

FY27 BUDGET FOLLOW UP AS OF 041726

City Council Follow-Up Items as of 04/16/26

	Description of Follow Up Item	Requestee	Department	Assigned to	Response	Requested	Received
1	Neighborhood Stabilization : Landbank: A detailed report on the Land Bank's performance to date, including: - Number of properties acquired, held, and transferred - Timeline from acquisition to redevelopment - Number of units returned to productive use (rental vs. homeownership) - A breakdown of how prior funding allocations have been utilized - Clear performance metrics and accountability measures tied to this proposed funding	Darby	R&H	Weir		4/17/2026	
2	Landbank: Additionally, I would like to better understand why these funds would not instead be directed toward more immediate, direct-impact strategies such as: - Homeowner repair programs - Small landlord support - First-time homebuyer assistance - Community-based development organizations	Darby	R&H	Weir			
3	Federal Funding & Contingency Planning (~\$4M) - In the event of reductions to federal funding (CDBG, HOME, HOPWA, ESG), what specific contingency plans are in place to ensure continuity of services? - What programs or services would be most impacted?	Darby	R&H	Weir			
4	Affordable Housing Production & Access - How many affordable housing units are projected to be created or preserved through this budget? - What strategies are being implemented to increase access to homeownership beyond existing programs?	Darby	R&H	Weir			
5	Consultants & DBE Participation - Of the \$165K budgeted for consultants, what percentage and total dollar amount is allocated to Disadvantaged Business Enterprises (DBEs)? - Are there established goals or benchmarks for DBE participation? - How is the department ensuring equitable access for local and Black-owned businesses?	Darby	R&H	Weir			
6	Clean Team Program (\$100K Increase) - Please provide a breakdown of participating entities and funding allocations - How many residents are currently employed through this program?	Darby	R&H	Weir			
7	Electric Vehicles & Fleet Modernization - Are any of the proposed replacement vehicles electric or hybrid? - Does the City have a plan or timeline to transition the inspection fleet to electric vehicles? - Has a cost-benefit analysis been conducted comparing traditional vehicles to EVs, including fuel, maintenance, and long-term savings?	Darby	Land Use & Planning	Larkin			

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8	<p>Consultant Spending & DBE Participation</p> <ul style="list-style-type: none"> - Of the approximately \$555,000 budgeted for consultants, what percentage and total dollar amount is being awarded to Disadvantaged Business Enterprises (DBEs)? - Can you provide a breakdown of DBE vendors by category (e.g., Black-owned, women-owned, local businesses)? - Are there established goals or targets for DBE participation within Land Use & Planning contracts? If not, are there plans to implement them? 	Darby	Land Use & Planning	Larkin			
9	<p>Permitting, Inspections, and Revenue Data</p> <ul style="list-style-type: none"> - Please provide a 3-year breakdown of: <ul style="list-style-type: none"> - Number of permits issued annually - Total permit-related revenue collected - Number of inspections conducted - What metrics are currently being used to measure improvements in efficiency following departmental reorganization? 	Darby	Land Use & Planning	Larkin			
10	<p>Zoning Reform & Housing Innovation</p> <ul style="list-style-type: none"> - What is the anticipated timeline for implementing zoning code updates, particularly related to Accessory Dwelling Units (ADUs) as a matter of right? - How is the department measuring the impact of zoning reforms on housing production and affordability? 	Darby	Land Use & Planning	Larkin			
11	<p>Demolition & Prevention Strategy</p> <ul style="list-style-type: none"> - How many properties have been demolished in the past two years, and how many are currently in the pipeline? - What percentage of demolition costs have been recouped annually? - What proactive strategies are being implemented to prevent properties from reaching the point of emergency demolition? 	Darby	Land Use & Planning	Larkin			
12	<p>Neighborhood Planning Councils (NPCs)</p> <ul style="list-style-type: none"> - Given that NPC capital funding has not been allocated since 2014, are there plans to reinvest in neighborhood-level planning and engagement? 	Darby	Land Use & Planning	Larkin			
13	<p>General Budget & Capacity</p> <ol style="list-style-type: none"> The department indicated that the budget is already lean and that any reductions could risk noncompliance. <ul style="list-style-type: none"> Can you provide a breakdown of how current staffing levels align with the number of audits planned annually? What specific capacity gaps (if any) are contributing to audits being carried over year to year? Given the number of audits carried forward from FY25 and FY26, what corrective strategies are being implemented to improve audit completion rates in FY27? 	Darby	Audit	Williams			
14	<p>Audit Completion & Performance</p> <ol style="list-style-type: none"> The department reported a significant number of planned audits that were not completed in prior fiscal years. <ul style="list-style-type: none"> What is the current audit completion rate, and what is the target completion rate moving forward? How will the implementation of Optro (Audit Board) improve efficiency and reduce the audit backlog? 	Darby	Audit	Williams			

