



July Town Manager's Report

Economic Outlook

In June, the Town issued twelve (12) building permits totaling \$36,107.99. Eight (8) building permits were issued for new residential construction. Seven (7) Certificates of Occupancy were issued for new homes.

Correction from last month's report:

The town received \$66,625.99 in realty transfer taxes collected during the month of May
The town received \$130,273.57 in realty transfer taxes collected during the month of June.

We have a total fund balance of \$5,096,164.03, which 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 (No update from prior Month)

Pending Applications include:

- Heritage Shores PH6B
- Vaibhav, LLC – Liquor Store Expansion
- Dastgir – Changes to Retail Establishment/Strip Mall

AutoZone officially opened its doors for business in the first week of August!

Open Positions – Board of Adjustment

Due to an early resignation, we now have two open positions available on the Board of Adjustment.

The board position serves a three-year term. The Board of Adjustment only meets as needed when applications are received; there is no set schedule. These meetings are usually during the day.

This is an excellent opportunity to get involved with the Town. Letters of interest may be dropped off at Town Hall or submitted to townofbridgeville@gmail.com.

Annual Water Quality Report – CCR

The 2025 Water Consumer Quality Report is available on our website - bridgeville.delaware.gov. Go to the Government heading, then Public Works, and then find the link for the 2025 CCR Report on the page. You can also type in this “tiny URL” in your browser to be taken directly to the report - <https://tinyurl.com/m9etd7e5>.

This report is designed to provide details about the source of your drinking water and what it contains compared to standards set by regulatory agencies. We have reports readily available, dated as far back as 2011, on our website.



2027 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 7/1/2026 through 6/30/2027, which will be the date shown on your statement, and payment is due NO LATER than September 30, 2026.

Interest will automatically accrue on October 1, 2026, and at the beginning of each month thereafter if left unpaid.

The 2025 Sussex County reassessments will be used for the first time this year to determine Town of Bridgeville property taxes. As such, your assessed value and tax rate will likely look different from prior-year tax bills. The reassessment process had a range of impacts on all properties, since the last assessment was completed in 1974. Some properties will see increases, while some will see decreases compared to the prior assessment used. More information on the Town's FY27 budget process and a recap of the effects of reassessment can be viewed on our June meeting page here: <https://bridgeville.delaware.gov/events/commission-meeting-153/>.

More details on the County reassessment project can be found at <https://sussexcountyde.gov/reassessment>.

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 directly 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) 539-4101 or visit 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 takes you to our public record portal, where you can view or pay directly.

FAQ – Tax Bills

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 Municap. Municap'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. This is the first year we utilized the new assessments; prior tax bills were all based on the 1974 assessments. Because of reassessment, your bill may look very different from prior years. If you have a question or concern regarding your assessment itself, please contact Sussex County. More information on the court-mandated reassessment process can be found on the County's website here: <https://sussexcountyde.gov/reassessment>.

QUESTION: What is the Town's tax rate?

ANSWER: The 2026-2027 residential tax rate is \$0.51 per 100 of 50% of the county assessment. So, divide your total assessment (for land and improvements) by two, then divide again by 100, then multiply by \$0.51, and that is your property tax amount owed.

QUESTION: Is there a different rate for non-residential properties?

ANSWER: Yes, this is the first year the Town has utilized two rates. The State of Delaware permitted this for all municipalities in August of 2025. The 2026-2027 non-residential tax rate is \$0.86 per 100 of 50% of the county assessment. So, divide your total assessment (for land and improvements) by two, then divide again by 100, then multiply by \$0.86, 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, click on "Pay Online" at the top right, and then from the drop-down menu, to "Tax Payment." This will bring you to our tax portal – OpenGov. 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.



Delinquent Accounts Receivable Letters

Letters from the Town Solicitor, Offit Kurman, went out in July for 20 chronically delinquent accounts, with cumulative balances owed at \$110,165.62. Directions for payment were included in those notices, and after the deadline, further legal action will be taken to recover the monies owed. These properties include balances owed on property taxes or utilities, or invoices delinquent greater than two years.

DelDOT Contract T202407902 – Repair work to the Bridge on N. Main Street over the Bridgeville Branch

DelDOT has started to perform work on the bridge in the window of August 1, 2026, to April 15, 2027. They currently do not anticipate road closures or detours – possibly one-lane closures or shoulder closures as needed.

The bridge, which has existed in its current form since 1934 and was expanded to two lanes in 1962, is succumbing to water-related erosion. This has exposed and caused minor damage to the bridge's footers, which are the foundations supporting the structure. The bridge is currently safe for motorists to use, but if the condition is left unaddressed, it could destabilize the structure and force the Department to impose weight restrictions. Fortunately, this is being described as a relatively simple fix.

The most difficult parts of the project involve noise and stream diversion. DelDOT will contact residents in the immediate vicinity who may be impacted.

A project fact sheet and email correspondence are attached to this report.

For more information, visit <https://www.deldot.gov/projects/>

Eastern Shore Natural Gas/ Chesapeake Utilities – Regional Enhancements

We have been notified regarding work to be performed at the Eastern Shore Natural Gas/Chesapeake Utilities facility north of town. This intended work is some time off (2027-2028) – and we will share updates as we hear them.

