



Board Meeting
3/9/2026
ZOOM

BOARD MEETING MINUTES

ATTENDANCE: Todd Stonesifer, John Van Gorp, Pete Bradley, Dina Vendetti, Codi Canasa, Sueduka Gibbs, Sharon, Duca, Will Grimes, Terrell Holmes, Zach Prebolis, Roy Sudler, Tricia Arndt, Sarah Keifer, Jessica Jackson

GUESTS: Chuck Speigleman, Jed Hatfield, John Rice, LK Paden, Maggie Reynolds

STAFF: Diane Laird, Ken Anderson, Morgan Russum

ABSENT: Robin Christiansen, Dave Hugg

CALL TO ORDER: Todd Stonesifer opened the meeting at 8:35 am.

AGENDA: Todd requested that the agenda be revised to include a discussion of a proposed resolution for Low Income Tax Credits (LIHTC) for the 120 S. Governor's Ave. project.

Tricia Arndt moved to accept the updated agenda. Will Grimes seconded the motion. Motion was unanimously approved to accept the updated agenda.

MINUTES (12/3/25 meeting): John Van Gorp motioned to accept the minutes from the last meeting. Codi Canasa seconded the motion. Motion was unanimously approved to accept the minutes.

EXECUTIVE SESSION (Move into session): Tricia Arndt motioned to move the meeting into Executive Session. Codi Canasa seconded the motion. Motion was unanimously approved to move the meeting into Executive Session.

EXECUTIVE SESSION (Move out of session): Jessica Jackson motioned to move the meeting out of Executive Session. Tricia Arndt seconded the motion. Motion was unanimously approved to move the meeting out of Executive Session.

Executive Session ended at 9:10 am.

In light of the vote taken by the DDP board of directors in June 2025 and supported by updates and recommendations made by the working group after intensive and thoughtful negotiations with proposed tenant regarding the lease for the first floor tenancy of the Downtown Dover Mobility Center, it is recommended that the DDP Executive Committee be empowered to sign the lease with the tenant for the first floor of the mobility center.

Pete Bradley motioned to approve the recommendation to sign the lease with the tenant for the first floor of the Mobility Center. Will Grimes and Sueduka Gibbs seconded the motion. Motion was unanimously approved to approve the recommendation to sign the lease with the tenant for the first floor of the Mobility Center.

MASTER PLAN UPDATES: Todd discussed a proposed resolution to commit the use of \$8.2 million toward building low-income apartments at the 120 S. Governor's Ave. project. The planned project already includes 50 low-income units.

John Van Gorp motioned to commit an amount not to exceed \$8.2M in FY 2025 funds be committed to the mixed-use project at 120 S. Governors Ave., per the Bond Bill FY 2025 directive, and specifically that these funds be committed to the LIHTC application in concert with the associated resolution dated 3-10-26. Said funds will be used to support development, pre-development, and site work as outlined in the resolution for



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the resolution. Pete Bradley seconded the motion. Motion was unanimously approved to commit an amount not to exceed \$8.2M in FY 2025 funds to the mixed-use project at 120 S. Governors Ave., per the Bond Bill FY 2025 directive, and specifically that these funds be committed to the LIHTC application in concert with the associated resolution dated 3-10-26. Said funds will be used to support development, pre-development, and site work as outlined in the resolution for the resolution.

EXECUTIVE COMMITTEE/STAFF UPDATES:

Diane reported:

- DDP has been awarded \$500,00 in Congressionally Directed spending. This funding has been awarded to use toward housing at the 120 S. Governor's Ave. project.
- CCTA board meeting will be held immediately following this DDP board meeting.
- Diane will present DDP's Annual Report to Dover City Council at tonight's City Council meeting.

OTHER BUSINESS:

Dina - CDCC Legislative Luncheon will be this Thursday, March 12th at 11:00 am at Bally's in Dover.

Terrell – The Schwartz Center tech upgrades are finally completed. Also, there will be a DSU Community Day on April 25th.

MEETING ADJOURNED: Codi Canasa motioned to adjourn the meeting. John Van Gorp seconded the Motion. Motion was unanimously approved to adjourn the meeting at 9:45 am.

MR

DRAFT

Annual Report 2025

Downtown Dover Partnership

Not yet approved by DDP Board of Directors.

