

Citizens Coalition, Inc.
PO Box 56
Nassau, Delaware 19969
www.citizenscoalition.net

May 9, 2011

Michael Vincent, President
Sussex County Countian
The Circle
Georgetown, Delaware

Dear Mr. Vincent and Council members:

I am unable to attend your May 10 meeting because of a previous commitment.

Citizens Coalition is opposed to the Ordinance Amendment For the Temporary Extension of Time for Subdivisions Applications, Conditional Use Applications, and Residential Planned Community Districts.

My belief is that this constitutes a bailout that goes against existing County Law and free market competition. When a developer made the effort to get an application approved by Sussex County, he took a risk. Application approval provided no guarantee that everything would go as planned. I see it akin to making an investment. If I purchased stock at, say, \$100 three or five years ago and now it's worth only \$25 I have no recourse to seek a bailout to give me back what I invested. Further, County Council did not help home owners who lost their homes during the economic down turn. So why should County government help the developers who speculated and tried to build on every bit of open land in Sussex County?

This is why we have sunset laws. This is how the market and our laws should work. Allowing these applications to lapse constitutes a pruning that weeds out those who "can't stand the heat and have to get out of the kitchen." Also, letting these applications lapse provides Planning and Zoning and County Council with an effective de-facto growth management tool. There will be no loss of jobs because nothing has been started. Besides many of these developers hire out of state workers who contribute nothing to our economy. Further, if you continue to evaluate applications on a case by case basis rather than a broad bailout, you will be able to manage development, preserve the environment, maintain infrastructure and ease the burden on county personnel.

An amendment to extend any of these applications for more than a day is an unfair bailout and the law should prevail. On behalf of the many household members of Citizens Coalition and its Board of Directors, I respectfully request that you deny this amendment.

Sincerely,

Michael R. Tyler
President, Citizens Coalition, Inc.