



Dana Johnston
Community Affairs Officer
302-366-7020
djohnston@newark.de.us

FOR IMMEDIATE RELEASE

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Council Real Estate Approval Paves Way for Land Swap & Potential Parking Garage

Newark, DE (May 28, 2014) – At Monday night's City Council meeting, Mayor and Council voted 5-2 to approve a real estate agreement to acquire property from Exponential Development Group, LLC (EDG). The agreement provides for either a land swap or the direct purchase of 13,128 square feet of Municipal Parking Lot #1 currently owned by EDG, which includes the entrances into the parking lot from Delaware Avenue and Main Street as well as a portion of the exit.

Councilman Gifford and Councilman Morehead dissented.

Future development of the property will be decided by City Council at a later date as the agreement provided only for acquisition of the property. Development of a parking garage has been discussed.

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Previous Release

City Council to Consider Agreement for Downtown Parking Garage

Newark, DE (May 22, 2014) - At Newark's next City Council meeting on Tuesday, May 27, 2014, Mayor and Council will consider approval of a real estate agreement that makes possible the construction of a downtown parking garage on Municipal Parking Lot #1, located off Delaware Avenue at The Galleria. The agreement, signed earlier this month by the City Manager and Exponential Development Group, LLC (EDG), is the result of months of negotiations following the unanimous direction from City Council for the City to commence with good faith negotiations for the acquisition of the portion of 51 E. Main Street, currently leased to the City for existing parking. Special Counsel Mark Dunkle, Esq. of Parkowski, Guerke & Swayze P.A. served as lead negotiator for Newark.

Specifically, the agreement provides for either a land swap or the direct purchase of 13,128 square feet of the lot currently owned by EDG, which includes the entrances into the parking lot from Delaware Avenue and Main Street as well as a portion of the exit. The agreement provides for a cash payment of \$1.2 million with additional parking permit allocations or, in lieu of cash, the swap of a 14,375 square foot portion of Municipal Parking Lot #6 (behind the Barnes and Noble building off Delaware Avenue),

which is currently a metered parking lot. EDG may determine the contracted option subject to a timetable set forth in the agreement.

“We are happy that we’ve been able to reach mutually acceptable terms to acquire the land needed to build a parking garage on Municipal Parking Lot #1,” said City Manager Carol Houck. The City has been working toward assembling enough land to build a structure designed to address the City’s downtown parking challenge for many years.

Pending City Council approval of the real estate agreement, the next steps will likely include considering presentation of options to Mayor and Council for the development of the garage as well as discussing the project with the neighboring property owners.

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