

Public Workshops  
Presentation  
January – February 2011

Proposed Mutual Agreement  
Ruddertowne Complex

# Delaware Rule of Evidence 408

The lawsuits will not be dismissed, if at all, until the proposal which comes out of this process is presented to and approved by the Town Commissioners. DBE and the Town have agreed that any comments, questions and answers which are communicated as part of the public workshop process (including the written questions posted here) will be subject to Rule 408 of the Federal Rules of Evidence and the Delaware Rules of Evidence, and cannot be used by or against either party as evidence in the litigation.

# Workshop Process

Objective: Educate, inform and seek public exchange of ideas

- Brief Presentations
- Break-out Stations for Discussion & Dialogue
- Q&A/Feedback processes

# Amenities

- BayWalk w/ 24/7/365 public access -- possible Gazebo - DNREC coordination/permitting
- Dedicated Town space
- Garage w/ public parking to alleviate summer congestion
- Public restrooms
- Commercial/retail, including restaurants
- Family-friendly activities
- Lighthouse
- Publicly accessible pool – rooftop access TBD by Council
- Metered parking

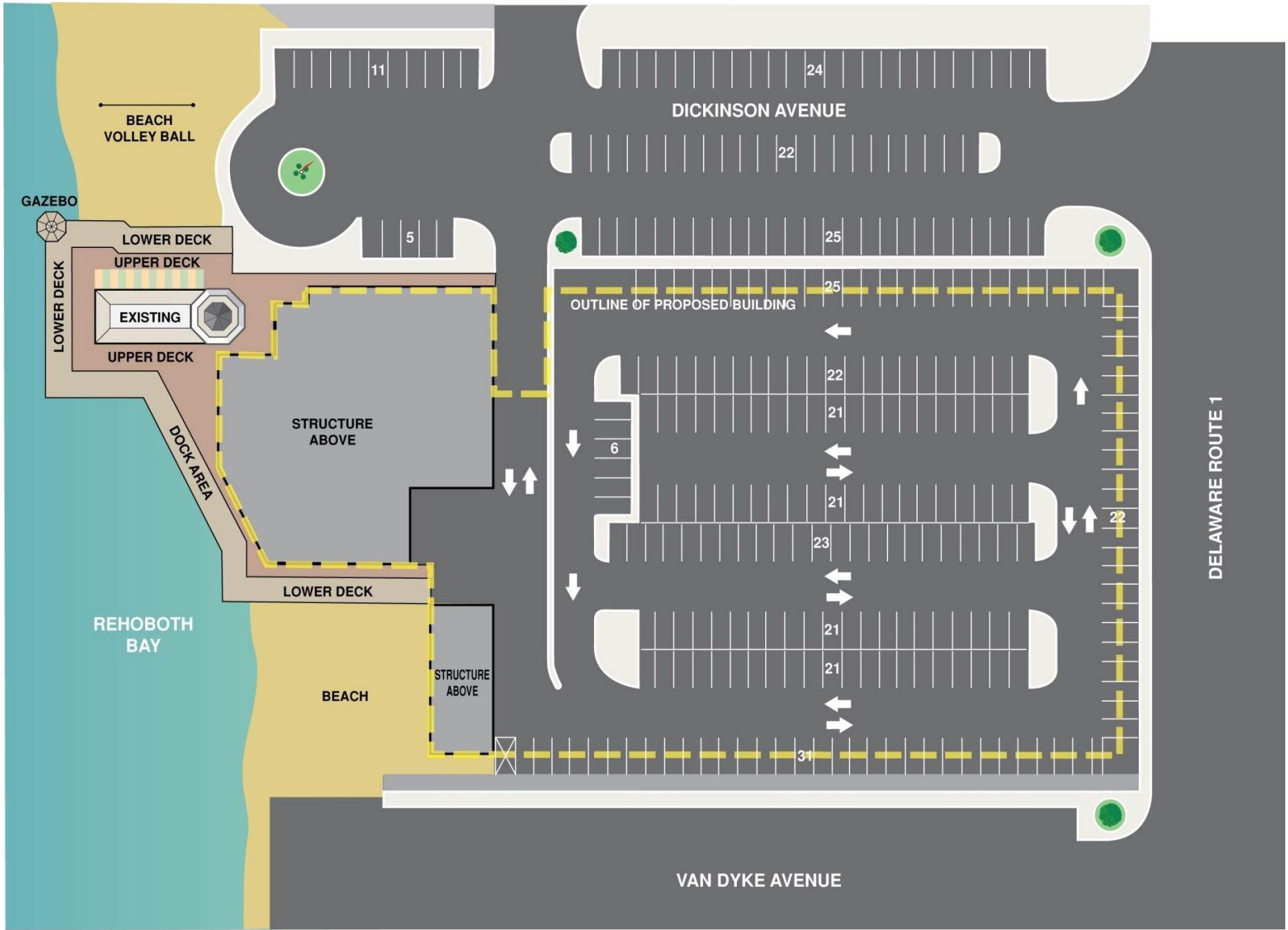
# Feedback Processes

- Q+A at each Workshop Station
- Email Diana Smith and Town Commissioners  
[dsmith@townofdeweybeach.com](mailto:dsmith@townofdeweybeach.com)
- Frequently Asked Questions (FAQs) on Town website ([www.townofdeweybeach.com](http://www.townofdeweybeach.com))
- Email questions to [workshop@deweytown.us](mailto:workshop@deweytown.us)
- Public Hearing – February 26<sup>th</sup> (time TBD)

