

# DOWNTOWN DEVELOPMENT DISTRICTS

Fiscal Year 2018  
Annual Report

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DECEMBER 31, 2018

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DELAWARE STATE HOUSING AUTHORITY



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# Introduction

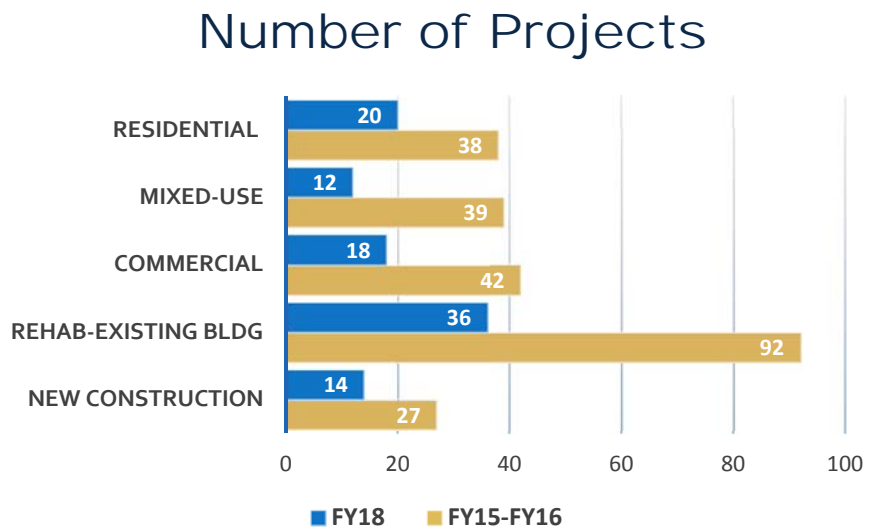
After decades of losing residents who moved out to the suburbs, Delaware’s cities and towns have been working hard to reestablish their downtowns as places where people can live, work, and thrive. However, poor building conditions, socioeconomic challenges, crime and perception of safety have made redevelopment a daunting task for both communities and potential investors.

Fortunately, these same areas have desirable assets, such as designated historic districts, traditional commercial corridors, compact walkable neighborhoods, park, and architecturally beautiful buildings. Over the last four years, the Downtown Development Districts (DDD) program has made great strides, through the infusion of powerful incentives, partnerships and private investment, to overcome these barriers to shift new development and market opportunities back to the heart of Delaware’s communities.



**\$420**  
Million in Private Investment

**\$24**  
Million in State Investment



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# Program Overview

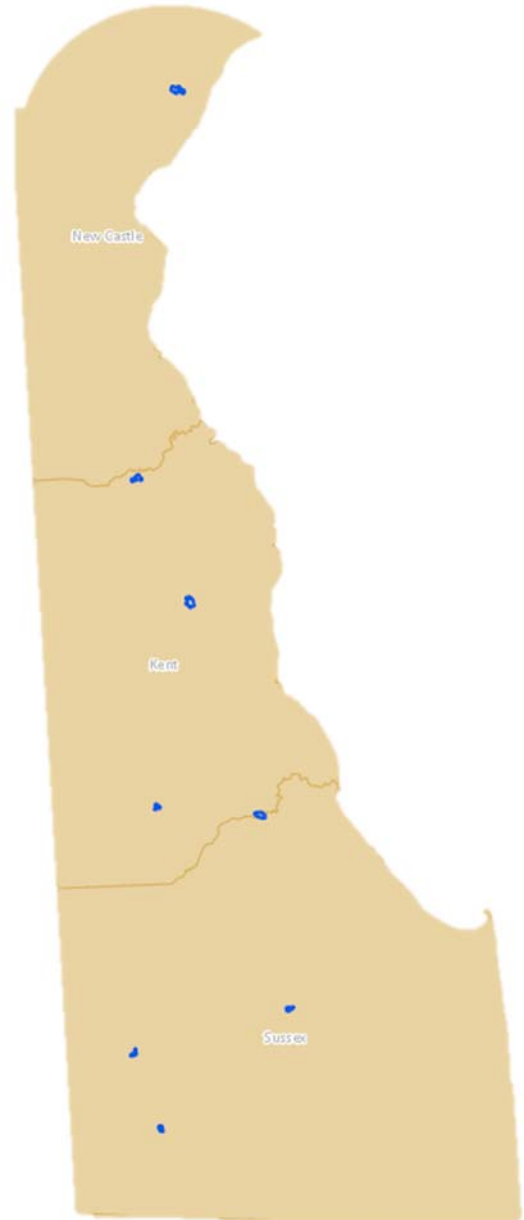
In 2014, the Downtown Development Districts Act (the Act) was enacted to revitalize the downtown “Central Business District” in selected city, town, and county areas by leveraging state resources to:

- Spur private capital investment
- Stimulate job growth and improve commercial vitality
- Build a stable community of long-term residents
- Help municipalities strengthen neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents

Local governments identify an area in their downtowns as being desirable for revitalization and develop a district plan and incentives to support revitalization of the area in accordance with the goals of the Act. The Office of State Planning Coordination (OSPC) facilitates the application process for designation as a Downtown Development District. The Cabinet Committee on State Planning Issues evaluates the applications and makes recommendations to the Governor who makes the final designation.

There are currently eight Districts. Three were designated in 2015 and five in 2016.

- |                     |                     |
|---------------------|---------------------|
| • Dover (2015)      | • Harrington (2016) |
| • Seaford (2015)    | • Laurel (2016)     |
| • Wilmington (2015) | • Milford (2016)    |
| • Georgetown (2016) | • Smyrna (2016)     |



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Selection as a District entitles businesses and investors who make investments to buildings or facilities located within the boundaries of a designated District access to state and local incentives as well as a host of other benefits.

- **Downtown Development District (DDD) Rebate:** A rebate up to 20 percent of capital costs, and administered by the Delaware State Housing Authority (DSHA).
- **Historic Preservation Tax Credits:** The Act reserves 30 percent of the State’s yearly allocation of Historic Preservation Tax Credits for projects within a District.
- **State and County Incentives:** Incentives to facilitate the revitalization of designated Districts.
- **Municipal Incentives:** Each municipality is required to implement a variety of incentives specific to its designated District to encourage economic growth and investment. Examples of municipal incentives include, but are not limited to:
  - Reduction or waiver in fees or taxes
  - Permit process reform
  - Special zoning districts or exemptions from local ordinances
  - Façade improvement grants
- **Partners:** Other entities who have seen the value in the program have provided additional incentives, such as grants to support sustainable development and bridge loans.



**201 East Laurel Street** in Georgetown’s Downtown Development District – reimagined as *Splash Georgetown* with laundry facility, coffee shop, beauty salon, apartments, and outdoor playground.



