

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
August 9, 2016
SEAFORD CITY HALL - 414 HIGH STREET

- 7:00 P.M. - Mayor David Genshaw calls the Regular Meeting to Order.**
- Invocation
 - Pledge of Allegiance to the Flag of the United States of America.
 - Changes to agenda for this meeting.
 - Approval of minutes of the regular meeting on July 26, 2016.
 - Approval of minutes of the Public Hearing held on July 28, 2016.
-

Mayor Genshaw to appoint Planning and Zoning Commission, Operations, Parks and Recreation, Antique Fire Truck Restoration, Economic Development, Emergency Preparedness, Electric.

CORRESPONDENCE:

1. Sussex County Homebuyer Fair at Del Tech, Owens Campus on Saturday, September 24th from 9 a.m. to 1 p.m. at the Carter Partnership Center.

NEW BUSINESS:

1. Bids - Economic Development/Information Technology Department vehicle.
2. Bids - Administrative Vehicle - City Manager
3. Bids - Teen Challenge Sidewalk and Curb Installation 2016
4. Discuss, present the Electric Committee recommendation, and authorize staff to proceed with the borrowing process based on a budget estimate of \$9,750,000 from the Delaware Municipal Electric Corporation for the Pine Street Substation and Electrical Distribution System Improvements.
5. Discuss and approve the interim construction borrowing through closing of DEMEC's borrowing for the Seaford Pine Street Substation and Electrical Distribution System Improvements.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

August 9, 2016

NEW BUSINESS (CONTINUED):

6. Report Governor Markell signed H.B.338 An Act to Amend the Charter of the City of Seaford relating to Annexation, Good Government and Economic Development Projects and Power to Borrow Money and Issue Bonds.
7. Present request from Seaford Development Associates, Inc. for a one year extension for the closing on the lands as listed by tax map and parcel nos. 4-31-5.00-291.00 (Power Plant); 4-31-5.00-294.01 (Power Plant); 4-31-5.00-301.00 (Power Plant);p 4-31-5.00-296.00 (vacant lot); and 4-31-5.00-297.00 and to be closed on or before December 31, 2017.
8. Present request from Seaford Development Associates, Inc. for Real Estate Tax Abatement for the redevelopment of all Diamond/Perlmutter Properties in Seaford, Delaware.

OLD BUSINESS:

1. Charles Anderson, ACM to present revised plan for screening the driving range to add additional protection from stray golf balls to the property on the west side of Sussex Avenue.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. AFRAM 21st year, Sports Complex, Saturday, August 13th opens at 10 a.m. with opening ceremonies at 11:30 a.m.
2. DSA picnic, Blades Marina, Monday, August 15th at 6:30 p.m.

COMMITTEE REPORTS:

1. Police & Fire - Councilwoman Leanne Phillips-Lowe
2. Administration - Councilman Orlando Holland
3. Code, Parks and Recreation - Councilwoman Grace Peterson
4. Public Works & WWTF - Councilman William Mulvaney
5. Electric - Councilman Dan Henderson

Mayor Genshaw solicits a motion to adjourn the regular council meeting.

NOTE: Agenda shall be subject to change to include or delete Additional items (including executive session) which arise at the time of the meeting. (29 Del. C. S1004 (e) (3))

Mayor Genshaw's Committee Appointments

Regular Council Meeting of August 9, 2016

Antique Fire Truck Restoration Committee

Bill Slatcher
Rick Marvel
Ron Marvel
Mike Vincent
Randy O'Bier
Mark O'Bier
Wayne Rigby
John Botdorf

Planning and Zoning

Wayne Sammons, Chairman
Rick Peterson
Al Temple
John Leverage
Mark Grassett
Drew Libby
Matt Shaffer

Non-Voting Members: Josh Littleton, Jeremy Moore

Operations Committee

Councilman Bill Mulvaney
Dolores Slatcher
Charles Anderson
Judy Schwartz
Berley Mears
Frank Raskauskas
Matt Shaffer

Economic Development

Mayor David Genshaw
Councilman Dan Henderson
Dolores Slatcher
Charles Anderson
Trisha Newcomer

