



# TIIF Council Meeting

7/20/2022



# Agenda

- ▶ Welcome and Introductions
- ▶ Approval of the Dec. 15, 2021, Meeting Minutes
- ▶ Summary of TIIF Program Improvements/Discussion of Draft Annual Report
- ▶ Status of Previous Approvals
- ▶ Review of Received TIIF Grant Applications
- ▶ Executive Session (AS NECESSARY)
- ▶ Vote on Received TIIF Grant Applications
- ▶ Future Meetings
- ▶ Public Comment
- ▶ Adjournment



## *Excellence in Transportation.*

### **Every Trip.**

We strive to make every trip taken in Delaware safe, reliable and convenient for people and commerce.

### **Every Mode.**

We provide safe choices for travelers in Delaware to access roads, rails, buses, airways, waterways, bike trails and walking paths.

### **Every Dollar.**

We seek the best value for every dollar spent for the benefit of all.

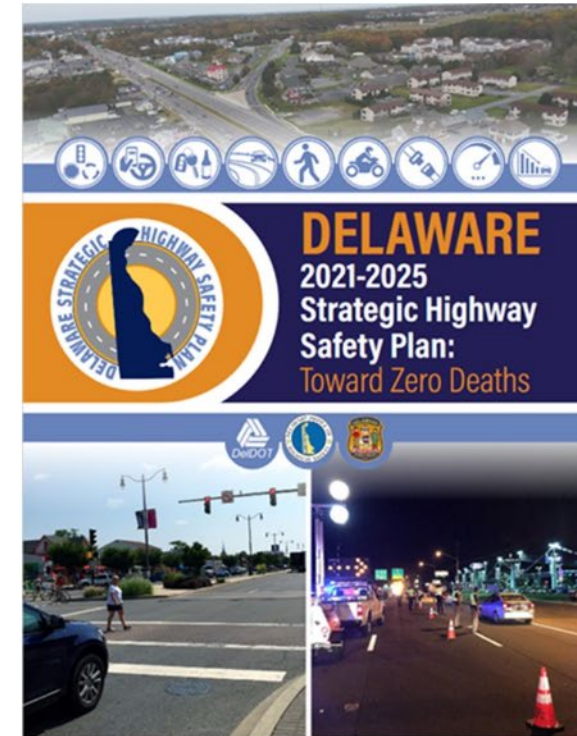
### **Everyone.**

We engage our customers and employees with respect and courtesy as we deliver our services.