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15	External Auditing & Vendor Oversight 4.The City has maintained a relationship with Belfint, Lyons & Shuman for approximately nine years. oHas the City conducted a recent RFP or evaluation to assess cost competitiveness and independence? oAre there any plans to diversify vendors or include DBE participation in future audit contracts? 5.Please provide additional detail on the \$242,000 budgeted for consultants across both funds, including anticipated scopes of work.	Darby	Audit	Williams			
16	Water/Sewer Fund Oversight 6.The department noted that the Water/Sewer Fund and stormwater utility are reviewed as part of the annual external audit. oGiven the financial impact of rate increases on residents, are there any plans to conduct an independent or more targeted audit of rate-setting methodologies and long-term sustainability? oHow does the department ensure that these reviews go beyond standard compliance and assess affordability and equity impacts?	Darby	Audit	Williams			
17	Fraud Prevention & Reporting 7.Fraud hotline activity appears relatively low based on recent data. oWhat steps are being taken to increase awareness and utilization of the fraud hotline among employees and residents? oAre there proactive auditing measures in place to identify fraud risks beyond hotline reporting?	Darby	Audit	Williams			
18	Risk Assessment & Audit Planning 8.The department noted that the FY27 audit plan will be based on an upcoming risk assessment. oWhat criteria are used to prioritize audits, and how are high-risk areas identified? oHow does the department coordinate with external entities such as New Castle County or the State Auditor to avoid duplication while ensuring accountability?	Darby	Audit	Williams			
19	Technology & Modernization 9.With the recent implementation of Optro (OpsAudit): oWhat measurable outcomes (e.g., reduced audit cycle time, increased completion rates) are expected in FY27? oIs current funding sufficient to fully utilize this system and train staff effectively?	Darby	Audit	Williams			
20	Additional Clarification 10.Please confirm whether there are any anticipated additional funding requests during FY27 due to emergency audits or special projects, as referenced in the presentation.	Darby	Audit	Williams			
21	1. Overall Budget Strategy & Fiscal Sustainability - The 5-year projections show expenditures outpacing revenues and the use of \$25.7M from the Tax Stabilization Fund. What is the long-term plan to close this gap? - What specific cost-saving measures or operational efficiencies are included in this budget? - Are there any areas where services can be delivered more efficiently without reducing quality?	Darby	PW	Carroccia			

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22	<p>2. Infrastructure & Capital Investments</p> <ul style="list-style-type: none"> - Given the age of the Municipal Services Complex, what is the long-term capital improvement or replacement plan beyond ongoing repairs? - How are infrastructure investments being prioritized across neighborhoods versus high-visibility areas? - What percentage of roads are currently rated in poor or failing condition? 	Darby	PW	Carroccia			
23	<p>3. Potholes & Street Maintenance</p> <ul style="list-style-type: none"> - What is the current backlog of pothole repair requests citywide? - What is the average response time from report to repair? - How many potholes were repaired in FY2026 compared to projected FY2027? - What is the long-term paving strategy to reduce recurring potholes rather than relying on reactive repairs? 	Darby	PW	Carroccia			
24	<p>4. Traffic Calming & Street Safety</p> <ul style="list-style-type: none"> - What criteria are used to determine where traffic calming devices are installed? - How many requests for traffic calming were submitted, approved, and denied in the past year? - What is the timeline from request to implementation? - Of the ~\$79K spent, how much resulted in actual installations versus studies? - Does the City use a High-Injury Network or equity-based prioritization model? 	Darby	PW	Carroccia			
25	<p>5. Fleet Management & Motor Vehicle Fund</p> <ul style="list-style-type: none"> - What is the current breakdown of the City fleet (gas, hybrid, electric)? - How many electric or hybrid vehicles are currently in operation? - What is the City's plan and timeline for fleet electrification? - Given rising fuel costs, what strategies are being explored to reduce long-term dependency on gasoline and diesel? 	Darby	PW	Carroccia			
26	<p>6. Sustainability & Energy Use</p> <ul style="list-style-type: none"> - Beyond existing installations, which City-owned buildings have been evaluated for solar feasibility? - Why does the FY2027 budget not include additional solar or renewable energy investments? - What are the documented savings from LED streetlight conversion to date? - How are those savings being reinvested? - Are there plans to install EV charging infrastructure in City-owned facilities or public spaces? 	Darby	PW	Carroccia			
27	<p>7. Riverfront Development Corporation (RDC) / Gateway Maintenance</p> <ul style="list-style-type: none"> - What specific services and assets are covered under the increased Gateway Building Maintenance cost? - How is the City evaluating the return on investment for these expenditures? - How does this investment compare to funding allocated for neighborhood corridors and infrastructure needs? - Are there opportunities to renegotiate or adjust cost-sharing agreements? 	Darby	PW	Carroccia			
28	<p>8. Staffing & Workforce Capacity</p> <ul style="list-style-type: none"> - What are the current vacancy rates by division, and how long have these positions remained unfilled? - How are vacancies impacting service delivery timelines and overtime costs? - To what extent are residency requirements impacting recruitment and retention? - What strategies are being implemented to stabilize and grow the workforce? 	Darby	PW	Carroccia			

