

Garrison Oak Technical Park

Kent Economic Summit



September 24, 2013

Garrison Oak Site Plan



Property Details

- Location: White Oak Rd. Adjacent to DE RT. 1
- Zoning: Industrial Park Manufacturing (IPM2)
Acreage: 389 +/- contiguous acres
- Environmental : Phase I & limited Phase II have been completed and show that the property has no environmental issues
- Abatement: Both the City of Dover & Kent County have economic tax abatement programs available



Property Details (2)

- Utilities

- Water:

- Existing: 10-inch water main, 1210 gallons per minute. 65 ps. Residual (White Oak Road)
 - Future: 16-inch water main to service entire park completion late 2014
 - 1.5 million gallon water tank completion late 2014

- Sewer:

- Existing 4” Force Main (White Oak Road)
 - Future: 16” line with new pump station in the park completion fall 2014



Property Details (3)

- Utilities

- Storm Water Management: To manage water quantity completion date fall 2014
- Electric: 69KV loop is located on White Oak Road. This loop is connected to Dover's new Cartanza 230KV/600MW Primary Substation
- Gas:
 - Existing: 4" gas line located on White Oak Road
 - Future: 4" gas line to service all lots within Garrison Tract mid-2014 completion date
 - Future: 16" gas line to service Lot 7 for combined cycle power plant completion date end of 2014



Property Details (4)

- Utilities
 - Fiber Optics: The city of Dover has a 24 fiber optic cable on White Oak Road which is part of the City's 96 fiber optic loop



Completed Project

Dover Sun Park



Dover Sun Park



BECKER MORGAN
DOVER SUN PARK
DOVER, DE
2009149.00 / 04.29.11



Dover Sun Park

- Project Details
 - 10 Megawatts of renewable energy
 - 34,258 trackable solar panels
 - Provide electricity for up to 1300 homes
 - City of Dover purchases all power and 15% of the renewable energy credits
 - Created 150 construction jobs, 80% of which were Delaware jobs



Current & Future Projects

- **Calpine Combined cycle power plant**
 - Lot 7
- **Uzin Utz manufacturing facility**
 - Lot 12



Garrison Oak Site Plan



Project Design Utilizes Efficient and Reliable Technology

- Nominal up to 618 MW dual-fueled combined cycle facility
- Constructed in two phases, each nominally 309 MW
- Each phase is 1x1:
 - One combustion turbine with a HRSG and one steam turbine
 - Natural gas-fired duct burners on the HRSGs



Project Design...

- Primary fuel: Natural gas from Eastern Shore's interstate pipeline
- Back-up fuel: #2 ultra low sulfur fuel oil (max 10 days/year)
- State-of-the-art emission controls: SCR, catalyst and combustion controls
- Project cost approximately \$400 million



Project Operations Provide Ongoing Benefit

- Water and sewer provided by City of Dover and Kent County
 - 1.2-1.4 million gallons water/day
 - 500,000 gallons wastewater/day
- Noise and visual impacts at or better than federal, state and local standards
- Annual revenues to the City, County, and State through taxes, fees, and indirect economic growth
- Expected operational life of 30+years



Construction and Operational Activity

- Construction activities are relatively short term and would be completed 24-30 months after the start of construction
- Create 250-300 construction jobs over 24-30 months



Future Project

- ▣ Uzin Utz – Lot 12
 - International Flooring Manufacturer with headquarters in Ulm, Germany
 - Construction of 50,000 sq. ft. manufacturing facility to commence Spring 2014
 - Future expansion phase II to 86,000 sq. ft. by 2017
 - Manufacturing self-leveling underlayment
 - Projected 25 jobs



Future Projects

- Each 10 acre lot can accommodate an approximately 220,000 sq. ft. facility with a total overall Park potential of literally thousands of jobs and millions of dollars in economic impact to Central Delaware

