

PRESIDENT'S COUNSEL ON PUBLIC/PRIVATE PARTNERSHIPS AND THE FUTURE OF CITY HALL, WEYANDT HALL, FORMER DOVER LIBRARY, AND OTHER CITY PROPERTIES

The President's Counsel on Public/Private Partnerships and the Future of City Hall, Weyandt Hall, Former Dover Library, and Other City Properties Meeting was held on February 4, 2015 at 9:00 a.m. with Chairwoman Williams presiding. Members present were Mr. Hutchison, Mr. Perza, Mr. Clendaniel, Mr. McDaniel, and Mr. Mitten.

Staff members present were Mrs. Mitchell, Mr. Koenig, Mr. Hudson, Mr. Maloney, Mrs. Hawkins, and Mrs. McDowell.

AGENDA ADDITIONS/DELETIONS

By unanimous consent, the agenda was approved.

Self-Introduction of Members

Members introduced themselves, as follows: Kenneth Clendaniel, City of Dover Facilities Management retiree; Beverly Williams, First District City Council representative; Joe McDaniel, Merrill Lynch retiree; Kevin Mitten, Mitten & Winters CPA; and James Hutchison, First District City Council representative.

Welcome by Councilwoman Williams and Explanation of the Counsel's Purpose

Chairwoman Williams stated that the purpose of the Counsel was to look at the City properties that are currently not performing to determine whether it will be feasible to keep or sell those properties and, ultimately, what to do about City Hall. She stated that the City Hall building is overcrowded and that is why the Finance and Customer Service Departments are currently at 5 E. Reed Street (Weyandt Hall).

Responding to Mrs. Williams, Mr. Scott Koenig, City Manager, indicated that there are approximately 50 people in Weyandt Hall, including State of Delaware employees, and approximately 40 employees in City Hall. Mr. Koenig stated that if the offices at 5 E. Reed Street and City Hall were to be combined into one (1) building, there would be a need for some type of office connection for approximately 110 employees.

Overview of City Properties

Members were provided a map of City Owned Properties, dated February 3, 2015 (*Attachment #1*), as well as a list of City of Dover Properties, as of January 30, 2015 (*Attachment #2*).

Mr. Scott Koenig, City Manager, informed members that the City completed an internal space study in 2007/2008, as a precursor to constructing the new Dover Public Library. He stated that the new Dover Public Library is 46,000 S.F. and the former Dover Public Library is approximately 17,000 S.F. Mr. Koenig explained that the front part of the former library was built in the 1960s and then an addition was constructed in the early 1980s, for a total of approximately 17,000 S.F.

Mr. Koenig stated that, in the early 1990s, the Downtown Dover Development Corporation bought the old WSFS building at 5 E. Reed Street, which was later purchased by the City's electric utility and the downstairs portion of the building was remodeled. He stated that the Customer Service Department, Tax Assessor's Office, and the Information Technology Department were moved to this building and, in 2008, the Finance Department was relocated from City Hall to the third floor at 5 E. Reed Street.

Mr. Koenig stated that after the former library was vacated, Council discussed the potential of replacing City Hall. He explained that City Hall is required to be sprinklered as a condition of the final approval for the new Dover Public Library, and staff reviewed the design scenario with EDiS and found that there are multiple ceilings in City Hall as a result of multiple building modifications. Mr. Koenig stated that instead of simply installing one (1) sprinkler system over the entire building, two and one-half to three (3) sprinkler systems would have to be installed in each "confined airspace" in order to meet code requirements, which drove the cost up significantly. He explained that, as an alternative, the ceilings could be removed; however, that would require demolition with employees in the building. Additionally, Mr. Koenig stated that the air systems in City Hall are old and there has been trouble with the duct work over the years because the building is very close to the end of its originally planned service life.

Mr. Koenig informed members that, two (2) years ago, City Council discussed the potential of hiring an architecture firm to do a design of a new City Hall in the current location. He stated that discussions included various scenarios, including demolishing one (1) wing of City Hall, or demolishing the entire building and constructing a new City Hall on the site.

Referring to the "2007 plan," Mr. Koenig stated that an architect completed conceptual design drawings for the expansion of the current City Hall building. However, he explained that, the original concept could not be constructed now, as a result of the location of the new library. Although the design could be modified, Mr. Koenig stated that there is a problem with confinement on this property, noting the need for a drive-through for the Customer Service Department. Designing a building or remodeling the current City Hall to include a drive-through would be complicated because of the interconnected parking lots and the adjacent PNC Bank drive-through.

Mr. Koenig explained that staff has discussed the potential of vacating the State agencies from Weyandt Hall and remodeling and connecting Weyandt Hall and the former library to create a government complex, to include a second parking deck. He stated that there are examples in the region where parking decks have been constructed on a relatively small parking area at a reasonable cost for one (1) additional level, noting that stacking three (3) or four (4) floors of parking is more complicated and costly because there are more turning movements to account for.

Mr. Koenig stated that when the idea of demolishing the current City Hall building and constructing a new building was previously discussed, EDiS provided a rough estimate of approximately \$10M - \$15M for a 40,000 S.F. building. Additionally, EDiS estimated that it would cost \$1.6M to renovate the building systems at 5 E. Reed Street, including replacement of the HVAC system and roof, which

also has asbestos issues. Mr. Koenig stated that the total cost to renovate 5 E. Reed Street would be a little more than \$2M, including contingencies. He explained that it appeared as though it would cost less to renovate both the former library and 5 E. Reed Street, connect the buildings, and construct an elevated parking lot then it would to build a new City Hall. Mr. Koenig stated that public/private partnerships had been discussed as a possible financing option; however, he noted that this should not determine whether or not to move forward.

