



## **July Town Manager's Report**

### **Economic Outlook**

In July, the Town issued twenty-three (23) building permits totaling \$47,296.08. Thirteen (13) building permits were issued for new construction, and five (5) Certificates of Occupancy were issued for new homes.

The Town received a check from the Recorder of Deeds in the amount of \$55,987.24 for realty transfer taxes (RTT) collected on our behalf in June 2025.

We have a total fund balance of \$4,103,380.67 that may be earmarked for future debt payments or capital projects. \*\*Please note that some of the total balance may already be earmarked for capital improvements or budget supplements.

### **Land Use and Development**

Pending Applications include:

- AutoZone – Minor Development Plan – Final at August Planning and Zoning
- Heritage Shores Phase 6 – Expected in August/September

### **Senate Bill 204 - An Act to Amend the Delaware Code Relating to Municipal Tax Rates Based on Property Classifications**

We have been discussing the impacts of the court-mandated reassessment on properties within the Town of Bridgeville since working through preliminary data in March and April of 2025. As we have been reporting, the reassessments were not certified by Sussex County in time for us to utilize for our Charter-required budget adoption in June 2025. However, going through the data parcel by parcel, we realized that the reassessments were drastically lower for nonresidential properties, and much higher for lower-valued/lower-income properties. For Bridgeville, we saw around a \$200,000 reduction in nonresidential properties, which were then made up for in residential properties to remain “revenue neutral” with one tax rate. Along with most municipalities, our Charter does not allow us to use a variable tax rate by class.

We reached out to all other municipalities in April and brought the issue to our legislators' attention, with the request to adopt sweeping legislation to allow towns to adopt variable tax rates for nonresidential versus residential properties, so that our lower-income residents would not be burdened with the reassessment without warning or time for financial planning. As of June, the request was tabled until January 2026, and we planned to submit a charter change to adjust the tax rates for our next tax year. Recently, New Castle County also raised the alarm, but related to the school tax portion of reassessments. A special legislative session was scheduled for August 12 to review, and we followed up with towns and legislators regarding our initial request. Thankfully,



Senator Pettyjohn took up the issue and requested draft legislation to be included at the August meeting. Fingers crossed for that hearing and the ability to adjust the tax rates in the future to help our residents handle the burden of reassessments.

Follow the Senate Agenda here - <https://legis.delaware.gov/Agenda/Senate>

### **2025 Property Tax Bills**

Property Tax bills were mailed out to all property owners around the middle of July. Please remember that property tax statements are for the fiscal year beginning 7/1/2025 through 6/30/2026, which will be the date shown on your statement, and payment is due **NO LATER than September 30, 2025**.

Interest will automatically accrue on October 1, 2025, and every month after that.

The reassessment process was not complete as of June, when the Town Charter requires us to adopt our budget, so reassessments will not be utilized for Town of Bridgeville property taxes until 2026 (for FY27). The property tax rate did NOT change for this year. More details on the County reassessment project can be found at <https://sussexcountyde.gov/assessment>.

If you live in Heritage Shores and have not prepaid your Special Tax District taxes, your property tax bill will have a separate line item for those taxes. The Town will process the payment and pass it on to the bond management agency, Municap. Should you have any questions regarding your Special Tax District assessment, you may contact Municap directly at (443) 539-4112 or [www.municap.com](http://www.municap.com).

For all taxes, you can view or pay your tax bill through our OpenGov tax payment portal by going to our website, under the "Pay Online" tab, and clicking "Tax Payments." The direct link is <https://bridgevillede.taxandvenue.opengov.com/>. You can choose to create an account or simply use the search tab, which brings you to our public record portal, and view or pay directly there.

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Here are a few answers to the most frequently asked questions about the Town's annual property tax billings - We hope this helps!

QUESTION: I am a senior citizen; how do I apply for the senior citizen's exemption?

ANSWER: The Town of Bridgeville does not offer a senior citizen exemption, but Sussex County does for their property tax bills. Sussex County Tax Department's phone # is (302) 855-7760. <https://sussexcountyde.gov/tax-assistance-programs>

QUESTION: I would like to know the payoff amounts for my Heritage Shores Special District Tax.

ANSWER: Municap is the company that handles everything related to the Heritage Shores Special District Taxes; the Town only acts as the collector and passes payments directly on to



Municipal. Municipal's phone number for any questions is (443) 539-4101.