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29	9. Contracted Services & Professional Fees - Can the department provide a breakdown of major vendors, contract amounts, and scopes of work? - How is the City evaluating the cost-effectiveness of contracted services versus building internal capacity? - What percentage of contracts are awarded to DBE vendors?	Darby	PW	Carroccia			
30	10. Emergency Preparedness & Climate Resilience - Given that a major storm event would require a budget amendment, how is the City planning to strengthen emergency preparedness funding? - What investments are being made to address climate-related infrastructure challenges (flooding, extreme weather, etc.)?	Darby	PW	Carroccia			
31	11. Sanitation, Waste, and Recycling - What trends are being observed in landfill tonnage and recycling rates over the past two years? - Are there strategies to reduce waste and increase diversion? - What is the long-term cost impact of landfill reliance?	Darby	PW	Carroccia			
32	12. Equity & Service Delivery - How is the department ensuring equitable distribution of services across all neighborhoods? - Are there metrics that track service delivery by district, income level, or need? - How is community input incorporated beyond 311 requests?	Darby	PW	Carroccia			
33	With respect to Task Force Revenues, I would appreciate additional detail on the following: 1. Can you provide a comprehensive breakdown of Task Force Revenues by source (e.g., asset forfeiture, federal/state reimbursements, grants, and other revenue streams)? 2. What percentage of this revenue is derived specifically from asset forfeiture? 3. How has Task Force Revenue trended over the past five fiscal years, and how consistent is it year over year? 4. What assumptions were used in projecting FY2027 Task Force Revenues? 5. What policies or safeguards are in place to ensure transparency, accountability, and equity in how these funds are generated and used? 6. How are Task Force Revenues currently allocated within the budget?	Darby	OMB	Winkler			
34	Additionally, I would like to better understand the City's County Seat Relief funding: 7. How is the County Seat Relief amount calculated, and when was this formula last updated? 8. Does the current level of County Seat Relief fully account for the cost of services Wilmington provides as the county seat, particularly for non-resident usage? 9. Has the City conducted an analysis comparing the cost of services provided to non-residents versus the funding received through County Seat Relief? 10. What is the estimated gap, if any, between actual costs incurred by the City and the relief funding received? 11. Are there ongoing or planned discussions with New Castle County or the State to reassess or increase this funding?	Darby	OMB	Winkler			

