Mission Statement

Downtown Dover Partnership drives business and job opportunities, growth of economic and cultural assets, and development of commercial and residential real estate, while preserving the City of Dover’s historic qualities, consistent with the National Main Street model.

Special Thanks to Dover City Council, Mayor Robin R. Christiansen, and City Manager Scott Koning for their support of the Downtown Dover Partnership.

Thanks to Diane Laird, State Coordinator, Delaware Main Street, for technical assistance provided throughout the year.

Delaware Main Street, for technical assistance provided throughout the year.

Special Thanks to Becker Morgan Group, a team of professionals that made many of these accomplishments possible.

And to our Board of Directors for their vision and commitment in making downtown strong and vibrant.

Partnership Staff

William G. Neaton, Director
C. Edwin Perez
Beverey Latimer Jackson

First Friday
Carol Bates
Lori Hadler
Jean Francis
Jennevith Gath
Lori Lefevre
Rebecca Lord
Jenny Mahus
Amy Mihlau
Valla Rogers
Sarena Polletta Stacheck
Katrina Skillern
Erik Thomsen
Downtown Dover Merchants

Businesses

A Capital Holiday Celebration
Jennifer Allen
Aeron Asa
Bayhealth Medical Center
Cristo BMW
Mary Borger
Calvary Christian Academy
Central Delaware Chamber of Commerce
Marine Boiler Corporation
City of Dover Parks & Recreation
City of Dover Police
City of Dover Public Works
Conestoga Church Drama Ministry
Dancing in the Bathroom Theatre of Dover
Delaware State Parks
Downtown State Stores
Dover High School Ensemble
Dover Koenig
Dover Public Library
Concentration William Hare
Heritage of Dover
Holy Cross Catholic School
Michael Hughes
Masonic Temple Ensemble
The Little School at Kids Cottage
The Novikoff
St. John’s Lutheran School
Shane Rabbani
Salem
Representative State
Wes Wilson
Georgiana Witterby

A Christmas Holiday Celebration
Jennifer Allen
Aeron Asa
Bayhealth Medical Center
Cristo BMW
Mary Borger
Calvary Christian Academy
Central Delaware Chamber of Commerce
Marine Boiler Corporation
City of Dover Parks & Recreation
City of Dover Police
City of Dover Public Works
Conestoga Church Drama Ministry
Dancing in the Bathroom Theatre of Dover
Delaware State Parks
Downtown State Stores
Dover High School Ensemble
Dover Koenig
Dover Public Library
Concentration William Hare
Heritage of Dover
Holy Cross Catholic School
Michael Hughes
Masonic Temple Ensemble
The Little School at Kids Cottage
The Novikoff
St. John’s Lutheran School
Shane Rabbani
Salem
Representative State
Wes Wilson
Georgiana Witterby

Support for Multiple Activities
Bayhealth Medical Center
Cristo BMW
City of Dover
DE Economic Development Office
DE Technical & Community College
Dover City Council
Dover Fire Department
Dover Parks & Recreation
Dover Police Department
Dover Fire Department
Downtown Dover Business First State Heritage Park
Greater Kent Community
Kent County Tourism
DECA
Small Business Development Center
DECCO
State Management
U.S. Small Business Administration
Clear Capital
RDB Realty
USDA Rural Development
Wesley College

About the Downtown Dover Partnership

Downtown Dover Partnership is a non-profit organization dedicated to revitalizing the Downtown District. DDIP works hand in hand with the National Trust for Historic Preservation’s National Main Street initiative to create a variety of programs that serve to improve our downtown district.

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2015 Annual Report
Developing the economic, cultural and historical resources of Downtown Dover
Director's Note...

Fiscal 2015 was a great year for the Downtown Dover Partnership and Downtown Dover. On January 11, 2015, Governor Markell announced Dover’s designation as one of three Downtown Development Districts. Property owners in the designated Downtown Development Districts will be eligible for a variety of incentives from the State, Kent County, the City of Dover, and the Downtown Dover Partnership. The most valuable of the 2015 incentives was a rebate of 20% of the construction costs from the State of Delaware for qualifying construction projects over $25,000. The County will match a portion of the State’s rebate, and the City will offer a variety of incentives relating to permit fees, impact fees, property taxes, transfer taxes, and business license fees. The Downtown Dover Partnership provides assistance with architectural fees and façade grants.

Dover’s designation as a Downtown Development District by the State of Delaware has brought increased interest in our Historic Downtown from developers. Habitat for Human- ity and the Priscilla Block Building were selected for funding as large projects while a number of smaller projects have also been undertaken including the renovation and opening of the Former Smithers Restaurant as the Grey Fox Grille and Public House. A number of other projects were started in FY15 as part of the Downtown Development District and we look forward to their completion.

The second season of our Downtown Dover Farmers Market brought vendors and visitors to Loockerman Way Plaza in the summer of 2014. Visitors could be found filling their shopping bags with great produce, pasta, kettle corn and other goodies while enjoying Mint Tea, cupcakes, or hand-dipped ice cream. FY15 also brought new special events coordinated by members of the Merchants’ Committee. OkiDoverFest and History, Heritage & Hops attracted many visitors to downtown Dover to enjoy the festival activities while providing exposure for our downtown merchants. Funds from these events were used for downtown beautification projects.

The DDP worked with the Dover Police Department to garner support for reinstatement of the Cadet Program. This has been a welcome addition to the downtown as the cadets interact with visitors and merchants throughout the downtown corridor. The DDP continues to be an active partner with NCALL and a broad range of community groups to implement the Restored Cadet Program. The plan developed as a result of the study conducted in FY14 received an implementation grant from the Wells Fargo Foundation and many projects and community activities are being planned by the different work groups.

The Downtown Dover Partnership is committed to working closely with merchants, local and state government, residents, community partners and developers to continue the progress we’ve made together in creating a beautiful, vibrant and welcoming downtown.

Sincerely,

William G. Neaton, Executive Director

FY 2015
Downtown Dover Partnership Economic Impact Highlights

Dozens of projects were funded through the Downtown Dover Partnership’s façade grants, resulting in award $667 of total façade improvements. $3,167

1,750 volunteer hours valued at $23.07/hour = $40,372.50

New Businesses Opened

- Artsy Fartsy
- Tiffanee & Co.
- Brunch and Lunch
- Uncorked Canvas Parties
- Dinos & Darlings
- The Sandwich Nook
- Incredibe Art Tattoos
- Family Dollar
- Shep’s House of Styles
- The Artful Barber

A total of 10 new businesses opened during this reporting period yielding 21 FTEs. Five (5) are minority-owned and five (5) are women-owned.

Increasing Competitiveness of Downtown Businesses

Seven workshops were held during this period – topics included small business development incentives, and marketing for small business owners. The workshops were attended by 100 current and prospective small business owners.

Business Assistance Provided

Two businesses were assisted with applications for business loans. Two of the applicants completed the process and received loans totaling $120,000.

Partnership Real Estate Holdings

- 120 S. Governors Avenue – Acme site... $1,293,945
- 22-24 W. Loockerman Street... $1,853,842
- 133-135 S. Governors Avenue... $248,745
- 139-143 S. Governors Avenue... $205,184
- 222 Railroad Avenue... $56,746
- 230 Railroad Avenue... $151,091
- 120 S. Governors Avenue... $243,900
- East side of N. West Street parcel #1... $674,267
- Lockerman & North Street Lots – Collegian... $1,908,563
- North St. Parking Lot – Leasehold Improvements... $501,242
- Total Buildings & Land... $6,572,025