



2023

Annual Report

In **January 2023**, the Downtown Dover Partnership received the final master plan, *Capital City 2030: Transforming Downtown Dover!* An ambitious series of implementation outcomes followed throughout the year:

Implementation projects were already underway with the DDP's Critical Improvements Program in which \$1.2M was allocated toward business district projects that, once completed, will result in ADA and life safety improvements, several apartments, and new commercial kitchens to bring eateries needed to support a thriving business district.

On **March 22**, over 200 people attended a **public presentation of the plan** at Kent Levy Court and virtually. The plan, developed by the Mosaic Development Partners team with engagement of over 800 community members and thought leaders, has been received enthusiastically by the community!

By **July 1**, DDP signed a contract with Dover Kent MPO (Metropolitan Planning Organization) to complete the **Downtown Dover Pathways Study**, to better connect key activity centers within the Capital City.

By **Labor Day, Property Development Director, Ken Anderson, was hired**, fulfilling a key DDP priority to secure most qualified candidate to oversee site-readiness and redevelopment of three large scale DDP-owned sites.

By **October 30**, two crosswalks were painted by community members and new light post banners featuring local artwork were installed, **adding vibrancy downtown through "placemaking."**

On **November 20**, DDP received word that the **EPA accepted DDP's Environmental Assessment Grant application.**

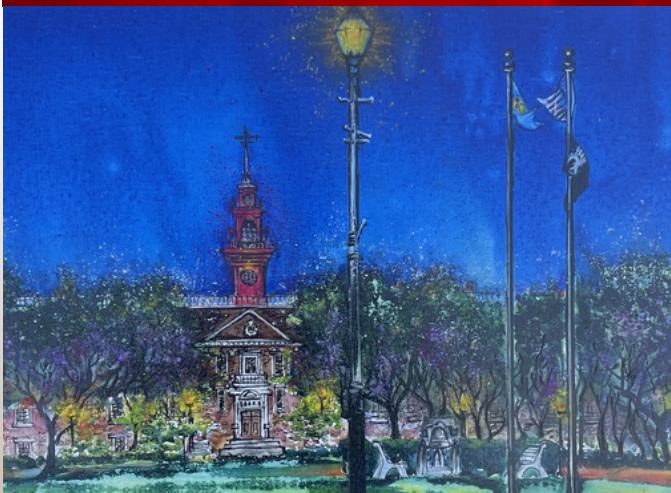
On **December 11**, the **Binding Memorandum of Understanding was signed** for 120 S. Governor's Ave. redevelopment between Mosaic Development Partners, Colonial Parking Inc., and the Downtown Dover Partnership.

Private investment is being spurred by the final plan and commensurate activity, including selection of developer by the City of Dover to redevelop the former post office site, to include 30 market-rate apartments, two commercial spaces and on-site parking. We anticipate this kind of private investment will continue.

2024 holds plans for continued, aggressive implementation of the plan. ***The transformation has begun!***

Diane Laird, Executive Director

Shop Eat Explore and Repeat in Downtown Dover!



"One Summer's Night" by Hyo Lee, *Paint Dover!* 2023

Our vision for Downtown Dover...

An increasingly vibrant and thriving downtown.

A regional destination.

People of all ages will fill downtown to visit museums and cultural attractions, have a nice meal, shop at unique retail stores, and enjoy numerous, varied and playful things to do, both inside and outdoors.

It's happening downtown!

Our Mission

The Downtown Dover Partnership is committed to driving an improved quality of life for the residents and visitors of Dover, Delaware, through collective collaboration, economic development and promotion of downtown Dover's unique historic properties.



ECONOMIC VITALITY

353 cards sold!
235 cards redeemed!



\$14,840 for downtown purchases!
\$7,000 BOGO match by DDP
resulting in **\$10,136 downtown sales!**

Two REAP* loans awarded

*Retention Expansion Assistance Program
Otis Brooks, Tastee's
Chevonne Boyd, The Hive

Net gain of 8 downtown businesses

CDCC Economic Development Achievement Award



The DDP received the 2023 award that “recognizes a community partner that has spent a significant amount of time and energy imagining and planning for the future of the Capital of the First State.”

The award is only granted when a person or entity goes “above and beyond” in helping to grow the economy here in Central Delaware.