In addition to City Hall, Weyandt Hall, and the former library, Mr. Koenig explained that the City's warehouse was constructed in the 1960s and is also reaching the end of its original service life.

Mr. Koenig stated that there may be other property available downtown that could be explored, depending on the goal for the location of City Hall.

Mr. Koenig informed members that the Council Chamber in City Hall does not meet the current standards for ADA accessibility. Although staff has removed seats and installed microphones, etc., mobility challenged individuals are unable to get to the Council floor to address members. Mr. Koenig stated that staff had previously discussed building a new, elevated flooring system similar to that constructed at the new library; however, questioned how much should be spent on improvements to the current building if other options are being considered.

Mr. Koenig explained that this issue is complicated because replacing only City Hall would technically be a General Fund expense because it would be a general government obligation. However, if the plan were for a combined administrative complex, the total investment could be diffused through the electric utility and the water and sewer utility because it would include general government and utility revenue obligations. He stated that the option selected would determine the City's ability to pay back the note or finance the project.

Mr. Koenig informed members that discussions regarding building renovations should include consideration of future growth projections and expectations for the 50-year life of the building. He noted that having a combined complex would enable staff to combine some resources and streamline operations.

Scope of Work

Members reviewed the proposed scope of work (*Attachment #3*), as outlined by Mrs. Williams.

Responding to Mrs. Williams, Mr. Koenig confirmed that the Counsel's task would be to gather information and determine the best course for the future.

In response to Mr. McDaniel, Mr. Koenig clarified that the entire City Hall building is at the end of its service life, including the Council Chambers.

Responding to Mr. Hutchison, Mr. Koenig stated that City Council discussed the potential concept of building a new office complex for the entire operation of the City during the Council Retreat in January 2013, and the estimate provided by EDiS was based on a 40,000 S.F. building.

Mr. Hutchison requested Mr. Koenig to provide members with information regarding the size of the Kent County Levy Court complex.

Mr. Hutchison stated that members should consider: 1) what it would require and cost for a new administrative building, to include determining the location; 2) the total cost to get each building up to the current code and take care of future needs; and 3) to explore the option of a public/private partnership.

Responding to Mrs. Williams, Mr. Koenig stated that the previous City Hall discussion did not include the electric administrative building or the administrative offices at the City's warehouse because adding those offices to a City Hall complex would include a significant amount of employees and equipment. He explained that staff had separate discussions regarding the potential replacement of the electric administration building or the creation of a utilities/public works administration and warehouse at a separate location. Mr. Koenig expressed his preference to keep these items separated. He stated that although it would be possible to build one (1) building to accommodate all of the employees, it would not be possible to accommodate parking for employees and City vehicles and equipment.

Mr. Hutchison stated that he liked the idea of getting rid of the current buildings and constructing a new building to meet the City's needs for the next 30 - 40 years. Additionally, he would like to obtain information regarding the cost to bring all of the City's buildings up to code and to expand those buildings to meet the current needs, noting that it would be a significant cost. Mr. Hutchison reiterated that members also need to examine the public/private partnership options. He stated that members should consider constructing a new building, getting rid of the three (3) current buildings, and the option of buying new property.

Mr. Perza expressed his opinion that the same level of detail and attention should be spent on each of the three (3) areas. He stated that he does not want to give 90% to the partnership concept and only perform a cursory review of the other two (2) options. To make an educated decision, he suggested that members obtain the same information on each of the three (3) categories and then pick the option that would be the most beneficial to the City for the next 50 - 100 years. Mr. Perza agreed with Mr. Hutchison, stating that they should examine new construction, the potential acquisition of land, and retrofitting and rehabilitating the existing buildings without having to buy new places. He stated that retro filling and rehabilitating the current building would include the development of a plan for temporary relocation of everything in these buildings. Mr. Perza also agreed that it would be important to explore the public/private partnership financing arrangement and determine how much each option would cost the City. He noted that he did not want to spend "a fortune" exploring each option and "price ourselves out of the project."

As a follow up to Mr. Hutchison's prior question, Mr. Koenig stated that Kent County owns 11.62 acres on Bay Road and the administrative complex is 74,350 S.F. Responding to Mrs. Williams, Mr. Koenig stated that he would request a breakdown of the building space. He explained that the usable building space was probably closer to 40,000 S.F., noting that it was built with a 40-year outlook on staffing and there are still vacant offices.

Mr. Hutchison noted that the City has more employees than the County and Mrs. Williams stated that the City also has a greater vehicular burden.

Appraisal Methodology

Mrs. Williams suggested that the Counsel begin the process by obtaining appraisals for the City's properties, and questioned whether members preferred to hire an appraiser from Dover or outside of Dover. If members preferred an appraiser from outside of Dover, Mrs. Williams recommended Tidewater Properties or Appraisal Associates.

Mr. Hutchison stated his preference for utilizing a Dover appraiser because they would have a good knowledge of the value of the properties.

Mr. Perza questioned if the purpose of the appraisal was to determine the post-renovation value or the present value of the properties. Responding, Mrs. Williams stated that the appraisal would determine the present value of the properties.

Mr. Perza questioned whether the present value of the properties mattered as much, since the buildings are falling apart. He stated his understanding that the intent is to retrofit the buildings or sell the buildings and questioned the objective of the appraisal.

Mrs. Williams explained that an appraisal would determine the financial methodology. She stated that, before the buildings are torn down, she wants to know what they are worth and what the City may be giving up.

