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Summary

Through strong partnerships and powerful incentives, the Downtown Development District (DDD) Program continues to accelerate private investment in distressed downtown corridors throughout Delaware. In spite of the economic hits from the COVID-19 pandemic, numerous projects are underway and continued strong demand for the DDD rebate reinforce prior downtown success and strengthen neighborhoods. The Division of Small Business, Delaware State Housing Authority, and the Office of State Planning Coordination work in collaboration to bring training, online resources, marketing material and boots-on-the-ground coaching to support Districts in attracting private investment and redevelopment.

This annual report summarized the performance of the DDD program. Since the first reservation award in 2015, the program has been a catalyst for private investment, with $36 million in state funds leveraging $630 million in private investment in twelve designated Districts. This activity is creating a range of housing opportunities, new businesses, and jobs through new construction, renovating vacant buildings, and supporting historic preservation.

**FISCAL YEARS 2015 - 2020**

<table>
<thead>
<tr>
<th></th>
<th>12</th>
<th>136</th>
<th>81</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Districts</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Projects</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

$1 State Funds = $18 Private Investment

**Eligible Use and Construction Activity**

- Residential: 96
- Mixed-Use: 56
- Commercial: 65
- Rehab-Existing Bldg: 148
- New Construction: 69

[Diagram showing eligible use and construction activity with bars for each category.]
Program Overview
In 2014, General Assembly passed Senate Bill 191, which created the Downtown Development District (DDD) program. By leveraging state and local resources and economic incentives, the program seeks to:

- Spur private capital investment in commercial business districts
- Stimulate job growth and improve commercial vitality
- Build stable communities of long-term residents in downtowns

How it Works
Local governments identify an area in their downtowns for revitalization and develop a District Plan and local incentives. The Office of State Planning Coordination (OSPC) facilitates the application process for designation as a District. The Cabinet Committee on State Planning Issues evaluates the applications and makes recommendations to the Governor for final designation. There are currently twelve Districts.

<table>
<thead>
<tr>
<th>January 2015</th>
<th>August 2016</th>
<th>August 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dover</td>
<td>Georgetown</td>
<td>Clayton</td>
</tr>
<tr>
<td>Seaford</td>
<td>Harrington</td>
<td>Delaware City</td>
</tr>
<tr>
<td>Wilmington</td>
<td>Laurel</td>
<td>Middletown</td>
</tr>
<tr>
<td></td>
<td>Milford</td>
<td>New Castle</td>
</tr>
<tr>
<td></td>
<td>Smyrna</td>
<td></td>
</tr>
</tbody>
</table>

Investor Incentives
Once designated, investors making real property investments within a District boundary are eligible for a variety of state and local incentives. The primary state-level incentive is the DDD Rebate Program and is administered by the Delaware State Housing Authority (DSHA). In addition to ensuring State funds are allocated effectively and efficiently, DSHA works with investors from application to project completion.

- **DDD Rebate**: The rebate provides up to 20 percent of capital costs.
- **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.
- **Municipal Incentives**: Each municipality implements a package of District-specific incentives specific. Examples include:
  - Reduction or waiver in fees or taxes
  - Permit process reform
• Special zoning districts or exemptions from local ordinances
• Façade improvement grants

• **Partner Incentives**: Other entities, who see value in the program, provide additional incentives, such as grants to support sustainable development, bridge loans, and homeownership counseling.

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**Rebate Overview**

The DDD Rebate provides cash rebates to **Qualified District Investors** who make a **Qualified Real Property Investment (QRPI)** within a District. Rebates are performance-based. As a result, investments must be completed and placed in service prior to applying for the rebate. To qualify, a Qualified District Investor (Investor) must meet a **Minimum Qualified Investment Threshold (MQIT)** of $25,000 for Small Projects and $350,000 for Large Projects.

• **Qualified District Investor**: An entity or individual making capitalized Qualified Real Property Investments with in a District. This can be:
  - Owners of real property
  - Tenants making capitalized leasehold improvements with owner’s permission
  - For-profit develops, nonprofit organizations, businesses, and homeowners

  **Federal, state, and local government agencies** and **quasi-government organization** are **ineligible** to participate in the rebate program in any form.

