

State Representative District 12	Name	Republican
Candidate's Full Name	Steve Pickering	
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1. What motivates you to seek this position? And what makes you believe you are the “Best” candidate for this position?

What motivates me most is my children and the future we are leaving them. I want them to grow up in Delaware where they can afford to live, raise a family, and be proud to call home.

As a first responder, I have spent years serving our community, and I want to continue that service as State Representative. I believe I am the best candidate because I bring a public servant’s mindset to the position, show up, listen, work together, and find solutions.

I’m running to help build a better Delaware for my children, your children, and the generations that come after us.

2. If elected, what are your top three (3) legislative priorities that you look to address (either change, fix, or implement) for the coming year and the following year? For each of the priorities you identified, please explain

- **What outcome would you look to achieve?**
- **How do you think it is going to help and positively impact the residents in Brandywine Hundred?**
- **Identify the biggest hurdle you expect to face for each of the priorities and expand on how you plan to overcome it.**

My top three legislative priorities are

1. Lower Energy Costs
2. Increase the Senior Citizen Tax Credit
3. Protect and Expand Delaware’s Income (Corporate Franchise)

1. Lower Energy Costs

I want to increase reliable energy generation and review costly mandates that are contributing to higher energy bills.

Expected Outcome: Lower and stabilize energy costs for Brandywine Hundred families.

This directly benefits Brandywine Hundred residents by keeping more money in their pockets and making the energy they use every day more affordable.

Biggest Hurdle: Delaware is part of a regional energy market, so there isn't a single bill that will fix all of the problems, but I look forward to working across the aisle to increase supply, address costly mandates, and protect our community members.

2. Increase the Senior School Property Tax Credit

I was very disappointed to see HB 73 voted down on the House floor during last summer's special session, and then again fail to make it out of the House Appropriations Committee this past year.

I can't begin to tell you how many seniors I have spoken with following last year's property tax reassessment who are genuinely concerned about whether they will be able to afford to remain in their homes. Many are living on fixed incomes while facing these increased property tax bills.

I will fight to increase Delaware's Senior School Property Tax Credit and look for additional ways to help residents afford to remain in their homes.

Expected Outcome: Provide meaningful property tax relief, particularly for seniors living on fixed incomes.

I believe this will directly help many seniors and families throughout Brandywine Hundred who have been impacted by rising property taxes and the overall cost of living.

Biggest Hurdle: Finding sustainable funding without simply shifting the burden to other taxpayers. I will focus on responsible spending and protecting Delaware's existing revenue sources.

3. Protect and Expand Delaware's Corporate Franchise Revenue

Delaware's incorporation industry is one of our greatest economic strengths and generates a significant portion of our state's revenue. I will work to protect Delaware's position as the

premier state for businesses to incorporate while promoting responsible opportunities to grow this revenue source.

Expected Outcome: Protect and expand this important revenue stream so Delaware can continue funding essential services without continually turning to residents for higher taxes and fees.

This directly benefits Brandywine Hundred residents by keeping other costs down. The more revenue Delaware can responsibly generate through our incorporation industry, the less pressure there is to raise taxes and fees on the people who live and work here.

Biggest Hurdle: Other states are actively competing for businesses and incorporation revenue. We must keep Delaware's corporate laws predictable, competitive, and business-friendly while working across the aisle to protect one of our state's most important economic advantages.

3. How do you intend to be transparent in your decision-making and keep residents informed before major votes?

I plan to keep all residents of the 12th District informed and involved in the decision-making process. I will host monthly community meetings that are open to everyone, giving residents the opportunity to share their priorities, ask questions, voice concerns, and discuss upcoming legislation and important votes in Dover.

My job as State Representative is to represent the people of the 12th District, not myself, not any political party, or any other entity. Whether you voted for me or not, if I am elected, I will work for you. Every resident deserves to have their voice heard and a representative who is accessible, responsive, and accountable to the people they were elected to serve.

4. What is your position on "Sustainability" when addressing its three main pillars, and how will you address them legislatively? Please provide short-term and long-term initiatives for each of the pillars:

- **environmental** (conserving natural resources, fighting climate change, and reducing waste so ecosystems can recover)
- **economic** (supporting resilient, long-term financial growth and jobs without relying on destructive practices)

- [social](#) (ensuring fairness, equal opportunities, and healthy communities for everyone).

I believe true sustainability requires a balance between protecting our environment, maintaining a strong economy, and ensuring Delaware remains an affordable and healthy place to live. We should not strengthen one pillar by weakening another.

