ECONOMIC DEVELOPMENT COMMITTEE

The Economic Development Committee met on January 15, 2019 at 4:30 p.m. with Mayor Christiansen presiding. Members present were Mr. Hare, Mr. Cole, Mrs. Mitchell, Mr. Hugg, Ms. Laird, and Mrs. Adams. Mr. Hammond was absent.

AGENDA ADDITIONS/DELETIONS

Mr. Hare moved for approval of the agenda, seconded by Mr. Cole and unanimously carried.

Draft 2019 Comprehensive Plan, Chapter 10 - Economic Development Plan

During their meeting of December 10, 2018, Council approved the Committee's recommendation to continue forward with the current verbiage with the caveat that they have concerns, and that staff bring the draft language back to the Economic Development Committee meeting on January 15, 2019.

Mr. Dave Hugg, Director of Planning and Community Development, reviewed the revised goals for Chapter 10 - Economic Development Plan of the Draft 2019 Comprehensive Plan. Mr. Hugg noted that staff planned to have the Draft Plan ready for internal review by early February, so they were seeking input and suggestions.

Ms. Laird noted that she was thrilled to see Ms. Tina Bradbury, Downtown Dover Partnership (DDP) Operations and Programs Manager, and Mr. Hugg working together to maintain an inventory of the buildings downtown, which includes the status of each building and the businesses occupying them.

Responding to Mayor Christiansen, Mr. Hugg stated that staff needs to get the Comprehensive Plan distributed for public review and to members of Council, so they need comments, suggestions, and recommendations. He noted that he would ultimately like to have the endorsement of the Economic Development Committee. Mr. Hugg stated that the current Comprehensive Plan expires on February 19, 2019; however, because of the holidays, they City requested an extension from the State, which automatically provided an additional six (6) months. He advised that his target was to have the Comprehensive Plan to Council for consideration by no later than the middle of April.

Mayor Christiansen noted that members still have time to review the Comprehensive Plan, and advised that they should submit any changes or suggestions directly to Mr. Hugg.

Responding to Mr. Hare regarding Recommendation #13, Mr. Hugg explained that Dover is underserved but has a number of opportunities, particularly in the organic, healthy, fresh fruits and vegetables area. He noted that the City was not as bad off as they were a couple of years ago, since Produce Junction and similar businesses had opened; however, he stated that there are still neighborhoods without access to fresh foods or particularly healthy foods. Mr. Hugg advised that the DDP has been working on an opportunity to re-develop a portion of the western side of the downtown using some Environmental Protection Agency (EPA) funding. He noted that there are opportunities in hydroponics and aquaponics, and certain specialty vegetables are being grown in very urban settings that the City does not have available. Mr. Hugg noted some members of the DDP have been aggressively trying to get gourmet and specialty food businesses to come to Dover, as well. Responding Mayor Christiansen, Mr. Hugg indicated that Recommendation #13 was pursuant to the U.S. Department of Agriculture (USDA) and the State of Delaware guidelines for the Community Garden Project. Mr. Hugg also noted that one (1) of the components of the Farmer's Market downtown was the access to fresh fruits and vegetables.

Ms. Laird stated that she thought that the Farmer's Market was an excellent opportunity for those with moderate means to access local produce. She noted that it was still only one (1) day a week and that developing other corner grocery stores to provide local produce and good quality food would be an advantage in the City.

Mrs. Mitchell asked if the stores would conflict with what happens at Spence's Bazaar and what the differences would be. Responding, Mr. Hugg stated that this aspect of Spence's Bazaar's business had dropped substantially over the years. He noted that he had met with Mayor Christiansen and Mr. Esh, a vendor at Spence's Bazaar, almost a year ago to talk about the decline of fresh fruits and vegetables as part of the bazaar. Mr. Hugg stated that he thought Spence's Bazaar was one (1) potential opportunity, noting that Blank's Kitchen at Spence's Bazaar was undergoing a major renovation and expansion, and it was his understanding that they were going to promote healthier options by offering freshly processed types of food.

Mr. Hugg noted that there was concern that when the City took enforcement action against the Fulton Street Market, the neighborhood lost potential access to fresh goods and produce, but expressed hope that the new owner would see the value in offering those items. Mr. Hugg noted that it was one (1) of the objectives of the Comprehensive Plan to make healthy food choices part of the City's quality of life.

Mrs. Mitchell asked if the plan was to promote the concept of having fresh fruit and vegetables to current restaurants and food merchants in Dover. Responding, Mr. Hugg stated that there was a number of the downtown merchants that are farm to table sensitive or fresh commodity sensitive. He indicated that many merchants are aware that there is a market among their customers for healthy food.

Mayor Christiansen stated that the Committee would not take any action, but that consideration of this item would be placed on the agenda for the Economic Development Committee meeting scheduled for February 12, 2019 for further review, comments, and endorsement.