  • **Qualified Real Property Investment**: The amount chargeable to a capital account for eligible improvement costs to rehabilitate, expand, or construct a commercial, residential, or mixed-use building or facility located within a District.

**Reservation Process**: The reservation process is required for Large Project Investors to provide assurance that funding will be available once their project is completed. Investors have one-year from receiving a Reservation to substantially commence project construction.

**Threshold Requirements**: DSHA Incorporates flexibility regarding eligibility of projects and applicants while also meeting the following program requirements:

• The project must be located within the boundaries of a designated District.
• The project must conform to the District Plan.
• The QRPI must be in excess of the required MQIT.
• 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 both Small and Large Projects.

<table>
<thead>
<tr>
<th>Small Project Set-Aside</th>
<th>Large Project Set-Aside</th>
</tr>
</thead>
<tbody>
<tr>
<td>The maximum Rebate is $70,000 per project, regardless of the actual QRPI. Investors can apply anytime, as long as funding is available.</td>
<td>The maximum Rebate is $1,500,000 per project. Two application rounds for Reservations are typically held each year.</td>
</tr>
</tbody>
</table>

**District Pool:** To ensure that Investors from all Districts have reasonable access to DDD funding, 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.

**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

**47 East Commerce St, Smyrna**

*After years of abandonment and disrepair, this 1868 Italianate home was renovated into an event venue and café.*
Program Resources

DSHA, works with State and local partners to regularly evaluate impact, consider feedback, and incorporates improvements to ensure program success. Partnerships with OSPC and Delaware Division of Small Business (DSB) have been particularly successful in bringing a variety of resources to District staff and potential Investors.

- **Central Incentives Website**: The OSPC and DSHA created a centralized website where potential Investors can view all available incentives in DDDs. It links to each municipality’s incentives as well as other useful incentives and programs.

- **DDD Story Map**: This interactive web map highlights private investment for both Large and Small Projects within each District. The Story Map was developed in cooperation with the University of Delaware’s Institute of Public Administration.

- **Education and Training**: Both OSPC and DSHA provide technical assistance and share best practices through workshops and meetings.

- **Community Development Coach**: The DSB and DSHA pooled resources to hire a consultant to assist Districts in building capacity to attract new businesses, or expand existing businesses within their District. This was done through the following:
  - An **audit of each District**, which included a tour, interviews, review of plans and policies, and an evaluation of strengths and opportunities for improvement.
  - A **demographic and retail market gap analysis** for each District to identify areas of focus and market opportunities.
  - **One-on-one coaching** of District Administrators.
  - Use a “**Community Inventory of Projects and Prospects**,” tool to help District administrators prioritize opportunities and strategically address redevelopment.
**DDD Resources Team:** Staff from DSB, OSPC, and DSHA meet regularly to guide the work of the Community Development Coach and develop materials and programming to assist Districts in administering and marketing their program. Highlights from the first year:

- Two **DDD Resource Team Newsletters** provided timely communication and information related to the COVID crises.
- An **Online DDD Workshop** in May addressed topics related to COVID-19 response and recovery, the Community Inventory and tips for working with small investors.
- **DDD promotional materials** developed by the University of Delaware, including templates for printable promotional materials (18" W x 24" L posters, Fliers, Window clings) and digital tools (social media posts and short videos).

**New Initiatives:** This unique collaboration has been effective and will be even more important as economic hardships brought on by COVID-19 continue to evolve. Building on the first year successes, the DDD Resource Team is developing the following:

- To assist towns in maintaining current online information, the Team developed an **online template** across Districts where information is provided and updated centrally.
- Expand *completed ‘Community Inventory’* into *‘Business and Building Inventories’* to match “end-users” of downtown space with available space. Information on now shovel-ready sites can then be incorporated into existing inventories, such as the one maintained by the Delaware Prosperity Partnership.
- **Continue training resources** for different audiences on various topics, such as training for elected officials of Districts and visual resources to better understand Historic Preservation Tax Credits and DDD Rebates.
FY 2020 Program Activity

Over the past fiscal year, $12.3 million in state funds were reserved for 25 Large Projects and are expected to leverage $244 million in private investment. In addition, 45 Small Projects and 11 Large Projects were completed receiving a total of $5.7 million. Altogether, approximately $18 million in DDD funds is leveraging $356 million in private investment.