A. Environmental Sustainability

Short-Term: I will support evidence-based policies that protect Delaware's air, waterways, open spaces, and natural resources, while improving stormwater management, flood prevention, and environmental monitoring.

Long-Term: I want Delaware to invest in cleaner, reliable energy generation and resilient infrastructure while continuing to reduce pollution and protect our natural resources for future generations.

B. Economic Sustainability

Short-Term: I will focus on lowering energy costs, supporting small businesses, protecting Delaware's incorporation industry, and reducing unnecessary taxes, fees, and regulations that make it harder to live or operate a business here.

Long-Term: My goal is to grow and diversify Delaware's economy, create good-paying jobs, and protect major revenue sources so we can fund essential services without continually increasing the burden on residents.

C. Social Sustainability

Short-Term: I will focus on making Delaware more affordable while supporting strong schools, public safety, healthcare access, seniors, and services for our most vulnerable residents.

Long-Term: I want Delaware to be a place where our children can grow up, find good-paying jobs, afford a home, raise their own families, and choose to stay here.

5. Will you ensure that there is legislation that requires comprehensive “Traffic studies” to be conducted by WILMAPCO & DELDOT to control and prevent the overuse/crowding of major secondary road traffic when residential and business developments are approved by New Castle County? Please elaborate.

Yes. I support strengthening Delaware’s traffic study requirements, so that we can see the full impact of development on our communities, including the cumulative impact on secondary roads and surrounding neighborhoods.

As a first responder, I also look at traffic from a public safety perspective. When we are responding to an emergency, congestion can impact how quickly fire, EMS, and police can get where they are needed.

I will work with DelDOT, WILMAPCO, New Castle County, our first responders, and our communities to strengthen the traffic study process and make it more transparent. We need to understand the impact of development before it is approved and built.

6. “Affordable Housing” is one of the key needs in the Brandywine Hundred for newcomers, young families, and senior citizens who want to downsize, and/or cannot afford to buy or provide the needed upkeep of the currently available houses. This means affordable apartment buildings need to be developed, either through new construction or by converting old office buildings into apartments. This also requires public transportation with new routes and/or increasing the frequency of existing routes from apartment buildings to key locations. Given the current 2027 budget cuts to DelDOT, how do you plan to meet residents' needs when you start your new term in office?

Affordable housing is a major concern, especially for young families, first-time homebuyers, and seniors looking to downsize. I support creating more housing options, including responsibly converting underused office and commercial properties into housing where appropriate.

However, housing and transportation must be planned together. Adding hundreds of new residents without considering roads, public transportation, emergency services, schools, and other infrastructure is not responsible for development.

With limited transportation funding, we must prioritize available DelDOT and DART resources based on need and impact. I would work with DelDOT, DART, New Castle County, and our communities to identify where additional or more frequent transit service would provide the greatest benefit.

My goal is responsible and affordable growth, creating more opportunities while ensuring the infrastructure and transportation needed to support that growth is part of the plan from the beginning.

7. What legislation will you propose and champion to control the development of the data centers and their energy use without taxing and increasing the power costs of the residents?

My position on data centers is simple: if they come to Delaware, Delaware residents should not be forced to pay for them.

I will support legislation requiring data centers to offset their energy demand, so their operations and infrastructure do not increase electricity costs for residential ratepayers. I would also like to see data centers generate their own reliable, clean energy and contribute excess power back to the grid, helping strengthen our energy supply rather than strain it.

Data centers must also meet strong environmental standards to protect our land, air, and water, with continued monitoring to ensure those standards are maintained.

Finally, these projects should have meaningful community involvement and support during the entire process. The residents who will live next to these facilities deserve a real voice in the process.

8. Just recently, at the end of the 2026 Legislative Session, the state agreed to pitch in an additional \$110 million to help cover a \$189 million shortfall in the Edgemoor container terminal construction (ballooned from originally estimated \$415 million to \$669 million)

- **When the state's budget is already reduced, how will taxpayers be affected?**
- **Please explain what you will do to protect and maintain the existing services?**
- **How do you plan to communicate your legislative efforts transparently so that the services are not eliminated without taxpayers' knowledge and consent?**

My concern is that Delaware residents could ultimately be left covering these increased costs through higher taxes and fees.

To protect and maintain existing services, we need to diversify and strengthen Delaware's revenue sources without placing additional financial burdens on Delaware families. We also need to ensure taxpayer dollars are being spent responsibly before asking residents for more.