Dover in 2018 - An Economic Development Perspective

Mr. Dave Hugg, Director of Planning and Community Development, advised members that the City of Dover was doing well. Mr. Hugg reviewed a map titled "2018 Permits Issued"**(Attachment #1)**, noting that the yellow dots showed each building permit that the Department of Planning and Inspections issued in 2018, excluding fences, fire, and mechanical permits. He also reviewed a document titled "A 2018 Retrospective - Major Construction Activity in Dover as Demonstrated by Certificates of Occupancy Calendar Year 2018" **(Attachment #2)**, and provided members with a list of the certificates of occupancy approved in 2018 with photos of each building **(Attachment #3)**. Mr. Hugg noted that last year the Department of Planning and Inspections issued 238 certificates of occupancy, 60 for commercial projects, 29 apartment buildings totaling 378 residential units, and 144 residential permits, which totaled 178 dwellings due to duplexes.

Mr. Hugg stated that people are moving to Dover and making investments. He also noted that existing retailers are making renovations, including Target and Victoria's Secret. Mr. Hugg indicated that members could expect to see two (2) or three (3) new businesses downtown in 2019.

Mr. Hugg noted that, based on permits, the value of new construction was approximately $170M in 2018. Responding to Mrs. Mitchell, he stated that he did not know whether this figure would match the amount

assessed by the City's Tax Assessor. He stated that most of the properties are taxable, and explained that they took the total value of building permits issued last year and calculated $169.9M. Mr. Hugg noted that the total was actually a little higher than that because it did not include a few properties.

Mr. Greg Akers, Chief Building Inspector, noted that the Wawa located on Route 8 was reconstructed twice and remodeled twice during his 15 years of employment with the City. He stated that the McDonald's just underwent a major renovation, which totaled approximately $3.5M; however, no certificates of occupancy were issued because they were occupied throughout the renovations.

Mr. Akers noted the first permits for Dover Town Center were issued approximately six (6) years ago and now it was completely full and included Jeweler's Loupe, Five Below, Lane Bryant and 15 other businesses.

Responding to Mrs. Mitchell, Mr. Hugg stated there was a way to quantify how much work was going on in Dover by examining building permits. He noted that he has requested his front office staff to identify all of the building permits that are renovations and do not require a certificate of occupancy.

Responding to Mrs. Mitchell, Mr. Hugg stated that the City's Tax Assessor takes the values of the permits to do the assessments and that there could be another $100M - $200M worth of renovations that did not require a certificate of occupancy. He noted that was a number that they also want to determine so they can provide Council and the public with an accurate picture of what's happening in Dover.

Mayor Christiansen thanked Mr. Hugg for his report and stated that the next Economic Development Committee Meeting was scheduled for February 12, 2019 at 4:30 p.m.

Mr. Hare moved for adjournment, seconded by Mr. Cole and unanimously carried.

Meeting adjourned at 5:12 p.m.

Robin R. Christiansen
Chairman

RRC/jt/dd
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Attachments
Attachment #1 - Map titled "2018 Permits Issued"
Attachment #2 - Document titled "A 2018 Retrospective - Major Construction Activity in Dover as Demonstrated by Certificates of Occupancy Calendar Year 2018"
Attachment #3 - List of the certificates of occupancy approved in 2018 with photos of each building

2018 Permits Issued

ATTACHMENT #1
Economic Development Committee Meeting of 01/15/2019

Legend

- Permits
- City Boundary

1 inch = 1,000 feet

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Date Printed: January 14, 2019
File: m:\gis_data\projects\tech_mxds\2018_permits_issued
Department: Public Works GIS
City of Dover, Delaware

A 2018 RETROSPECTIVE

MAJOR CONSTRUCTION ACTIVITY IN DOVER

AS DEMONSTRATED BY CERTIFICATES OF OCCUPANCY

CALENDAR YEAR 2018

By all accounts 2018 was a very good year in Dover. Construction activity, as reflected in issuance of Certificates of Occupancy, saw new residential units and apartments along with a wide array of new or substantially renovated commercial and office spaces, all adding to Dover's economic vitality. The pages that follow depict 238 new or substantial reconstruction projects that received Certificates of Occupancy* during 2018.

Some caveats: projects underway but not completed during 2018 are not included (such as the PAM Acute Care Medical Center which has not received a Certificate of Occupancy but was nearly completed at the end of the year). Also, not counted are numerous projects for which a Certificate of Occupancy was not required. These are renovations to existing buildings often completed while the uses remain in operation (such as renovations at Target and at Victoria's Secret – both occurring around regular business operations). Reporting on these projects is another task. Finally, some multiple use projects (apartments for example may be reported under one Certificate of Occupancy but encompass more than one residential or commercial unit). It is important, as well, to remember that one permit or eventual Certificate of Occupancy involves months of activity from the early planning and approval processes and includes numerous inspections (even a small residential project may require well in excess of a dozen inspections of various components while under construction). Therefore, the numbers are not necessarily a true reflection of the actual staff workloads associated with them.

