly Railroad Right of Way line;
- 5) South 79° 11' 53" West 364.24 feet to the easterly right of way line of South Market Street (variable width Right of Way);
- 6) North 02° 45' 22" West 147.32 feet binding on the right of way line of South Market Street (variable width Right of Way) to the POINT OF BEGINNING.

CONTAINING 57,683 square feet or 1.3242 acres of land, more or less.

BEING lands described in a Special Warranty Deed between A. M. Domino, Jr. Salvage Co., and Riverfront Development Corporation of Delaware, dated August 22, 2019, and recorded in Instrument No. 20190822-0066379 in the Office of the Recorder of Deeds of New Castle County, Delaware.



Rummel, Klepper and Kahl, LLP
Timothy S. Rojahn, DE PLS
Professional Land Surveyor
Delaware License No. 830



10/2/2025

Date

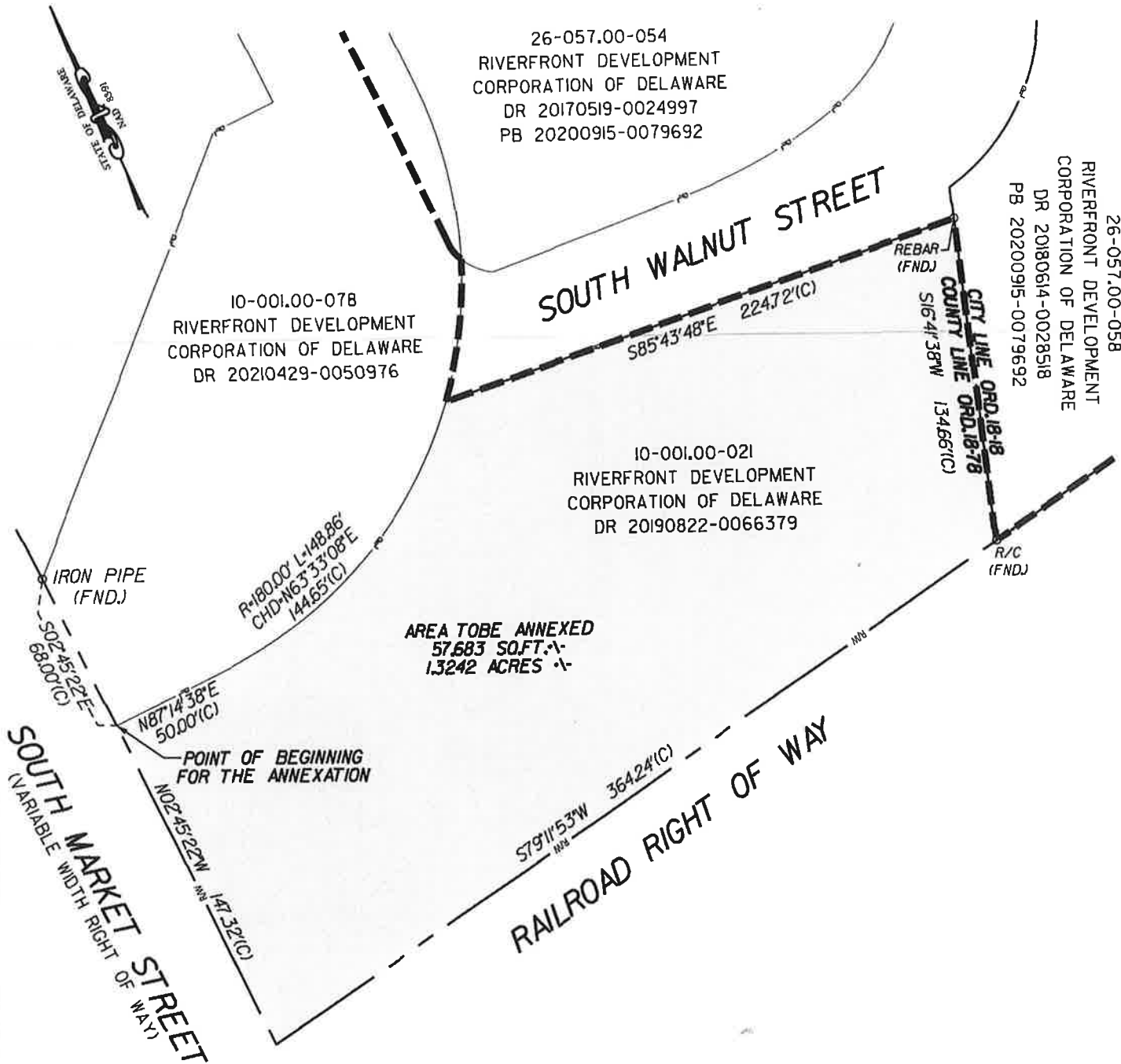
26-057.00-054
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
DR 20170519-0024997
PB 20200915-0079692

