



Economic Vitality Committee Meeting

Wednesday, June 18, 2025

8 a.m.

Zoom: <https://zoom.us/j/98017699516>

(Over for additional Zoom info)

AGENDA

Join Zoom Meeting - info in header above and over

Welcome

Agenda

Minutes (May 2024)

Public comments

Updates on Master Plan

- Updates:
 - Open House, June 26 – 4:30-6:30 at The Hive, 28 W. Loockerman St.
 - Mobility Center
 - 120 S. Governor’s Ave. name and new conceptals
 - Streetscape & water/wastewater infrastructure

Updates from working groups

1. Critical Improvements Program (CIP)
2. Site Readiness Updates
3. Unlock the Block
 - REAP (Retention Expansion Assistance Program) application
 - Recruitment strategies/incentives – new program
4. Marketing

Other business

Adjournment

Next scheduled meeting – TBD

Agenda items as listed may not be considered in sequence. Pursuant to 29 DEL. C. 10004(e)(2), this agenda is subject to change to include the addition or deletion of items, including executive sessions, which arise at the time of the meeting.

The Economic Vitality Committee rebuilds and diversifies the downtown Dover area's economy by implementing business retention, recruitment and expansion strategies, and making strategic property/building purchases and sales of DDP-owned properties.



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Wednesday, June 18, 2025

8 a.m.

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(Over for additional Zoom info)

Diane Laird is inviting you to a scheduled Zoom meeting.

Topic: DDP Economic Vitality Meeting

Monthly, third Wednesday, 08:00 AM Eastern Time (US and Canada)

Every month on the Third Wed, until Jun 18, 2025, 6 occurrence(s)

Changed occurrence(s):

Jan 15, 2025 08:00 AM (updated)

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://zoom.us/meeting/tJwtdu6upzlvG9IfvicnRwRZGBAeU3b1bH-I/ics?icsToken=DCJnfMI89kJehwtCAgAALAAAALv2jy6r0lIT_6qEOhOebAEFm6V_vXLwk36vNj0xUixSfqoFECpfTnYOSOZtHfOkCX8274r5llae2QwnOTAwMDAwMQ&meetingMasterEventId=RE5n3vuzRq6XE33WBNGGxg

Join Zoom Meeting

<https://zoom.us/j/98017699516>

Meeting ID: 980 1769 9516

One tap mobile

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+13126266799,,98017699516# US (Chicago)

The Economic Vitality Committee rebuilds and diversifies the downtown Dover area's economy by implementing business retention, recruitment and expansion strategies, and making strategic property/building purchases and sales of DDP-owned properties.

Meeting Minutes

Attendance: Rick Ferrell, Kim Adams, Mike Glick, John Van Gorp, Bobby Wilson, Diane Laird, Ken Anderson

Agenda – Rick noted that the agenda referenced March 2024 and needs updated. Rick made a motion to accept updated agenda. Mike seconded the motion. Motion approved by unanimous approval.

Minutes – Approved by consensus.

Public Comments – **None** (Meeting was closed to the public following Zoombombing incident.)

Master Plan Update:

Diane provided updates on the Mobility Center:

- Planning for the mobility center is underway.
- A potential first-floor tenant is being considered, which could be a 6-year lease.
- The goal is to have the parking cars ready by the end of December 2026 to meet the ARPA funding deadline.
- Having first-floor amenities could activate more space for retail and commercial use, potentially bringing more jobs and foot traffic.
- A Groundbreaking is anticipated in October.

Ken provided updates on demolition projects:

- Demolition and compaction for 150 S. Bradford St. is complete.
- Hydro-seeding of bar slopes has been done to prepare for site development/new construction.

Working Groups Updates:

1. Critical Improvements Program (CIP) –

- Work is underway to get applicants' documents up to speed for the CIP awards, with a target of end-of-month.
- DDD Awards, a portion of CIP, are being leveraged with Downtown Development District funds.
- An announcement regarding the DDD awards is expected soon, potentially this week.
- The allocation of funding for the program is exceeded by the participation from an application standpoint.
- Rick has made it known that the Dover projects are real, ready to go, and really important for next steps.

- Large projects getting less than the maximum amount that percentage wise in the project they are eligible for is not common.
2. Site Readiness Updates –
- Mike reported that the 1 W. Loockerman St. project is currently on hold as they wait to hear about their DDD application. DDD funds are crucial for the project’s finances. In the meantime, design professionals are still working on the project internally.
 - Rick discussed potential solutions that may be explored if the DDD funding does not come through.
3. Unlock the Block –
- REAP (Retention Expansion Assistance Program)
 - Application has been converted to focus on retention, with changes to the numbers.
 - Funding available has been increased to \$4,000.00.
 - Funds could potentially be used towards rent in the latter half of the first year if the business shows signs of success.
 - Recruitment Incentive Program
 - The recruitment program aims to understand what a business owner is trying to do, their business plan, financials, and experience, to ensure they are a reasonable risk.
 - Draft materials have been created by merging boilerplate with other programs for consistency.
 - Funding available will be \$7,500.00/applicant.

Other Business – Rick reminded the group of an existing Kent County incentive that provides 50 cents on the dollar for DDD applicants, capped at \$10,000. The funding for this incentive ran out, but the line item remains. He suggests lobbying KC Levy Court to reinstate the funding for this incentive.

Diane will reach out to Levy court to request being added to the agenda of their next meeting.

Meeting adjourned

Next Meeting – June 18, 2025 @ 8:00 a.m. via Zoom