Presenting to City of Dover Mayor & Council

Monday, March 16, 2026

This year, the Downtown Dover Partnership focused on redevelopment projects and initiatives within the *Capital City 2030: Transforming Downtown Dover!* master plan - the community's road map to transform downtown Dover into a thriving, sustainable business district/residential community, ready for a new generation of leaders, investors, residents, and workers.

An October groundbreaking was held for Downtown Dover Mobility Center after completing additional remediation and demo of properties at 148 & 150 S. Bradford St.; Phase II Site assessments for parcels transferred from the City of Dover, thereby amassing all parcels required for the project; and a waterline relocation in conjunction with the City of Dover. Negotiations are nearly complete to locate a sizeable first floor commercial tenant; prospecting for additional micro-retail tenants alongside planned bike repair/storage is underway. The public parking facility will house 320 parking spaces.

Recommendations delivered by Dover Kent MPO in late 2024 and subsequent approvals received for Downtown Dover Pathways & Loockerman St. Traffic Calming & Street Activation Improvements resulted in DDP partnering in 2025 with the City's Water/Wastewater Improvements project in order to contract for construction plan development. Soon-to-follow implementation will create a more pedestrian-friendly Loockerman Street and a utility-sound business district.

In December, the DDP design/build team led by developer Mosaic Development Partners successfully received Historic District Review and Dover Planning Commission approval to proceed with the design concept for *The Governor*, a four story mixed-use, mixed-income project at 120 S. Governors Ave., formerly the "old Acme site."

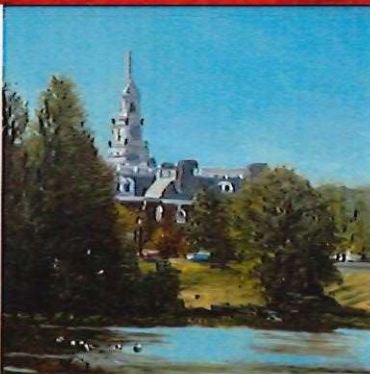
Private investment is being spurred by the DDP-led master plan and implementation, including: The First Capital Center (formerly The Duncan Center) has been purchased and is undergoing \$2.5M renovations for additional tenants. The Old Post, formerly the downtown post office, was purchased and owners' plans for 42 market-rate apts. and restaurant/commercial space is nearing groundbreaking later this year. And owners of the Loockerman Way Plaza are in final planning stages to build a mixed-use project to include a restaurant. *The transformation continues!*

Diane Laird, Executive Director

Community partners
celebrated the
groundbreaking of the
Downtown Dover Mobility
Center in October!



Shop Eat Explore and Repeat in Downtown Dover!



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!

The Delaware Way by Ed Lewandowsky

2025 Paint Dover! First Prize & People's Choice

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 landscape.

ECONOMIC VITALITY

186
Cards sold

\$4,875
BOGO match provided by DDP

\$9,755
Value of cards sold for
downtown Dover purchases!



\$5,027
Value of 127 cards redeemed
benefitting 11
downtown Dover shops!

BUSINESSES ASSISTED—2025

Ethnicity:

African American	24
Caucasian	.8
Hispanic	0
Other	2

Gender:

Female	15
Male	19

Disadvantaged Small Businesses:

Veteran	4
Woman-Owned	8
Minority	23

Focus of Assistance:

New business exploration	11
seeking downtown location	3
Critical Improvements Program	16

+/- 60 local contractors attended Contractor Orientations & Pre-Bid Meetings led by EDIS Company to learn about downtown contracting opportunities.

DESIGN



This metal arts fence has beautifully served the CPTED (Crime Prevention Through Environmental Design) purpose for which it was created and installed.

The area is clean, beautiful, free of nuisance behavior and crime, and is artfully intriguing to vehicular and pedestrian traffic, restaurant patrons, and bus riders.

Metalwork project by DDP Design Committee
Artwork by Brian Bachman of Graydie Welding

EVENTS & ACTIVITIES

New in 2025, the Fire and Ice Festival highlighted Dover's transformational revitalization efforts while creating a memorable experience for attendees, combining art, culture, and community spirit, and positioning Dover as an exciting regional destination.



500
Open House Attendees
reviewed downtown plans!
1000 first-year event attendees!



7th Annual!