BUSINESSES ASSISTED—2023

Ethnicity:

African American	32
Caucasian	20
Hispanic	2
Other	3

Gender:

Female	23
Male	34

Disadvantaged Small Businesses:

Veteran	1
Persons with Significant Disability	0
Minority	17

Focus of Assistance:

SBA/EDGE/Other	8
Facade/Signage/Architectural	10
Downtown Development District	12
Seeking downtown location	19
Critical Improvements Program	9

DESIGN

CRITICAL IMPROVEMENTS PROGRAM

ALLOCATED TO
PROPERTY OWNERS

\$1.2 M

DDP received an additional:

\$675 K

Together will result in:

\$7 M

...in improvements to existing buildings & occupancy of formerly vacant buildings.

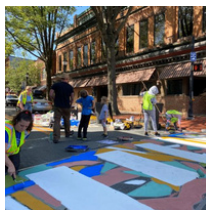


Anticipate significant growth in private property reinvestment and redevelopment in 2024!

EVENTS & ACTIVITIES



DOVER AIR FORCE BASE
Newcomers Orientation



Two Painted
Crosswalk Pilots



75 Art Banners

Fifth Annual!



26 Artists
\$2,270

Partnering with...
The Biggs &
Dover Art League

ARTWORK SALES

397 VIEWS—VIRTUAL EXHIBITION

MARKETING & PROMOTIONS

PROMOTED, IMPLEMENTED, AND/OR PARTNERED ON EVENTS:

First Saturday's - Small Business Saturday - Dover Days - Capital Holiday Celebration

STRATEGIC PARTNERSHIPS

The Biggs Museum of American Art, Bayhealth, The Cendel Foundation, Central Delaware Chamber of Commerce, City of Dover (Finance, Mayor, Council & City Manager's Office, Planning & Inspections, Police, Department, Public Works), Delaware Arts Alliance, Delaware Division of Arts (DDOA), Delaware State Housing Authority, Delaware State University, Delaware Technical Community College, Destination Downtown Dover (D3), Dover Air Force Base, Dover Art League, Dover Interfaith Mission for Housing, Kent County Tourism, Kent Sussex Leadership Alliance, Mid-Atlantics Arts, Office of State Planning Coordination, DE Small Business Development Center, SCORE, True Access Capital and Wilm U.

BOARD MEMBERSHIPS OR COMMITTEE POSITIONS HELD BY DDP STAFF:

City of Dover Economic Development Committee, Dover Days and Capital Holiday Celebration Committees, Equitable Entrepreneurial Ecosystem (Pete DuPont Freedom Foundation), HELP Initiative, Kent County Tourism, NeighborGood Partners/Restoring Central Dover (Steering Committee).

9.8 K
Followers



6% INCREASE
Since 2023

MERCHANTS

- Hosted four merchant window decorating contests to beautify downtown, light up windows, and uniquely display merchandise.
- Maintain Downtown Dover Business Directory.
- Held three merchant mixers and five meetings to increase camaraderie and communications among business owners.
- Provided ongoing communications to promote news, grants, training and resources to assist merchants.



My Roots
February's First Place Window Contest Winner!

Unlock value shopping!



377
REGISTERED USERS
29% increase from 2022
17
PARTICIPATING MERCHANTS

PARKING

2021 DOWNTOWN PARKING SOLUTION

Planning in process to build multi-modal transportation hub featuring parking garage, bike share, micro-transit bus services by 2026.

DOWNTOWN DOVER PATHWAYS STUDY

Dover Kent MPO plan initiated to identify means to better connect business anchors to downtown via walking, bicycling, scooter, and other micromobility options.

ORGANIZATION



972
VOLUNTEER HOURS

\$28,732
VALUE OF
VOLUNTEER HOURS

<https://independentsector.org>

- \$3,550 Corporate Sponsorships
- \$5,500 DE Division of Arts
- \$10,000 SBDC Navigator Program
- \$130,500 Dover Kent MPO
- \$150,000 City of Dover
- \$150,000 Grant-In-Aid
- \$3.0 M DE State Bond Bill



\$3,449,550 M

GRANTS, SPONSORSHIPS RECEIVED



Community members celebrate with Donny and Kim Legans, owners of Rail Haus, Dover's new year 'round beer garden.

What will people begin to see?