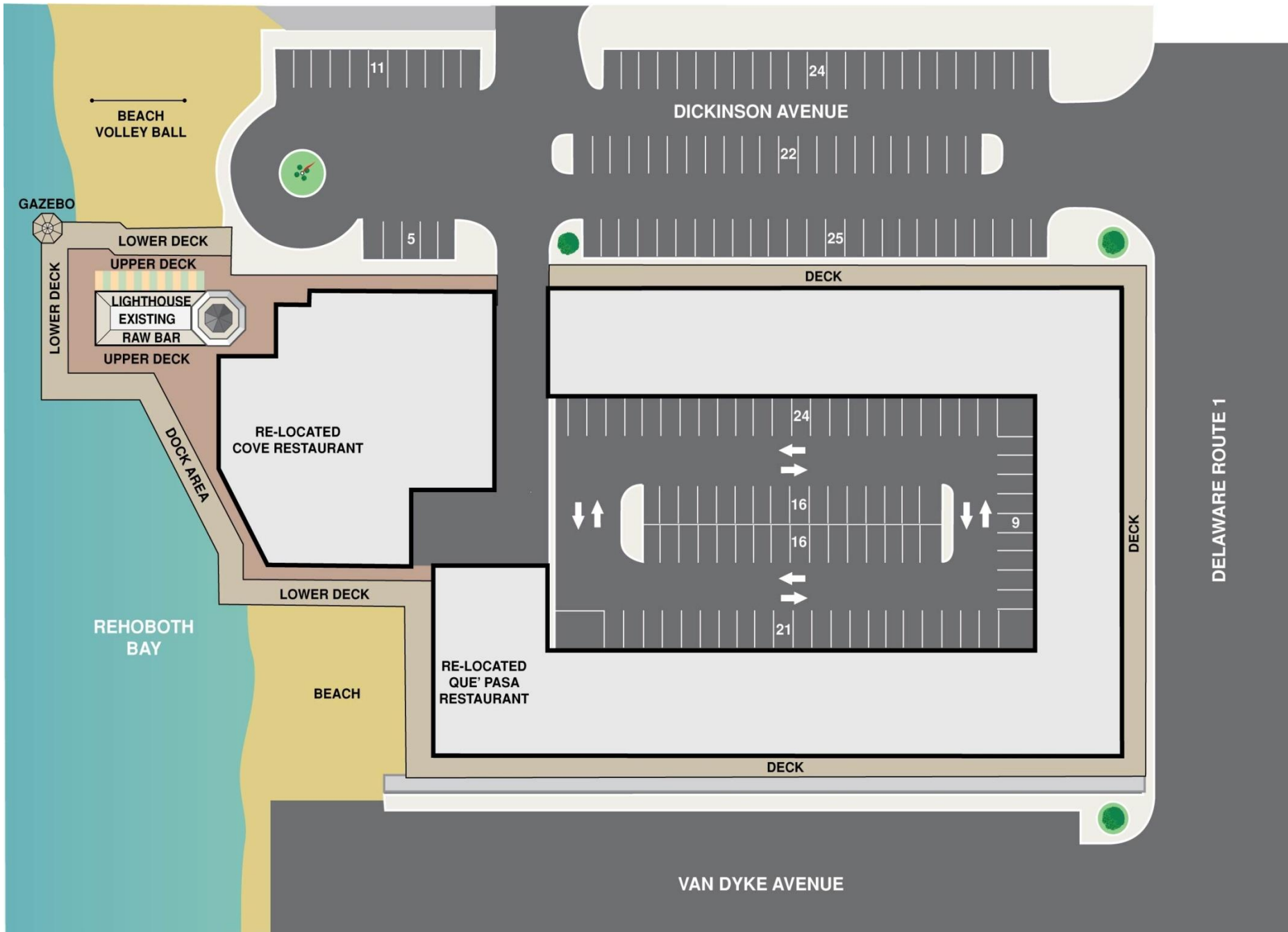


# Mixed Use Structure

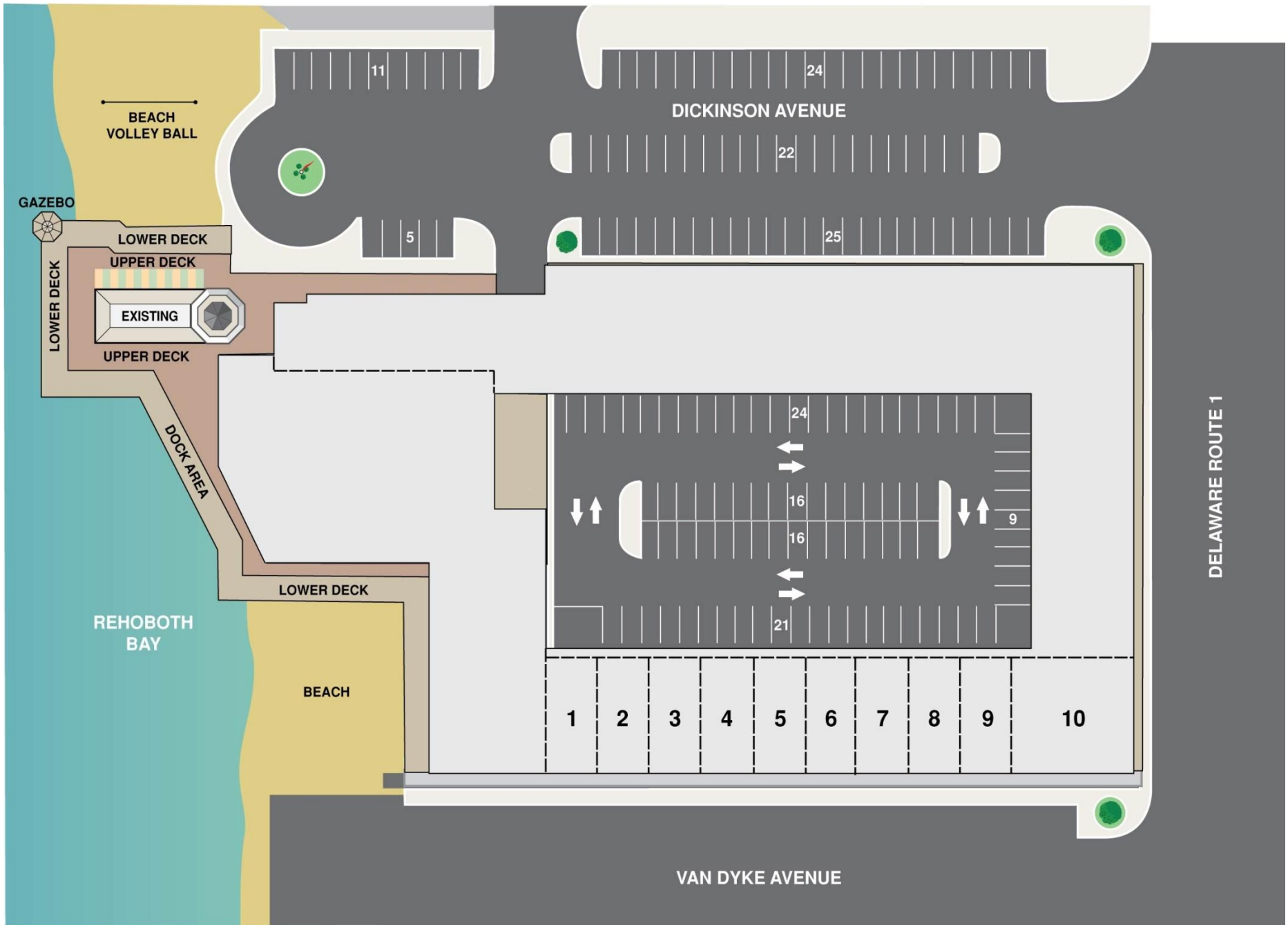
- 4 Stories (45.67 ft.) plus lower level parking structure
- Family-friendly resort destination
- “Mixed Use” residential and commercial structure
  - 120 condominiums OR
  - 105 condominiums and 90 hotel rooms
  - Current layout 90 condominiums and 65+ hotel rooms
- Hotel / Conference Center
- 400+ public/private parking spaces



