



December 2022 Town Manager's Report

Economic Outlook

In December, the Town issued one hundred and sixty-three (163) building permits totaling \$580,462.54. There were one hundred and sixty-one (161) building permits issued for new construction.

And no, those are not typos. The bulk of those figures is for Heritage Shores Phase 5, which pulled 154 of the 211 permits for townhomes and two additional permits for the clubhouse and swimming pool.

The Town received a check from the Recorder of Deeds in the amount of \$103,351.20 for realty transfer taxes (RTT) collected on our behalf during November 2022.

We have a balance of \$2,348,650.62 that may be earmarked for future debt payments or capital projects.

Land Use and Development

Pending Applications include:

- Jimmy's Grille/Blue Hen Crossroads Site – Now Renting to Don Chuy
- Bridgeville Town Center – Between 13 and 404, Behind Food Lion – Next stage is Final Development Plan Approval. Preliminary Approved in August 2022.
- Ghulam Dastgir– New Minor Development Plan – Preliminary Approved in May 2022.
- Heritage Shores Phase 6 – Expected April 2023.
- PODS – GED S Main Dist, LLC – Final Development Plan at January's P&Z.
- Rt 13 Self Storage of Bridgeville (13.41 Acre Parcel) – Dove Estates, LLC – Application Received in September for Conditional Use for a Mini Storage Facility. Heading to P&Z in January.
- Annexation Request – Fioravaniti/ Reaniti, LLC– Approx. 1.62 Acres on the South end of Town at the intersection of 13 and Cannon Road – Pending Plan of Services.
- Annexation Request – The Life Center – 12.65 Acres located at 8887 and 8889 Redden Road. – On hold per owner's request.

We have seen an exciting and steady increase in calls and meeting requests regarding potential applications on commercial properties throughout the Town. They will not appear in the report until either concept or preliminary applications are received.

2023 Commission Election Calendar

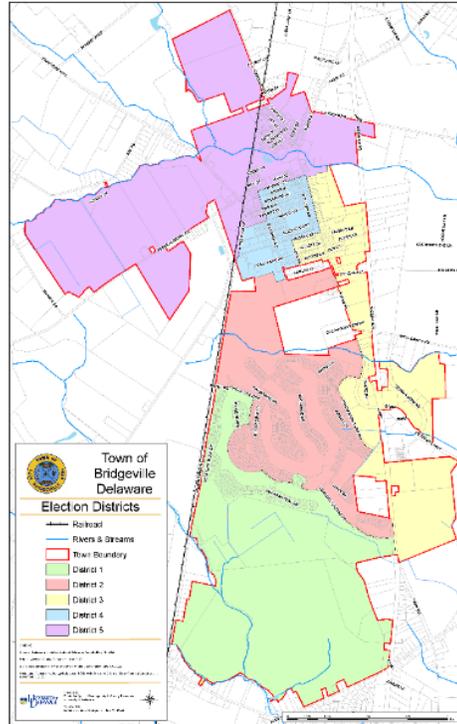
Bridgeville's next election will be held on **Saturday, March 4, 2023**. This election will be for three (3) Commission seats:

District 4 – Currently, Tom Carey.

District 3 – Formerly Districts 3 and 5 – Currently held by John Tomeski and Bruce Smith – This seat will be for the one-year remainder of a two-year term.

District 1 – New District within Heritage Shores – Currently empty.

We know the redistricting process and numbering is confusing – and they have been renumbered, so we have large maps printed on display in Town Hall, and an electronic copy is available on our website under “Info” and “Elections.”



Candidate filing forms are posted on our website and are available at Town Hall. Advertisements will run in the Seaford Star and the Delaware State News through the end of the month of January.