Emergency Preparedness

Mayor David Genshaw
Councilman Dan Henderson

Dolores Slatcher
Charles Anderson
Gary Flood
Jeremy Moore
Trisha Newcomer
Pat Ryan
John Leverage

Electric

Councilman Dan Henderson
Dolores Slatcher
Rick Garner
Sharon Drugash
Dave Downes
Tony Lowe
George Logan
Charles Anderson
Bill Bennett

Parks and Recreation

Councilwoman Grace Peterson
Dolores Slatcher
Charles Anderson
Katie Hickey
Tina Hurley
Vince Evans
Norman Ortiz
Debbie Buttridge
Scott Pickinpaugh
Sierra Sniger



Let us help make your homeownership dreams come true!

Meet with HUD-approved housing counselors!

FREE
Credit Report!

... FREE ...
Open to the Public!

Pre-registration recommended... Visit <https://www.sussexcountycle.gov/2016-homebuyer-fair> or call 302-855-7779

SUSSEX COUNTY Homebuyer Fair

Get the keys to home ownership!

Saturday, September 24

9am - 1pm • Delaware Tech, Owens Campus
Carter Partnership Center • Georgetown, DE

Learn the "keys to home ownership," regardless of your current and/or past situation. These include:

- Financial planning tools
- Programs and products that are available to YOU
- How to locate and work with a qualified REALTOR®
- Visit with Inspectors, Settlement Attorneys, Homeowners Insurance Agents and More!



This is a joint event sponsored by Sussex County Government, Delaware State Housing Authority, Sussex County Association of REALTORS®, First State Community Action Agency and NCALL Research, Inc.

C-1
Agenda
8/9/16

N.B.1
Agenda
8/9/16

Memorandum

TO: Mayor and Council

FR: Trisha Newcomer, ED/IT Manager dm

RE: Bid – 2017 ED/IT Vehicle

Date: July 28, 2016

Bids were received on July 27, 2016 for a new vehicle for the Economic Development and Information Technology Department. In the past this department has not had an assigned vehicle. However with two persons now in the IT Department and the need to have the ED Manager out meeting with businesses and increased activity with IT outside of the office Council approved in the FY17 budget this additional vehicle.

Bidder	Total Base Bid
Hetrich Fleet	\$22,547.00
Chapman Chevrolet	\$23,131.00
Bayshore Ford	\$22,987.00
*2017 Ford Escape	

The low bid received was from Hetrich Fleet Services, Inc. in the amount of \$22,547.00. The budgeted amount for this vehicle was \$24,900.00. We learned from the other bidder who was present at the bid opening that dealers do not price our vehicles. Due to it being a government and fleet purchase the manufacturers actually price them and advise the dealer. Therefore the budgeted number is based on prior purchases of a like vehicle in our fleet and the bid is based on manufacturing pricing at the time of receipt of bid. Delivery will be within 60 -90 days of placement of order.

After review of the specs and Hetrich Fleet Services, Inc. having met the specs the recommendation is to go with them as the low bidder for a 2017 Ford Escape SE 4WD in the net amount of \$22,547.00.

If you have any questions please let me know.

*Cc: Dolores J. Slatcher, CM
Charles Anderson, ACM
June Merritt, DF*

N.B.Z
8/9/16

Memorandum

TO: Mayor and Council

FR: Dolores J. Slatcher, City Manager / [Signature]

RE: Bid – 2017 Administrative Vehicle – City Manager

Date: July 28, 2016

Bids were received on July 27, 2016 for a replacement vehicle for the City Manager. Since this is the one large vehicle used when multiple persons are attending meetings outside the City, we requested bids for a vehicle with a capacity to carry seven passengers.