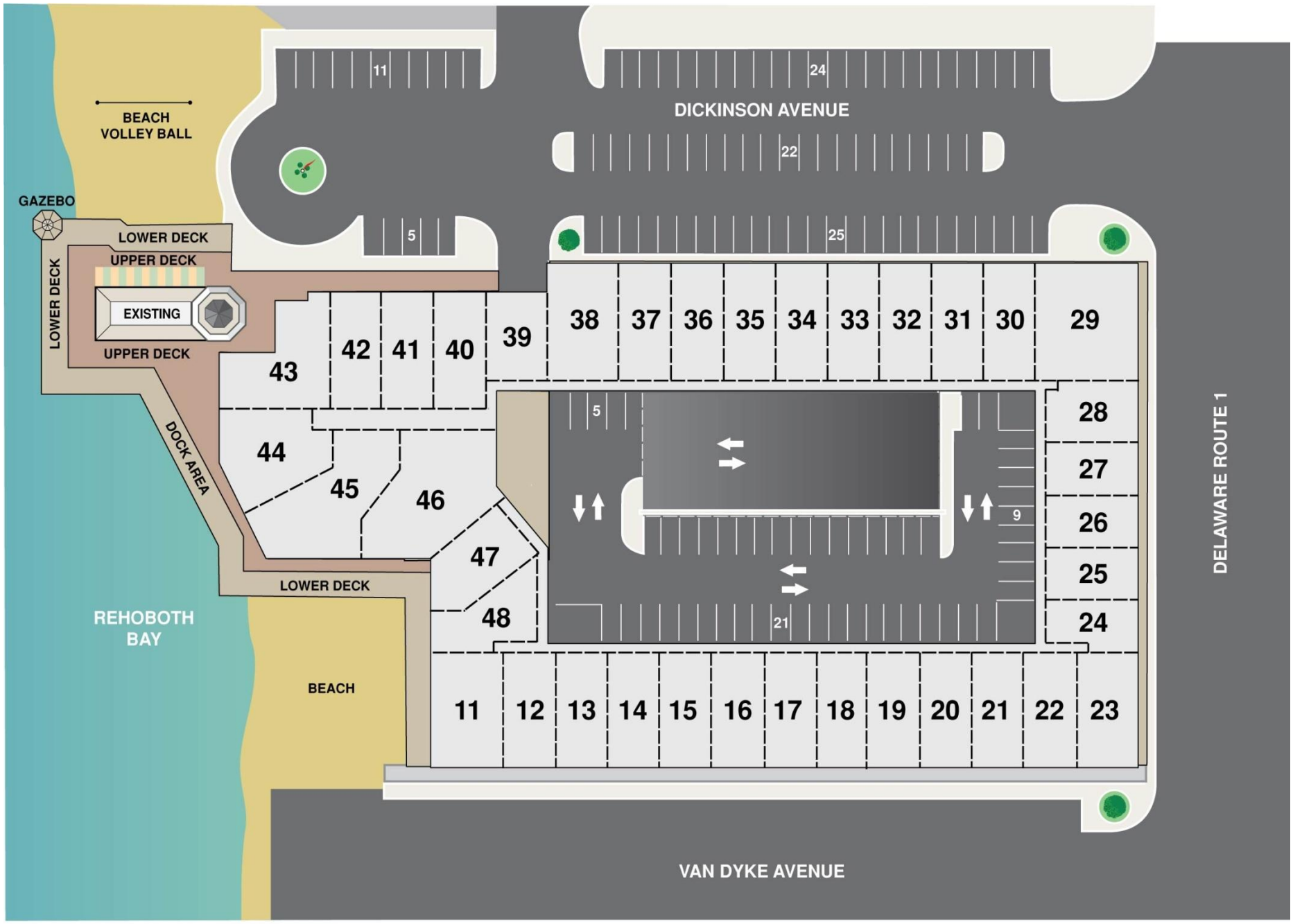
LOWER LEVEL (3' below street level)