In response to Mrs. Williams, Mr. Koenig explained that the EDiS estimate was provided when EDiS was under contract for the new library. The EDiS engineers and buildings systems employees walked through 5 E. Reed Street and provided a cursory "back of the envelope" estimate of the amount the City could expect to pay for the types of renovations required at that time. Mr. Koenig stated that he would provide the EDiS documents to members.

Responding to Mrs. Williams, Mr. Koenig confirmed that an appraisal of the former library was completed when the State of Delaware was interested in the property for the Department of Natural Resources and Environmental Control (DNREC) executive offices. He stated that staff was working directly with the Dennis Groom, Director of the Office of Management and Budget, and the property was appraised at approximately \$1.8M. Mr. Koenig explained that this appraisal was complicated because it included three (3) distinct properties: 1) the library, 2) the parking lot to the north of the library and the grass area to the back of the library, and 3) the entire row of parking that abuts the library. If the City were to sell the property as it was appraised, it would leave the City with approximately 30 parking spaces, which would create a parking deficit for 5 E. Reed Street. Mr. Koenig expressed his opinion that the \$1.8M appraisal was a "pretty decent" price at the time; however, DNREC wanted to have the building renovated to the Leadership in Energy and Environmental Design (LEED) gold standard, which increased the total project cost to \$6M. Since the State did not have the funding, they never followed through with the purchase of the property. Mr. Koenig stated that the City did not receive a copy of the \$6M construction estimate.

Responding to Mr. Mitten, Mr. Koenig stated that the green design was necessary for DNREC; however, may not be necessary for the City. He stated that, if Council decides to renovate buildings, the decision will also need to be made as to whether green or conventional building designs are utilized. Mr. Koenig suggested utilizing conventional building designs because the LEED gold standard would increase the costs substantially. He stated that there are conventional designs available that are less expensive and highly efficient.

Mr. Koenig stated that staff examined the utility costs for City Hall versus the new library two (2) years ago, and the monthly costs for heating, air conditioning, water, and sewer were practically the same because the library was constructed to be a much more efficient building.

Mr. Hutchison stated that there are many options, and it will be a matter of reviewing all of the facts and figures and making a recommendation that is in the best interest for the future of City of Dover. He expressed his opinion that 5 E. Reed Street is an absolutely wonderful location and it would behoove the City to take a strong look at whether it can be improved and upgraded to the standards the City will need for the next 25 - 30 years and how much it would cost, noting that the City Hall property would make a great parking lot.

Mr. Hudson questioned whether the Police Department would be considered during these discussions. Responding, Mr. Koenig stated that the Police Department would not be directly included in this discussion. He reiterated that there had been some preliminary discussions regarding other properties that may be available in the downtown area.

Mr. Koenig informed members that one (1) of the reasons that this discussion had been on the “back burner” was because it would require a large expense that has not been included in the five (5) year forecast. He informed members that it would either require bonding or a public/private partnership.

Mrs. Williams stated that, like the unfunded liability, this issue must be addressed because City Hall is “going down around us.”

Mr. Koenig informed members that one (1) of the only ways of controlling the baseline budget is to control the number of City employees, noting that having these employees in one (1) building with a more modern building design would allow staff to integrate different departments, share resources, and modify business operations. Noting that this was not the only reason to build a new City Hall or do a major building renovation, Mr. Koenig stated that it was a good reason to do it now.

Responding to Mrs. Williams, Mr. Hutchison stated that the first step would be to get the appraised values for each building, and asked for Mr. Clendaniel’s thoughts and concerns.

Mr. Clendaniel stated that the City’s current buildings were built in the early 1970s and they all need major renovations, including the HVAC systems. He recollected that the only building with a new roof was the former library, noting that it was 20 years old. Mr. Clendaniel stated that the prices a few years ago were between \$60,000 and \$100,000 to upgrade the HVAC systems in each of the buildings. He informed members that it would be very costly to renovate the buildings to bring them

up to construction standards. As far as usage, Mr. Clendaniel stated that City Hall had been outgrown for at least the past 10 years, noting that staff had remodeled the building six (6) times in the past 20 years without adding any additional space.

Mrs. Williams questioned whether Mr. Clendaniel thought renovation or construction would be more viable and if the appraisers determined that the building value was low but the property value was high. Responding, Mr. Clendaniel expressed his opinion that current construction costs are very high and it would be less costly to utilize the former library and 5 E. Reed Street. He stated that there was no longer adequate space on the City Hall property to construct the building that was proposed 10 years ago.

Mr. McDaniel requested that staff provide members with accurate figures for square footage needs; the square footage of the former library and Weyandt Hall; and a list of the agencies located on the second and third floors of Weyandt Hall and their lease information. He stated that he was a big advocate of downtown Dover and expressed his opinion that the City has the ability to create a complex that would be good for downtown Dover. Mr. McDaniel also requested information regarding the parking lot on the "other side" of the former library. He noted that parking would always be a problem and understood that one (1) parking deck would be feasible, while more than one (1) would cost \$20,000 - \$30,000 per parking space.

Referring to the map of City Owned Properties, Mr. Perza questioned whether properties owned by the City and leased by third parties were included, specifically referring to the U.S. Post Office located at 55 Loockerman Plaza. Responding, Mr. Koenig stated that the City does own 55 Loockerman Plaza and the building is leased.