Bidder	Base Bid	Trade In	Net Bid
Bayshore Ford	\$37,105.00	\$5,000.00	\$32,105.00
Hetrich Fleet	\$34,630.00	\$6,100.00	\$28,530.00
2017 Chevrolet Traverse			

The low bid received was from Hetrich Fleet Services, Inc. in the net amount of \$28,530.00 with a trade-in allowance of \$6,100.00 for a 2007 Dodge Durango. The budgeted amount approved by Council in the FY17 Budget for this vehicle was \$47,000.00. We learned from the other bidder who was present at the bid opening that dealers do not price our vehicles. Due to it being a government and fleet purchase the manufacturers actually price them and advise the dealer. Therefore, the budgeted number is based on normal retail and the bid is based on manufacturing pricing at the time of receipt of bid. Delivery will be within 60 -90 days of placement of order.

After review of the specs and Hetrich Fleet Services, Inc. having met the specs, the recommendation is to award the bid to them as the low bidder for a 2017 Chevrolet Traverse in the net amount of \$28,530.00.

If you have any questions, please let me know.

*Cc: Charles Anderson, ACM
June Merritt, DF*

NB 3
8/9/16

MEMORANDUM

TO: Dolores Slatcher, City Manager

FR: Charles Anderson, Assistant City Manager

RE: Teen Challenge Sidewalk and Curb Installation 2016

DT: August 4th, 2016

The City received two bids in response to the above referenced solicitation. Please see the below table:

Bidder	Base Bid	Alternate Bid Item #8	Alternate Bid Item #9
Clean Cut Interlocking Pavers	\$24,300.00	\$2,000.00	\$1,500.00
Shea Concrete	\$27,695.00	\$4,350.00	\$4,113.00

We have reviewed the submitted bid information and the City has completed successful projects with this contractor in the past.

It is our recommendation that the bid be awarded to Road Site Construction, Inc. – dba: Clean Cut Interlocking Pavers as the low bidder in the amount of the base bid \$24,300, alternate bid item #8 - \$2,000.00; and alternate bid item #9 - \$1,500.00 . Alternate #9 is being reviewed by CTF for potential funding, as they did for the fence on Stein Highway Sidewalk and Curb, for the replacement of the building landing which sits on the sidewalk and may need to be funded by the facility owner if CTF does not authorize the use of their funds.

Total project cost including alternates is \$27,800.00. CTF funding provided based on earlier estimate is \$31,596.25.

Should you have any questions, please contact me.

Thank you.

N.B.4
8-9-16

MEMORANDUM

TO: Mayor and Council

FR: Dolores J. Slatcher, City Manager

**RE: Electric Committee Recommendation
Pine Street Electrical Substation Expansion and
Reconstruction and Distribution System Improvements**

Date: August 5, 2016

The Electric Committee met on August 3, 2016 and reviewed the power point presentation given in the public hearings on July 14th and July 28th for the above referenced project.

As you are aware the presentation showed the various substations, the proposed Pine Street Substation Expansion incorporating Central and Pine Street substations at one location on Pine Street, distribution circuits, feeder improvements, and new circuit configurations along with a potential second tie-point to Ross Substation. The Electric Committee had very few questions because they have seen the intermittently the plans and discussion of the need over the last two years.

Electric Committee members present at their meeting are: Dan Henderson-Vice Mayor and Chair, Dolores Slatcher-City Manager, Charles Anderson-Assistant City Manager, Rick Garner-Electrical Engineer, Bill Bennett-Superintendent of Electric, June Merritt-Director of Finance & HR, Public Representatives-Sharon Drugash, George Logan and David Downes-Downes Associates Inc.

Therefore they by motion the Electric Committee is recommending this project move forward. See their motion below:

Mr. Logan made a motion to recommend to Mayor and Council that the Pine Street Substation Upgrade and other Electrical System Improvements as presented in the Downes Associates, Inc. final Preliminary Design be approved to allow the City to sustain reliable, quality power to its citizens and businesses. A second to the motion was made by Mrs. Drugash with all Committee members present voting in favor of the motion.

If you have any questions related to this information please let us know.

N.B.5
8-9-16

MEMORANDUM

TO: Mayor and Council

FR: Dolores J. Slatcher, City Manager

**RE: Electric Committee Recommendation
Pine Street Electrical Substation Expansion and
Reconstruction and Distribution System Improvements
Funding through DEMEC**

Date: August 5, 2016

The Electric Committee met on August 3, 2016 and reviewed the power point presentation given in the public hearings on July 14th and July 28th for the above referenced project.

