New Castle County

County-Owned Properties: Ready for Rental

Department of Special Services

Special Services Committee Meeting

City County Building

September 18, 2012

County-Owned Properties: Ready for Rental

- On June 5th, 2012, we updated Council on the status of stewardship efforts on the various County-owned properties.
- We covered characteristics and uniqueness of each property as well as the readiness of some of them for rental.
- The current rental properties on the ready list are:
    - Carousel House (3800 Limestone Road)
    - The Porter Lodge (610 Shipley Road)
    - Streed House (815 Wilson Road)
    - Delcastle House (2920 Duncan Road)
    - Lovett Farm (729 Marl Pit Road)

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- Each of the named properties are County- owned, are currently unoccupied and require various levels of maintenance and upkeep at County-expense.
- Their unoccupied status could put them at risk for vandalism and cosmetic and architectural degradation.
- An occupant- security presence at the property would help to ease these.
- An officer who has been trained and possesses a marked patrol car will serve this purpose best.

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- The New County Police Department will be notified that Department of Special Services will conduct a lottery drawing to identify potential occupants to help meet the goal of occupant-driven security. The ranks of Patrolman – Senior Lieutenant will be eligible to win this distinction

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- Eligible officers will be invited to attend an open house in order to tour each of the 5 candidate properties.
- For each house of interest, eligible officers must complete a hold-harmless agreement to enable the tour, then must register for the drawing for that particular house, if interested.

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Open House Dates/Times

- Porter's Lodge (610 Shipley Road): Saturday, 10/6/12, 9-11 AM
- Delcastle House (2920 Duncan Road): Saturday, 10/6/12, 1-3 PM
- Carousel House (3800 Limestone Road): Sunday, 10/7/12, 9-11 AM
- Streed House (815 Wilson Road): Saturday, 10/7/12, 1-3 PM
- Lovett Farm (729 Marl Pit Road): Saturday, 10/13/12, 9-11 AM

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- As the names are drawn from the container for each location, Special Services staff will record the names and assign each applicant a number in the order of the drawing. The drawing continues until all names in the lottery have been drawn and recorded.

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- After the lottery, all participants will receive an e-mail response notifying them of the results of the lottery, including their numeric ranking.
- The officers have 48 hours from the time of notification to formally accept the offer. If the ranked person does not accept within the allotted time period, the rental arrangement will be awarded to the next person on the list.
- Once an identified officer accepts the offer, they will be presented with a lease which must be executed prior to occupancy.

County-Owned Properties: Ready for Rental

Progress of This Property:

READY FOR 11/1/12 OCCUPANCY

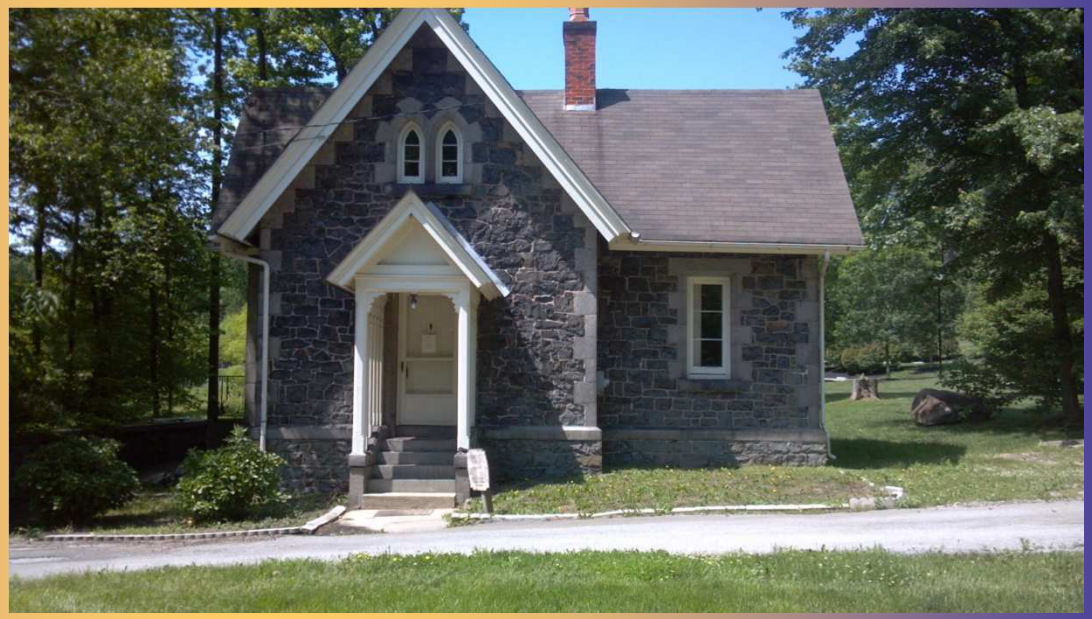
The House at Carousel – 3800 Limestone Road

Disposition:	Bartered Tenant
Market Rental Value:	$1,315, discounted 20% to $1,052 per month in exchange for nightly sweeps of Carousel Park conducted by occupant and alarm response
Offering:	1 year lease to successful lottery drawing winner

County-Owned Properties: Ready for Rental

Progress of This Property:

READY FOR 11/1/12 OCCUPANCY



The Porter's Lodge at Rockwood, 610 Shipley Road

Disposition: Bartered Tenant

Market Rental Value: $1,315, discounted 20% to $1,052 per month in exchange for nightly sweeps of Rockwood grounds conducted by occupant and alarm response

Offering: 1 year lease to successful lottery drawing winner

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Progress of This Property:

READY FOR 11/1/12 OCCUPANCY

Streed House – 815 Wilson Road

Disposition:	Bartered Tenant
Market Rental Value:	$1,315, discounted 20% to $1,052 per month in exchange for nightly sweeps of Tally Day Park grounds conducted by occupant and alarm response
Offering:	1 year lease to successful lottery drawing winner

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Progress of This Property:

READY FOR 11/1/12 OCCUPANCY

2920 Duncan Road

Disposition: Bartered Tenant

Market Rental Value: $1,075 discounted 20% to $860 per month in exchange for nightly sweeps of Delcastle Park grounds conducted by occupant and alarm response

Offering: 1 year lease to successful lottery drawing winner

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Progress of This Property:

READY FOR 11/1/12 OCCUPANCY

Lovett Farm, 729 Marl Pit Road

Disposition:	Bartered Tenant
Market Rental Value:	$1,586 discounted 100% to $0.00 per month in exchange for Property Security and renovation and repair of property to meet UDC standards at occupant expense
Offering:	**5-**year lease to successful lottery drawing winner that can present an approved renovation plan.

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- Questions?