Mr. Perza questioned when the lease expired for that property, and whether it would be possible to incorporate it into a complex in the future. Responding, Mr. Koenig stated that the Post Office lease would expire in 2020, and there has been no indication that the government has any construction money. Mr. Koenig noted that conceptual drawings were previously completed in regard to converting that property to a parking lot. He stated that the building was in terrible shape, and the value would probably be \$0 by 2020.

Mr. Koenig stated that the community feeling regarding the Post Office, as conveyed during discussions about the new library, was that people want a customer counter facility in the downtown area and they did not want it to be relocated. However, he explained that there was some "back-operation" performed at this location and he did not think anyone would mind if this function leaves the downtown area.

Responding to Mr. Perza, Mr. Koenig stated that he was uncertain who controlled the lease renewal option for 55 Loockerman Plaza; however, it was his impression that it would have to be mutually extended. He indicated that he would provide this information to members.

Mr. Perza stated that he generally agrees with keeping the Post Office downtown; however, he noted that it could be relocated to another property on Loockerman Street.

Mr. Koenig informed members that many possible options had been previously discussed. He stated that the PNC Bank building, located at 3 Loockerman Plaza, was an attractive building; however, PNC Bank had indicated that they want to keep their presence downtown and want to maintain ownership of that building. While there are vacancies in the building, combining a bank with government operations would create challenges. Mr. Koenig noted that there were multiple good options; however, parking will become a topic of discussion because there are current complaints that there is not enough free parking. He stated that if the City were to build a combined campus, parking would need to be a major consideration.

Referring to the map of City Owned Properties, Mr. Perza questioned whether any of the land at Schutte Park would be viable for a new building or complex, noting that there would be plenty of space for parking. Responding, Mr. Koenig stated that there may have been caveats regarding the donation of that land to the City and that he would provide members with additional information regarding the land.

Mr. Hutchison stated that City Hall should be located in the downtown area, and informed members that the current timing of these discussions provided a wonderful opportunity, since the State government and City of Dover were entering a partnership regarding the downtown.

Hutchison moved to recommend obtaining appraisal values on each of the sites, seconded by Mr. McDaniel.

Mr. McDaniel questioned which properties would be included in the appraisal. Responding, Mr. Hutchison clarified that appraisals would be obtained for Weyandt Hall, the former library, and City Hall.

The motion to recommend obtaining appraisal values for Weyandt Hall, the former Dover Public Library, and City Hall was unanimously carried.

Mrs. Williams asked if members had any thoughts regarding the selection of the appraiser.

Mr. McDaniel agreed with Mr. Hutchison that the appraiser did not necessarily need to be from Wilmington and could be local, and questioned whether bids would need to be solicited. Responding, Mr. Koenig stated that the City would need to obtain three (3) quotes.

Mrs. Williams stated that she would like to obtain quotes from one (1) appraiser outside of Dover and two (2) from Dover. She stated that the appraisers should not have any connection to any of the properties.

Mr. Mitten agreed with hiring an appraiser from Dover, noting that they would have a better knowledge of the property values than an appraiser from Wilmington.

Mr. Perza cautioned members about retaining an appraiser who may have an interest in future development with the City, or may have a connection to someone with an interest.

Mrs. Williams suggested that staff obtain three (3) bids, one (1) of those being from outside of the City of Dover.

Mr. McDaniel moved to recommend obtaining three (3) quotes for an appraiser, to include one (1) from outside of Dover, and two (2) from Dover, seconded by Mr. Hutchison.

Mr. Perza expressed his concern regarding having the buildings appraised at this time, explaining that he was weary of spending money on an appraisal that would not be useful in one (1) year. He stated that the City will need to obtain estimates for the costs to renovate and rehabilitate the buildings and that it may be more worthwhile to wait until that process is complete to have the buildings appraised.

Responding to Mr. Perza, Mr. Koenig explained that an appraiser would not be able to provide information on what the building would be worth in the future, because he will not be able to provide specific renovation plans. He stated that the appraisal would be based on the current condition of the properties.

Responding to Mr. Perza, Mr. Koenig confirmed that the City may consider selling these buildings in the current condition, which would make the appraisal valuable.

Mr. Hutchison expressed his opinion that obtaining the current value is a necessary first step and the next step would be to have a team of experts look at the buildings and provide an estimate of the cost to bring them up to code.

The motion to recommend obtaining three (3) quotes for an appraiser, to include one (1) from outside of Dover, and two (2) from Dover was unanimously carried.

Mr. Koenig informed members that the commercial property records for 5 E. Reed Street indicate that the building has an approximate total square footage of 40,000 S.F.; however, he noted that not all of this is usable space. He stated that the tax assessment value for this property is \$3.1M and a final building value is \$2.1M. Mr. Koenig stated that City Hall is 16,700 S.F., and the former library is 12,444 S.F.

Responding to Mr. McDaniel, Mr. Koenig confirmed that there is a second floor in part of the former library building and stated his belief that the total square footage was approximately 17,000 S.F.; however, he would provide this information for the next meeting.

Discussion of Meeting Dates and Times

Responding to Mr. Hutchison, Mr. Koenig stated that it would take some time to obtain the quotes, select an appraiser, and complete the appraisals, and members may want to schedule another meeting in the interim. Mr. Koenig requested a few weeks to compile the requested information.

Mr. Koenig clarified that the Counsel's recommendations must be authorized by City Council. He stated that he could obtain the quotes; however, he cannot act on them until after City Council considers the recommendation during the Regular Council meeting of February 23, 2015.

By unanimous consent, the next meeting was scheduled for Wednesday, February 25, 2015 at 9:00 a.m.

