

MEETING DATE: May 23, 2011

AGENDA ITEM: Discussion Related to the Reuse of Vacant Gas Station Sites in Redevelopment Component Area No. 4 and Vacant Commercial Properties City-wide.

ATTACHMENTS

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1. Map of Vacant Gas Stations in Redevelopment Component Area No. 4	1
2. Photographs of Site Conditions	2-3
3. Vacant Property Registration Fee Program, City of Wilmington, DE	4-5

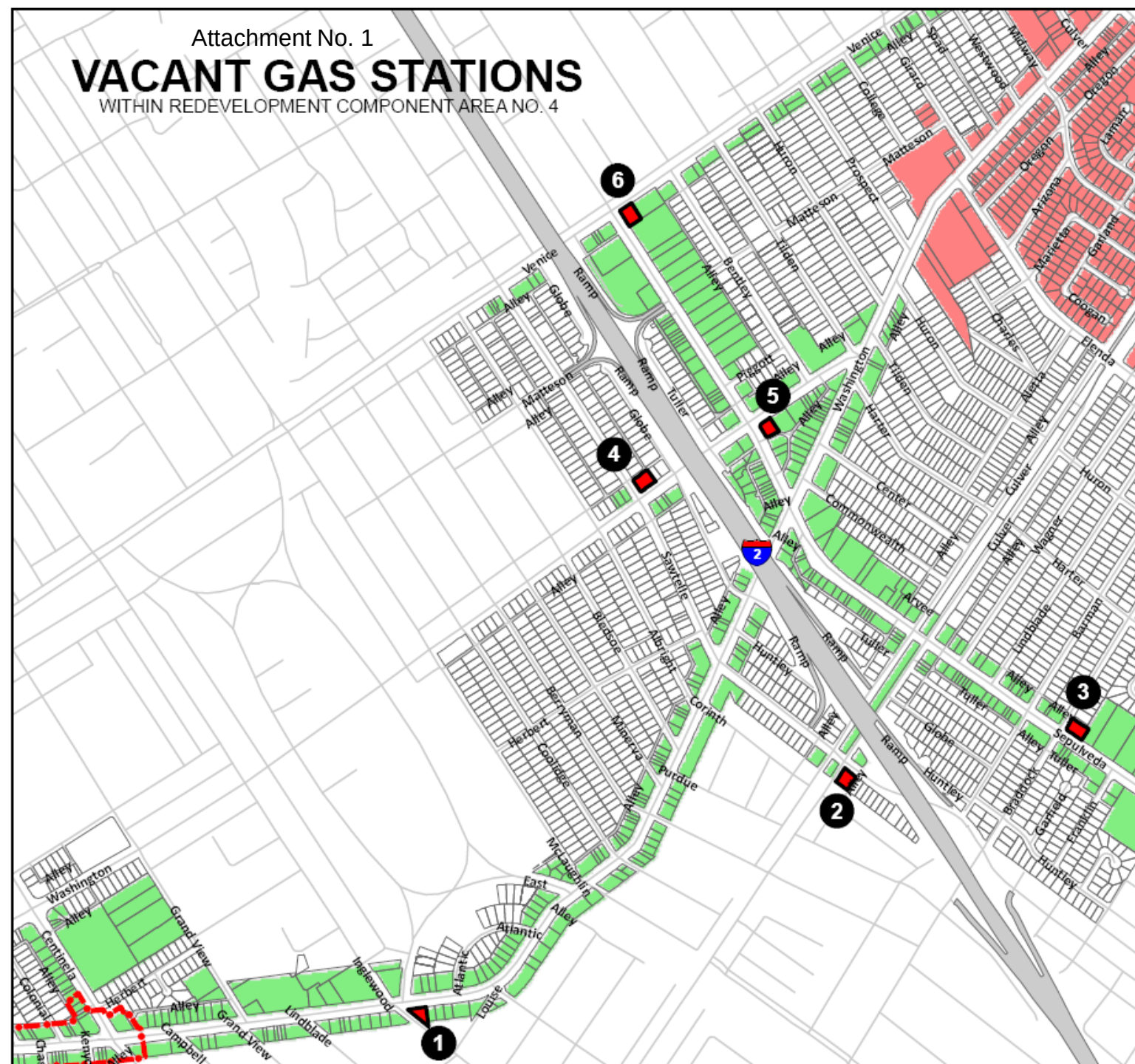
Attachment No. 1
VACANT GAS STATIONS
WITHIN REDEVELOPMENT COMPONENT AREA NO. 4

- (1) 11962 Washington Blvd.
- (2) 11304 Culver Blvd.
- (3) 4436 Sepulveda Blvd.
- (4) 11281 Washington Pl.
- (5) 11198 Washington Pl.
- (6) 3800 Sepulveda Blvd.