## Ensuring Program Success

The Downtown Development Districts program has proven to be effective in accelerating revitalization in the Delaware's most distressed communities. Ensuring the program's continued success takes a concerted effort of many partners to evaluate impact, consider feedback, and incorporate improvements and resources to capitalize on the potential of the program. The following are resources for local, state, and private partners:

- **Central Incentives Website:** The OSPC and DSHA created a [centralized website](#) where potential investors can view all available incentives in Downtown Development Districts. It contains links to each municipality's incentives as well as other useful incentives through state agencies, historic tax credits, and bridge loans.
- **DDD Story Map:** This [interactive map](#) highlights private investment for both Large and Small Projects within each District through Fiscal Year 2018. In addition, the maps identify the type of project in terms of commercial, residential, and/or mixed-use development. The Story Map was developed in cooperation with the University of Delaware's Institute of Public Administration, the OSPC and DSHA
- **DDD Boundary Map:** This [interactive map](#) helps determine if a property is located within a designated District.
- **Education and Training:** Both OSPC and DSHA provide technical assistance, share best practices, and obtain feedback on issues and potential improvements through workshops with all Districts, and meetings with individual Districts.



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# Rebate Overview

The DDD Rebate awards up to 20 percent of the total amount of Qualified Real Property Investments (QRPI) within the boundaries of a designated District and in conformance with the district plan. The investment must be necessary for the rehabilitation, expansion, or new construction of commercial, industrial, residential (including multi-family), or mixed-use buildings or facilities. To qualify, a Qualified District Investor (Investor) must meet a Minimum Qualified Investment Threshold (MQIT) of \$25,000.

## Program Design

Delaware was fortunate to have the highly successful Virginia Enterprise Zone program as a starting point when structuring the DDD program for Delaware. From there, DSHA conducted extensive outreach to various stakeholder groups to identify important considerations for Delaware's program. The following is a summary:

- Concern about investing in hard-to-develop areas without assurance of funds.
- Need for a variety of projects to reinvigorate distressed areas.
- Small investors may not participate if the program is too complex.
- Provide flexibility and ease of use to the greatest extent possible.
- Ensure that Investors in all DDDs have reasonable access to rebate funds.
- Provide incentives to projects that best meet local and state priorities.

As a result, the following components were incorporated to support a variety of projects in all Districts and ensure state funds are used effectively and efficiently.

- **Reservation Process:** Created to give Investors assurance that their project will receive a rebate once complete. A Reservation is required for Large Project Investors and optional for Small Project Investors.
- **Threshold Requirements:** Great effort was taken to incorporate flexibility regarding eligibility of projects and applicants. However, there are five requirements.
  - The project must be located within the boundaries of a designated District.
  - The QRPI must be made after the District is designated.
  - The project must conform to the district plan.
  - The QRPI must be in excess of \$25,000.
  - The Investor must demonstrate site control.

- 
- **Small and Large Project Set-Asides:** To ensure a variety of projects, DSHA established two funding set-asides for DDD Rebates.

*Small Project Set-Aside*

This set-aside is for Investors who may only use the program once, or are not familiar with the complexities of larger scale projects. The maximum Rebate an Investor can receive from this Set-Aside is \$50,000 per building or facility, regardless of the actual QRPI. Small Project Investors can apply throughout the year, as long as funding is available.

*Large Project Set-Aside*

The maximum Rebate an Investor can receive from this set-aside is \$1,500,000 per building or facility. A Reservation is required for this set-aside and so far, DSHA has held two application rounds for Large Project Reservations a year.

District Pool: To ensure that Investors from *all* Districts have access to a DDD rebate each application round, the Large Project Set-Aside is further divided into a General Pool and a District Pool. Allocations from the District Pool are then calculated, according to District population, to guarantee those funds for Investors of that District.

Priority Consideration: In cases where Reservation requests exceed the funding available, priority consideration is given to the highest quality projects that meet mutual state and local community objectives.

- Readiness to proceed
- Creates permanent jobs
- Provides mixed-use development
- Expands housing opportunities
- Protects historic resources
- Actively reuses existing structures
- Promotes sustainable practices

***Key component of the DDD program - Rebate awarded only after successful project completion!***



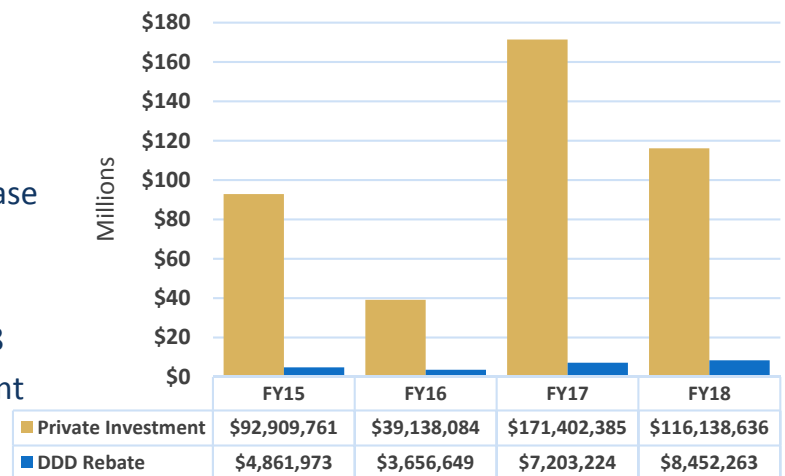
# 2015-2018 Rebate Activity

Over the last four fiscal years, the DDD program has shown great success in directing and spurring private investment in Delaware’s downtowns. Over \$24 million in DDD rebates are leveraging \$420 million in private investment. Of the 119 projects, 43 are active Large Projects while 20 Large Projects and 56 Small Projects are complete and received their rebate.

For the first two fiscal years, the DDD rebate was only available to Investors of the initial three Districts. Thirty-one Small and Large Projects benefited from \$8.5 million in DDD funds and leveraged over \$132 million in private investment.

Five more Districts were designated in Fiscal Year 2017. This expansion is seen in the increase of DDD rebate funds and private investment leveraged for both Fiscal Year 2017 and 2018. Over \$15 million in DDD funds leveraged \$288 million in private investment in all eight current Districts via 88 Small and Large Projects.

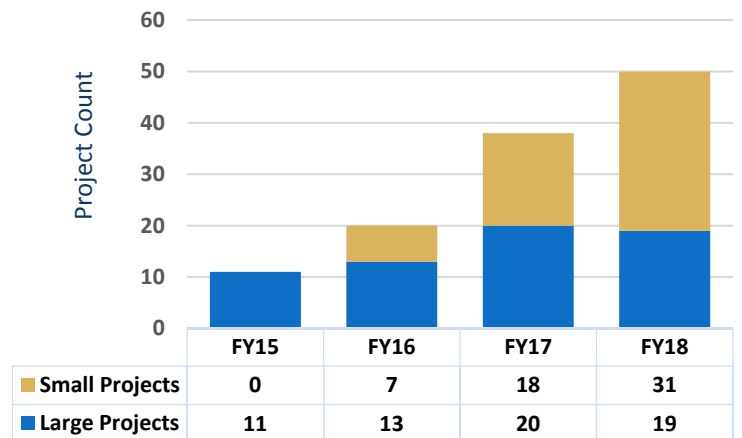
Private Investment Leverage  
FY2015-2018



## Small Projects

While both Small and Large Projects require completion before funds are distributed, a Reservation is not required for Small Projects. As a result, there is a lag in Small Projects counts even though they develop at the same time as Large Projects. Each year, the number of Small Projects has grown. By 2018, Small Projects represent 60 percent of all projects. This may reflect the addition of new Districts, with many in smaller towns that do not have as much opportunity for Large Projects.