Mrs. Williams informed members that the proceedings of this Counsel are governed by the Freedom of Information Act (FOIA); therefore, members are not able to discuss the matters considered by this Counsel with one another outside of official meetings, including email correspondence. She advised members that the City Clerk's Office is available to answer any questions they may have.

By unanimous consent, the meeting adjourned at 10:03 a.m.

Beverly C. Williams
Chairwoman

BCW/TM/dd

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Attachments

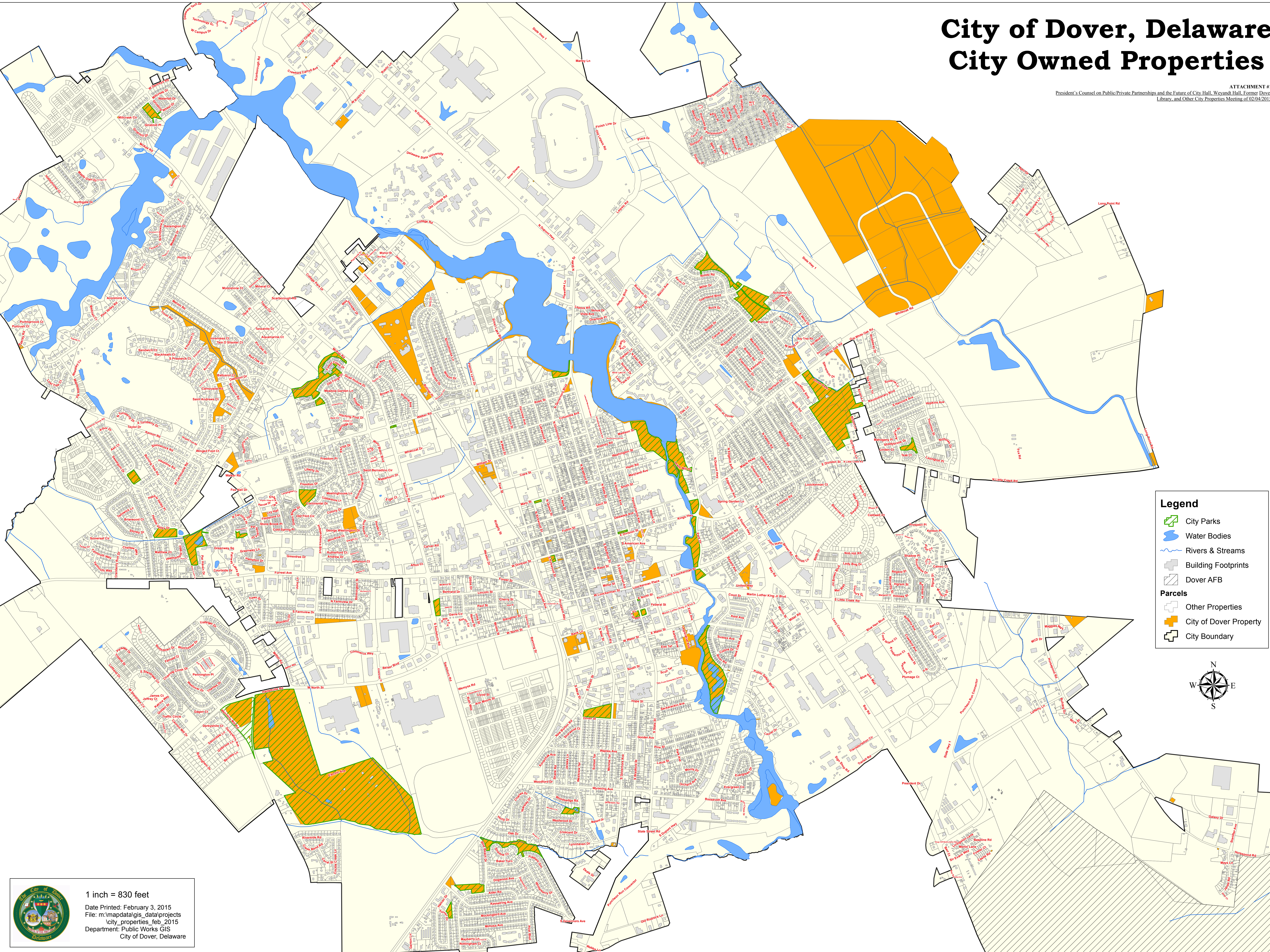
Attachment #1 - Map of City Owned Properties, dated February 3, 2015

Attachment #2 - List of City of Dover Properties, as of January 30, 2015

Attachment #3 - Scope of Work


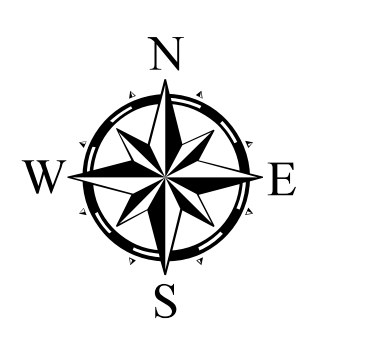
City of Dover, Delaware City Owned Properties

ATTACHMENT #1
President's Counsel on Public/Private Partnerships and the Future of City Hall, Weyand Hall, Former Dover Library, and Other City Properties Meeting of 02-04-2015



Legend

- City Parks
- Water Bodies
- Rivers & Streams
- Building Footprints
- Dover AFB
- Parcels**
- Other Properties
- City of Dover Property
- City Boundary



1 inch = 830 feet
Date Printed: February 3, 2015
File: m:\mapdata\gis_data\projects\city_properties_feb_2015
Department: Public Works GIS
City of Dover, Delaware

