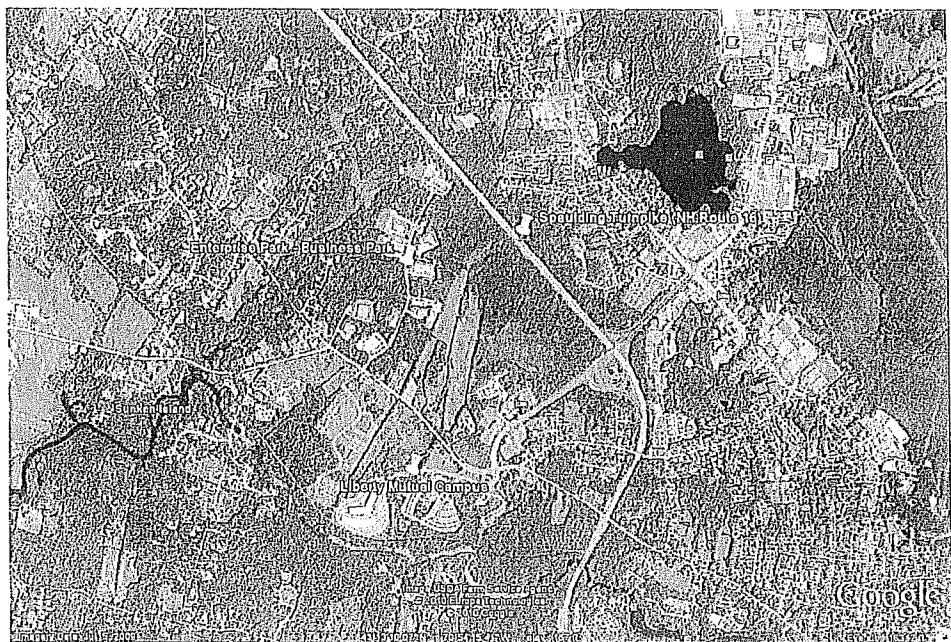


CITY OF DOVER, NEW HAMPSHIRE

Economic Revitalization Zone Application



Sixth Street Corridor

The City of Dover has identified two additional areas of the City that qualify for inclusion in the State of New Hampshire's ERZ program. These two areas, each submitted under separate applications, include brownfield's that the City wishes to see revitalized. The Brownfield's data has been confirmed through tile State of New Hampshire Department of Environmental Services files accessed on http://www2.des.state.nh.us/OneStop/DES_Master_Query.aspx. Additionally, enclosed is a map of each area with potential users of the tax credit.

Location

This application is for an area of Dover commonly considered the home of the City's business park known as Enterprise Park, as well the regional corporate headquarters of

Liberty Mutual and Measured Progress. This application does not include Education Way or Liberty Way, but concentrates on the northeast side of Sixth Street from Production Drive to Indian Brook Drive.

The area is comprised of properties on Production Drive, Venture Drive, Quality Way, Innovation way, as well as Sixth Street itself. All of these properties have easy access to the Spaulding Turnpike, via exit 9 and some even border the turnpike.

The area includes the following landmarks, Fosters Daily Democrat, Heine USA, Cramer Fabrics, Park Nameplate as well as vacant land owned by the City's Industrial Development Authority.

History

While the area in the request is quite large, the information below is specific to four sites that the City hopes will take advantage of the incentive.

Venture Drive

This area of Dover was developed as an industrial park in the 1990s. Being located less than a mile from exit 9 of the Spaulding Turnpike the area is ideal as a center of commerce and industry. Located on Venture Drive is the heart of Enterprise Park, which was designed in the early 1990s and has been developed over the past 15 years.

The headquarters of Dover's newspaper of record, Foster's Daily Democrat is located at the end of Venture Drive. This location offers 47,000 square feet of industrial space as well as vacant acreage that is available for development.



Also included off Venture Drive are several vacant parcels owned by the Dover Business and Industrial Development Authority. These parcels were subdivided off to create Quality Way and Innovation Way in the 2000s and are geared towards smaller users and are available for re-subdivision or adjustment of size based upon a potential user.

Production Drive

Also part of Enterprise Park, this street hosts Park Nameplate and Conproco, industrial companies which have developed within the business park since its inception. These manufacturers have expanded over time and are established Dover businesses.



Weeden Property

For this area, the City has also identified vacant property adjacent to Enterprise Park. This former farmland has been on the market for over five years and was the home of the Weeden Farm. This farm, based around the Indian Brook, a tributary of the Cochecho River, offers the potential for growth of manufacturing and assembly businesses in the area and consists of over 37 acres.



All of the property located above is zoned for office and assembly/commercial uses.

Proposed Designation's Outcomes

This section will describe area by area proposed revitalization activity that might take place within the zone. The City has worked with property owners to ensure that if the area was designated for ERZ incentives, that the owner would understand the advantages of the program.

Venture Drive

Enterprise Park has many opportunities for redevelopment as well as vacant parcels which will become more marketable under inclusion in the program. The Fosters site is listed for sale and inclusion in the program gives incentive for potential buyers to be able to upgrade equipment and continue to publish from the facility.

The vacant land off Quality Way and Innovation Way also receive benefit from inclusion. These properties, which are marketed by the Dover Business and Industrial Development Authority offer opportunities for both smaller startup companies looking to leverage capital and larger users who might need more land and expansion capacity.

Production Drive

Park Nameplate and Conproco, have been located along Production Drive since the mid 1990s. These two industrial companies have expanded over time and this program offers them the opportunity to retro fit their equipment and update systems to remain competitive in the marketplace.

Weeden Property

This former farm offers the best chance of virgin development in the area. It is comprised of 37 acres, including significant contiguous upland. The site offers a large opportunity to lure assembly/manufacturing into the State with its accessibility from the Spaulding Turnpike.