Project Type  
FY2015-2018

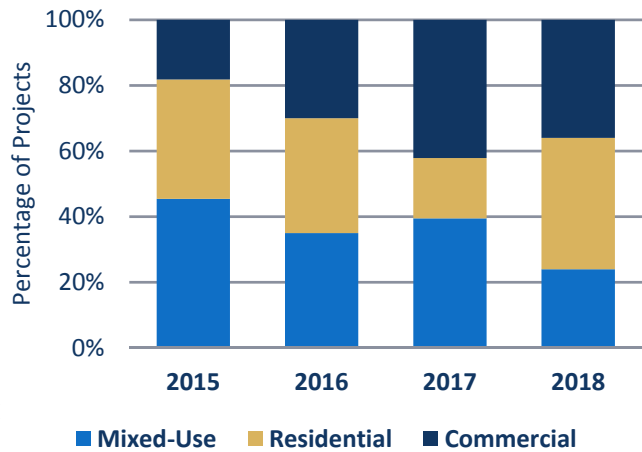


## Eligible Use and Construction Project Type

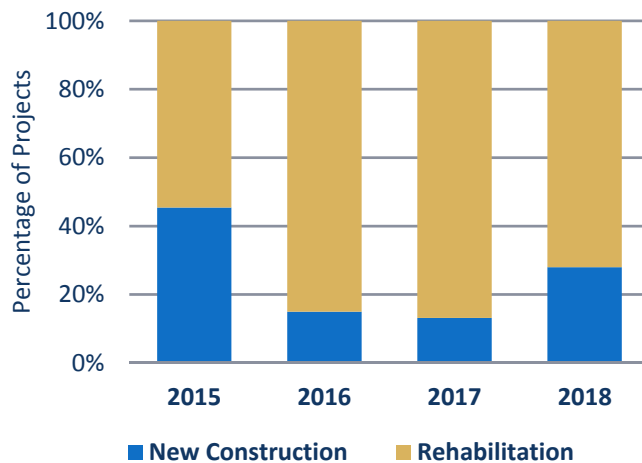
Over the last four years, there has been an overall balance in the types of projects being developed. During the first couple years, there was substantial residential activity occurring through projects in the residential only and mixed-use categories. Many of these reflect retail or a mix of uses on the first floor and residential in the above floors. Bringing new residential opportunities to downtown areas is healthy for their revitalization as they help support new businesses. This can be seen in the increase of commercial projects in the two most recent fiscal years.

DDD rebates are available for new construction, rehabilitation and expansion activities. As shown here, the majority of projects have been rehabilitation of existing buildings since program inception. The continued predominance of rehabilitation activity demonstrates the flexibility of adaptive reuse projects as well as the feasibility of using the existing building stock in each District. One substantial benefit of the program has been giving investors enough incentive to overcome unknown and often costly challenges of the existing building stock.

Eligible Use  
FY2015-2018



Construction Type  
FY2015-2018



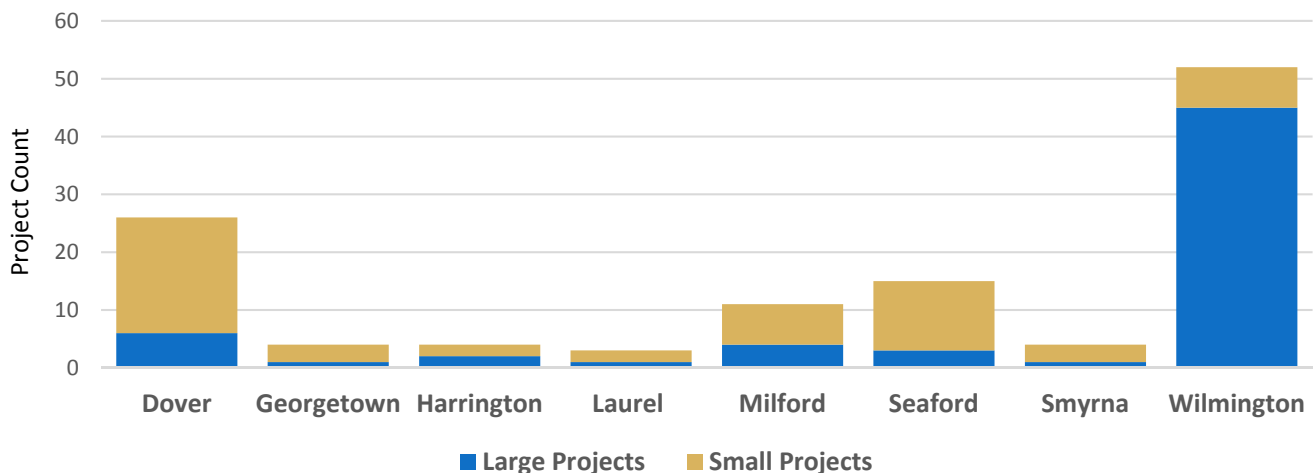
## District Usage

Partnerships and strong incentives are facilitating private investment in both Small and Large Projects in all eight designated Districts. The initial Districts in Dover, Seaford and Wilmington have seen the most activity. Wilmington has seen more Large Projects than all other Districts combined. This is reflected in amount of DDD rebate funds and amount of private investment leveraged. While Wilmington has had many Large Projects, it has fewer Small Projects relative to its size and the other Districts. Dover has had the most Small Projects. Of the Districts designated in 2016, Milford is seeing a strong number of both Small and Large Projects.

Project Activity by District FY2015-2018

| District   | DDD Rebate   | Private Investment | Small Projects | Large Projects |
|------------|--------------|--------------------|----------------|----------------|
| Dover      | \$1,378,723  | \$11,016,788       | 20             | 6              |
| Georgetown | \$485,069    | \$2,792,375        | 3              | 1              |
| Harrington | \$276,941    | \$1,632,743        | 2              | 2              |
| Laurel     | \$428,820    | \$2,529,099        | 2              | 1              |
| Milford    | \$1,184,998  | \$7,560,296        | 7              | 4              |
| Seaford    | \$1,481,091  | \$17,829,658       | 12             | 3              |
| Smyrna     | \$337,799    | \$2,080,273        | 3              | 1              |
| Wilmington | \$18,600,668 | \$374,147,634      | 7              | 45             |

Project Type by District FY2015-2018



# 2018 Rebate Activity

During this fiscal year, DSHA held two application rounds for Large Project Reservations. Reservations from the first application round were announced in February and Reservations from the second application round were announced in June. A total of \$7.7 million in DDD rebates were reserved for 19 Large Projects and will leverage \$112 million in private investment. In addition, 31 Small Projects were completed and received \$701,739 in rebate funds. Altogether, over \$8.4 million in DDD rebate funds will leverage \$116 in private investment.