**QUESTION:** My mortgage company normally pays my taxes; do you send the bill to them as well?

**ANSWER:** No, we send all bills to the homeowner. It is the homeowner's responsibility to forward the statement to their mortgage company. Some mortgage companies do request the information, and only then do we give them bill copies. We do not track which companies contact us.

**QUESTION:** How do you create the assessment for my property?

**ANSWER:** The Town of Bridgeville utilizes Sussex County's assessments. Since the reassessments were not completed and certified by Sussex County by June, we utilized the 1974 assessments certified as of March 2025 for the 2025-2026 tax bills. We will be able to utilize the new assessments for the 2026-2027 tax year.

**QUESTION:** What is the Town's tax rate?

**ANSWER:** The 2025-2026 tax rate is \$3.66 per 100 off 50% of the county assessment. So, divide your total assessment (for land and improvements) by two, then divide again by 100, then multiply by \$3.66, and that is your property tax amount owed.

**QUESTION:** Can I pay my taxes online?

**ANSWER:** Yes, you can! If you go to [bridgeville.delaware.gov](http://bridgeville.delaware.gov), click on "Pay Online" at the top right, and then from the drop-down menu, select "Tax Payment." This will bring you to our tax portal – OpenGov (formerly iGovServices). You can also look up any property in town without creating an account by using the "Search" feature on the top left of the screen.

**QUESTION:** When are taxes due, and how are your tax years set up?

**ANSWER:** The tax year runs from July 1 to June 30. Taxes are accrued at the beginning of the fiscal year (July 1) but are not PAST DUE until October 1, when 2% interest is added.

This means you normally have until September 30 to pay every year.

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### **Workiversaries**

In July, we recognized the following anniversaries for Town Employees –

- Corporal Dodd, 5 Years of service

### Events Recap

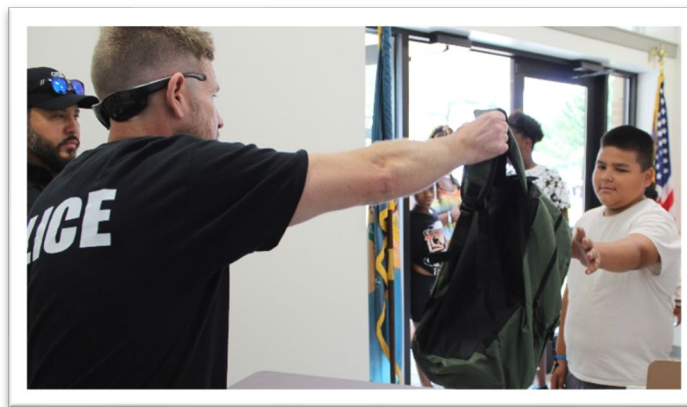
**Movie Night** - Thanks to those who came out to our FREE movie night in the Park on July 25, 2025. Around 50-60 people came out to enjoy the movie, and braved an oncoming thunderstorm! This event was sponsored by our friends at Community Bank Delaware - where community matters!

Join us again for another free movie night in October to go along with our Halloween theme!



**Back to School Bash** – On Thursday, August 7, 2025, the Bridgeville Police Department hosted their annual Back to School Bash.

We estimate around 300 people stopped by to enjoy Vanderwende's ice cream, bounce houses, face painting, games, and school supplies. A total of 250 backpacks stuffed with Woodbridge-specific school supplies were handed out to the community. Thank you to our generous community sponsors who made it possible for us to give back to the community.







### **Apple Scrapple Related Updates – Street Closures and Passes**

There are several changes to this year's festival that will affect residents. Traffic patterns have been updated and will include more street closures.

List of closed streets include Delaware Ave, Walnut Street, South Cannon Street, Laws Street, Williams Street, Railroad Ave, Mill Street, John Street, Mechanic Street, Cedar Street and Cherry Lane.

**Resident and Business passes will be handled differently as the expected quantity has increased - Each resident/business owner must pick-up their pass at Town Hall or the library before October 9!** Each pass will be resident/vehicle specific, please bring proof of residency when picking up your pass. For businesses, please bring a list of employees working that will need passes. The pass must be placed on the dash of your vehicle to allow you access to the alley behind your property on the days of the festival. Resident passes are for residents and employees working at an open business only; copies are not permitted.

