

# City of Dover

## Downtown Development District Program Overview



### Dover's Downtown Development District

On Sunday, January 11, 2015, Governor Jack Markell announced he had selected Dover as a Downtown Development District. Established in the Downtown Development Districts Act of 2014, Downtown Development Districts are designed to:

- ◆ Spur private capital investment;
- ◆ Stimulate job growth and improve commercial vitality;
- ◆ Help build a stable community of long term residents; and
- ◆ Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents from all walks of life.

## How to Participate

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Construction projects and new businesses within Dover's Downtown Development District (referred to in City Code as the **High Priority Target Area**— see above map) may qualify for a variety of incentives from sponsoring agencies, including the State of Delaware, Kent County, the City of Dover, and the Downtown Dover Partnership. Not all properties are eligible for all incentives, so to make sure you know which incentives apply to your property, contact the administering agency or the Dover Planning Office at (302) 736-7196. For more information about the State's Downtown Development District program visit <http://www.stateplanning.delaware.gov/ddd/>.

## Incentives by Sponsoring Agencies

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### State of Delaware

#### *Downtown Development District Grants*

- ♦ Administered by Delaware State Housing Authority
- ♦ Up to 20% cash rebate for qualifying construction projects (capped at \$1 million per property)
- ♦ For more information visit [http://www.destatehousing.com/Developers/dv\\_ddd.php](http://www.destatehousing.com/Developers/dv_ddd.php)
- ♦ Call Penny Pierson at (302) 739-4263 with questions.

#### *State Historic Preservation Tax Credits*

- ♦ Administered by the Division of Historical and Cultural Affairs
- ♦ Assists with the preservation and rehabilitation of historic buildings
- ♦ For more information visit <http://history.delaware.gov/preservation/taxcredit.shtml>
- ♦ Call (302) 739-7400 with questions.

### Kent County

- ♦ Kent County will match the State's Downtown Development District grant, up to \$10,000.
- ♦ Contact Kent County Economic Development at (302) 678-3028.

### City of Dover

- ♦ Waiver of City impact fees
- ♦ Waiver of building permit fees
- ♦ Abatement of property taxes on the value of improvements
- ♦ Waiver of new business license fees for three years (effective March 1, 2015)
- ♦ Rebate of buyer's City Transfer Tax when Certificate of Occupancy is issued within five years of property transfer (effective March 1, 2015)
- ♦ Transfer Tax waiver for owner-occupied homes for first-time buyers
- ♦ Abatement of property taxes for owner-occupied homes
- ♦ Historic Property Tax Credits for exterior
- ♦ For more information visit <http://www.cityofdover.com/Dovers-Downtown-Development-District-210248/>
- ♦ Call the Dover Planning Office at (302) 736-7196 with questions.

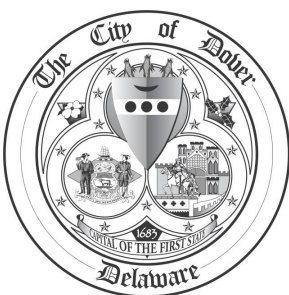
## **Downtown Dover Partnership**

- ♦ The Downtown Dover Partnership will reimburse architectural expenses up to \$5,000 for new or expanded businesses.
- ♦ The Downtown Dover Partnership administers a façade grant program to help business owners improve their storefronts.
- ♦ For information contact the Downtown Dover Partnership at (302) 678-2940.

## **Sustainable Energy Utility (Energize Delaware)**

Expanded *Home Performance with Energy Star Program* to include:

- ♦ Energy Audits for \$50 (normally they are \$200).
- ♦ High rebates for energy efficiency improvements.
- ♦ The program includes Commercial Units less than 2,500 S.F. in mixed-use buildings where residential units are being audited.
- ♦ For information, call 1-877-524-1337.



### **Department of Planning & Inspections**

Dover City Hall  
15 Loockerman Plaza  
Dover, DE 19901  
Phone: 302-736-7196  
Fax: 302-736-4217  
<http://www.cityofdover.com/Planning-and-Inspections/>

### **Economic Development Office**

101 West Loockerman Street  
Dover, DE 19903  
Phone: 302-678-2940