As you are aware the DEMEC presentation showed the various financing options and Mr. McCullar explained the flexibility, the DEMEC bond rating, the information on DEMEC owning the improvements until Seaford has completed its agreement to pay for the 20 or 30 years an annual operating expense to them (much like a lease-purchase agreement), Max Walton, Attorney explained the Delaware Code granting DEMEC the authority to issue financing and manage system improvements for its members (Seaford is a member), and the lower cost associated with DEMEC being the organization to take on the borrowing and ownership during the 20 or 30 year agreement.

In addition David Downes, Downes Associates, who is an Electric Committee member, went through his slide on the potential cost to the residential rate payer as projected.

Only a few questions were asked by the members as most had already seen in the public hearings.

Electric Committee members present at their meeting are: Dan Henderson-Vice Mayor and Chair, Dolores Slatcher-City Manager, Charles Anderson-Assistant City Manager, Rick Garner-Electrical Engineer, Bill Bennett-Superintendent of Electric, June Merritt-Director of Finance & HR, Public Representatives-Sharon Drugash, George Logan and David Downes-Downes Associates Inc.

Therefore they by motion the Electric Committee is recommending the financing be through DEMEC for the reasons presented in power point presentations. See their motion below:

Mrs. Drugash made a motion to recommend to Mayor and Council that the City of Seaford seek financing for its Pine Street Substation Upgrade and other Electrical system improvements as presented in the Downes Associates, Inc. final Preliminary Design in the estimated amount of \$9,750,000 through DEMEC as a member of the Joint Action Agency to reduce issuance cost, pay a monthly operating expense to them for the use of this infrastructure based on a 20 or 30 year agreement between the City of Seaford and DEMEC. Mr. Logan seconded the motion with all Committee members present voting in favor of the motion.

When the agreement are finalized there will be an interim financing clause Seaford will need to review and accept so funds are available to pay down payments on order placements, for engineering services

legal costs associated with the agreements, and other related costs. This would normally be fronted by Seaford using its own resources or borrowing from a lending institution until the final bonds are in place.

If you have any questions related to this information please let us know.

N.B.L
8-9-16

Welcome to the
**DELAWARE STATE
LEGISLATURE**

Handwritten scribbles

- Home
- General
- Assembly
- Senate
- House
- Legislation
- (Bill
- Tracking)
- Bill Search
- Recent
- Legislation
- Daily Activity
- Reports
- Agenda
- Reports
- All
- Legislation
- Archives
- Joint
- Committee
- Publicatio

development projects located within the City for a period not to exceed 10 years. This Act also removes an antiquated provision that provided one vote for every tax dollar owed.

Current Signed On 06/22/2016 Status:

Date 06/22/2016 **Effective Date:**
Governor Acted:

Volume 80:272
Chapter:

Full Text of Legislation: [Legis.html](#) [Email this Bill to a friend](#)
(HTML format)

Full Text of Legislation:
(PDF format)

Full Text of Legislation: [Legis.Docx](#)
(MS Word format)

Fiscal Notes/Fee Impact: Not Required

Amendments:

Substituted Legislation for Bill :

Committee Reports: House Committee Report 05/04/16
F=0 M=4 U=0

SPONSOR: Rep. D. Short & Sen. Richardson

HOUSE OF REPRESENTATIVES
148th GENERAL ASSEMBLY

HOUSE BILL NO. 338

AN ACT TO AMEND THE CHARTER OF THE CITY OF SEAFORD RELATING TO ANNEXATION, GOOD GOVERNMENT AND ECONOMIC DEVELOPMENT PROJECTS, AND POWER TO BORROW MONEY AND ISSUE BONDS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF DELAWARE (Two-thirds of all members elected to each house thereof concurring therein):

Section 1. Amend The Charter of the City of Seaford by making deletions as shown by strike through and insertions as shown by underline as follows:

Annexation Of Territory.