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35	<p>1. How many red light cameras are currently operational versus offline, and what is the timeline for repairs or replacement?</p> <p>2. What is the total cost to maintain, repair, or upgrade the current camera system?</p> <p>3. Can the administration provide a breakdown of crash data that demonstrates the program's impact specifically on red light-related crashes versus other types of collisions?</p> <p>4. Has the City conducted any analysis on whether the program contributes to increases in rear-end collisions?</p> <p>5. What demographic and geographic analysis has been conducted to understand who is most impacted by red light camera enforcement?</p> <p>6. What portion of the program's net revenue is reinvested into traffic safety improvements (e.g., street design, signal timing, pedestrian infrastructure)?</p> <p>7. What is the administration's long-term plan for this program, given declining revenue, ongoing operational issues, and equity concerns?</p>	Darby	Finance	Taylor			
36	<p>Property Tax Abatement Program :Thank you for your report that the City has received 10 applications for the Homeowner Tax Abatement Program. Thank you about talking about opportunities to do more publicity. I think many more people could benefit from this program, but they might not know about it or some aspects of the program might keep them from applying and/or qualifying. Here are some steps to help address these barriers:</p> <ul style="list-style-type: none"> •Remove the requirement that the homeowner not owe anything in order to qualify. •Do a mailing to all the homes that had their city property taxes increase by 50% or more with information about the program and inviting people to apply. <p>Would the City be willing to take these steps to expand the impact of this important program?</p>	Willauer	Mayor's Office	Mergler			
37	<p>Revenue & Risk</p> <ul style="list-style-type: none"> - What is the projected revenue loss from property tax appeals, and what assumptions were used? - What is the contingency plan if appeals exceed projections? - Has the administration conducted any risk modeling or stress testing for a recession scenario? 	Darby	Mayor's Office	Mergler			
38	<p>Use of Tax Stabilization Reserve Funds</p> <ul style="list-style-type: none"> - Can the administration confirm that no portion of these funds will be used for recurring expenses? - How will the City avoid reliance on reserves to balance future budgets? 	Darby	Mayor's Office	Mergler			
39	<p>Developer Activity & Public Investment Transparency</p> <ul style="list-style-type: none"> - Please provide a comprehensive list of all residential and mixed-use development projects over the past 5-10 years, including: <ul style="list-style-type: none"> - Developer/entity name - Project size (number of units) - Project type (new construction, rehabilitation, mixed-use) - Project status (approved, in progress, completed) - Location 	Darby	Mayor's Office	Mergler			
40	<p>For each project receiving public support, please include:</p> <ul style="list-style-type: none"> - Total amount of public funding - Type of assistance provided - Number of units produced - Number of units designated as affordable (and affordability level) 	Darby	Mayor's Office	Mergler			

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41	Developer-Level Summary - Please provide an aggregated breakdown by developer/entity, including: - Total number of projects completed - Total number of units produced - Total amount of public funding received	Darby	Mayor's Office	Mergler			
42	Project Size Analysis - Please provide a breakdown of projects by size category: - Small-scale (1–10 units) - Medium-scale (11–50 units) - Large-scale (50+ units)	Darby	Mayor's Office	Mergler			
43	Final Question - Why is there no parallel investment in immediate affordability relief for residents currently struggling with rent, utilities, and housing costs?	Darby	Mayor's Office	Mergler			
44	How will keep the process for CPSI with the Network Connect and Center for Structure Equity?	McCoy	Mayor's Office	Mergler			
45	How was the \$16.8M determined for the Affordable Housing Subsidy?	Owens	Mayor's Office	Mergler			
46	For the \$18.8M, why not use capital funds, and why not consideration for looking into housing shelter?	Willauer	Mayor's Office	Mergler			
47	Has the City reached out to the State for funding for affordable housing, and if not, why not?	Willauer	Mayor's Office	Mergler			
48	Follow up on legislation on the books pertaining to auction of city vehicles, to first have city employees to have an option to purchase.	Oliver	Mayor's Office	Mergler			
49	Recommend the Administration to have a priority list for potholes.	Harlee	PW	Carroccia			
50	Recommend the City to mirror Philly's program titled, Philly Pot Hole Patrol.	Owens	PW	Carroccia			
51	Recommendation regarding tree removal at 9th & Pine Street.	Oliver	PW	Carroccia			
52	Recommendation to bring back the Tree Commission.	Jamila Davey	PW	Carroccia			
53	For nuisance properties, how many go from Land Use & Planning Dept. to the Law Dept.	McCoy	Land Use & Planning	Larkin			
54	Provide the number of violations issued from Land Use & Planning.	McCoy	Land Use & Planning	Larkin			
55	Provide the number of building violations.	Oliver	Land Use & Planning	Larkin			
56	What is Land Use & Planning doing to prevent any type of buildings from collapsing?	Oliver	Land Use & Planning	Larkin			
57	How many business has Land Use & Planning shut down by Dir. Larkin?	Oliver	Land Use & Planning	Larkin			
58	Follow up regarding 1016 Adams Street for demolition.	Harlee	Land Use & Planning	Larkin			
59	Recommendation for establishing a policy for forgiving vacant property fees for certain situations.	Willauer	L&I	Pabon			
60	Requested the number of rental units in the city?	Owens	L&I	Pabon			
61							