




# Town of Georgetown 2009 Review

Greater Georgetown  
Chamber of Commerce  
May 26, 2010



*“Do what you can, with what  
you have, where you are.”*

*~ Theodore Roosevelt*

## Major Projects

## Public Works



- Energy Efficiency Block Grant - \$50,000
  - Town Hall
    - Windows
  - Public Works
    - Insulated Garage Doors
    - New Interior Lighting
  - Wastewater
    - Shade Trees
  - King Street Water Plant
    - New Roof Chemical Bldg

## Infrastructure



- Water
  - 41 Water Leaks
  - Service Lines and Mains
- Sewer
  - Inflow & Infiltration
  - Disposal Expansion

## Roadways

- East Adams Street
  - New Curb
  - Pavement Rehabilitation
  - Storm Water Conveyance



## Growth & Development

### Residential



#### County Seat Apartments

- 8 Buildings
- 24 Units Each
  - 1 and 2 Bedroom Units
- Clubhouse & Pool

## Residential

### Harrison Senior Living Expansion

- 15,640 SF Addition
- 30 Additional Beds



## Residential

- Other Projects:
  - Annexations
    - Smith Farm
    - Heritage Lands
    - Massey Farm
  - Approved
    - Fountains at Georgetown (County Seat Hwy)
    - Georgetown Village (Brittingham Lane)
  - Construction
    - Balancing of Demand with Financial Resources

## Educational

### Delaware Tech Energy House

- \$800,000 Investment
- Energy Efficiency
  - Geo-thermal
  - Solar
- Sustainable Design



## Commercial

### Habitat for Humanity Office

- 3,500 SF
- 2 Suites



## Commercial

- Family Health of Georgetown
  - 8,014 SF
  - 4 Suites
  - Shared Space



## Commercial

- Other Projects:
  - Georgetown Square Expansion
    - 17 Retail Spaces; 35,200 SF
  - United Brotherhood of Carpenters and Joiners
    - New Trade School
    - 22,400 SF
  - La Red Health Center
    - Site Investigation for a New Facility

## Natural Gas Utility



- Chesapeake Utilities
  - Main Trunk Line Installation
  - Delaware Tech – 1<sup>st</sup> Customer
  - Expansion within Town

## Transportation



### Georgetown Transfer Hub

- DART Routes 206, 212 and 303
- Significant Ridership Increase
- \$150,000 Investment
- Landscaping Planned



## Economic Realities

## Construction Permits

- Single Family
  - 2005 – 34
  - 2006 – 32 (-6%)
  - 2007 – 11 (-66%)
  - 2008 – 7 (-36%)
  - 2009 – 3


**-57%**



## Construction Permits

- Multi-Family (# units)
  - 2005 – 46
  - 2006 – 39 (-15%)
  - 2007 – 15 (-62%)
  - 2008 – 26 (+73%)
  - 2009 – 24


**-8%**



## Construction Permits

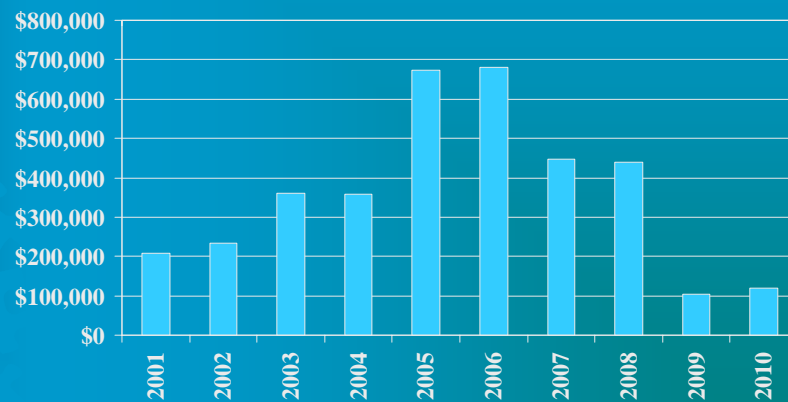
- Commercial
  - 2005 – 8
  - 2006 – 6 (-25%)
  - 2007 – 4 (-33%)
  - 2008 – 6 (+50%)
  - 2009 – 2

**-67%**



## Direct Impact

## Transfer Taxes





## Challenges

- Loss of State Funding
  - Municipal Street Aid: \$165,728
- Housing Market
  - Slow Down Continues
  - Foreclosures
  - Timing of Recovery
- Unemployment
  - Increase Delinquencies
  - Population Migration

## Actions

- Office Consolidation
  - Planning and Zoning Relocation
- Minimize Our Reliance on Non-Recurring Revenues
  - Realty Transfer Tax
- Provide the *Best* Level of Service at the *Most Reasonable* Cost

## Moving into 2010

- South Bedford Street Pump Station Upgrade
- East Market Street Enhancement
  - Railroad Avenue to King Street
- Focus on Economic Development

## *Thanks to...*

- Residents & Businesses
- Mayor & Town Council
- Town Operating Departments
  - Administration
  - Planning & Zoning
  - Police
  - Public Works
  - Wastewater

We Remember



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