For more information – including full notices, links to mapping and the festival pages, please visit our website at [Bridgeville.delaware.gov](http://Bridgeville.delaware.gov)



### **Paving Project – Maple Alley**

After unexpected complications with the paving and stormwater improvement projects at the Railroad Ave end of Maple Alley, paving is scheduled to be completed in August. This is the completion of previously awarded state Community Redevelopment Funds to pave several alleys and correct or add stormwater to historically flooded areas. The work ties together long-range plans to expand stormwater infrastructure throughout the Town.

### **Municipal Park Project**

Construction on Phase 1 of the Municipal Park Project is scheduled to start in August. (Finally!) Phase 1 included the restructuring of the entrances off S. Main Street – from 3 to one shared entrance further from the intersection of Market and S. Main Streets. This work will also include the restructuring and paving of the parking lot. Last but not least, this work will include a dedicated space for the Memorial Brick project, which began in 2019-2020 and has been on hold since the pandemic.

In the screenshot of the Concept Plan here, – the bricks are the darker brown horizontal pathway from the left of the photo to the tree line.



While work on this Phase is underway, we will lose access to Town Hall for a very short period of time while the parking area is being paved. Notices will be published as we get closer to that date, along with potential alternate locations for payment drop offs.

### **Utility Billing Software Updates**

Autopayment features for Muni-Link (water bills) is still underway. We have been told to expect the feature around September.



Remember that enrolling in the customer portal does NOT automatically enroll you in E-billing. E-billing is a second selection within the account once you create your customer account. Please contact Town Hall if you have issues with enrollment.



If you have a tenant, they can create their own customer account using your account number and CID from your bill. It will not be connected to your account information. Many landlords have utilized this to allow for easier payment options. Please note that the landlord is still ultimately responsible for any unpaid accounts.

### **Another New Feature – Report a Concern**

Another upgrade we have been working on has also launched – our new report a concern module. This feature is one of five developing modules with GovPilot. We contracted with GovPilot in 2024 to take on items, including licensing, permitting, and code enforcement, which are currently all being processed manually/by paper.



The Report a Concern module is our segue into Code Enforcement, but includes much more. Here, residents can report various issues they spot throughout town, from potholes to deceased animals in roadways, curb damage to fallen trees, and everything in between.

Once a concern is reported, the reporter will receive updates for the complaint as it is investigated and resolved.

On the back end, this feature gives the Town valuable data for the types and locations of concerns being reported and reporting on the resolution timelines. This

module also allows us to carry those concerns into code violations with letter templates, tracking, and billing for the standard code enforcement processes.

We will announce the additional modules as they are brought on; next should be rental and business licensing!





### Upcoming Events

**Saturday, September 27, 2025** – Fall Town-Wide Yard Sale

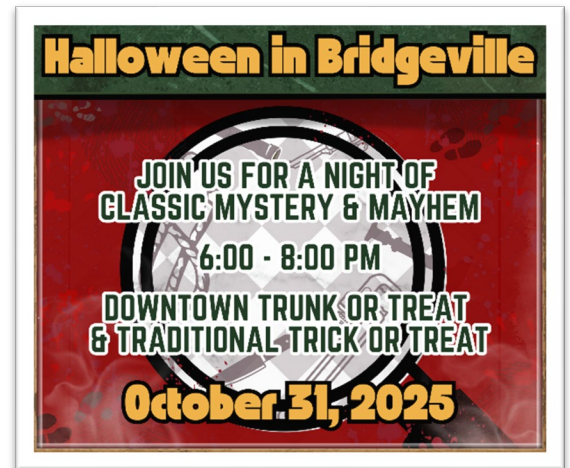
**Thursday, October 2, 2025** – Town-Wide Cleanup/Bulk Trash Pickup Day

**Thursday, October 9, 2025** – Fall Free Movie Night

**Friday, October 31, 2025** – Bridgevilleween – Downtown Trunk or Treat and Trick or Treat – Classic Board Games - “Clue”

**Tuesday, December 2, 2025** – Tree Lighting Ceremony

**Saturday, December 13, 2025** – Annual Holiday Parade – “Parade of Lights”



Respectfully submitted,

Bethany DeBussy  
Town Manager