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

DOWNTOWN DOVER PARTNERSHIP

2025 Annual Report

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.

A**n 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!



The Delaware Way by Ed Lewandowksy
2025 *Paint Dover!* First Prize & People's Choice

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!

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.

MAIN STREET AMERICA® 2025 Accredited

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

SHOP SMALL

Open for BUSINESS
KENT COUNTY

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!

Capital Key

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

Capital City Transformation Alliance, Inc

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





DOWNTOWN DOVER PARTNERSHIP

On the horizon! 2026

As we move into the new year 2026, DDP and its cadre of community partners will focus on projects of the Capital City 2030 strategic plan, several of which will utilize an estimated $30M in State funds allocated to DDP and the City of Dover:

Cars will park in the **Downtown Dover Mobility Center by year-end, with a sizeable first-floor tenant in place by early 2027.**

On Loockerman Street, implementation of underground **water/wastewater improvements** and **ground-level enhancements to support traffic calming and increased pedestrian activity, including outdoor dining,** will begin late 2026/early 2027**.**

The **Critical Improvements Program is now open** to receive a third round of applications. While the program focuses on retrofitting existing buildings in the business district, **DDP is now considering expanding the types of eligible improvements**, which could include **newly constructed restaurants** because they are vital for downtown to thrive.

Now finalizing the varied financial stack of funding, tax credits, grants, etc., ***The Governor* - DDP's priority mixed-use redevelopment project led by Mosaic Development Partners and Colonial Parking Inc. at 120 S. Governor's Ave**. nears groundbreaking. This project lies in the heart of downtown and plans include a four-story, mixed-income, mixed-use complex with **120 residences, a ground level small-scale/full-service grocery, micro-retail spaces including a coffee shop, a wellness center, and a daycare center that will access an outdoor play area**, also open to the public.



Aforementioned **private investment** bolsters DDP's work to ***confidently move Dover's transformation ahead!***

Thank you!

The Downtown Dover Partnership is comprised of engaged, participatory, and thoughtful community leaders who champion downtown initiatives, volunteer at every level, and represent public, private and non-profit entities/agencies, both statewide and local. Special thanks also to the City of Dover Mayor, Council Members, City Manager, staff, and all elected officials.

EXECUTIVE COMMITTEE
Todd Stonesifer, President
John Van Gorp, Vice President
Pete Bradley, Treasurer
Sarah Keifer, Secretary

STAFF
Diane Laird, Executive Director
Morgan Russum, Office Administrator
Ken Anderson, Property Redevelopment Director

BOARD MEMBERS
Council Member Tricia Arndt
Codi Canasa
Mayor Robin Christiansen
Sharon Duca, Interim Planning Director
Sueduka Gibbs
William Grimes
Dr. Terrell Holmes
David Hugg, City Manager
Jessica Jackson
Donny Legans *
Council Member Fred Neil *
Senator Trey Paradee
Linda Parkowski *
Zachary Prebula
Council Member Roy Sudler
Dina Vendetti, Ex Officio

**Served until June 30, 2025*

BALANCE SHEET
December 2024

CASH & INVESTMENTS	19,430,549.00
INTANGIBLE ASSETS & ACCUMULATED AMORTIZATION	32,604.00
LAND, BUILDING, EQUIPMENT, & ACCUMULATED DEPRECIATION	4,565,317.00
TOTAL ASSETS	**24,028,470.00**
CURRENT LIABILITIES	22,800.00
LONG TERM LIABILITIES	1,721,915.00
FUND BALANCE	22,283,755.00
TOTAL LIABILITIES & EQUITY	**24,028,470.00**
REAL ESTATE HOLDINGS: TOTAL BUILDING & LAND	5,549,942.00

DowntownDover.com
101 W. Loockerman St.
Suite 2-B
Dover, DE 19904
302-678-2940