Section 2.

(H) The Mayor shall appoint three (3) persons to act as a Board of Special Election, at least one of whom must reside and own property in the City, and at least one of whom must own property in the territory proposed to be annexed. One of the said persons so appointed shall be designated the Presiding Officer. Voting shall be conducted in the Municipal Building and the Board of Election shall have available, clearly marked, two (2) ballot boxes. All ballots cast by those persons, partnerships or corporations authorized to vote as residents or property owners in the territory proposed to be annexed shall be deposited in one such ballot box, and all ballots cast by those persons, partnerships or corporations who are authorized to vote as residents or property owners of the City shall be deposited in such ballot box. The polling place shall be opened from ~~2:00 p.m.~~ 7 a.m. prevailing time, until ~~6:00 p.m.~~ 3:00 p.m. prevailing time, on the date set for the special election. Absentee voting shall be permitted in conformity with Chapter 75 of Title 15 of the Delaware Code.

Good Government.

Section 32.

That the said Council of the City of Seaford for the good government and welfare of said City, shall have power to make, establish, publish and modify, amend or repeal ordinances, rules, regulations and by-laws for the following purposes: to prevent vice, drunkenness and immorality, to preserve peace and good order; to prevent and quell riots, disturbances and disorderly assemblages; to restrain and suppress disorderly and gaming houses and houses of ill fame; all instruments and devices for gaming, and to prohibit all gaming and fraudulent devices; to prohibit, restrain and regulate all sports, exhibitions of natural and artificial curiosities, moving pictures, merry-go-rounds, caravans of animals, theatrical exhibitions, circuses or other public performances and exhibitions for money, and fix the sum to be paid for such licenses to the City; to ascertain and establish the boundaries of all streets, avenues, highways, lanes and alleys in said City, and prevent and remove all encroachments on said streets, avenues, highways, lanes or alleys;

to regulate, clean and keep in repair the streets, highways, avenues, parks, lanes and alleys, wharves and docks in said City; to prescribe the manner in which corporations or persons shall exercise any privilege granted to them in the use of any street, avenue, highway, lane or alley in said City, or in digging up any street, avenue, highway, lane or alley for the purpose of laying down pipes, or for any other purpose whatsoever, and to prohibit and prevent any such use or work at such times and seasons of the year as they may designate; to direct and regulate the planting, rearing, trimming and preserving of ornamental shade trees in the streets, avenues, parks and grounds of said City and to authorize or prohibit the removal or destruction of such shade trees, and to enforce the removal of snow, ice or dirt from the sidewalks and gutters by the owner or occupants of the premises fronting thereon; to level, grade, flag or re-flag, curb or re-curb, gutter or re-gutter, pave or re-pave, macadamize, gravel, or shell the streets, avenues, highways, lanes and alleys of said City, and the sidewalks and gutters thereof, or any of them, or any parts or sections of the same, and to prescribe the manner in which any such work shall be performed; to direct the digging down, draining, filling up or fencing of lots, pieces or parcels of ground in said City, which shall be by said City Council deemed dangerous or unwholesome, or when such digging down, draining, filling up or fencing shall be deemed necessary, to carry out any improvement authorized by this Act, to prescribe the manner in which said work shall be performed and to cause the expenses thereof to be assessed on such lots, tracts, pieces or parcels of ground, whether improved or unimproved, and to determine the time and manner in which such assessment shall be collected; to prevent or regulate the erection of any porch, step, platform, or bay window, cellar door, gate, aerie, descent into a cellar or basement sign or any post or erection, or any projection or otherwise, in, over or upon any street, sidewalk, lane, alley or avenue, and to remove the same where already erected, at the expense of the owner or occupant of the premises; to regulate, protect and improve the public grounds of said City; to provide lamps and to light the streets and public places of every description in said City; to make and regulate wells, pumps, aqueducts and cisterns in the public streets; to restrain the running at large of horses, cattle, swine, goats, and other animals, geese and other poultry, and to authorize the impounding and sale of the same, for the penalty incurred, and the cost of keeping, impounding and sale; to regulate and prevent the running at large of dogs; to authorize the destruction of dogs running at large, and to impose taxes on the owners of dogs; to locate, regulate and remove slaughter houses and hog pens, privies and water closets; to prescribe and regulate the places of vending and exposing for sale wood, hay, straw and other articles from wagons or other vehicles, to regulate or prohibit any practice having a tendency to frighten animals or to annoy persons passing in the streets or on the sidewalks in said City; to restrain drunkards, vagrants, mendicants and street beggars; to prescribe the manner in which all contracts for performing work or furnishing materials for the City shall be made and executed; to abate or remove nuisances of every kind, at the expense of those maintaining the same, and to compel the owner or occupant of any lot, house, building, shed, cellar, or place wherein may be carried on any business, or calling, or in or upon which there may exist any matter or thing, which is or may be detrimental in the opinion of the Council or local Board of Health to the health of the inhabitants of the City, to cleanse, remove or abate the same, under the directions of the Council.