Half of all projects were residential creating a range of housing opportunities. The remaining projects were divided between mixed-use or commercial uses. The mixed-use category has also increased the number and type of living options throughout the Districts. For example, first floor commercial space and residential units in the above floors is a common mixed-use project. Most projects were accomplished through rehabilitation of existing buildings often removing blight. Several historic properties were renovated helping to preserve the character of downtowns. See the Appendix Tables for more information on all FY 2020 projects.

![Rendering of Riverwalk Villas in Milford that will create 48 homeownership and rental units on the Mispillion River.](image)
FY 2015-2020 Program Activity

The rebate continues to be extremely successful. Since early 2015, there have been 175 projects completed and placed in service. Despite the COVID-19 crisis, demand for the DDD rebate continues to be strong. Approximately $35.8 million in DDD rebates and reservations has leveraged nearly $630 million in private investment. This represents 81 Large Projects and 136 Small Projects for a total of 217 projects.

As indicated in the Summary, the largest percentage of projects has been for residential, followed by commercial and mixed-use. A majority of these projects have been for rehabilitating existing buildings, with the remaining project being new construction.

Each year, the number of Small Projects has grown. In 2020, there were 45 Small Projects completed among the twelve Districts. The table below breaks down the distribution of projects and private investment.

<table>
<thead>
<tr>
<th>Project Type FY 2015-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Projects</td>
</tr>
<tr>
<td>Small 45 11 35 45</td>
</tr>
<tr>
<td>Large 0 10 12 14 18 31</td>
</tr>
</tbody>
</table>

**District Usage**

Partnerships and strong incentives are facilitating private investment in both Small and Large Projects in most designated Districts. However, 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. Most of the Large Projects in Wilmington are the rehabilitation...
of existing buildings to incorporate commercial and residential spaces. However, in recent years small-scale mix-use projects have begun to increase. Dover continues to have the majority of Small Projects, as non-profit organizations, such as NCALL, Inc. and Central Delaware Habitat for Humanity, continue to construct new homes for sustainable homeownership.

Overall the initial Districts in Dover, Seaford and Wilmington have seen much of the project activity. However, the active marketing of the DDD program by Milford is resulting in an infusion of projects and private investment. In fact, the amount of private investment Milford is experiencing is second only to Wilmington. Harrington is also experiencing a substantial number of projects, which is impressive given that it is one of the smaller Districts. The amount of private investment leveraged by state dollar spent ranks the top five districts as Wilmington, Milford, Seaford, Dover, and Smyrna. The chart below shows how much state investments have leveraged from FY 2015 through FY 2020.

**Project Activity by District FY 2015-20**

<table>
<thead>
<tr>
<th>District</th>
<th>DDD Rebate</th>
<th>Private Investment</th>
<th>Large Projects</th>
<th>Small Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dover</td>
<td>$1,921,810</td>
<td>$14,283,012</td>
<td>6</td>
<td>34</td>
</tr>
<tr>
<td>Georgetown</td>
<td>$862,510</td>
<td>$5,328,035</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Harrington</td>
<td>$530,132</td>
<td>$3,155,636</td>
<td>1</td>
<td>16</td>
</tr>
<tr>
<td>Laurel</td>
<td>$465,961</td>
<td>$2,759,239</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Middletown</td>
<td>$254,490</td>
<td>$1,880,000</td>
<td>2</td>
<td>0</td>
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<tr>
<td>Milford</td>
<td>$2,620,280</td>
<td>$21,492,917</td>
<td>7</td>
<td>31</td>
</tr>
<tr>
<td>New Castle (City)</td>
<td>$181,834</td>
<td>$950,471</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Seaford</td>
<td>$1,678,458</td>
<td>$20,275,998</td>
<td>3</td>
<td>18</td>
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<tr>
<td>Smyrna</td>
<td>$1,025,638</td>
<td>$10,509,629</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>Wilmington</td>
<td>$26,267,874</td>
<td>$549,332,950</td>
<td>56</td>
<td>22</td>
</tr>
</tbody>
</table>