I plan to communicate my legislative efforts transparently through regular updates and community meetings with residents of the 12th District. If cuts to services or major spending decisions are being considered, I want residents to voice concerns before these votes take place, so I can best represent what our district wants.

9. DNREC listed Shellpot Creek as NOT SAFE for swimming or primary contact recreation. Shellpot Creek flows through a highly urbanized and suburban area in New Castle County (15-square-mile watershed). It is officially impaired by high levels of bacteria and nutrients from urban and storm-drain runoff, and by elevated concentrations of toxic PFAS "forever chemicals" in the watershed. However, DNREC still allows siphoning or the withdrawal of water from Shellpot. Controlling what is dumped into Shellpot Creek relies on both regulatory limits and community practices.

- Could you please explain how you ensure that DNREC monitors the Shellpot Creek regularly and meets the requirements as identified in their regulations?**
- How do you control and monitor what is being dumped into the Shellpot Creek?**
- How often is Shellpot Creek monitored for safety?**
- Will you commit to notifying all neighborhood communities under your jurisdiction about the DNREC findings, and to sharing the report DNREC generates, so children and pets are protected from health hazards?**
- Will you put this information regularly in your newsletters to your constituents?**

A. To ensure DNREC is properly monitoring Shell pot Creek and meeting all required standards, I will request regular updates on their monitoring and findings and make sure that information is shared with our community. I also believe it is the responsibility of legislators to hold our state agencies accountable when requirements are not met.

B. Controlling and monitoring what is being dumped into Shell pot Creek starts with identifying where the contaminants are coming from. If our current laws and regulations are not strong enough to prevent this pollution, I will support strengthening them and holding those responsible for pollution accountable.

C. DNREC's current surface-water monitoring program monitors three locations along Shellpot Creek. One location is scheduled to be sampled 12 times per year, while

the other two locations are scheduled to be sampled six times per year.

- D. Yes, absolutely. I commit to sharing this information with members of our community through social media, newsletters, and in-person community meetings. I believe government findings should be accessible to the public, especially when they involve the health and safety of our residents, children, and pets.
- E. Absolutely. I believe strongly in transparency. Important findings regarding the health, safety, and environment of our community will be included in my constituent communications.

10. Every year, many women experience serious health complications from pregnancy and childbirth in Delaware. Delaware ranks #1 in the nation for hospital maternity practices according to the Delaware Health Association; however, it struggles with maternal mental health and specific birth outcomes. The state has a preterm birth rate of 10.6% and is ranking 30th nationwide. It ranks 15th in maternal mortality and access.

- **What are you going to do to ensure that all mothers have access to the desired healthcare and healthcare providers, and provide them with services so they can get proper prenatal and baby care education, nutritional services, so every mother and child in Delaware is equipped to start a healthy life?**
- **Please explain the type of legislation you will introduce in 2027 and beyond.**

Every mother in Delaware needs to have access to quality prenatal, delivery, and postpartum care. I would focus on improving access to existing maternal health services.

Delaware provides resources including prenatal and postpartum care, WIC nutritional assistance, home-visiting programs, Medicaid coverage, and doula services. We need to ensure mothers know these resources exist and can easily access them.

I would also support improving maternal mental-health screening and referrals and identifying ways to recruit and retain maternal healthcare providers in Delaware.

My goal is to make sure the programs we already fund are working, identify where gaps exist, and ensure every mother and child has the opportunity for a healthy start.

One piece of legislation I would introduce is the “Know Your Resources Act.” It would require healthcare providers treating pregnant women to provide state-sponsored information outlining the maternal and family resources available to them.

I would like this information to be location-specific, so mothers can easily find the services and resources closest to where they live. I would also like to see a digital option that can be downloaded directly to a phone and easily accessed throughout pregnancy and after delivery.

Delaware already has many valuable programs and resources, but they only work if mothers know they exist and how to access them. I believe communication is key, and no mother should miss out on available assistance simply because she didn’t know it was there.

Thank you very much for completing the CCOBH 2026 Primary and General Election Survey.

If you would like to provide additional comments, please use the space below.

I want to thank the members of CCOBH for giving me the opportunity to share my ideas, priorities, and some of my platform with you.

If you have any additional questions, please don’t hesitate to reach out. You can call or text me at 302-319-4041, email me at picksteve4delaware@gmail.com , or visit steve4de.com to learn more about my platform, the issues I am focused on, and my ideas for addressing them.

Thank you again for your time and consideration. I look forward to meeting and speaking with many of you between now and Election Day.

-Steve Pickering