To regulate and control the manner of building or materials used there in or removal of dwelling houses or other buildings, and to provide for granting permits for the same; to establish a building line for buildings hereafter to be erected; provided that such building line for buildings shall not be established more than twenty feet back from the front line of the lots. To exempt from taxation for municipal purposes for a period not to exceed ten years any ~~manufacturing industries~~ economic development projects which may

hereafter be located in said City of Seaford, To prohibit within certain limits to be from time to time prescribed by ordinances, the building or erection of stables; to regulate the construction of chimneys, to compel the sweeping thereof, to prevent the setting up or construction of furnaces, stoves, boilers, ovens or other things in such manner as to be dangerous, to prohibit the deposit of ashes in unsafe places, to authorize any City Officer or person whom they may designate for that purpose, to enter upon and inspect any place or places for the purpose of ascertaining whether the same is or are in a safe condition, and if not, to direct or cause the same to be made so; to compel the erection or maintenance of proper and adequate fireescapes on all public buildings; to regulate or prohibit the carrying on of manufactories dangerous in causing or promoting fires; to regulate or prohibit the manufacture, sale or use of fire-works, and the use of fire-arms in said City; to regulate or prohibit the use of candles and lights in barns, stables and other buildings. To establish, regulate and control a suitable sewer and drainage system for said City; to regulate or prohibit swimming or bathing in the river in front of or contiguous to said City; or in the water within the limits of said City; to provide sanitary measures for the health of the citizens, and to prevent the introduction of infectious or contagious diseases; for which purpose their jurisdiction shall extend to any distance within one mile of the limits of said City. The City Council shall have power to enact ordinances not in conflict with the laws of the State of Delaware, as it may deem necessary and beneficial for the safety, regulation and control of pedestrians, automobiles and animal driven traffic over the streets, to define, prevent and abate nuisances within the City and the use of the streets in connection with the operation of public utilities outside of the City, to levy and collect taxes on gas and water mains, underground conduits, telephone, telegraph, electric current or other poles or erections of like character in the said City, together with the wires thereon strung and to this end may at any time direct the same to be included in or added to the City Assessment with the authority of Council to cause such mains, conduits, poles and wires to be removed and suit to be instituted to collect the taxes so levied, in the event the owner or lessees thereof refuse or neglect to pay such taxes; Council may enact ordinances to prevent, abate or regulate electrical or other interferences with radio reception in said City. Council shall have power upon inspection to condemn any existing building or structure that it deems to be a fire menace and to cause same to be torn down or removed.

Power To Borrow Money And Issue Bonds.

Section 35.

~~(E) At the special election, every owner of property whether individual, partnership, or corporation shall have one vote for every dollar or part of dollar of tax paid by said owner during the year preceding said election and the said vote may be cast either in person or by proxy.~~ At the Special Election, every owner of property, whether an individual, partnership or corporation, shall have one vote and every person who is a bona fide resident of The City of Seaford, but who is not an owner of property within the corporate limits of The City of Seaford shall have one vote. All votes may be cast either in person or by proxy. Any Special Election held pursuant to the provisions of this Section may be conducted by paper ballot ~~and without the~~ or through the use of voting machines. The polling place shall be opened from 7:00 a.m. prevailing time, until 3:00 p.m. prevailing time, on the date set for the Special Election. Absentee voting shall be permitted in conformity with Chapter 75 of Title 15 of the Delaware Code.

