Garrison Oak Technical Park

Project Updates
• 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
• **Utilities**
  
  – **Water:**
    - 16-inch water main to service entire park
    - 1.5 million gallon water tank completion late 2015
  
  – **Sewer:**
    - 16” line with new pump station in the park
  
  – **Gas:**
    - Future: 4” gas line to service all lots within Garrison Tract summer 2015 completion date
    - 16” gas line to service Lot 7 for combined cycle power plant completed
• **Utilities**
  
  – **Storm Water Management:** To manage water quantity completion date spring 2015
  
  – **Electric:** 69KV loop is located on White Oak Road. This loop is connected to Dover’s new Cartanza 230KV/600MW Primary Substation
1.5 Million Gallon Water Tower
1.5 Million Gallon Water Tower
16” Gas Field
Infrastructure Progress
Infrastructure Progress
Infrastructure Progress
Completed Projects
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
Garrison Energy Center

- Combined cycle power plant
  - Lot 7
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
Garrison Energy Center
• Dry mortar manufacturing facility
  – Lot 12
Project Details

- **Uzin Utz – Lot 12**
  - International Flooring Manufacturer with headquarters in Ulm, Germany
  - Construction of 50,000 sq. ft. manufacturing facility completed June 2015
  - Future expansion phase II to 86,000 sq. ft. by 2017
  - Manufacturing self-leveling underlayment
  - Initial Projection 25-30 jobs
Future Projects

• Lot 13
  – To be purchased by Advantech, a security technology company, for manufacturing and corporate headquarters.
  – Construction to start January 2016
• Multiple developers have taken advantage of commercial redevelopment incentives
  – Building Permit Waivers
  – Impact Fee Waivers
  – 10-year Tax Abatement on Improvements
Former Office Max
Former Office Max
Former WalMart
Former Uno’s
Former K-Mart
Blue Hen Corporate Center
Blue Hen Corporate Center
Edgewell (Formerly Energizer)