



**MAYOR & CITY COUNCIL**  
**Wednesday, June 17, 2026, 12:00 PM**  
**Council Chambers, City Hall**  
**Regular Meeting**  
**AGENDA**  
**CANCELLED**

Page

- A. CALL TO ORDER & ROLL CALL:
- B. ANNOUNCEMENTS:
- C. AGENDA REVIEW:
- D. OLD BUSINESS:

D.1. Continued discussion and possible action on a city response regarding Senate Bill 23, and any subsequent substitutes. (Marasco/Ritzert) **(20 Minutes)** 2 - 3

[STATE SENATOR DRAFT LETTER RE SB 23 AND SUBSTITUTES 6.10.2026](#)

- E. PUBLIC COMMENTS:
- F. ADJOURNMENT:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89668928870?pwd=Rc7akJGCrBP3H2jllAogvIRmLbklXK.1>

Join via audio:

+1 301 715 8592 US (Washington DC)

Webinar ID: 896 6892 8870

Passcode: 675454

International numbers available: <https://us02web.zoom.us/j/89668928870?pwd=Rc7akJGCrBP3H2jllAogvIRmLbklXK.1>

*Pursuant to 29 Del. C. § 10004(e)(3) this Agenda is subject to change; including addition or deletion of items or Executive Sessions. Agenda items may not be considered in sequence and therefore, should not be relied upon by any member of the public. To request special accommodations for persons with disabilities please contact the City Hall office at (302) 645-7777, at least 72 hours in advance of a meeting. The City of Lewes strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the City is committed to continuing this access, pursuant to 29 Del. Code, §10006A, technological failure does not affect the validity of these meetings, nor the validity of any action taken in these meetings.*

**City Hall is located at 114 E. Third Street Lewes DE**

Agenda Posted: 06/10/2026 Posted By: BJ

Meeting Cancelled: 06/11/2026 Posted By: BJ

# The City of Lewes



June 10, 2026

The Honorable Russ Huxtable  
Delaware State Senate  
411 Legislative Avenue  
Dover, Delaware 19901

Dear Senator Huxtable:

The City of Lewes continues to seek more affordable housing as employers in Lewes and throughout Delaware continue to face challenges in recruiting and retaining their workforce. The 140-unit Dutchman's Harvest workforce housing complex is currently under construction. The Donovan-Smith Manufactured Home Park now has a conditional use process to develop 30 additional lots, and we recently enacted an Accessory Dwelling Unit ordinance that will add more housing stock. This has been accomplished through incentives and collaboration with real estate developers, local businessmen, and robust community input working closely with our planning commission and city government.

Senate Joint Resolution No. 8 of the 1st session of the 153rd General Assembly created a pilot program designed to encourage local zoning reform efforts that would help increase affordable housing. The city of Lewes is one of ten municipalities currently participating in and taking advantage of the assistance offered by Senate Joint Resolution 8. Before enacting a risky, "one size fits all" statewide mandate, shouldn't we review the results of these pilots? Let's see what works and where we need improvement by letting the pilots run their courses, study the results, and re-evaluate at that time. This approach may create more affordable housing while also permitting cities like Lewes to retain their character and distinct identity.

We all agree with you and your colleagues that increasing more affordable housing is critical to Delaware's future. We also know that SB 23 and succeeding substitutes continue to generate questions and concerns from our community members. In particular, the unclear impact of by-right development; the elimination of public hearings for all mixed-use development applications; and the shift of financial responsibilities from developers onto our local municipal finances are amongst the concerns shared by citizens and council members, alike.

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The First Town in the First State

P.O. Box 227  
Lewes, Delaware 19958

(302) 645-7777  
Fax (302) 645-6406

Website: [www.ci.lewes.de.us](http://www.ci.lewes.de.us)

The Honorable Russ Huxtable  
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We cannot support SB 23 and the substitutes; it is simply too risky. We are genuinely frustrated that the state is getting closer to overriding our ability to make informed, local land use decisions that reflect our community's values.

We urge you and your colleagues to revisit Senate Joint Resolution 8. Eliminate mandates, offer more incentives. The pilots deserve the opportunity to develop housing while also respecting municipalities for long-held rights to make land use decisions.

Thank you for considering our views.

Sincerely,

Amy Marasco  
Mayor

Khalil Saliba  
Deputy Mayor

Tim Ritzert  
Councilperson

Joe Elder, Ed.D.  
Councilperson

Trina Brown Hicks  
Councilperson

- CC: The Honorable Daniel Cruce, State Senator
- The Honorable S. Elizabeth Lockman, State Senator
- The Honorable Ray Seigfried, State Senator
- The Honorable David P. Sokola, State Senator
- The Honorable Stephanie L. Hansen, State Senator
- The Honorable Nicole Poore, State Senator
- The Honorable Kyra L. Hoffner, State Senator
- The Honorable Eric Buckson, State Senator
- The Honorable David L. Wilson, State Senator
- The Honorable Gerald W. Hocker, State Senator

- The Honorable Darius J. Brown, State Senator
- The Honorable Laura V. Sturgeon, State Senator
- The Honorable Spiros Mantzavinos, State Senator
- The Honorable John "Jack" Walsh, State Senator
- The Honorable Bryan Townsend, State Senator
- The Honorable Marie Pinkney, State Senator
- The Honorable Dave G. Lawson, State Senator
- The Honorable Trey Paradee, State Senator
- The Honorable Brian Pettyjohn, State Senator
- The Honorable Bryant L. Richardson, State Senator