SYNOPSIS

This Act amends the Charter of the City of Seaford by altering the voting hours for a special election for annexation, borrowing money, or issuing bonds. It also authorizes the Seaford City Council to offer tax exemptions to

economic development projects located within the City for a period not to exceed 10 years. This Act also removes an antiquated provision that provided one vote for every tax dollar owed.

Agenda
8-9-16
N.B. 7

SEAFORD DEVELOPMENT ASSOCIATES, LLC
656 QUINCE ORCHARD ROAD
SUITE 720
GAITHERSBURG, MARYLAND 20878
(301) 921-8700

July 26, 2016

Ms. Dolores J. Slatcher
City Manager
City of Seaford, Delaware
414 High Street
PO Box 1100
Seaford, DE 19973

RE: Purchase and Sale Agreement

SCTP No. 4-31-5.00-291.00 (Power Plant)
SCTP No. 4-31-5.00-294.00 (Power Plant) 294.01
SCTP No. 4-31-5.00-301.00 (Power Plant)
SCTP No. 4-31-5.00-296.00 (vacant)
SCTP No. 4-31-5.00-296.00 (vacant) 297.00

Dear Dolores,

Pursuant to your contract dated October 26, 2015, we hereby request a one (1) year extension for closing on the above referenced properties. Therefore, closing will be expected to occur on or before December 31, 2017.

Thank you for your assistance. Please contact me at 301-370-4941 or dp811@aol.com if you have any questions

Sincerely,



David Perlmutter
Member

Seaford Development Associates, LLC

656 Quince Orchard Road, Suite 720, Gaithersburg, MD 20878
Tel. (301) 921-8700 Fax. (301) 921 -8706

N.B. 8
8-09-16

August 1, 2016

Ms. Dolores J Slatcher
City Manager
City of Seaford
414 High Street
Seaford, DE 19973

**Re: Redevelopment of all
Diamond/Perlmutter Properties
in Seaford, Delaware
Real Estate Tax Abatement**

Dear Ms. Slatcher:

We request your consideration for the following:

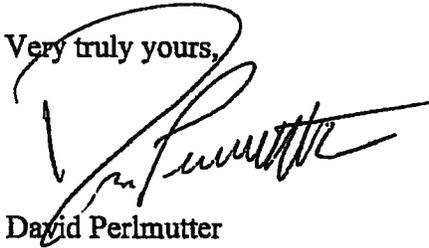
- 1) All real estate taxes remain constant for at least 10 years after Final Certificate of Use & Occupancy is received on new construction.
- 2) Once the Final Certificate of Use and Occupancy is issued on new building or buildings that is when the clock will begin.
Ex. If Residences at River Place Building 2 receives Final Certificate of Occupancy on February 1, 2017, for 10 years of that date no increases in Real Estate Taxes.
- 3) After such date, the city can increase taxes at fair market value.

Thanks for your assistance and continue support,

Seaford Development Associates, LLC

656 Quince Orchard Road, Suite 720, Gaithersburg, MD 20878
Tel. (301) 921-8700 Fax. (301) 921 -8706

Very truly yours,

A handwritten signature in black ink, appearing to read "David Perlmutter", written over a large, loopy flourish that starts above the "Very truly yours," text.

David Perlmutter

OR1
8-9-16



8/2/2016

Gary L Andrews Jr.
City of Seaford
IT Assistant

120 Water St. Seaford, DE 19973
(302)853-2240
Gandrews@seafordde.com

Hoopers Landings screen planting along sussex ave.

12 Leyland Cypress	5/6'	160	1,920.00
Material and installation			

Tim Conaway



20689 Sussex Hwy, Seaford, DE 19973
302-629-9645 800-564-5050
bartons.pro