10-001.00-078
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
DR 20210429-0050976

10-001.00-021
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
DR 20190822-0066379

26-057.00-058
RIVERFRONT DEVELOPMENT
CORPORATION OF DELAWARE
DR 20180614-0028518
PB 20200915-0079692

AREA TO BE ANNEXED
57,683 SQ.FT. ±
1.3242 ACRES ±



I, TIMOTHY S. ROJAHN, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

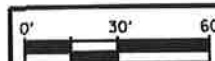


DATE	SHEET NO.
OCTOBER 1, 2025	1 OF 1

RIVERFRONT
DEVELOPMENT
CORPORATION
OF DELAWARE

PARCEL 10-001.00-021
DR 20190822-0066379

CITY OF WILMINGTON - NEW CASTLE COUNTY
DELAWARE



Rummel, Klepper & Kahl, LLP
Engineers / Construction Managers
Planners / Scientists
700 East Pratt Street, Suite 500
Baltimore, Maryland 21202
410-728-2900

FIRST ORDER. LLC

4383 Hecktown Road, Suite B
Bethlehem, PA 18020
(610) 365-2907 * fax (610) 365-2958

Metes and Bounds Description
Parcel 10-001.00-080
New Castle Hundred
New Castle County, DE
Lands to be annexed to the City of Wilmington, DE
And merged to Parcel 26-057.00-047

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced dividing line, South 27°56'29" West a distance of 132.94 feet to a point, thence
2. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 102.24 feet to a point, thence
3. Along the easterly line of Parcel 26-057.00-050, lands n/f Riverfront Development Corporation of Delaware, North 19°16'42" West a distance of 270.00 feet to a point, thence
4. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 278.25 feet to the point and place of beginning.

Containing 32,125 square feet or 0.7375 acres of land.

Steven F. Mervine
Delaware Professional Land Surveyor 722

FIRST ORDER, LLC

4383 Hecktown Road, Suite B
Bethlehem, PA 18020
(610) 365-2907 * fax (610) 365-2958

Metes and Bounds Description

Parcel 10-001.00-081

New Castle Hundred

New Castle County, DE

Lands to be annexed to the City of Wilmington, DE

And merged to Parcel 26-057.00-044

Beginning at a point in the municipal boundary line between the City of Wilmington and New Castle Hundred at the place where said boundary line is intersected by the dividing line between Parcel 10-001.00-080/26-057.00-047, lands n/f RBR Holdings, and Parcel 10-001.00-081/26-057.00-044, lands n/f Robert B. Russell, said point being located South 27°56'29" West a distance of 182.59 feet from an iron pipe found where said dividing line intersects the southerly right of way line of Garasches Lane (60' wide public right of way), and from said beginning point running thence

1. Along the above referenced municipal boundary line, South 64°50'57" East a distance of 110.23 feet to a point, thence
2. Along the northwesterly line of Parcel 10-001.00-082, lands n/f Fibre Processing Corp., South 27°56'29" West a distance of 49.96 feet to a point, thence
3. Along the northerly right of way line of the Norfolk Southern Railroad, South 79°11'53" West a distance of 141.16 feet to a point, thence
4. Along the above referenced dividing line, North 27°56'29" East a distance of 132.94 feet to the point and place of beginning.

Containing 10,068 square feet or 0.2311 acres of land.

Steven F. Mervine

Delaware Professional Land Surveyor 722



EXHIBIT B

MAP 1

CPC Resolution 3-26

PROPOSED AREA OF ANNEXATION

South Wilmington

7 Tax Parcels:

- 1.) 10-001.00-017, 2.) 10-001.00-018, 3.) 10-001.00-078, 4.) 10-001.00-021,
5.) 10-001.00-080, 6.) 10-001.00-081, 7.) 10-001.00-082