Those visiting, working, and living downtown will begin to see significant, visible change – a glimpse of things to come - in the downtown business district due to implementation of the master plan.

Amidst jackhammers, excavators, bucket trucks, bulldozers, street sweepers, and the like, they will also see a reduction in commercial building vacancy, increased foot traffic, road infrastructure and transportation improvements, including a parking structure, as well as preparations for 200 new residents (toward goal of 2000) in multi-story buildings, alternative modes of getting around the city, and color and vibrancy in the district.



Conceptual drawing of mixed-use redevelopment at 120 S. Governors Ave.



2024
On the horizon!

Throughout 2024 and into 2026, DDP will focus on six major projects of the Capital City 2030 strategic plan, several of which will utilize \$25M in State funds allocated to DDP and the City of Dover:

1. Implementation of **underground infrastructure improvements** to support planned redevelopment by City of Dover.
2. A **multi-modal transportation hub** will be constructed, featuring a parking garage, bike share, and micro-transit bus services that will provide for transportation needs of the community, including residents, workers, and visitors. Planned completion 2026.
3. DDP's priority redevelopment project with Mosaic Development Partners and Colonial Parking at 120 S. Governor's Ave. will be nearing completion. This project lies in the heart of downtown and plans include a six-story, mixed-use complex with approximately **160 residences and ground level small-scale, full-service grocery, coffee shop, fitness center, and daycare center.**
4. The now underway **Critical Improvements Program** will support approximately \$6M in public/private investment for retrofits to existing buildings in the central business district.
5. Completion and implementation of the **Downtown Dover Pathways Plan via Dover Kent MPO** will better connect key activity centers and downtown anchors (Bayhealth, DSU, the State of Delaware, and DAFB) facilitating a more walkable district, and will include bike, scooter, and micro-mobility options.
6. Build on success of several **creative arts/placemaking initiatives** toward ongoing public arts programming, including additional **painted crosswalks, a community art walk and performance amphitheater.**

Details of the Capital City 2030: Transforming Downtown Dover master plan available at tinyurl.com/CapitalCity2030.

Thank you

The myriad details that surround a project of this size and magnitude are overwhelming. Full community buy-in is critical for overall transformation. Senator Trey Paradee and government leaders at the State, County and City level, local non-profits including NeighborGood Partners, Dover Kent MPO, and Kent County Tourism, and grassroots volunteers too numerous to mention are vital to the plan's success. The DDP core team of colleagues, including DDP Board President Todd Stonesifer, City Manager Dave Hugg, Dina Vendetti (Central Delaware Chamber of Commerce), Linda Parkowski (Kent Economic Partnership), and DDP staff, as well as volunteers, daily address both the bird's-eye and the worm's-eye views to coordinate the various elements of the plan. Leadership of the board of directors provides valuable advisement throughout. Thank you, team!

EXECUTIVE COMMITTEE

Todd Stonesifer, President
John Van Gorp, Vice President
Jonathan Street, Secretary
Pete Bradley, Treasurer

BOARD MEMBERS

Kim Adams
Councilwoman Tricia Arndt
Codi Canasa
Mayor Robin Christiansen
Dr. Stacy Downing
Mary Ellen Gray, Planning Director *
William Grimes

David Hugg, City Manager
Sarah Keifer
Donny Legans
Dawn Melson-Williams
Councilman Fred Neil
Senator Trey Paradee
Linda Parkowski
Carla Wilson *

*Served until June 30, 2023

STAFF

Diane Laird, Executive Director
Tina Bradbury, Operations Manager
Jordan Resh, Office Administrator
Ken Anderson, Property Development Director

ASSETS / BALANCE SHEET

December 2023

Cash & Investments	5,675,578
Land & Buildings, Equipment, Accum Deprec.	4,231,374
TOTAL ASSETS	9,906,952
Leases/Sales Contracts, Notes Payable	
TOTAL LIABILITIES	3,055,815
Invested: Land/Buildings Unreserved	
FUND BALANCES	6,851,137
TOTAL LIABILITIES & FUND BALANCES	9,906,952
Real Estate Holdings: Total Buildings & Land	5,196,863

NOTE: Real Estate Holdings & Loan Balances are not updated for FY 23 until entries are generated by the Tax Accountant.

DowntownDover.com

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