*NOTE: Only Districts with activity were included in table.*
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Large Project Reservations July 2020 11
Small Project Rebates FY 2020 12

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Middletown 20
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New Castle (City) 22
Seaford 23
Smyrna 24
Wilmington 25

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#### Table 1: Large Project Reservations - Announced February 2020

<table>
<thead>
<tr>
<th>Investor</th>
<th>District</th>
<th>Eligible Use</th>
<th>Project Cost</th>
<th>Rebate/Reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faithwork, LLC</td>
<td>Dover</td>
<td>Mixed Use</td>
<td>$3,688,540</td>
<td>$493,346</td>
</tr>
<tr>
<td>Greenlea, LLC</td>
<td>Georgetown</td>
<td>Commercial</td>
<td>$2,439,660</td>
<td>$360,000</td>
</tr>
<tr>
<td>225 West Main Holdings, LLC</td>
<td>Middletown</td>
<td>Commercial</td>
<td>$600,000</td>
<td>$105,330</td>
</tr>
<tr>
<td>Ninth Street Holdings, LLC</td>
<td>New Castle</td>
<td>Residential</td>
<td>$950,471</td>
<td>$181,834</td>
</tr>
<tr>
<td>DAD 1220 N. Market Street, LLC</td>
<td>Wilmington</td>
<td>Commercial</td>
<td>$22,000,000</td>
<td>$940,000</td>
</tr>
<tr>
<td>Ministry of Caring Inc.</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$1,097,598</td>
<td>$125,798</td>
</tr>
<tr>
<td>Office Partners XIX Brandywine, LLC</td>
<td>Wilmington</td>
<td>Commercial</td>
<td>$5,382,756</td>
<td>$540,000</td>
</tr>
<tr>
<td>The Warner 927, LLC</td>
<td>Wilmington</td>
<td>Mixed Use</td>
<td>$1,581,000</td>
<td>$157,000</td>
</tr>
<tr>
<td>LP-Round 10, FY20 TOTAL</td>
<td></td>
<td></td>
<td>$37,740,025</td>
<td>$2,903,308</td>
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</tbody>
</table>

#### Table 2: Large Project Reservations - Announced July 2020

<table>
<thead>
<tr>
<th>Investor</th>
<th>District</th>
<th>Eligible Use</th>
<th>Project Cost</th>
<th>Rebate/Reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat for Humanity NCC</td>
<td>Middletown</td>
<td>Residential</td>
<td>$1,280,000</td>
<td>$149,160</td>
</tr>
<tr>
<td>10 Front LLC</td>
<td>Milford</td>
<td>Mixed-Use</td>
<td>$648,533</td>
<td>$107,511</td>
</tr>
<tr>
<td>200 Front LLC</td>
<td>Milford</td>
<td>Residential</td>
<td>$2,050,140</td>
<td>$318,151</td>
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<tr>
<td>Mispillion Street Partners LLC</td>
<td>Milford</td>
<td>Residential</td>
<td>$8,918,400</td>
<td>$700,000</td>
</tr>
<tr>
<td>9th &amp; Tatnall, LLC</td>
<td>Wilmington</td>
<td>Mixed Use</td>
<td>$2,053,576</td>
<td>$231,264</td>
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<tr>
<td>317 Market LLC</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$5,825,423</td>
<td>$540,000</td>
</tr>
<tr>
<td>517 Shipley LLC</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$60,987,395</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>608 Market LLC</td>
<td>Wilmington</td>
<td>Commercial</td>
<td>$3,350,868</td>
<td>$404,072</td>
</tr>
<tr>
<td>901 Market Associates, LLC</td>
<td>Wilmington</td>
<td>Mixed Use</td>
<td>$32,439,367</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>1313 Owner, LLC</td>
<td>Wilmington</td>
<td>Mixed Use</td>
<td>$10,953,295</td>
<td>$580,000</td>
</tr>
<tr>
<td>BPG Office Partners VIII, LLC</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$33,474,977</td>
<td>$850,000</td>
</tr>
<tr>
<td>Compton Towne Preservation Assoc., LLC</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$18,704,235</td>
<td>$620,000</td>
</tr>
<tr>
<td>Habitat for Humanity NCC</td>
<td>Wilmington</td>
<td>Residential</td>
<td>$1,400,000</td>
<td>$146,750</td>
</tr>
<tr>
<td>Office Partners XIX Brandywine LLC</td>
<td>Wilmington</td>
<td>Commercial</td>
<td>$1,672,387</td>
<td>$243,187</td>
</tr>
</tbody>
</table>
Office Partners XIX Brandywine LLC  Wilmington  Commercial  $595,094  $83,418
Wilm Culinary Hotel XLIV LLC  Wilmington  Mixed Use  $8,549,704  $620,000
YBTZ, LLC  Wilmington  Mixed Use  $13,211,056  $780,000