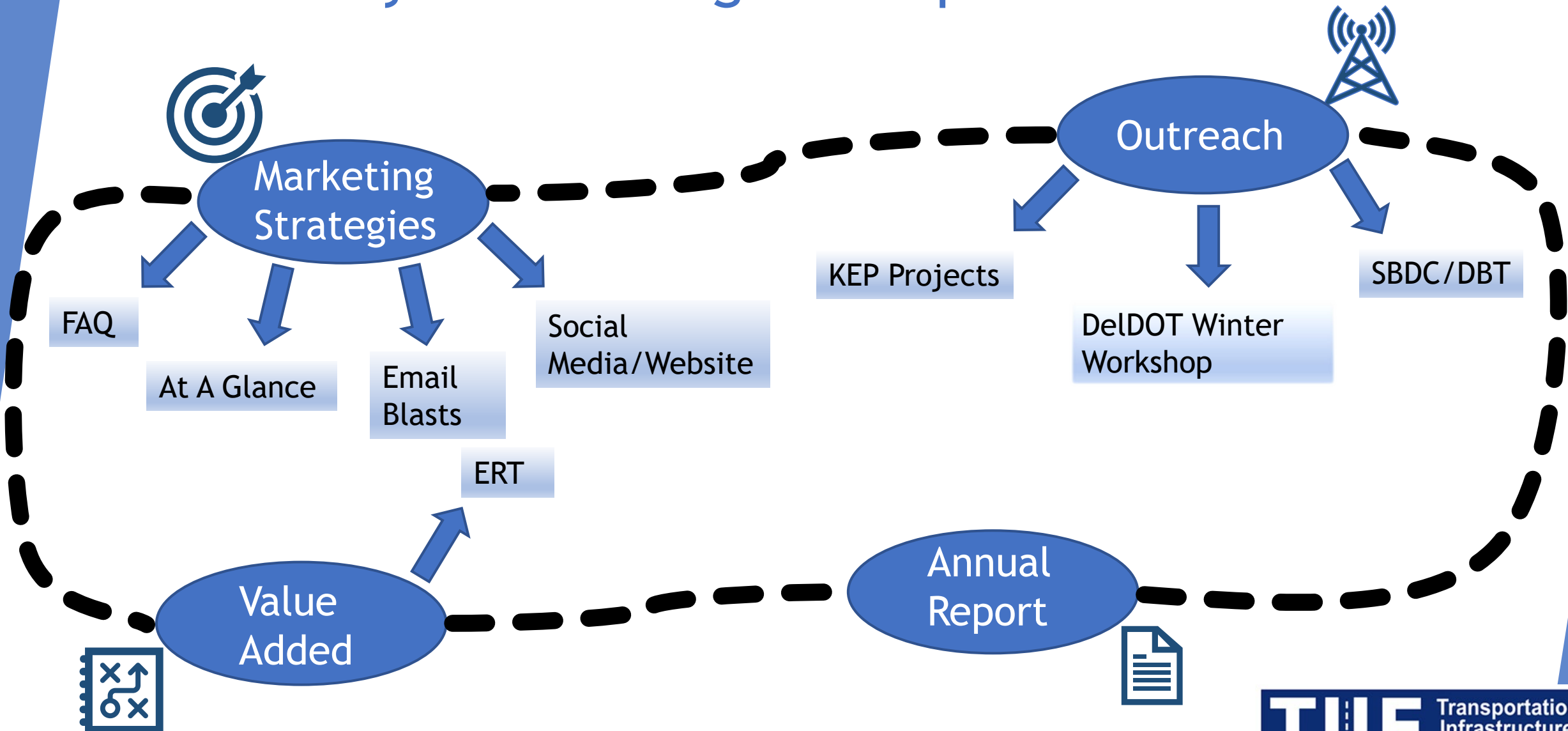


# SAFETY

Delaware Traffic Fatalities as of 7/14/2022						
	2022	2021		2020		
		Year-to-Date	Totals	Year-to-Date	Totals	
Fatalities	80	63	↑ 27%	139	56	↑ 43% 117
Delaware Residents	59	50	↑ 18%	60	45	↑ 31% 96
Person Types						
Vehicle Occupant	52	41	↑ 27%	83	36	↑ 44% 75
Pedestrian	15	9	↑ 67%	30	12	↑ 25% 25
Bicyclist	2	1	↑ 100%	2	0	↑ N/A 3
Motorcyclist	11	12	↓ -8%	24	8	↑ 38% 14
Crash Types						
Curve Related	10	10	0%	23	8	↑ 25% 19
Roadway Departure	30	32	↓ -6%	59	24	↑ 25% 47
Intersection Related	27	21	↑ 29%	53	18	↑ 50% 32
Median Crossover	4	5	↓ -20%	7	1	↑ 300% 3
Wrong Way	2	0	↑ N/A	0	1	↑ 100% 1
Work Zone	0	2	↓ -100%	8	2	↓ -100% 3



# Summary of TIIF Program Improvements





# Marketing

Deploying soon to:

- *Committee of 100*
- *Chambers*
- *Economic Development Offices*

Round 1 Grantee  
Testimonial!

## TIIF Transportation Infrastructure Investment Fund At a Glance

Since 2019, over \$25 million awarded to 18 businesses.



### What is it?

**Transportation Infrastructure Investment Fund**, or TIIF, is a **grant** available to businesses to help offset their transportation improvement costs. TIIF is administered by DelDOT in cooperation with the Department of State's Division of Small Business (DSB).

### Who is eligible?

**New or expanding businesses** in Delaware that propose to create a significant number of direct, permanent, quality full-time jobs. **Residential projects are not eligible.**

- The proposed project must have at least one Public Endorser who supports and recommends the project, such as a municipal, county or state elected official, or a state agency.
- Additional requirements include that the Applicant must be a properly existing and licensed entity recognized by the State, in good standing, financially stable, and able to meet certain employment standards.
- The proposed project must provide a public benefit.

### What type of infrastructure is eligible for Grant money?

The proposed transportation infrastructure improvement(s) **must be located within the public right-of-way**, or on public land, or on land that will be dedicated to public use as part of the project and must serve a public purpose.

### How do I apply for the Grant?

Submit a completed TIIF application by the specified deadline, in the application portal located on the TIIF website.

