

Town of Selbyville
Economic Development Committee
May 7, 2026

Mayor Duncan called the meeting to order at 9am 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 opened the discussion by outlining the Town's goal of attracting new businesses, encouraging redevelopment within the downtown area, increasing economic activity, and creating incentives that would encourage residents and visitors to invest in and frequent the Town of Selbyville. Mayor Duncan explained that the Town has retained Davis, Bowen & Friedel (DBF) to assist with the Downtown Development District (DDD) application process on behalf of the Town. Sharon Cruz of Davis, Bowen & Friedel provided an overview of the Downtown Development District program, discussing the historical significance of traditional downtowns and how communities in the early 1900s were designed around walkability, with businesses, services, and residences located within close proximity of one another. She explained that the purpose of the DDD program is to revitalize downtown areas and encourage economic development and reinvestment. Ms. Cruz advised that there are currently three available openings for municipalities seeking designation under the program. The proposed Downtown Development District encompasses approximately 90 acres within the boundary area presented to the committee. She further explained that the designation requires renewal every five years, which consists of reviewing and updating the Town's development plan. The application deadline is June 15, 2026.

Mayor Duncan inquired whether designation as a Downtown Development District would require any zoning changes. Ms. Cruz stated that the program does not require zoning amendments and noted that a resolution would accompany the application for consideration by Mayor and Council. Ms. Cruz presented a draft list of survey questions intended to gather public input regarding desired improvements and future development within the downtown area. Following discussion, the group recommended several revisions to the proposed survey and reached a consensus on the questions to be included. It was agreed that the survey would be distributed through the Town's social media platforms, the Selbyville Public Library, Town Hall, and various local businesses. The group also recommended creating a QR code to allow residents and visitors to conveniently access the survey electronically. Paper copies of the survey will be made available in both English and Spanish at Town Hall. Discussion continued regarding the vision for the Downtown Development District. Participants expressed interest in promoting a mixed-use environment, including residential units located above commercial businesses, similar to the traditional downtown model. Councilman Bill Kirsch suggested that attracting additional medical facilities would help increase activity within the Town, noting the current lack of local healthcare services and the need for a pharmacy within Selbyville. Kelly Kline, representing the Selbyville Public Library, emphasized the need for additional parking throughout the downtown area. Mayor Duncan discussed the possibility of developing a parking lot on property adjacent to

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the SDSA facility on Park Street and suggested that a shuttle or transit service could potentially connect visitors to downtown destinations. Additional discussion focused on enhancing pedestrian safety through sidewalk improvements, upgraded lighting, and other infrastructure enhancements. The group also discussed survey demographics and identified categories of respondents, including business owners, residents, property owners, and visitors. Ms. Cruz explained that each municipality participating in the Downtown Development District program establishes its own incentive package. Examples discussed included tax incentives for new businesses, expedited permit review processes, reductions in permit fees, business license fee waivers, impact fee reductions or deferrals, and incentives for first-time homebuyers. Georgetown's expedited permitting process was provided as an example of a successful incentive program.

Following the meeting, representatives from Davis, Bowen & Friedel planned to photograph the downtown area for inclusion in the application. They also discussed collaborating with the Selbyville Historical Society to obtain historical photographs illustrating the evolution of downtown Selbyville over time. Councilman Kirsch asked whether the Town's financial information would be included as part of the application process. Ms. Cruz stated that the application does not require submission of municipal financial data. The meeting concluded with the group finalizing survey questions and determining which items should be included or removed from the final survey draft. Councilman Kirsch made a motion to adjourn the meeting. The motion to adjourn was seconded by Loryn Rose.

Respectfully submitted,

A handwritten signature in black ink, reading "Mackenzie Culley". The signature is written in a cursive, flowing style.

Mackenzie Culley

Administrative Assistant