**Table 3: Small Projects – Rebates Issued Fiscal Year 2020**

<table>
<thead>
<tr>
<th>Investor</th>
<th>District</th>
<th>Eligible Use</th>
<th>Project Cost</th>
<th>Rebate/Reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD Habitat for Humanity</td>
<td>Dover</td>
<td>Residential</td>
<td>$85,304</td>
<td>$15,844</td>
</tr>
<tr>
<td>CD Habitat for Humanity</td>
<td>Dover</td>
<td>Residential</td>
<td>$166,892</td>
<td>$17,091</td>
</tr>
<tr>
<td>CD Habitat for Humanity</td>
<td>Dover</td>
<td>Residential</td>
<td>$217,409</td>
<td>$21,953</td>
</tr>
<tr>
<td>CD Habitat for Humanity</td>
<td>Dover</td>
<td>Residential</td>
<td>$119,277</td>
<td>$22,049</td>
</tr>
<tr>
<td>NCALL</td>
<td>Dover</td>
<td>Residential</td>
<td>$137,129</td>
<td>$24,594</td>
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<tr>
<td>NCALL</td>
<td>Dover</td>
<td>Residential</td>
<td>$122,011</td>
<td>$22,818</td>
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<tr>
<td>NCALL</td>
<td>Dover</td>
<td>Residential</td>
<td>$128,213</td>
<td>$23,675</td>
</tr>
<tr>
<td>NCALL</td>
<td>Dover</td>
<td>Residential</td>
<td>$123,761</td>
<td>$22,657</td>
</tr>
<tr>
<td>Anchor Hope Investments LLC</td>
<td>Georgetown</td>
<td>Commercial</td>
<td>$96,000</td>
<td>$17,441</td>
</tr>
<tr>
<td>Blue Hen Construction</td>
<td>Harrington</td>
<td>Residential</td>
<td>$120,000</td>
<td>$21,158</td>
</tr>
<tr>
<td>Christopher Radziewicz</td>
<td>Harrington</td>
<td>Residential</td>
<td>$110,098</td>
<td>$17,076</td>
</tr>
<tr>
<td>Schatz-Messick Enterprises LLC</td>
<td>Harrington</td>
<td>Residential</td>
<td>$222,064</td>
<td>$37,474</td>
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<tr>
<td>Schatz-Messick Enterprises LLC</td>
<td>Harrington</td>
<td>Residential</td>
<td>$187,968</td>
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</tr>
<tr>
<td>Schatz-Messick Enterprises LLC</td>
<td>Harrington</td>
<td>Residential</td>
<td>$215,362</td>
<td>$35,182</td>
</tr>
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<td>Schatz-Messick Enterprises LLC</td>
<td>Harrington</td>
<td>Residential</td>
<td>$100,336</td>
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<tr>
<td>Schatz-Messick Enterprises LLC.</td>
<td>Harrington</td>
<td>Residential</td>
<td>$94,798</td>
<td>$17,830</td>
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<tr>
<td>Schatz-Messick Enterprises LLC.</td>
<td>Harrington</td>
<td>Residential</td>
<td>$94,854</td>
<td>$17,855</td>
</tr>
<tr>
<td>SC Habitat for Humanity</td>
<td>Laurel</td>
<td>Residential</td>
<td>$126,644</td>
<td>$16,441</td>
</tr>
<tr>
<td>B. Ray Investments, LLC</td>
<td>Milford</td>
<td>Residential</td>
<td>$81,019</td>
<td>$15,041</td>
</tr>
<tr>
<td>B. Ray Investments, LLC</td>
<td>Milford</td>
<td>Residential</td>
<td>$81,019</td>
<td>$14,657</td>
</tr>
<tr>
<td>Bigg Jim's Homes LLC</td>
<td>Milford</td>
<td>Residential</td>
<td>$77,776</td>
<td>$15,045</td>
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<tr>
<td>Debbie Perez-Mercado</td>
<td>Milford</td>
<td>Residential</td>
<td>$194,876</td>
<td>$33,030</td>
</tr>
<tr>
<td>Diamond Dance Company Inc.</td>
<td>Milford</td>
<td>Commercial</td>
<td>$160,000</td>
<td>$28,174</td>
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<tr>
<td>Hello Masu LLC</td>
<td>Milford</td>
<td>Mixed Use</td>
<td>$60,480</td>
<td>$11,179</td>
</tr>
<tr>
<td>Inns on the Mispillion LLC</td>
<td>Milford</td>
<td>Mixed Use</td>
<td>$123,875</td>
<td>$23,307</td>
</tr>
<tr>
<td>Name</td>
<td>Location</td>
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District Boundary Maps