7 parcels totaling approximately 4.1 acres

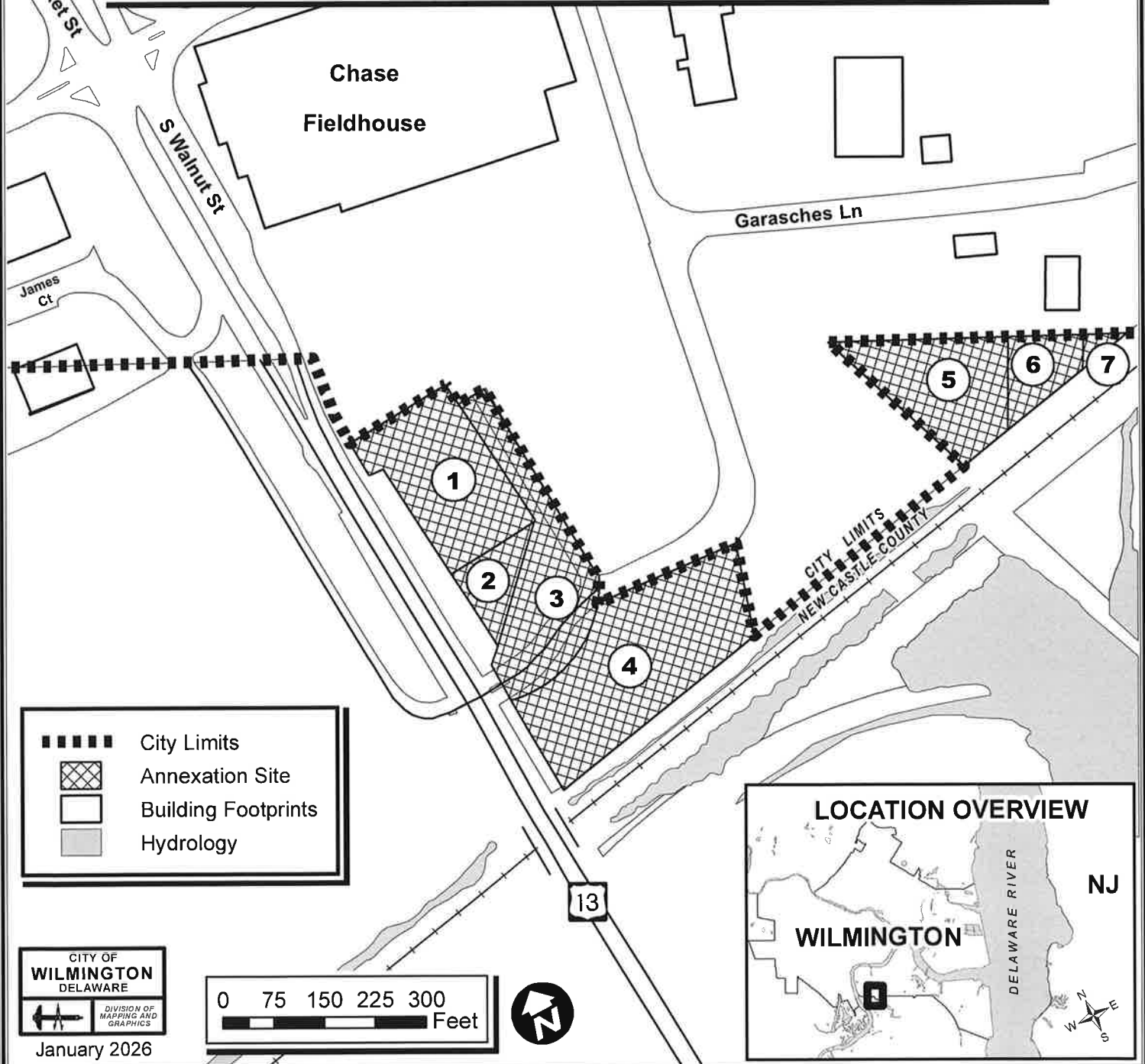


EXHIBIT C

MAP 2

CPC Resolution 3-26

PROPOSED AMENDMENT TO THE OFFICIAL BUILDING ZONE MAP South Wilmington

M-1

Proposed Rezoning:
H I : Heavy Industrial (County)
to M-1: Light Manufacturing (City)

Tax Parcels:

- | | |
|------------------|------------------|
| 1) 10-001.00-017 | 5) 10-001.00-080 |
| 2) 10-001.00-018 | 6) 10-001.00-081 |
| 3) 10-001.00-078 | 7) 10-001.00-082 |
| 4) 10-001.00-021 | |



W-4

Heavy
Industrial

M-1

Heavy
Industrial

CITY LIMITS
NEWCASTLE COUNTY

13

Heavy
Industrial



January 2026

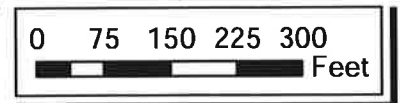
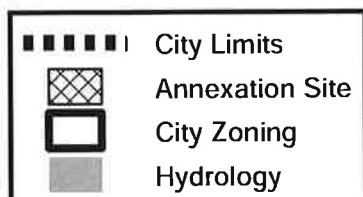
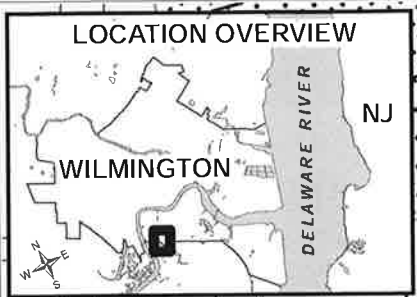