Fiscal Year 2018 activities include creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings and supporting historic preservation.

## District Usage

All eight Districts experienced private investment from the DDD program. Both Dover and Milford saw both Small and Large Projects with a large number of Small Projects, which is a good indicator of healthy downtown revitalization. Wilmington’s District received \$5.7 million in DDD funds, which will leverage almost \$99 million in private investment. For additional information about the projects, please refer to following pages.

### Project Activity by District FY2018

| District   | DDD Rebate  | Private Investment | Small Projects | Large Projects |
|------------|-------------|--------------------|----------------|----------------|
| Dover      | \$701,924   | \$4,797,002        | 10             | 1              |
| Georgetown | \$480,717   | \$2,674,986        | 2              | 1              |
| Harrington | \$66,559    | \$520,834          | 1              | 1              |
| Laurel     | \$428,820   | \$2,529,099        | 2              | 1              |
| Milford    | \$800,652   | \$5,378,604        | 7              | 2              |
| Seaford    | \$110,387   | \$563,076          | 4              | 0              |
| Smyrna     | \$125,659   | \$717,073          | 3              | 0              |
| Wilmington | \$5,737,545 | \$98,957,962       | 2              | 13             |

## Large Project Reservations – Announced February 2018

| District/Investor   | Total Developer Costs | Application QRPI | Awarded Reservation |
|---|-----------------------|------------------|---------------------|
| <b>Dover</b>  | \$3,688,540           | \$2,441,730      | \$488,346           |
| Faithwork LLC   | \$3,688,540           | \$2,441,730      | \$488,346           |
| <ul style="list-style-type: none"> <li>New construction of 20,000 s.f. medical and professional office building</li> </ul>  |                       |                  |                     |
| <b>Georgetown</b>   | \$2,561,386           | \$2,289,987      | \$457,997           |
| Jaelen LLC  | \$2,561,386           | \$2,289,987      | \$457,997           |
| <ul style="list-style-type: none"> <li>Also known as <i>Splash Georgetown</i>, rehabilitate and expand a former vacant building for a new 4,575 s.f. laundry facility, 1,185 s.f. coffee shop, and a 1,135 s.f. beauty salon. The project will keep the current upstairs apartments and add an outdoor playground.</li> </ul> |                       |                  |                     |
| <b>Laurel</b>   | \$2,419,899           | \$2,034,900      | \$406,980           |
| Villas on Broad Creek   | \$2,419,899           | \$2,034,900      | \$406,980           |
| <ul style="list-style-type: none"> <li>New construction of homes overlooking Broad Creek and Records Pond.</li> </ul>   |                       |                  |                     |
| <b>Wilmington</b>   | \$44,779,963          | \$33,831,109     | \$2,975,521         |
| Christian Growth Ministries   | \$4,611,448           | \$3,012,443      | \$500,000           |
| <ul style="list-style-type: none"> <li>Rehabilitation of current structure into a neighborhood-based mixed-use facility. Ground floor a sanctuary and office space and upstairs will provide workforce development and childcare.</li> </ul>  |                       |                  |                     |
| 500 Market LLC  | \$306,663             | \$259,543        | \$51,909            |
| <ul style="list-style-type: none"> <li>Renovation of bar inside The Queen.</li> </ul>   |                       |                  |                     |
| 519 Market LLC  | \$7,435,463           | \$4,937,463      | \$557,000           |
| <ul style="list-style-type: none"> <li>Rehabilitation of vacant building into a hotel and restaurant.</li> </ul>  |                       |                  |                     |
| Eastside Community Builders LLC   | \$1,924,000           | \$1,287,000      | \$257,400           |
| <ul style="list-style-type: none"> <li>Substantial rehabilitation of church circa 1900 to include environmental remediation, new framing, and aesthetic improvements in accordance with City /State Historic Review Boards.</li> </ul>  |                       |                  |                     |
| Westside Wilm. Acquisitions LLC   | \$5,617,428           | \$2,004,225      | \$400,845           |
| <ul style="list-style-type: none"> <li>Rehabilitation of building into a ground floor laundry facility with office space upstairs.</li> </ul>   |                       |                  |                     |
| YBTZ, LLC   | \$23,392,300          | \$21,288,600     | \$1,000,000         |
| <ul style="list-style-type: none"> <li>Conversion of current office building into 75 high-end apartments and 6,000 s.f. retail space.</li> </ul>  |                       |                  |                     |
| 610 Market Street LLC   | \$1,492,661           | \$1,041,835      | \$208,367           |
| <ul style="list-style-type: none"> <li>Renovation of existing corner building to include an Italian restaurant, bar, and apartments.</li> </ul>   |                       |                  |                     |



## Large Project Reservations – Announced June 2018

| District/Investor   | Total Developer Costs | Application QRPI | Awarded Reservation |
|---|-----------------------|------------------|---------------------|
| <b>Harrington</b>   | \$484,400             | \$305,000        | \$61,000            |
| Connections Community Support Programs  | \$484,400             | \$305,000        | \$61,000            |
| • Construction of affordable permanent supportive housing.  |                       |                  |                     |
| <b>Milford</b>  | \$4,579,500           | \$3,363,392      | \$664,405           |
| 200 Front LLC   | \$2,587,000           | \$2,065,892      | \$404,905           |
| • Construction of nine affordable townhomes designed to complement the North Milford Historic District. Strong Neighborhood funds also provided to this project.  |                       |                  |                     |
| Devreco Camden LLC  | \$1,992,500           | \$1,297,500      | \$259,500           |
| • Exterior and interior rehabilitation of current building into commercial office and retail space.   |                       |                  |                     |
| <b>Wilmington</b>   | \$53,828,982          | \$38,859,501     | \$2,696,275         |
| 216 Ninth LLC   | \$1,921,940           | \$1,005,602      | \$165,100           |
| • Demolition and new construction of mixed-use and retail space.  |                       |                  |                     |
| 417 Market LLC  | \$1,445,065           | \$843,001        | \$168,600           |
| • Demolition and new construction of grocery retail space and a café with rooftop seating.  |                       |                  |                     |
| 210 Market Cooper LLC   | \$16,736,862          | \$12,003,911     | \$757,000           |
| • Extensive rehabilitation of obsolete building into mixed-use, modern, cohesive and livable community.   |                       |                  |                     |
| 901 Market Associates LLC   | \$25,613,135          | \$21,962,112     | \$1,024,000         |
| • Substantial restoration of historic façade of the Equitable Building. Internal renovations will create 68 apartments over 11 floors and commercial and retail spaces.   |                       |                  |                     |
| Quaker Village Preservation LLC   | \$7,474,841           | \$2,432,737      | \$459,147           |
| • Rehabilitation of existing 44-unit apartment. Project received Reservations in the Winter 2015 Round and Fall 2016 Round. However both Reservations were returned due to inability to meet one-year substantially commenced deadline. |                       |                  |                     |
| Solari Commercial Properties LLC  | \$637,139             | \$612,138        | \$122,428           |
| • Rehabilitation of existing commercial space into four high-end 2-bedroom apartments.  |                       |                  |                     |