Thus, the intent here is to show the number and pattern of construction of these "new" buildings that have added to our landscape and support the notion that Dover's economy is doing very well. Of the 238 Certificates of Occupancy last year, 60 were for commercial projects, 144 were for single family, townhouse and duplex residences (178 actual dwellings); and 29 permits were for apartment buildings with multiple units (378 units). Using a generally accepted household size for Dover, these new residential units could have added almost 1360 new residents to the City last year (commonly accepted household size estimates for Dover are 2.57 persons per owner-occupied unit and 2.38 persons per household for renter occupied units).

Among the largest projects in 2018 are (in no order):

- Chesapeake Utilities/Eastern Shore Natural Gas – offices and operations headquarters
- First State Ortho/ADT Physical Therapy - Enterprise Business Park
- Kirkland's – home furnishings and accessories
- Home Goods – home furnishings
- Longhorn Steakhouse - restaurant
- Planet Fitness – fitness center

- DelDOT Administration Building, Phase 1 – parking and entrance
- Nemours Children's Hospital – medical facility
- Leander Lakes Apartments
- Blue Hen Apartments
- Dialysis Center – medical records/medical services facility
- Islamic Society of Central Delaware - mosque
- Numerous tenant spaces at Dover Mall, Dover Town Center, etc. (Ross, Jewelers Loop, Bath and Body Works, others)

*These are Certificates of Occupancy issued and excludes other major projects that might not have required a Certificate, such as major renovations of existing businesses where only a final building permit was issued.

Notable projects underway but not completed at the end of the year include: PAM Acute Care Medical Center (Rehabilitation Hospital); Century Engineering Office Building, DSU 620 bed Dormitory; commercial buildings at Capital Station; and additional improvements at the DelDOT Administration Building.

Source: Building & Permits Divion, January 2019

1	18-909	Bath and Body Works
2	18-928	1198B South Governors Ave. B101
3	17-1711	301 Cassidy Drive – Tenant Fit Out Suites D, E, F
4	17-1150	1365/M N Dupont Hwy 4036- Foot Action
5	17-1521	1574 N Dupont Hwy Suite 30-Jeweler's Loupe
6	17-1200	301 Cassidy Drive- Tenant Fit Out Suite A
7	17-2036	1365/M N Dupont Hwy 3088- Pandora
8	18-769	1700 N Dupont Hwy D103
9	18-1245	800 Bay Road
10	17-2046	301 Cassidy Drive- Tenant Fit Out Suite C
11	17-1118	134 W. Loockerman St
12	17-1266	140 Greentree Drive
13	17-1710	401 Cassidy Drive Tenant Fit Out Suite E and F
14	17-963	1005 N State Street
15	17-1648	1004 S State Street Suite 1
16	17-914	401 Cassidy Drive- Tenant Fit Out Electric Supply
17	17-2302	1033 N Dupont Hwy-Kirklands
18	17-1029	1102 S State Street
19	17-1965	285 Beiser Blvd Suite 202-ATI Physical Therapy
20	18-648	1450 Forrest Avenue - WaWa
21	18-383	60 Ridgely St
22	17-1759	1121 Forrest Avenue- Modern Maturity Ctr
23	18-374	285 Beiser Blvd Suite 101
24	18-550	1100 Forrest Avenue
25	17-2301	128 Greentree Drive-Nova Health Care
26	17-1964	285 Beiser Blvd Suite 201- 1st State Orthopaedics
27	18-1667	1224 Forrest Ave. – Pats Pizza
28	18-1203	108 East Water Street
29	18-682	748 S. New Street
30	18-432	506-516 Jefferic Blvd
31	18-1905	316 Fulton Street
32	18-1192	822 S. State Street
33	18-951	510 Jefferic Blvd
34	18-1755	631 Ridgely Street
35	18-250	222 S Dupont Hwy Building2 suite 201
36	18-678	120 N. State Street- Wesley College
37	16-638	771-777 S. Little Creek Road- Mosque
38	16-1524	500 Energy Lane (Chesapeake)
39	16-908	986 Whatcoat Drive
40	17-1958	423 S Dupont Hwy
41	17-2261	756 S Little Creek Rd-Dr. Office
42	18-15	14 Loockerman Plaza
43	18-1281	508 N. Dupont Hwy
44	17-2307	756 S Little Creek Rd-Tire Shop
45	16-1525	600 Energy Lane -Warehouse
46	16-905 & 16-906	956\950 Whatcoat Dr

47	16-1306	1738 Forrest Ave. – Dover Christian Church
48	17-1302	1700 N Dupont Hwy Unit F-Cedar Chase
49	16-910	980 Whatcoat Dr
50	16-902 & 16-903	904/910 Whatcoat Dr
51	17-886	155 Commerce Way Suite B - DNREC
52	16-907	970 Whatcoat Dr
53	16-904	930 Whatcoat Dr
54	17-858	155 Commerce Way – Suite C
55	17-1761	1037 N. Dupont Hwy- Mod Pizza
56	18-402	1380 N. Dupont Hwy
57	17-883	505 N Dupont Hwy- Long Horn Steak house

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