Paint Dover!

27 artists!

Competition, live and virtual exhibitions!

In partnership with
The Biggs Museum of American Art!

MARKETING & PROMOTIONS

PROMOTED, IMPLEMENTED, PARTICIPATED IN AND/OR PARTNERED ON EVENTS:

Fire & Ice Downtown Dover - Small Business Saturday - Dover Days - Paint Dover! - Capital Holiday Tree Lighting

STRATEGIC PARTNERSHIPS

The Biggs Museum of American Art, Bayhealth, The Cendel Foundation, Central Delaware Chamber of Commerce, City of Dover (Mayor, Council & City Manager's Office, Finance, Planning & Inspections, Police, Department, Public Works, Parks & Recreation), Delaware Arts Alliance, Delaware Division of Arts, Delaware Division of Small Business, Delaware State Housing Authority, DSU Downtown, Dover Air Force Base, Dover Art League, Dover Interfaith Mission for Housing, NeighborGood Partners, Kent-Sussex Leadership Alliance, Office of State Planning Coordination, DE Small Business Development Center, True Access Capital and Visit Central Delaware.

BOARD MEMBERSHIPS OR COMMITTEE POSITIONS HELD BY DDP STAFF/VOLUNTEER:

City of Dover Economic Development Committee, Dover Days and Capital Holiday Celebration Committees, The HELP Initiative, The People's Church, Visit Central Delaware



DOVER AIR FORCE BASE
Newcomers Orientation

MERCHANTS



Increase camaraderie & communications among business owners.

Host merchant window decorating contests to beautify downtown, light up windows, and uniquely display merchandise.

Promote news, grants, training and resources to assist merchants.

Maintain Downtown Dover Business Directory.

Mitten & Winters CPAs - 40th Anniversary in Downtown!
December 2025 *First Place* Window Contest Winner!

Unlock value shopping!



359
REGISTERED USERS

14
PARTICIPATING MERCHANTS

PARKING

DDP launched electronic sales for daily use parking & permits

Under DDP's new management protocol with Colonial Parking, Inc., customers began to manage their own accounts, purchase monthly parking permits for 2025 online via Colonial's portal, and in return, receive a parking tag to display on the windshield.



185
REGISTERED CUSTOMERS

Parkmobile revenue increased
by 30% in 2024

ORGANIZATION



The Capital City Transformation Alliance, Inc., DDP's subsidiary 501(c)(3) entity established in late 2024, led its initial board training and two meetings this year. The CCTA was established to receive charitable donations and to prepare for the operations, ongoing management and maintenance of the Mobility Center, wherein revenue generated will support ongoing revitalization of downtown Dover.



1,693+
HOURS BY DDP VOLUNTEERS

\$88,899
VALUE OF HOURS

<https://independentsector.org>

GRANTS, SPONSORSHIPS AWARDED / RECEIVED (2025)

\$150,000 City of Dover
\$20,300 Corporate Sponsorships *
\$5M State of DE Bond Bill
\$5,500 DE Division of Arts *
\$100,000 Grant-In-Aid
\$6,400 Special Project Donations *

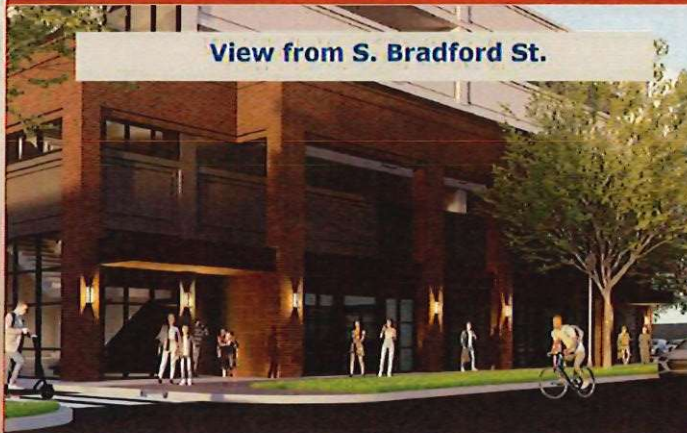
* Donations to DDP's 501(c)(3) Main Street Dover



\$5,282,200

Downtown Dover Mobility Center

View from S. Bradford St.



View from S. Governor's Ave.

