



Transportation Infrastructure Investment Fund Council

Meeting Minutes

July 20, 2022

1:00 p.m.

Virtual via Zoom and In-Person (Farmington-Felton Conference Room, DeIDOT Admin. Bldg.)

Members Present:

Mr. Joe Westcott (CHAIR)

Senator Nicole Poore

Representative Bill Bush

Ms. Mona Parikh

Dr. Martin Nunlee

Dr. Cornelia Johnson

Mr. Bill Strickland

Delaware Senate District 12

Delaware House of Representatives District 29

Members Absent:

Mr. Rob Book

Mr. John Riley

Guests:

Pamela Steinebach

Susanne Laws

Todd Reavis

Omar Noor

Meghan Niddrie

George Lees

Regina Mitchell

Amy Reville

Megan Kopistecki

Will Albanese

Linda Parkowski

Zach Prebula

Bryan Mack

Mark Davidson

Marc Coté

Delaware Department of Transportation

Delaware Department of Transportation

Delaware Department of Transportation

Delaware Department of Transportation

Delaware Department of Transportation

Department of Justice/Delaware Department of Transportation

Delaware Division of Small Business

Delaware Division of Small Business

Delaware Prosperity Partnership

Aspira Health

Agenda Item # 1: Welcome and Introductions

Discussion: Ms. Steinebach acknowledged that attendees were present via Zoom as well as in person and then provided instructions for communicating through the virtual platform and conference room. She also advised that the public would have an opportunity to speak during the Public Comment segment toward the end of the meeting.

Roll call was taken, quorum was confirmed.

Agenda Item # 2: Approval of the December 15, 2021, Meeting Minutes

Discussion: Mr. Westcott acknowledged that the meeting materials were sent out on July 11, 2022, for the Council's review. A motion to approve the December 15, 2021, meeting minutes was made by Senator Poore. The motion was seconded by Dr. Nunlee. **Approved by the Council.**

Agenda Item # 3: Summary of TIIF Program Improvements/Discussion of Draft Annual Report

Discussion: Ms. Steinebach presented a year-to-date summary of Delaware traffic fatalities. She then presented a summary of the TIIF program improvements including expanded marketing on social media, email blasts, and outreach to economic development offices such as Delaware Prosperity Partnership, Kent Economic Partnership, and the Small Business Development Center. She also presented the annual report draft contents. Mr. Westcott explained that he agrees with and thinks the annual report is a great idea and would be happy to submit a bio. Dr. Nunlee asked if there were guidelines for the bio. Ms. Steinebach replied that the annual report is still in the works and there will be more direction sent out in the future.

Agenda Item # 4: Status of Previous Approvals

Discussion: Ms. Steinebach reviewed the status of current Grantee projects. Mr. Westcott asked if there are any concerns around grant projects that have not yet started construction. Ms. Steinebach explained that three projects from Round One have been delayed and they will most likely ask for an extension.

Agenda Item # 5: Review and Approval of Received TIIF Grant Applications

Discussion: Ms. Steinebach introduced the first of two received applications for the Council's consideration, DEVRECO, LLC. She summarized the project description, the TIIF scope of work, employment standards, and the public endorser. Ms. Steinebach also described performance measures that were analyzed for this applicant. Ms. Mitchell explained the financial stability of DEVRECO, LLC and no items of concern were noted. They provided a certificate of good standing and there were no compliance issues found with other state agencies.

Mr. Westcott asked if there was a lease with Frito-Lay. Ms. Laws explained that she confirmed with the applicant that they do have a lease with Frito-Lay. Dr. Nunlee asked how long the lease is. Ms. Steinebach noted that the information will be confirmed with the applicant. ***Ms. Brooke Day, DEVRECO LLC, confirmed post meeting that a 123-month lease is in place.***

Mr. Westcott asked to confirm that this is part of what will be a larger flex industrial park. Ms. Laws explained that there is expansion opportunity on this site.

A motion to approve the application for \$396,814.00 requested by DEVRECO, LLC as submitted was made by Dr. Nunlee. The motion was seconded by Ms. Parikh. **Approved by the Council.**

Ms. Steinebach introduced the second application for the Council's consideration, Plantations Medical Center, LLC. She summarized the project description, the TIIF scope of work, employment standards, and the public endorser. Ms. Steinebach also described measures that were analyzed for this applicant. Ms. Mitchell explained the financial stability of Aspira Health was reviewed as they are the larger shareholder of Plantations Medical Center, LLC. No items of concern were noted. They provided a certificate of good standing and there were no compliance issues found with other state agencies.

Ms. Steinebach explained that Plantations Medical Center, LLC is the grantee, but Aspira Health is going to hold the most space. Ms. Laws explained that Plantations Medical Center, LLC is developing the site, but Aspira Health is going to be the primary occupant of the site. Mr. Westcott asked if Aspira Health would be the primary shareholder for the developing entity. Ms. Mitchell explained that Aspira Health is a shareholder in Plantations Medical Center, LLC and that the majority shareholder of Aspira is also the largest shareholder in Plantations so they are related. Dr. Nunlee asked to confirm if Aspira Health is associated with Beebe Healthcare. Ms. Laws explained that Aspira Health is a healthcare provider with offices on Coastal Highway but cannot speak on their relationship with Beebe Healthcare. Mr. Albanese later conveyed through the Zoom chat that Aspira Health does not have any affiliation with Beebe Healthcare.

A motion to approve the application for Plantations Medical Center, LLC for \$1,685,979.36 was made by Ms. Parikh. The motion was seconded by Senator Poore. Mr. Strickland recused himself from voting on this application due to an already existing business relationship with Aspira Health. **Approved by the Council.**

Agenda Item # 6: Executive Session (AS NECESSARY)

No executive session was held.

Agenda Item # 8: Future Meetings

Discussion: Ms. Steinebach explained that the next submission deadline is September 6, 2022. The next Council meeting is scheduled for November 16, 2022, at 1:00 p.m. and that the 2022 TIIF meetings are published on the TIIF website. Mr. Westcott expressed his appreciation for the awareness and marketing being done on behalf of the TIIF program.

Agenda Item # 9: Public Comment

Discussion: No public comment was offered.

Adjournment

A motion to adjourn the meeting was made by Senator Poore. The motion was seconded by Ms. Parikh. The meeting was adjourned at 1:46 p.m.

Minutes Prepared by: Meghan Niddrie, DelDOT Planning

Minutes Reviewed by: Susanne Laws, P.E., DelDOT Planning