Clayton

Downtown Development District Boundary
Delaware City

Downtown Development District Boundary
Dover Downtown Development District Boundary
Georgetown

Downtown Development District Boundary
Harrington

Downtown Development District Boundary
Laurel

Downtown Development District Boundary
Middletown

Downtown Development District Boundary
Milford

Downtown Development District Boundary
New Castle

Downtown Development District Boundary
Seaford Downtown Development District Boundary
Smyrna

Downtown Development District Boundary
Project Highlights

45 South Kirkwood Street
District: Dover
Applicant: Central Delaware Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Project Cost: $85,304
DDD Rebate: $15,844
Project Description: New construction of single-family home for the purpose of affordable homeownership.

22 North New Street
District: Dover
Applicant: Central Delaware Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Project Cost: $217,409
DDD Rebate: $21,953
Project Description: New construction of single-family home for the purpose of affordable homeownership.

22 North New Street
District: Dover
Applicant: NCALL
Project Type: Small Project
Eligible Use: Residential
Project Cost: $217,409
DDD Rebate: $21,953
Project Description: New construction of single-family home for the purpose of affordable homeownership.

413 East Market Street
District: Georgetown
Applicant: Anchor Hope Investments, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $96,000
DDD Rebate: $17,441
Project Description: Renovation of a building for new offices and bring up to current code requirements.
30 Reed Street
District: Harrington
Applicant: Schatz-Messick Enterprises, LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $100,336
DDD Rebate: $17,994
Project Description: New construction of three-bedroom home.

105 Commerce Street
District: Harrington
Applicant: Christopher Radziewicz
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $110,098
DDD Rebate: $17,076
Project Description: Substantial rehabilitation of residential building.

13 A/B Thorpe Street
District: Harrington
Applicant: Schatz-Messick Enterprises, LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $222,064
DDD Rebate: $37,474
Project Description: New construction of two-story, four-bedroom duplex.

208 Oak Street
District: Laurel
Applicant: Sussex County Habitat for Humanity
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $126,644
DDD Rebate: $16,441
Project Description: New construction of single-family home for the purpose of affordable homeownership.
225 West Main Street
District: Middletown
Applicant: 225 West Main Holdings, LLC
Project Type: Large Project
Eligible Use: Commercial
Total Development Cost: $600,000
DDD Rebate: $105,330
Project Description: Rehabilitation of 1933 building, which subleases space to vendors of goods.