For more information, application details or to contact DelDOT's TIIF Coordinator,

visit: <https://de.gov/TIIF>

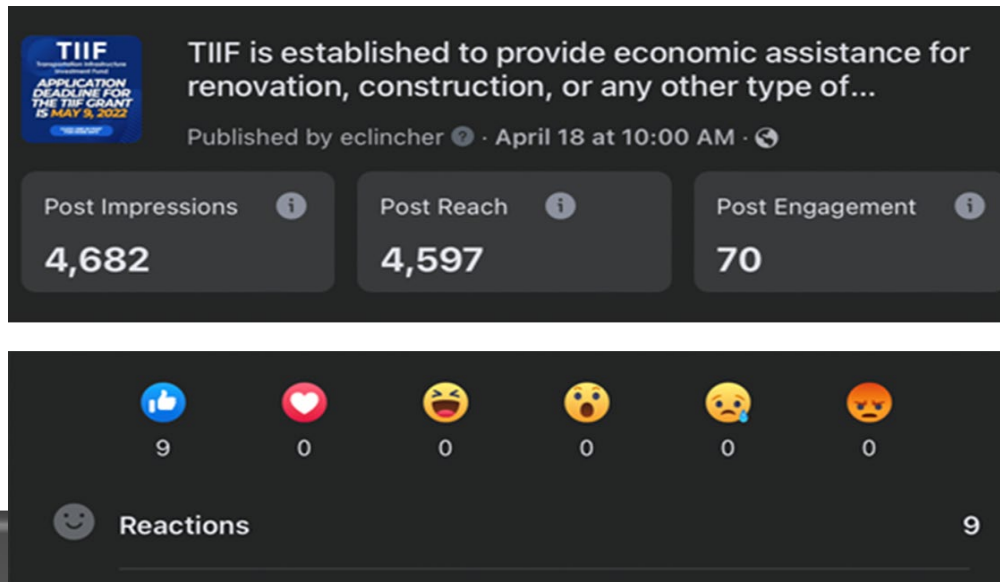
contact: [deldot\\_tiif@delaware.gov](mailto:deldot_tiif@delaware.gov)

We were very happy with the outcome of our TIIF grant application. The construction of the cul-de-sac on Downing Drive has created a new look and much improved access for this light industrial area. In conjunction with the cul-de-sac, we completed our new shop and office for Eastern Highway Specialists. The entire area is now a vibrant business park that will generate more development and more jobs. - **Bob Field, CHRF LLC**