President's Counsel on Public/Private Partnerships and the Future of City Hall, Weyandt Hall, Former Dover
Library, and Other City Properties Meeting of 02/04/2015

CITY OF DOVER PROPERTIES			
As of January 30, 2015			
Parcel ID	Owner	Street #	Street Name
ED05-076.00-02-04.02	CITY OF DOVER		HAZLETTVILLE RD
ED05-076.20-03-31.00	CITY OF DOVER		WESTVIEW TER
ED05-077.09-05-56.00	CITY OF DOVER	124	E WATER ST
ED05-076.06-02-12.01	CITY OF DOVER		GREENS OF DOVER
ED05-067.13-01-82.00	CITY OF DOVER		OAKMONT DR
ED05-077.09-04-64.00	CITY OF DOVER		THE GREEN
ED05-076.10-01-46.00	CITY OF DOVER		S FARMVIEW DR
ED05-067.13-01-82.00	CITY OF DOVER		OAKMONT DR
ED05-076.12-04-40.00	CITY OF DOVER		WATER ST
ED05-067.17-04-68.00	CITY OF DOVER		SWEETGUM DR
ED05-077.13-01-33.00	CITY OF DOVER		S NEW ST
ED05-076.08-06-28.00	CITY OF DOVER	37	S KIRKWOOD ST
ED05-067.13-01-82.00	CITY OF DOVER		OAKMONT DR
ED05-077.09-05-27.00	CITY OF DOVER		THE GREEN
ED05-067.16-02-91.00	CITY OF DOVER		N GOVERNORS AVE
ED05-076.12-04-38.00	CITY OF DOVER	400	S QUEEN ST
ED05-077.09-04-36.00	CITY OF DOVER	301	S GOVERNORS AVE
ED05-076.20-03-33.00	CITY OF DOVER		WOODSEDGE RD
ED05-085.11-01-53.00	CITY OF DOVER		TURNER DR
ED05-068.13-01-88.00	CITY OF DOVER		OAK LN
ED05-067.17-01-80.00	CITY OF DOVER	1293	WALKER RD
ED05-068.17-03-25.00	CITY OF DOVER		ST JONES RIVER
ED05-077.05-02-48.00	CITY OF DOVER	230	KINGS HWY
ED05-076.08-06-34.00	CITY OF DOVER	11	S KIRKWOOD ST
ED05-068.19-02-86.00	CITY OF DOVER		N LITTLE CREEK RD
ED05-067.14-03-01.00	CITY OF DOVER		OLD FORGE DR
ED05-085.12-01-01.00	CITY OF DOVER		KESSELRING AVE
ED05-068.15-01-01.00	CITY OF DOVER	1210	WHITE OAK RD
ED05-076.06-05-01.00	CITY OF DOVER		INDEPENDENCE BLVD
ED05-076.06-06-62.00	CITY OF DOVER		GREENWAY LN
ED05-077.05-04-33.00	CITY OF DOVER	45	S STATE ST
ED05-067.00-03-07.01	CITY OF DOVER	1586	MCKEE RD
ED05-067.15-04-02.00	CITY OF DOVER	860	BUTTNER PL
ED05-067.11-01-01.00	CITY OF DOVER	880	BUTTNER PL
ED05-067.13-02-34.00	CITY OF DOVER		OAKMONT DR
ED05-076.00-01-11.00	CITY OF DOVER	1260	W NORTH ST
ED05-077.13-01-32.00	CITY OF DOVER		S NEW ST
ED05-067.16-02-90.00	CITY OF DOVER		N GOVERNORS AVE
ED05-076.08-06-43.00	CITY OF DOVER	18	S QUEEN ST
ED05-077.05-04-36.00	CITY OF DOVER		S AMERICAN AVE
ED05-068.15-01-04.00	CITY OF DOVER		WHITE OAK RD
ED05-068.15-01-05.00	CITY OF DOVER		ACORN LN
ED05-076.12-03-27.00	CITY OF DOVER	715	SLAUGHTER ST
ED05-076.08-04-37.00	CITY OF DOVER	29	N KIRKWOOD ST