The scope of work includes enhancements to infrastructure in Pennsylvania, Maryland, and Delaware. The Bridgeville site is described as receiving meter and regulator upgrades. The project fact sheet is attached to this report. To stay informed on this project, visit www.delmarregionalenhancement.com.

Grant Application/ Project Updates

The first quarter of 2026 has been incredibly busy with grant applications. These applications are essential to support projects in our town that do not deplete tax revenue or reserves. Below is a summary of applications that have either been submitted or are in process to be submitted soon.

DEMA Grant Update – \$22,750. This grant provides security features to Town Hall and our water towers and well houses. The funding has been on hold with federal restrictions over the past year, and we hope that it will be released soon. The Commission approved a match to this



grant for estimated project costs with the FY26 Capital Budget. We reapplied to this funding as a change request from a previously awarded project.

- **NOW COMPLETE**

DSHA Technical Assistance Grant – Not direct funding, technical assistance. This grant provides a designated planner to the eight awarded municipalities that applied in 2025 under Senate Joint Resolution 8. The program is designed to support local governments in implementing zoning and land use reforms that promote housing opportunities.

- **IN PROGRESS**

Chesapeake Bay Trust – Green Streets, Green Jobs, Green Towns (G3) Program – Not direct money, funds the program and any necessary expenses. The program helps plan and hold a two-day charrette with key stakeholders to discuss and plan green infrastructure that minimizes flooding, manages stormwater, and creates beautification opportunities. Encourages natural approaches (rain gardens, tree canopies, aesthetic elements, etc.). Seaford did a similar project approximately two years ago, which created a pathway for ten years of capital improvement projects.

- **Submitted March 12, 2026, awaiting notice**

DelDOT Transportation Alternatives Program (TAP) – This program facilitates the development of non-traditional transportation projects with the goal of providing choices for non-motorized users that are safe, reliable, and convenient. The application would fund a study to address/assess pedestrian/bicycle facilities, shared use paths, infrastructure elements for disabled/elderly, sidewalk connectivity, safety, and more.

- **Submitted April 14, 2026**
- **AWARDED**

Emergency Response Protocol Proposal for Surveillance Infrastructure Evaluation – \$6,000 Value - Awarded to Western Sussex Municipalities to conduct a comprehensive evaluation of the current surveillance camera, Automatic License Plate Recognition (ALPR), and infrastructure capabilities of the Western Sussex County municipalities: Greenwood, Bridgeville, Seaford, Blades, Laurel, and Delmar. This initiative aims to provide each community with an individual report outlining their existing systems, recommendations for best practices, a proposed system architecture, and estimated funding needs for future expansion. The goal is to assist each municipality in making informed, efficient, and cost-effective decisions when implementing or upgrading public safety surveillance systems.

- **Awaiting details for next steps**

UD CRDS Project – University of Delaware Coastal Resilience Design Studio – This program works with graduate students in the University of Delaware Sustainable Coastal Communities Initiative and the University of Delaware Landscape Architecture Program to connect communities, students, not-for-profits, governmental entities, and professionals with the common goal of increasing the sustainability and resilience of Delaware's coastal communities. The program will recognize hazards of storm surges, chronic flooding, erosion, and land subsidence, and help design solutions and resiliency plans for the same. They have worked over the last few years with Milton, Georgetown, and Slaughter Beach.



- **Kickoff meeting in April, work to be completed during UD summer semester, first working meeting scheduled June 8-9. Final presentation intended for the August regular Commission meeting.**

UD IPA Cohort – The University of Delaware Institute for Public Administration, providing technical assistance funded by USDA – Rural Community Development Initiative – Awarded to Bowers Beach, Bridgeville, Dagsboro, Ellendale, Georgetown, and Milford. RCDI grants are awarded to help low-income rural communities to support community facilities and community and economic development projects in rural areas through training and technical assistance. Delaware USDA RCDI Focus Areas: community planning, capital budgeting, and project management IPA Support Provided: training, workshops, and hands-on technical assistance Monthly Training & Workshops from January 2026 - December 2026. Ongoing Project Development Support from January 2027 to December 2027. On-call assistance throughout.

- **Already in progress – continuing throughout the year**

FY27 Community Project Funding (CPF) – Dual Application through Representative Sarah McBride and Senator Chris Coons - \$4 million combined application for the Baltimore Trust renovation project – The Vault.

- **Applications submitted on March 6 and March 20, 2026, awaiting notice**

Save the Date – Community Events

Saturday, September 26, 2026 – Fall Town-Wide Yard Sale

Thursday, October 1, 2026 – Town-Wide Cleanup/Bulk Trash Pickup Day

Friday, October 31, 2026 – Bridgevilleween – Downtown Trunk or Treat and Trick or Treat – “Sleepy Hollow”

Tuesday, December 1, 2026 – Tree Lighting Ceremony

Saturday, December 12, 2026 – Annual Holiday Parade – “From Tree to Shining Tree”



Respectfully submitted,

Bethany DeBussy
Town Manager