FIRST FLOOR (+/- 4' above street level)



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

# Types of Commercial Uses

- Restaurants will remain (+ opportunities for more) with kitchens and ancillary facilities
- Condo/hotel lobby and related offices
- Conference Center (if hotel)
- Retail stores
- Professional office space
- Pursuing family-oriented commercial tenants

# Ruddertowne Mixed Use Resort Complex

## Potential Economic Impact:

- variety of significant revenue streams to Town, Sussex County, and State of Delaware
  - corollary tourism impact with family-friendly destination
    - rising property and rental values
- construction, seasonal, and full-time employment

# Revenue Matrix

<b>Revenue Stream</b>	<b>Town of Dewey Beach</b>	<b>Sussex County</b>	<b>State of Delaware</b>
Transfer tax 10-31-07	Yes	Yes	
Building permit fee	Yes		
Fire, water/sewer permits		Yes	
Transfer tax - condo units	Yes	Yes	
Rental accommodations tax	Yes		
Hotel/lodging tax (if applicable)			Yes
Business licenses (annual)	Yes		
Fit-out permits - indiv units	Yes		
Parking revenue - street parking	Yes		
Property taxes		Yes	
Gross Receipts tax			Yes
Income taxes - rental income			Yes
Income taxes - construction employment			Yes

# Total Estimated Town Revenues

## One-time major revenue impact to the Town of Dewey Beach

Building permit fee	\$480,000 Est.
Transfer tax	\$1,078,000 Est.
<b>Total</b>	<b>\$1,588,000 Est.</b>

## Recurring revenue streams - every year

Business licenses	\$15,000 Est.
Accommodations tax	\$201,000 Est.
Parking – metered	\$96,000 Est.
<b>Total annual revenue</b>	<b>\$312,000 Est.</b>

# Legal

- Comprehensive Development Plan
- Ruddertowne Architectural Review Committee
- Issuance of building permit related to referendum
- Supreme Court decision
- Units allowed in relation to plans submitted
- Indemnification
- Gambling

# Breakout Stations

- Amenities/Parking/Financial
- Infrastructure
- Legal/Indemnification
- Rendering/Floor Plans
  - Condos/Hotel/Commercial