401 Mispillion Street
District: Milford
Applicant: Mispillion Street Partners, LLC
Project Type: Large Project
Eligible Use: Residential
Total Development Cost: $8,918,400
DDD Rebate: $700,000
Project Description: New construction of four 12-unit buildings totaling 48-units on the Mispillion River. Mix of rentals and homeownership.

400 North East 4th Street
District: Milford
Applicant: Big Jim’s Homes LLC
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $77,776
DDD Rebate: $15,045
Project Description: Renovation of single family home.

112 North West Front Street
District: Milford
Applicant: Inns on the Mispillion, LLC
Project Type: Small Project
Eligible Use: Mixed-use
Total Development Cost: $123,875
DDD Rebate: $23,307
Project Description: Interior and exterior renovations to The Marshall House historic mixed-use building.
107 North West Front Street
District: Milford
Applicant: Wave Crest, LLC
Project Type: Small Project
Eligible Use: Residential
Project Cost: $225,314
DDD Rebate: $25,847
Project Description: Historic renovation of residential building in Milford’s Historic District.

24 Marshall Street
District: Milford
Applicant: Joseph E. Wiley
Project Type: Small Project
Eligible Use: Residential
Total Development Cost: $133,971
DDD Rebate: $24,041
Project Description: New construction of three-bedroom single-family home.

28 South Walnut Street
District: Milford
Applicant: Smyrna Rentals, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $61,587
DDD Rebate: $11,752
Project Description: Renovation of two offices and addition of conference room and reception area.

306 North High Street
District: Seaford
Applicant: Cranston Rentals, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $251,958
DDD Rebate: $35,599
Project Description: Renovation of building to establish a food and beverage business.
328 High Street
District: Seaford
Applicant: Torales Rental Properties, LLC
Project Type: Small Project
Eligible Use: Mixed-use
Project Cost: $270,370
DDD Rebate: $50,000
Project Description: Substantial rehabilitation of mixed-use building for commercial and residential use.

47 East Commerce Street
District: Smyrna
Applicant: Tim Conley and Lindsay Powell-Conley
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $480,000
DDD Rebate: $23,795
Project Description: Renovate blighted single-family home into event venue and café.

5 West Commerce Street
District: Smyrna
Applicant: CenterPoint Church of Delaware Inc.
Project Type: Small Project
Eligible Use: Mixed-use
Project Cost: $140,876
DDD Rebate: $27,556
Project Description: Renovation of building for church and office/conference room space.

510 Washington Street
District: Wilmington
Applicant: Tabernacle Gospel Baptist Church Project
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $53,402
DDD Rebate: $10,680
Project Description: Rehabilitation to exterior including rake, soffit and facia of historic church building.
1220 North Market Street
District: Wilmington
Applicant: DAD 1220 N Market Street, LLC
Project Type: Large Project
Eligible Use: Commercial
Project Cost: $22,000,000
DDD Rebate: $940,000
Project Description: Rehabilitation of an office building into a 134-key extended stay hotel.

703 North Market Street
District: Wilmington
Applicant: C&H Properties, LLC
Project Type: Small Project
Eligible Use: Commercial
Project Cost: $176,948
DDD Rebate: $34,358
Project Description: Renovation of Cavanaugh’s Restaurant. Built in 1923.

925 Church Street
District: Wilmington
Applicant: Habitat for Humanity New Castle County
Project Type: Small Project
Eligible Use: Residential
Project Cost: $98,291
DDD Rebate: $14,970
Project Description: New construction of single-family home for the purpose of affordable homeownership.

1000 West Street
District: Wilmington
Applicant: Office Partners XIX Brandywine, LLC
Project Type: Large Project
Eligible Use: Commercial
Project Cost: $5,382,756
DDD Rebate: $540,000
Project Description: Rehabilitation of 8th/9th floors of 19-story Brandywine Building to house BPG offices.