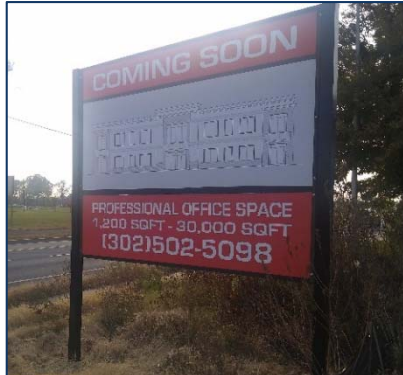
## Small Projects – Rebates Issued Fiscal Year 2018

| District/Investor                   | Eligible Use | Total Dev. Costs | Final QRPI | Awarded Reservation |
|-------------------------------------|--------------|------------------|------------|---------------------|
| <b>Dover</b>                        |              |                  |            |                     |
| 2 West Loockerman, LLC (PH1 E/I)    | Mixed Use    | \$170,237        | \$152,121  | \$30,424            |
| 2 West Loockerman, LLC (PH2 Apt)    | Residential  | \$142,533        | \$139,309  | \$27,862            |
| Casschar LLC                        | Commercial   | \$57,577         | \$54,562   | \$10,912            |
| Central DE Habitat for Humanity (2) | Residential  | \$87,050         | \$87,050   | \$17,410            |
| Central DE Habitat for Humanity (3) | Residential  | \$108,547        | \$108,547  | \$21,709            |
| Dover Century Club                  | Commercial   | \$47,798         | \$47,798   | \$ 9,560            |
| Milford Housing Dev. Corp (1)       | Residential  | \$101,783        | \$98,013   | \$19,603            |
| Milford Housing Dev. Corp (2)       | Residential  | \$100,217        | \$100,217  | \$20,043            |
| NCALL (1)                           | Residential  | \$149,577        | \$137,131  | \$27,426            |
| NCALL (2)                           | Residential  | \$143,143        | \$143,143  | \$28,629            |
| <b>Georgetown</b>                   |              |                  |            |                     |
| Greenlea, LLC                       | Commercial   | \$92,593         | \$92,593   | \$18,519            |
| H.P. Layton Partnership             | Commercial   | \$21,007         | \$21,007   | \$4,201             |
| <b>Laurel</b>                       |              |                  |            |                     |
| Davis, Ann Leslie                   | Residential  | \$21,490         | \$21,490   | \$4,298             |
| Laurel RC (Abbotts Grill)           | Commercial   | \$87,710         | \$87,710   | \$17,542            |
| <b>Milford</b>                      |              |                  |            |                     |
| 100 Charles Street, LLC             | Residential  | \$89,508         | \$89,508   | \$17,902            |
| Christian Owens (1)                 | Residential  | \$69,127         | \$68,127   | \$13,625            |
| Christian Owens (2)                 | Residential  | \$15,200         | \$15,200   | \$3,040             |
| Joseph Wiley (t/a JRW Rentals)      | Residential  | \$24,495         | \$24,495   | \$4,899             |
| The Music School of Delaware, Inc.  | Commercial   | \$156,749        | \$157,161  | \$31,432            |
| Triple Moon, LLC                    | Mixed Use    | \$366,472        | \$366,472  | \$50,000            |
| Zook, Justin & Cordelia             | Residential  | \$77,553         | \$76,743   | \$15,349            |
| <b>Seaford</b>                      |              |                  |            |                     |
| C. Bryan Bennett Revocable Trust    | Mixed Use    | \$211,892        | \$204,854  | \$40,971            |
| Craig de Mariana Aleman (5)         | Residential  | \$159,275        | \$153,975  | \$30,795            |
| Old Town Hall Associates, LLC       | Commercial   | \$121,837        | \$121,837  | \$24,367            |
| Zachary Parks                       | Residential  | \$70,072         | \$71,271   | \$14,254            |
| <b>Smyrna</b>                       |              |                  |            |                     |
| Blue Hen Dental                     | Commercial   | \$235,297        | \$235,297  | \$47,059            |
| David Dettra (Maverick Texas BBQ)   | Commercial   | \$208,080        | \$143,000  | \$28,600            |
| PSMP LLC                            | Residential  | \$273,696        | \$271,061  | \$50,000            |
| <b>Wilmington</b>                   |              |                  |            |                     |
| Café Mezzanotte, Inc.               | Mixed Use    | \$125,270        | \$105,000  | \$21,000            |
| SK Restauration LLC                 | Mixed Use    | \$223,747        | \$223,747  | \$44,749            |

# Project Details

## Dover

1



**655 W. North Street, Dover, DE**

BEFORE PICTURE OF SITE

**Applicant:** Faithwork, LLC

**Project Type:** Large Project

**Eligible Use:** Commercial

**Total Development Cost:** \$3,688,540

**DDD Rebate:** \$488,346

**Project Description:** Faithwork, LLC consolidated two previous DDD projects into the construction of a 20,000 s.f. medical and professional office building. This is a remediated brownfield site off North Street adjacent to Kidz, Ink.

2



**2 West Lookerman Street, Dover, DE**

**Applicant:** 2 West Lookerman, LLC (PH1 E/I)

**Project Type:** Small Project

**Eligible Use:** Mixed-Use

**Project Cost:** \$170,237

**DDD Rebate:** \$30,424

**Project Description:** Phase I – Rehabilitation starting from the ground floor of historic mixed-use building. Exterior work replaced wooden lintel with steel using new steel support columns and restored the building's original façade.

3



**40 The Green, Dover, DE**

**Applicant:** Dover Century Club

**Project Type:** Small Project

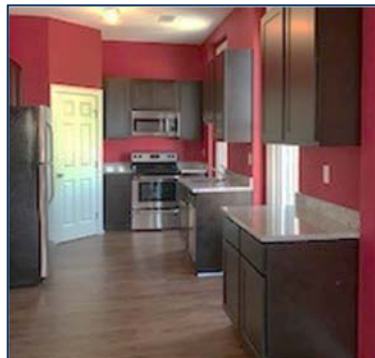
**Eligible Use:** Commercial

**Project Cost:** \$47,798

**DDD Rebate:** \$9,560

**Project Description:** In the heart of Dover's Historic District, Dover Century Club substantially rehabilitated a historic commercial building. Exterior work included brick repointing, gutter and downspout replacements. Two bathrooms were rehabilitated inside.

4



**2 West Lookerman Street, Dover, DE**

**Applicant:** 2 West Lookerman, LLC (PH2 Apt)

**Project Type:** Small Project

**Eligible Use:** Residential

**Project Cost:** \$142,533

**DDD Rebate:** \$27,862

**Project Description:** Phase II included the rehabilitation of the 3<sup>rd</sup> floor of the Barros, McNamara, Malkiewicz and Taylor law offices to create a loft-style 1700 s.f. apartment.