Deadline for Candidate Filing: February 3, 2023

(Notice for solicitation of candidates will run in early January)

Absentee Ballots: Available by February 17, 2023

Deadline for Voter Registration: February 22, 2023

Election Day: Saturday, March 4, 2023

Municipal Park Donation

We were so excited about the parade last month that we missed the announcement for the municipal park donation. The Town has a separate account set aside for charitable contributions to be used for the future Municipal park next to Town Hall. Union United Methodist Church has generously donated their summer camp “penny wars” proceeds to be used towards the purchase of park equipment – a total of \$2,777.00. The check was presented to Commissioners at the tree-lighting ceremony held in December.

Salt Building Update

The salt and storage building was finally erected behind Town Hall in December. While there is still plenty of site work to do, including asphalt, the building itself is complete. New stores of road salt have been delivered and stored away – so the Town is prepared for whatever winter storm Mother Nature has ready for us this season. As the site is completed, the bays on the sides of the building will be used for stockpile storage (dirt, stone, millings, etc.) and equipment storage. Thank you to Amish Tradesman for getting our beautiful new blue building in place.

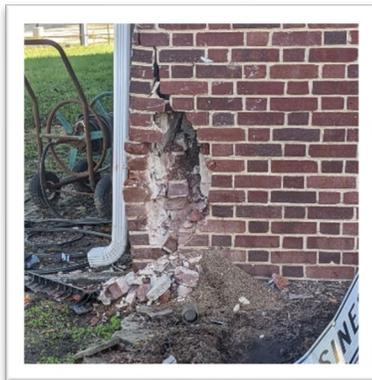


Water Tower Maintenance Contract Request for Proposals (RFP)

Our ten-year contract for both water towers expired in December 2022. An advertisement went out last week, and the RFP for a new maintenance contractor is available on our website under “Info” and “Bid/Proposal Solicitations.” The bid is open until January 23, 2023. The Town is seeking qualified contracting companies to engage in another ten-year contract for the maintenance of our two elevated storage tanks/water towers.

Town Hall Repairs

A huge shout out to C.Vargas Construction LLC for getting Town Hall back in shape. As you know, we had an accident a little over a month ago where a vehicle ran through the light at Market Street and hit the corner of our building. The crew at C. Vargas Construction did an excellent job repairing the damage – and we thank you! Now we are working on ideas for protective and possibly decorative bollards for the front of the building so that we can avoid a similar incident occurring in the future. This situation has definitely brought to light serious safety concerns with our building’s location.





New Page on our Website – Greenwood and Bridgeville Transportation Plan

Under “Important Information and Maps,” – where we keep essential planning documents, a new page has been built for the [Greenwood and Bridgeville Transportation Plan](#).

DelDOT Planning is working with the towns of Greenwood and Bridgeville to develop a future-looking, long-range transportation plan for Greenwood, Bridgeville, and the areas surrounding the towns, which will help integrate transportation improvements with community goals and visions. The planning process will focus on safety, mobility, economic development, quality of life, and other topics that emerge. As meetings are held – meeting minutes, presentations, and youtube recordings will be posted to this web page.

This effort is an outgrowth of the Coastal Corridors Study, which focused on the east-west roads from the Maryland State Line to SR 1, between SR 16 and SR 404. The study collected traffic data across the area—including vehicle volumes, movement patterns, and crash data—and held listening tours with residents, business owners, and elected officials during late 2020 and early 2021. Findings pointed to more immediate attention needed in the eastern portion of the study area (east of US 113), while the western portion (west of US 113) presented the opportunity to proceed with a longer-range transportation and community planning approach.

We have been collaborating with DelDOT since November – and are currently working towards the first open public workshop, Planned for February 23, 2023, from 4:00 to 6:00 PM at the Woodbridge High School Cafeteria. (14712 Woodbridge Road, Greenwood, DE 19950). The public is invited to come and participate in this open-format workshop, where we will have a Review of existing conditions and community vision, and it will be an opportunity to provide feedback via surveys and stakeholder engagement.

Respectfully Submitted,

Bethany DeBussy
Town Manager