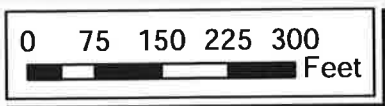
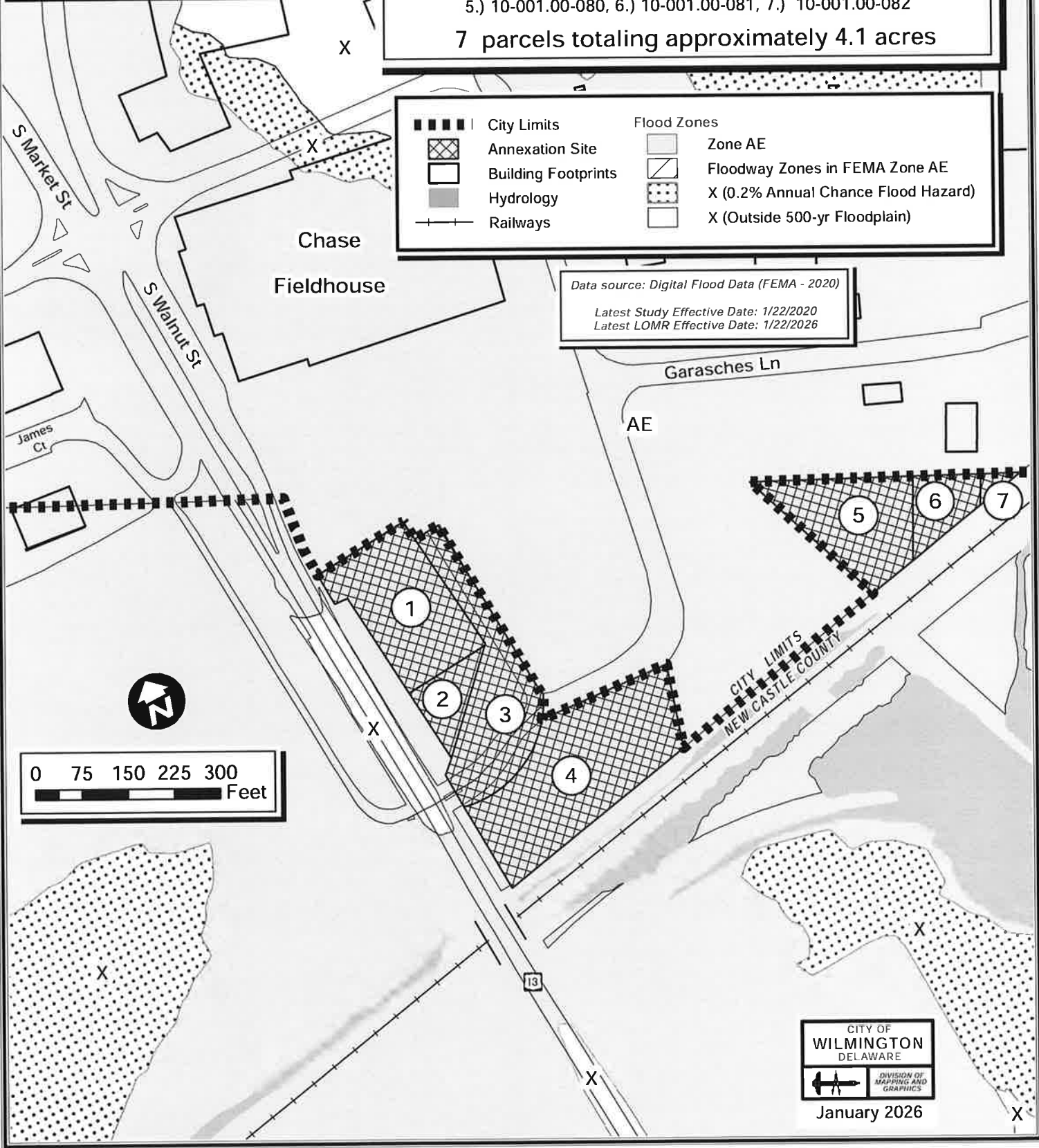
EXHIBIT D



MAP 4
CPC Resolution 3-26
Flood Zones
South Wilmington
Tax Parcels:
1.) 10-001.00-017, 2.) 10-001.00-018, 3.) 10-001.00-078, 4.) 10-001.00-021,
5.) 10-001.00-080, 6.) 10-001.00-081, 7.) 10-001.00-082
7 parcels totaling approximately 4.1 acres

City Limits	Flood Zones
Annexation Site	Zone AE
Building Footprints	Floodway Zones in FEMA Zone AE
Hydrology	X (0.2% Annual Chance Flood Hazard)
Railways	X (Outside 500-yr Floodplain)

Data source: Digital Flood Data (FEMA - 2020)
Latest Study Effective Date: 1/22/2020
Latest LOMR Effective Date: 1/22/2026



CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

January 2026