5



**21 North Kirkwood Street, Dover, DE**

**Applicant:** Central Delaware Habitat for Humanity  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$87,050  
**DDD Rebate:** \$17,410  
**Project Description:** Central Delaware Habitat for Humanity developed a vacant lot on North Kirkwood Street into a two-story single-family house. This home contributes to the affordable homeownership stock of downtown Dover.

6



**231 North Queen Street, Dover, DE**

**Applicant:** NCALL  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$143,143  
**DDD Rebate:** \$28,629  
**Project Description:** As part of Restoring Central Dover, NCALL has developed several houses since 2017. The construction of this single-family house includes 3 bedrooms and 2.5 baths.

7



**306 Mary Street, Dover, DE**

**Applicant:** Central Delaware Habitat for Humanity  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$108,547  
**DDD Rebate:** \$21,709  
**Project Description:** Central Delaware Habitat for Humanity developed a vacant lot into a 5-bedroom, 1,870 s.f. single-family house. This home contributes to the affordable homeownership stock of downtown Dover.

8



**2 North State Street, Dover, DE**

**Applicant:** Casschar LLC  
**Project Type:** Small Project  
**Eligible Use:** Commercial  
**Project Cost:** \$57,577  
**DDD Rebate:** \$10,912  
**Project Description:** Casschar LLC substantially rehabilitated this 1882 Victorian-style house. Exterior work included repairing roof deck and turret, new roof hatch, soffit work, repaired ground level deck, and stone masonry work on steps and perimeter wall.



9



**47 South Kirkwood Street, Dover, DE**

**Applicant:** Milford Housing Development Corporation  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$101,217  
**DDD Rebate:** \$19,603  
**Project Description:** Milford Housing Development Corporation (MHDC) constructed a 3-bedroom 1477 s.f. single-family house. The previously vacant lot is now an Energy Star Rated Home with wood flooring and a spacious kitchen.

10



**45 South Queen Street, Dover, DE**

**Applicant:** Milford Housing Development Corporation  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$100,217  
**DDD Rebate:** \$20,043  
**Project Description:** MHDC constructed a 3-bedroom 1453 s.f. single-family home. It is Energy Star Rated like the 47 S. Kirkwood project and features similar interior layout. Both MHDC projects contribute to the downtown affordable homeownership stock.



# Georgetown

1



**201 East Laurel Street, Georgetown, DE**

CONCEPT RENDERING

**Applicant:** Jaelen, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$2,561,386  
**DDD Rebate:** \$457,997  
**Project Description:** This project is known as *Splash Georgetown* and will bring a new 4,575 s.f. laundry facility, 1,185 s.f. coffee shop, and a 1,135 s.f. beauty salon into a formerly vacant building. The project will also retain the upstairs apartments and add an outdoor playground.

2



**131 East Market Street, Georgetown, DE**

**Applicant:** H.P. Layton Partnership  
**Project Type:** Small Project  
**Eligible Use:** Commercial  
**Project Cost:** \$21,007  
**DDD Rebate:** \$4,201  
**Project Description:** This project includes a new roof, exterior painting and new ceiling inside.

3

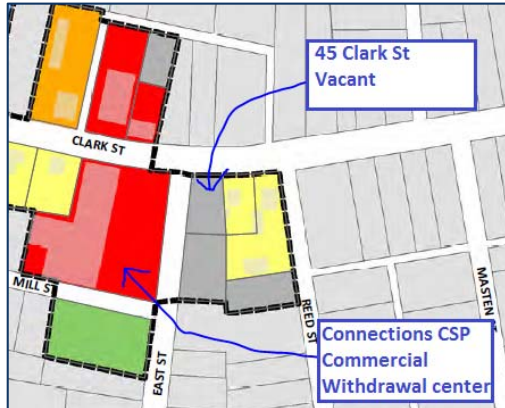


**32 The Circle, Georgetown, DE**

**Applicant:** Greenlea, LLC  
**Project Type:** Small Project  
**Eligible Use:** Commercial  
**Project Cost:** \$92,593  
**DDD Rebate:** \$18,519  
**Project Description:** Greenlea rehabilitated the second floor of this corner building into five offices. The improvements ranged from updated electrical and HVAC to new carpets and doors. The improvements also extended outside converting 8 porch columns from wood to brick.

# Harrington

1



## 45 Clark Street, Harrington, DE

MAP OF PROPERTY

**Applicant:** Connections CSP, Inc.

**Project Type:** Large Project

**Eligible Use:** Residential

**Total Development Cost:** \$484,400

**DDD Rebate:** \$61,000

**Project Description:** Connections CSP, Inc. will turn a vacant lot across from the Connections Withdrawal Management Center into permanent supportive housing. The Connections CSP housing facility will also create full-time skilled care jobs for the community.

2



## 35 Commerce Street, Harrington, DE

**Applicant:** William Staples Insurance & Financial Services

**Project Type:** Small Project

**Eligible Use:** Commercial

**Project Cost:** \$36,434

**DDD Rebate:** \$5,559

**Project Description:** William Staples Insurance & Financial Services rehabilitated this commercial space in downtown Harrington. Interior renovations included new flooring, cabinetry, and plumbing.

# Laurel

1



**The Villas, Delaware Ave, Laurel, DE**

MAP OF PROPERTY

**Applicant:** Villas on Broad Creek  
**Project Type:** Large Project  
**Eligible Use:** Residential  
**Total Development Cost:** \$2,419,899  
**DDD Rebate:** \$406,980  
**Project Description:** The Villas on Broad Creek community will continue development of the property outlined in yellow above. The new units will scale down the existing 3,000 s.f. to 1,900 s.f. units. This residential project will add 5 duplexes (10 homes).

2



**508 Pine Street, Laurel, DE 19958**

**Applicant:** Individual homeowner  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$21,490  
**DDD Rebate:** \$4,298  
**Project Description:** The rehabilitation of this single-family house included a new roof.

3



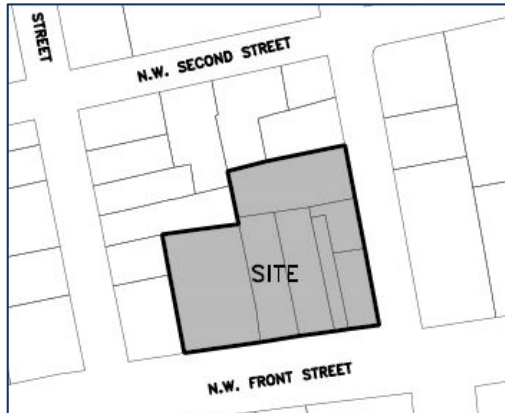
**Abbotts Grill – 300 Delaware Avenue, Laurel, DE**

**Applicant:** Laurel Redevelopment Corporation (LRC)  
**Project Type:** Small Project  
**Eligible Use:** Commercial  
**Project Cost:** \$87,710  
**DDD Rebate:** \$17,452  
**Project Description:** LRC rehabilitated the deck at Abbotts Grill from the decking down to the supporting footers. According to a geotechnical survey done for the project, this waterfront amenity is now safe and will serve Laurel's downtown for years to come.