CITY OF DOVER PROPERTIES

As of January 30, 2015

Parcel ID	Owner	Street #	Street Name
ED05-085.12-01-06.00	CITY OF DOVER		BLUE BEACH DR
ED05-076.06-05-60.00	CITY OF DOVER		GEORGE WASHINGTON DR
ED05-067.14-03-01.00	CITY OF DOVER		OLD FORGE DR
ED05-076.10-01-46.00	CITY OF DOVER		S FARMVIEW DR
ED05-086.05-01-09.00	CITY OF DOVER	1102	S GOVERNORS AVE
ED05-067.00-02-22.00	CITY OF DOVER	256	COLLEGE RD
ED05-067.20-01-16.00	CITY OF DOVER	370	PEAR ST
ED05-077.09-05-22.00	CITY OF DOVER	303	S STATE ST
ED05-066.12-02-22.00	CITY OF DOVER	2	BALTRAY RD
ED05-077.14-01-28.00	CITY OF DOVER		THE BEECHES
ED05-076.08-06-36.00	CITY OF DOVER	424	W DIVISION ST
ED05-076.08-06-35.00	CITY OF DOVER	430	W DIVISION ST
ED05-067.20-01-09.00	CITY OF DOVER	710	PEAR ST
ED05-077.18-02-92.00	CITY OF DOVER		ST JONES RIVER
ED05-076.00-01-06.00	CITY OF DOVER	10	ELECTRIC AVE
ED05-076.05-01-11.01	CITY OF DOVER		FORREST AVE
ED05-057.17-01-70.01	CITY OF DOVER	126	MILLCREEK DR
ED05-067.14-02-61.00	CITY OF DOVER		OLD FORGE DR
ED05-076.08-06-42.00	CITY OF DOVER	16	S QUEEN ST
ED05-085.12-01-02.00	CITY OF DOVER		BLUE BEACH DR
ED05-085.08-02-35.00	CITY OF DOVER		NEW BURTON RD
ED05-077.05-04-48.00	CITY OF DOVER		PARK DR
ED05-076.06-08-61.01	CITY OF DOVER		N CAROLINE PL
ED05-076.08-06-09.00	CITY OF DOVER		W DIVISION ST
ED05-057.00-01-04.00	CITY OF DOVER	1484	N DUPONT HWY
ED05-067.00-02-22.00	CITY OF DOVER	256	COLLEGE RD
ED05-076.00-01-08.00	CITY OF DOVER	1310	W NORTH ST
ED05-067.13-01-82.00	CITY OF DOVER		OAKMONT DR
ED05-067.00-02-26.00	CITY OF DOVER	299	COLLEGE RD
ED05-068.17-03-16.00	CITY OF DOVER		WASHINGTON ST
ED05-067.20-01-13.00	CITY OF DOVER	710	WILLIAM ST
ED05-076.00-01-09.00	CITY OF DOVER	1300	HAZLETTVILLE RD
ED05-068.14-02-66.00	CITY OF DOVER	309	NIMITZ RD
ED05-067.19-02-02.01	CITY OF DOVER		SAULSBURY RD
ED05-076.08-02-23.00	CITY OF DOVER		MARY ST
ED05-067.07-01-07.02	CITY OF DOVER	359	MISHOE RD
ED05-068.10-01-63.00	CITY OF DOVER		TOWNSEND BLVD
ED05-077.05-04-42.00	CITY OF DOVER		E DIVISION ST
ED05-067.16-02-89.00	CITY OF DOVER		WALKER RD
ED05-068.19-01-31.00	CITY OF DOVER		NIXON LN
ED05-068.15-01-02.00	CITY OF DOVER	1200	WHITE OAK RD
ED05-067.20-01-10.00	CITY OF DOVER	710	PEAR ST
ED05-067.12-02-05.00	CITY OF DOVER		SILVER LAKE BLVD
ED05-086.00-01-08.01	CITY OF DOVER		BAY RD
ED05-077.05-04-41.00	CITY OF DOVER		PENNSYLVANIA AVE

CITY OF DOVER PROPERTIES

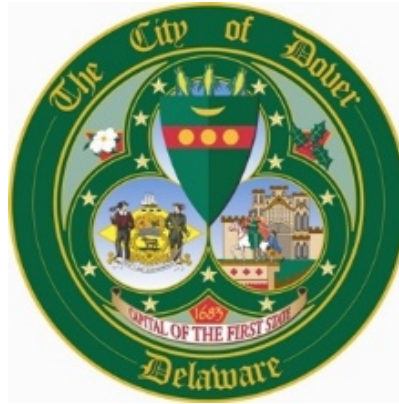
As of January 30, 2015

Parcel ID	Owner	Street #	Street Name
ED05-078.00-01-09.00	CITY OF DOVER	1500	S LITTLE CREEK RD
ED05-077.06-01-72.00	CITY OF DOVER		E LOOCKERMAN ST
ED05-076.05-07-10.00	CITY OF DOVER		PEBBLE VALLEY DR
ED05-068.19-01-30.00	CITY OF DOVER		NIXON LN
ED05-067.20-01-11.00	CITY OF DOVER	710	PEAR ST
ED05-076.12-04-34.00	CITY OF DOVER	619	S WEST ST
ED05-067.11-01-12.00	CITY OF DOVER		WOODCREST DR
ED05-077.06-01-01.00	CITY OF DOVER	201	KINGS HWY
ED05-087.00-01-05.01	CITY OF DOVER		HORSEPOND RD
ED05-077.09-02-12.00	CITY OF DOVER		S BRADFORD ST
ED05-077.09-02-08.00	CITY OF DOVER	145	S GOVERNORS AVE
ED05-076.11-01-36.00	CITY OF DOVER		SAULSBURY RD
ED05-068.10-01-63.00	CITY OF DOVER		TOWNSEND BLVD
ED05-076.05-03-14.00	CITY OF DOVER	186	STONE DR
ED05-068.10-01-74.00	CITY OF DOVER	425	NIMITZ RD
ED05-057.17-01-58.01	CITY OF DOVER		DENNEYS RD
ED05-076.06-06-61.00	CITY OF DOVER		KENTON RD
ED05-067.19-02-02.05	CITY OF DOVER		SAULSBURY RD
ED05-077.14-01-19.00	CITY OF DOVER		S DUPONT HWY
ED05-077.13-01-50.00	CITY OF DOVER	106	ELM TER
ED05-067.07-01-05.00	CITY OF DOVER	365	MISHOE RD
ED05-076.12-04-37.00	CITY OF DOVER	400	BANK LN
ED05-077.06-01-90.00	CITY OF DOVER	391	UNITED WAY
ED05-077.05-01-54.00	CITY OF DOVER	2	N AMERICAN AVE
ED05-067.20-01-12.00	CITY OF DOVER	710	PEAR ST
ED05-067.20-01-14.00	CITY OF DOVER	710	PEAR ST
ED05-077.05-01-53.00	CITY OF DOVER	1	N STATE ST
ED05-087.00-01-07.26	CITY OF DOVER	235	GALAXY DR
ED05-077.05-04-35.00	CITY OF DOVER	5	E REED ST
ED05-076.00-01-06.01	CITY OF DOVER		ELECTRIC AVE
ED05-076.06-07-06.01	CITY OF DOVER		GEORGE WASHINGTON DR
ED05-076.07-02-32.00	CITY OF DOVER	744	BICENTENNIAL BLVD
ED05-077.05-04-55.00	CITY OF DOVER	15	LOOCKERMAN PLZ
ED05-068.13-01-01.00	CITY OF DOVER		SILVER LAKE
ED05-068.17-03-26.00	CITY OF DOVER		ST JONES RIVER
ED05-077.09-02-23.00	CITY OF DOVER	132	S BRADFORD ST
ED05-077.09-02-22.00	CITY OF DOVER	128	S BRADFORD ST
ED05-076.12-04-36.00	CITY OF DOVER	400	BANK LN
ED05-077.14-01-19.00	CITY OF DOVER		S DUPONT HWY
ED05-067.16-03-12.00	CITY OF DOVER		SILVER LAKE BLVD
ED05-067.16-03-12.00	CITY OF DOVER		SILVER LAKE BLVD
ED05-067.00-02-20.00	CITY OF DOVER		AIKEN ST
ED05-077.09-02-21.00	CITY OF DOVER	124	S BRADFORD ST
ED05-067.20-01-15.00	CITY OF DOVER	710	PEAR ST