Legend

-  **GAS STATIONS**
-  **AIP**
-  **Area No. 3**
-  **Area No. 4**

Area in Detail



11304 Culver Blvd.
(@ Sawtelle Blvd.)



3800 Sepulveda Blvd.
(@ Venice Blvd.)



4436 Sepulveda Blvd.
(@ Braddok Dr.)



11198 Washington Pl.
(@ Sepulveda Blvd.)



11281 Washington Pl.
(@ Sawtelle Blvd.)



11962 Washington Blvd.
(@ Inglewood Blvd.)





CITY OF WILMINGTON

VACANT PROPERTY REGISTRATION FEE PROGRAM

Message from the Mayor**Dear Fellow Citizens:**

The City of Wilmington has embarked on an unprecedented effort to hold the owners of vacant properties accountable for the physical condition of their properties and to the overall well being of the communities and neighborhoods in which the vacant properties are located.

The City's new Vacant Property Registration Fee Program, outlined in this website, seeks to do something about an issue than no one can dispute...vacant properties are a detriment to people who live in proximity to the properties, to entire neighborhoods, and to the city's overall image as an attractive and inviting City in which to live, own property, work and be entertained.

The Mayor's Office, through the City's Department of Licenses and Inspections and Wilmington City Council has joined forces to revise the City's Vacant Property Registration Fee Program requiring that yearly registration fees ranging from \$500 to as high as \$5,000 be paid to the City by the owners of vacant properties. The program is intended to encourage owners of vacant properties to immediately rehabilitate the property or to sell the property to an individual or an agency that will make the property attractive for sale or rental. The new law is summarized for you in this website along with a section on what you can do to help in this effort.

We have contacted to owners of more than 1,000 vacant properties scattered throughout the City and advised them in writing of their responsibilities under the new law. If owners of vacant properties ignore the law, the City can and will institute criminal proceedings that could result in fines. The City could also bring civil action against the property owner to collect any unpaid registration fees.

In reality, the City would prefer that the owner of a vacant property use their money to fix up and rehabilitate a property rather than pay a registration fee to the City. But it is vital that vacant property owners understand the importance to which the City has attached to reducing vacant properties and how determined the City will be in terms of moving to resolve the problem.

If the new registration fee law is ignored, the City is ready to take additional actions to remove an eyesore property from a neighborhood. If the new law is followed, vacant properties will begin to disappear giving our neighborhoods a chance to continue to grow stronger.

Thank you for your interest in this matter and for taking time to understand and assist with this new effort.

Sincerely,
James M. Baker, Mayor

<http://www.wilmingtonde.gov/vacantproperties/mayormessage.htm>



CITY OF WILMINGTON
VACANT PROPERTY REGISTRATION FEE PROGRAM

ANNUAL REGISTRATION OF VACANT BUILDINGS
AND ASSOCIATED FEES

Summary of Wilmington City Code Chapter 4,
§4-27, 125.0 et seq.¹

An owner of a building that has been vacant for more than forty-five (45) consecutive days is required to file with the Department of Licenses and Inspections a notarized registration statement containing all the relevant information with respect to the vacant property. Registration forms are available in the Department of Licenses and Inspections, 800 N. French Street, 3rd Floor, Wilmington, DE 1980, telephone: (302) 576-3030 or they can be downloaded from this website. A registration fee is assessed to each property that has been vacant for at least one (1) year. Registration fees are billed by the department of Licenses and Inspections in November of each year and must be paid in full by January 1. If the status of the property or the information contained in your registration statement changes, it is your responsibility to inform the Department of Licenses and Inspections in writing within 30 days of the change.

1 This document merely constitutes a summary of City Wilmington Code, Chapter 4, §4-27,125.0 et seq., entitled Annual Registration of Vacant Buildings and Registration Fees and is not intended to be a full recitation of the requirements of this ordinance. Persons affected by §4-27,125.0 may obtain a copy of the full ordinance by contacting the Department of Licenses and Inspections at (302) 576-3030.

<http://www.wilmingtonde.gov/vacantproperties/codesummary.htm>