# Milford

1



## 200 Block of NW Front Street, Milford, DE

MAP OF PROPERTY

**Applicant:** 200 Front, LLC

**Project Type:** Large Project

**Eligible Use:** Residential

**Total Development Cost:** \$2,587,000

**DDD Rebate:** \$404,905

**Project Description:** The 200 Block of North West Front street is a Milford Strong Neighborhood project from January 2017. The developer will clear 6 contiguous parcels for an affordable townhome community. There will be 9 townhomes designed to complement the North Milford Historic District.

2



## 107 North East Front Street, Milford, DE

CONCEPT RENDERING

**Applicant:** Devreco Camden, LLC

**Project Type:** Large Project

**Eligible Use:** Mixed-Use

**Total Development Cost:** \$1,992,500

**DDD Rebate:** \$259,500

**Project Description:** Devreco Camden is a local development real estate company from Salisbury, Maryland. Their project will rehabilitate the interior and exterior of the current building into commercial offices and retail space. Renovations will include new mechanical and HVAC systems, updated flooring, and a new floor plan.

3



## 23 North Walnut Street, Milford, DE

**Applicant:** The Music School of Delaware, Inc.

**Project Type:** Small Project

**Eligible Use:** Commercial

**Project Cost:** \$156,749

**DDD Rebate:** \$31,432

**Project Description:** The Music School of Delaware has opened up a former office complex into a music hall. Interior changes included removal of partitions and built in storage. Exterior renovations included an updated storefront to attract people to the school.

4



## 119 North Walnut Street, Milford, DE

**Applicant:** Triple Moon, LLC

**Project Type:** Small Project

**Eligible Use:** Mixed-Use

**Project Cost:** \$366,472

**DDD Rebate:** \$50,000

**Project Description:** Triple Moon rehabilitated the plumbing, ceiling, dry wall, and flooring. The project also included rehabilitating the outside of the building to prevent future damage. The kitchen and bathroom were also rehabilitated.

5



**37 Fischer Ave, Milford, DE**

**Applicant:** Individual homeowner  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Total Development Cost:** \$77,553  
**DDD Rebate:** \$15,349  
**Project Description:** The work on this single-family house included gutting and renovating the home's interior. Exterior work included new siding, fresh paint, and new steps onto the porch.

6



**100 Charles Street, Milford, DE**

**Applicant:** 100 Charles Street, LLC  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Total Development Cost:** \$89,508  
**DDD Rebate:** \$17,902  
**Project Description:** The developer of this residential project turned an unfinished garage into a single-family house. The rehabilitation of this structure included installing in a new roof, new windows, a new entryway, and proper framing. See below for a before and after shot of the homes interior.

7



**323/325 South East 2nd Street, Milford, DE**

**Applicant:** Joseph Wiley  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Total Development Cost:** \$24,495  
**DDD Rebate:** \$4,899  
**Project Description:** The rehabilitation of a duplex.





# Seaford

1



**401 High Street, Seaford, DE**

**Applicant:** C. Bryan Bennett Revocable Trust  
**Project Type:** Small Project  
**Eligible Use:** Mixed-Use  
**Project Cost:** \$211,892  
**DDD Rebate:** \$40,971  
**Project Description:** The C. Bryan Bennet Revocable Trust added to Seaford’s downtown revitalization by rehabilitating the 401 High Street storefront and apartments. The apartments received new windows, laundry in units, and updated HVAC systems.

2



**124 North Pine St, Seaford, DE**

**Applicant:** Zachary Parks  
**Project Type:** Small Project  
**Eligible Use:** Residential  
**Project Cost:** \$70,072  
**DDD Rebate:** \$14,254  
**Project Description:** Zachary Parks took a vacant house and turned it into a 4-unit rental property. Parks repaired the roof and painted the exterior. The interior rehabilitation included new ceilings, walls, flooring, plumbing, and doors throughout the house.

3



**105 North Front St, Seaford, DE**

**Applicant:** Old Town Hall Associates, LLC  
**Project Type:** Small Project  
**Eligible Use:** Commercial  
**Project Cost:** \$121,837  
**DDD Rebate:** \$24,367  
**Project Description:** The Old Town Hall in Seaford was renovated into a Connections Community Support facility to serve individuals with mental health and/or substance abuse issues. The former vacant property was converted into a community space by updating the HVAC system, creating meeting rooms, and opening up the main waiting area.

# Smyrna

1



**231 South DuPont Boulevard, Smyrna, DE**

**Applicant:** Blue Hen Dental

**Project Type:** Small Project

**Eligible Use:** Commercial Use

**Project Cost:** \$235,297

**DDD Rebate:** \$47,059

**Project Description:** 231 South DuPont Boulevard went from a vacant commercial space into an active dental office. The investor, Blue Hen Dental, rehabilitated the interior and added landscaping outside. Interior work included new plumbing, HVAC units, ceilings, flooring and updated electrical.

2



**19 West Commerce Street, Smyrna, DE**

**Applicant:** David Dettra

**Project Type:** Small Project

**Eligible Use:** Commercial

**Project Cost:** \$208,080

**DDD Rebate:** \$28,600

**Project Description:** This project rehabilitated 19 West Commerce Street which is currently home to a Texas style barbeque restaurant, Maverick Texas BBQ.

3



**10 North Market Street, Smyrna, DE**

**Applicant:** PSMP, LLC

**Project Type:** Small Project

**Eligible Use:** Residential

**Project Cost:** \$273,696

**DDD Rebate:** \$50,000

**Project Description:** The original structure was built in the 1870's and has deteriorated over time. PSMP worked with the Town of Smyrna's Historic Review Board, and Planning and Zoning department, to determine the best of use of the property. Due to the property condition and zoning of the site, PSMP demolished and rebuilt the structure.

# Wilmington

1



**1007 North Orange Street, Wilmington, DE**

**Applicant:** Café Mezzanotte of Wilmington, Inc.  
**Project Type:** Small Project  
**Eligible Use:** Mixed-Use  
**Project Cost:** \$125,270  
**DDD Rebate:** \$21,000  
**Project Description:** Café Mezzanotte renovated the ground floor retail space of the Nemours building facing Market Street. Interior renovations included a private dining room, bar area, and window seating overlooking the Market Street Corridor. An outdoor patio connects customers to the Tatnall Street corporate offices.

2



**417 North Market Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** 417 Market, LLC  
**Project Type:** Large Project  
**Eligible Use:** Commercial  
**Total Development Cost:** \$1,445,065  
**DDD Rebate:** \$168,600  
**Project Description:** This project was awarded a Large Project Reservation in the Spring 2017 Round and was returned due to project delays. After making needed changes, the project was awarded a Large Project Reservation in the Spring 2018 Round. The building will be demolished and a single-story grocery/café with rooftop seating will take its place.