CITY OF DOVER PROPERTIES

As of January 30, 2015

Parcel ID	Owner	Street #	Street Name
ED05-077.09-02-24.00	CITY OF DOVER	136	S BRADFORD ST
ED05-067.16-03-11.00	CITY OF DOVER		WOODCREST DR
ED05-068.14-06-58.00	CITY OF DOVER		WEST WIND DR
ED05-068.19-01-28.00	CITY OF DOVER		NIXON LN
ED05-068.19-01-29.00	CITY OF DOVER		NIXON LN
ED05-057.00-01-45.00	CITY OF DOVER	1131	N DUPONT HWY
ED05-057.01-02-08.01	CITY OF DOVER	1700	N DUPONT HWY
ED05-076.00-02-04.02	CITY OF DOVER		HAZLETTVILLE RD
ED05-085.08-02-01.00	CITY OF DOVER		NEW BURTON RD
LC05-069.00-01-08.01	CITY OF DOVER		LONG POINT RD
LC05-068.10-01-02.00	CITY OF DOVER		TOWNSEND BLVD
LC05-068.10-01-02.00	CITY OF DOVER		TOWNSEND BLVD
LC05-068.00-01-09.01	CITY OF DOVER (WATER ACCT)		WHITE OAK RD
LC05-069.00-01-09.00	CITY OF DOVER	802	LONG POINT RD
LC05-068.00-02-14.00	CITY OF DOVER	100	GARRISON OAK DR
LC05-068.00-02-16.00	CITY OF DOVER		GARRISON OAK DR
LC05-068.00-02-11.00	CITY OF DOVER	250	GARRISON OAK DR
LC05-068.00-02-15.00	CITY OF DOVER	350	GARRISON OAK DR
LC05-068.00-02-07.00	CITY OF DOVER	450	GARRISON OAK DR
LC05-068.00-02-06.00	CITY OF DOVER	500	GARRISON OAK DR
LC05-068.00-02-05.00	CITY OF DOVER	550	GARRISON OAK DR
LC05-068.00-02-18.00	CITY OF DOVER		GARRISON OAK DR
LC05-068.00-02-04.00	CITY OF DOVER	600	GARRISON OAK DR
LC05-068.00-02-01.00	CITY OF DOVER	650	GARRISON OAK DR
LC05-068.00-02-09.00	CITY OF DOVER	301	GARRISON OAK DR
LC05-068.00-02-10.00	CITY OF DOVER	201	GARRISON OAK DR
LC05-068.00-02-13.00	CITY OF DOVER	151	GARRISON OAK DR
LC05-068.00-02-08.00	CITY OF DOVER	451	GARRISON OAK DR
LC05-068.00-02-17.00	CITY OF DOVER		GARRISON OAK DR
LC05-068.00-02-03.00	CITY OF DOVER	601	GARRISON OAK DR
LC05-068.00-02-02.00	CITY OF DOVER	651	GARRISON OAK DR



**President's Counsel on Public/Private Partnerships
And the Future of City Hall, Weyandt Hall, and Former Dover Library
And Other City Properties
Scope of Work**

- Step 1: Examine Real Estate Assets – 5 East Reed & 45 South State Street
- Step 2: Obtain EDIS Cost to Repair Report on 5 East Reed Street
Obtain DNREC cost estimates to renovate 45 S. State Street for office use, if available.
- Step 3: Have both properties appraised by independent appraisers
- Step 4: Analyze all data to determine if selling property is feasible to put properties back on tax rolls and receive sales income and if it is feasible to consolidate all city offices in a single location.

Suggested Out of Dover Appraisers: Tidewater Properties and Appraisal Associates

- Tidewater Properties** Laurence P. Moynihan, Seaford Professional Center, 24488 Sussex Highway, Suite 3, Seaford, DE 19973 Phone: 302-629-4635, FAX: 302-629-4913, email: mamtidewater@yahoo.com
- Appraisal Associates** Robert H. McKennon, MAI, 2101 N. Tatnall Street, Wilmington, DE 19802 Phone: 302-652-0710, FAX: 302-652-1098, email: rhmvalue@aol.com