

Town of Selbyville
Economic Development Committee
May 13, 2026

Mayor Duncan called the meeting to order at 9:00 am at the Selbyville Public Library. **The first item on the agenda** was review and discussion of the Downtown Development District application.

The meeting began with introductions of all attendees.

Mayor Duncan reported that the community surveys had been distributed and responses were being collected and submitted to Davis, Bowen & Friedel (DBF) for review. Pastor Blair suggested that paper copies of the survey be made available at local churches to allow participation by residents who may not be comfortable completing the survey electronically.

Jim Ehler of Selbyville Holly Kia expressed interest in joining the Economic Development Committee. Mayor Duncan welcomed Mr. Ehler to the committee.

Sharon Cruz of Davis, Bowen & Friedel provided an update on the proposed Downtown Development District boundary, noting that revisions had been made, including the addition of the Town park within the proposed district. Ms. Cruz also discussed available rebate programs through the Delaware State Housing Authority, explaining that funding is awarded on a first-come, first-served basis and is subject to availability.

Ms. Cruz emphasized the importance of identifying key development and redevelopment projects to strengthen the Town's application. She requested information regarding upcoming private investment projects, including those planned by local business owners, and encouraged submission of letters of support that could be included with the application.

Discussion followed regarding community partnerships. Ms. Cruz explained that strong partnerships and broad community support are critical components of a successful application. She indicated that DBF would be reaching out to Sussex County Economic Development and other organizations to explore partnership opportunities. Lauren Weaver of the Bethany-Fenwick Area Chamber of Commerce presented a list of individuals and organizations responsible for obtaining letters of support and encouraging participation in the process.

Mayor Duncan invited residents in attendance to share what attracted them to Selbyville. Residents cited the community atmosphere, growth potential, and small-town character as reasons for choosing Selbyville. Several attendees noted that the Town has significant potential but would benefit from additional amenities and improvements. Comments included a desire for a farmers market, enhanced downtown activity, and improvements similar to those found in other successful downtown communities.

Pastor Blair discussed the need for affordable meeting and program space for churches, nonprofits, and community organizations. Other attendees commented on the need for improved

Town of Selbyville
Economic Development Committee
May 13, 2026

wayfinding signage to Town amenities, including the park, and agreed that sidewalk improvements and additional signage would enhance the community.

Councilman Kirsch asked what information would be most beneficial in strengthening the Town's application. Ms. Cruz explained that the application should clearly demonstrate the community's needs and challenges, including issues affecting businesses, residents, public safety, and economic development. She noted that demonstrating community engagement and support from local organizations and businesses would be essential.

Ms. Weaver discussed challenges associated with maintaining and redeveloping historic buildings, including compliance with building codes, asbestos remediation, accessibility requirements, and structural improvements. She noted that these costs often discourage investment in older properties and that incentives could help preserve the Town's historic character while encouraging redevelopment. Discussion also focused on the benefits of mixed-use development, including commercial space on the first floor with residential units above, which can support both economic development and affordable housing opportunities.

The committee discussed potential incentives that could be offered within the Downtown Development District. Ideas included reductions or waivers of permit fees and business license fees, impact fee incentives, tax incentives, façade improvement assistance, redevelopment incentives for vacant buildings, and incentives for utilizing local contractors. Additional ideas included providing assistance for property maintenance improvements, such as painting, power washing, and exterior repairs, particularly for property owners with limited financial resources.

Discussion also focused on potential public improvements, including expanded parking opportunities, improved sidewalks, enhanced street lighting, pedestrian amenities such as benches, improved crosswalks, and beautification projects. Members discussed the possibility of utilizing Town-owned properties for municipal parking and creating incentives for property owners to provide additional public parking.

Sharon Cruz requested that the committee begin identifying specific incentives and programs the Town would be willing to implement if designated as a Downtown Development District. She also distributed information outlining incentive programs currently offered by other municipalities participating in the program.

Kelly Kline of the Selbyville Public Library asked whether the Town had any planned capital improvement projects related to the downtown area. Mayor Duncan responded that the Town's current major capital investments include water storage improvements, wastewater infrastructure upgrades, and long-term plans to relocate the wastewater treatment facility outside of the downtown area. While no downtown-specific capital projects are currently planned, Mayor Duncan emphasized the importance of gathering feedback from existing businesses to better understand their needs and priorities.

Town of Selbyville
Economic Development Committee
May 13, 2026

Attendees identified parking, sidewalks, lighting, and pedestrian safety improvements as priorities for future downtown investment.

The committee agreed that the next step would be to engage directly with downtown business owners, encourage attendance at future meetings, and gather additional feedback regarding their needs and priorities. Members also discussed expanding outreach efforts by encouraging participation through homeowners associations, community organizations, and other stakeholder groups.

It was noted that survey responses were due by May 22, and a draft Downtown Development District application would need to be prepared for review and consideration by Mayor and Council at their June 8 meeting. Members emphasized that survey participation is not limited to Selbyville residents and encouraged broad community participation.

There being no further business, Councilman Bill Kirsch made a motion to adjourn the meeting. The motion was seconded by Loryn Rose and carried unanimously.

Respectfully submitted,



Mackenzie Culley

Administrative Assistant