3



**913 North Market St, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** YBTZ, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$23,392,300  
**DDD Rebate:** \$1,000,000  
**Project Description:** 913 North Market is between the Citizen Bank and Market Tower buildings. YBTZ will convert the current office interior into 75 high-end apartments and 6,000 s.f. of retail space. Exterior improvements include repairs to aesthetic features, new windows, and updated landscaping.

4



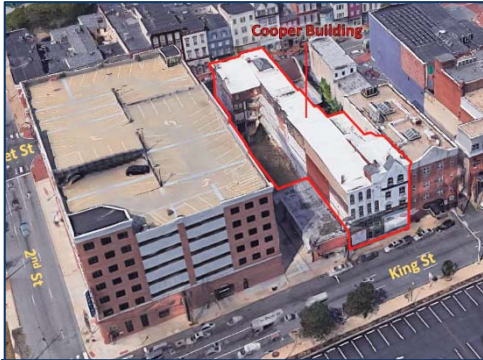
**901 North Market Street, Wilmington, DE**

CONCEPT RENDERING

**Applicant:** 901 Market Associates, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$25,613,135  
**DDD Rebate:** \$1,024,000  
**Project Description:** 901 Market Associates will be restoring the historic façade of the Equitable Building, also known as the Market Tower Building. Internal renovations will create 68 apartments over 11 floors. Renovations will also extend beneath the apartments to include commercial and retail space.



5



**214/216 North Market Street, 225 North King Street, and the Cooper Building**

BEFORE PICTURE OF SITE

**Applicant:** 210 Market Cooper, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$16,739,862  
**DDD Rebate:** \$757,000  
**Project Description:** 210 Market Cooper has named this the *200 Block Project*. The project involves demolishing current structures and developing ground up retail and commercial space with 50 market-rate apartments in the above floors. The property extends to King Street where residents will have access to podium parking. There will also be a courtyard between the buildings.

6



**218-222 W. 9<sup>th</sup> Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** 216 Ninth, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$1,921, 940  
**DDD Rebate:** \$165,100  
**Project Description:** This project was awarded a Reservation in the Spring 2016 Round and was returned due to project delays. The developer will demolish and rebuild this outdated structure into a single-story storefront with 3 retail spaces. WhyFly, a local internet company, will remain in the 218 space. The 220 and 222 spaces will be renovated for a restaurant from Forty Acres Hospitality, LLC.

7



**883 North Market St, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** Solari Commercial Properties, LLC  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$637,139  
**DDD Rebate:** \$122,428  
**Project Description:** Solari will renovate this 1929 Art Deco style building from the basement to the roof. Atami Grill Sushi Express will remain at the ground floor. The second and third floors will be converted into 4 high-end apartments. The 2-bedroom units will keep original architectural features.

8

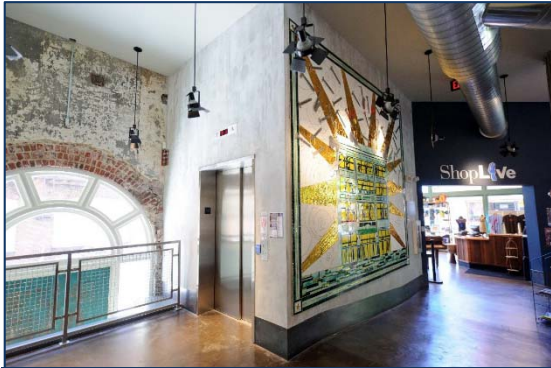


**801 North West Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** Westside Wilmington Acquisitions, LLC  
**Project Type:** Large Project  
**Eligible Use:** Commercial  
**Total Development Cost:** \$5,617,428  
**DDD Rebate:** \$400,845  
**Project Description:** Westside Wilmington Acquisitions (WWA) will turn a former Connections CSP rehabilitation facility into a high-volume commercial laundry with office space on the second floor. WWA hopes to generate 25 new jobs for at-risk individuals. The new office space will be for local non-profits providing service to the area.

9



**500 North Market Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** 500 Market, LLC  
**Project Type:** Large Project  
**Eligible Use:** Commercial  
**Total Development Cost:** \$306,663  
**DDD Rebate:** \$51,909  
**Project Description:** BPGS Construction (BPGS) previously renovated The Queen theatre in Wilmington. 500 Market has employed BPGS to renovate the bar inside The Queen. The investors and venue hope to attract more people to Wilmington's downtown with an improved bar.

10



**2 East 7<sup>th</sup> Street, Wilmington, DE**

CONCEPT RENDERING

**Applicant:** 610 Market Retail, LLC  
**Project Type:** Large Project  
**Eligible Use:** Commercial  
**Total Development Cost:** \$1,492,661  
**DDD Rebate:** \$208,367  
**Project Description:** 2 East 7<sup>th</sup> Street is the location for three DDD projects. Previous projects renovated the building structure. This project will outfit the ground floor for Arde Osteria Italian restaurant and apartments on the upper floors.

11



**519 North Market Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant:** 519 Market, LLC  
**Project Type:** Large Project  
**Eligible Use:** Commercial  
**Total Development Cost:** \$1,492,661  
**DDD Rebate:** \$208,367  
**Project Description:** BPGS Construction is also the contractor for this historic building rehabilitation in northern Wilmington Square. The vacant building is a former charter school and will become a hotel complete with a restaurant and business center on the ground floor.

12



**830-850 North Church Street, Wilmington, DE**

**Applicant:** Christian Growth Ministries  
**Project Type:** Large Project  
**Eligible Use:** Mixed-Use  
**Total Development Cost:** \$4,611,448  
**DDD Rebate:** \$500,000  
**Project Description:** Church Street Development Corporation (CSDC) is a grass roots, for profit, partnership of local groups. CSDC will rehabilitate the former cabinet shop into a neighborhood-based mixed-use facility. The ground floor will consist of a sanctuary and offices. Upstairs will provide workforce development space and childcare rooms.



13



**225 West 4th Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant: Quaker Village Preservation, LLC**

**Project Type: Large Project**

**Eligible Use: Residential**

**Total Development Cost: \$7,474,841**

**DDD Rebate: \$459,147**

**Project Description: The rehabilitation and expansion of Quaker Village Apartments will also undergo accessibility improvements and add a community center with computer center. The project was awarded DDD Reservations in the Winter 2015 Round and Fall 2016 Round but the project was delayed and prior Reservations were returned.**

14



**934 North Lombard Street, Wilmington, DE**

BEFORE PICTURE OF SITE

**Applicant: Eastside Community Builders, LLC**

**Project Type: Large Project**

**Eligible Use: Commercial**

**Total Development Cost: \$1,924,000**

**DDD Rebate: \$257,400**

**Project Description: This project will rehabilitate a church built in 1900. Substantial work will include environmental remediation, demolition, concrete work, new framing, aesthetic improvements in accordance with City/State Historic Review Boards, and an ADA compliant ramp for persons with disabilities.**