05/2022

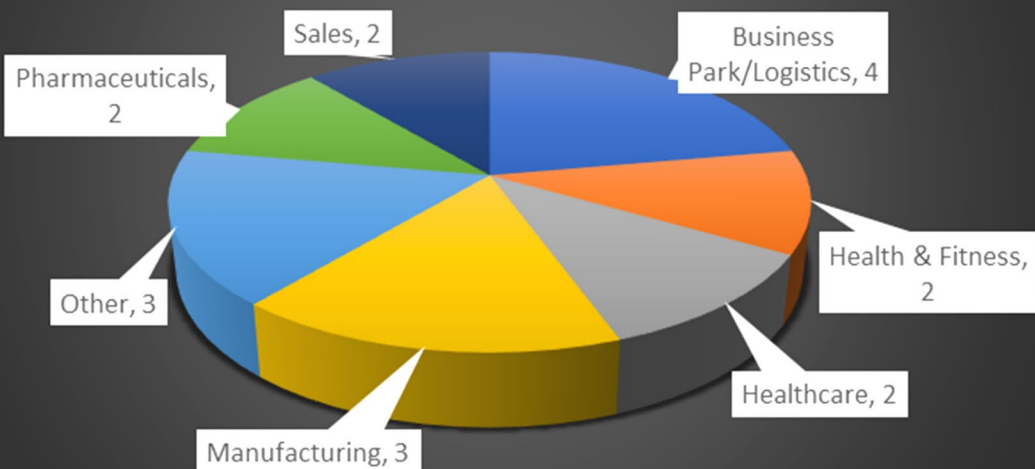
# Social Media/Website

Social  
Media  
Presence

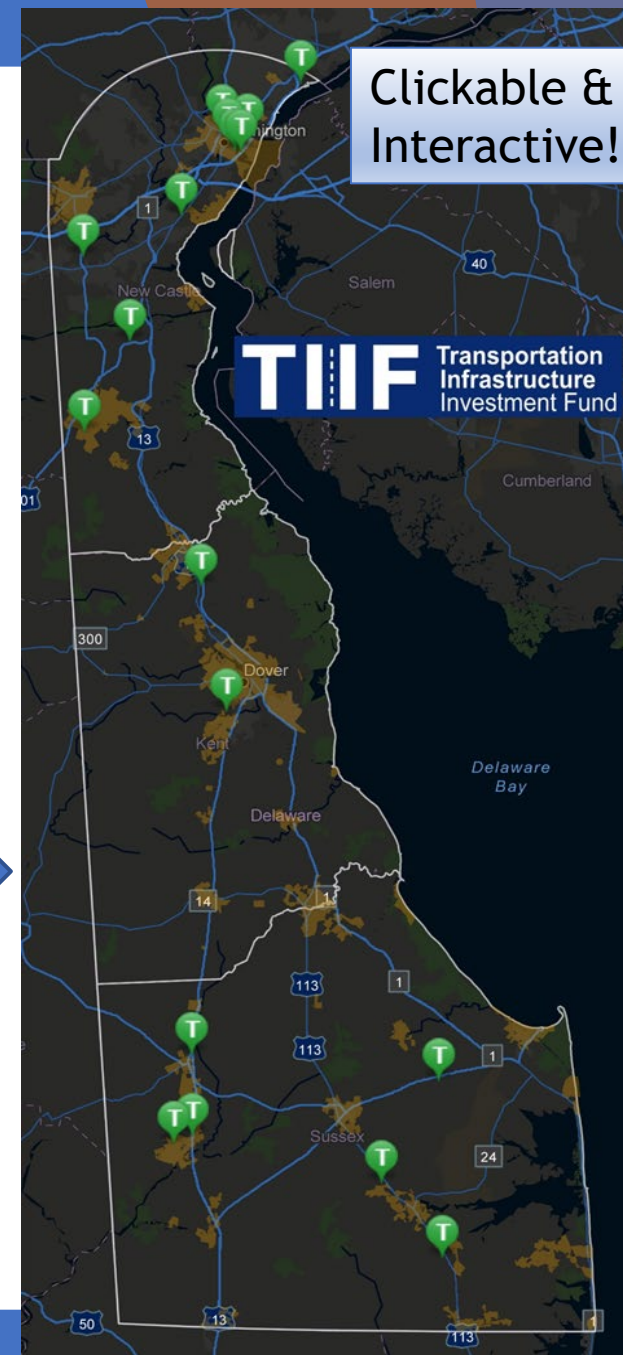


Count of TIIF Grantee Project Types

## Total of 18 TIIF Awards



Coming soon  
to the TIIF  
webpage





# Annual Report Draft Contents

## Table of Contents

1. TIIF Council Members
2. Executive Summary
3. Timeline Summary
4. Awards Summary (Rounds One through Six)
5. Status of Reporting Compliance
6. Program Improvements
  - a) Application Performance Measures
  - b) Website
  - c) GIS Map
  - d) FAQ/At A Glance
  - e) Marketing





# Status of Previous Approvals

Project Name	Awarded Amount	# of Jobs Created	# of Jobs Relocated/ Maintained	Construction Started Y/N/C(omplete)
<b>ROUND ONE (Term Ends 10/2023)</b>				
Incyte	\$ 1,092,154.00	952	851	N
CHRF LLC	\$ 250,000.00	18	49	C
FMIV ANA	\$ 600,000.00	159		Y
Lakeshore Motor Company	\$ 521,929.10	25	20	N
Miller Metal Fabrication	\$ 313,000.00	6	90	Y
NKS Distributors	\$ 1,151,816.90	4	133	Y
TidalHealth/Peninsula Regional Health Systems	\$ 3,570,000.00	150		N
TOTALS	\$ 7,498,900.00	1314	1143	
<b>ROUND TWO (Term Ends 2/2024)</b>				
1313 Owner, LLC	\$ 825,000.00	1000	1800	N
City of Seaford -Ross Business Park	\$ 750,156.00	1100	0	Y
Claymont Properties	\$ 395,091.62	4630	0	C
D2 Organization	\$ 4,489,794.93	182		N
M and E Properties, LLC	\$ 225,000.00	8	2	N
Whitehall Ventures	\$ 1,100,000.00	72		Y
TOTALS	\$ 7,785,042.55	6992	1802	
<b>ROUND THREE (Term Ends 11/2024)</b>				
Churchmans 273 LLC	\$ 2,500,000.00	90		N
STA Pharmaceutical USA	\$ 2,100,000.00	500		N
Light Action/City of Wilmington	\$ 3,673,800.00	16	64	N
The Challenge Program LLC/City of Wilmington	\$ 1,003,300.00	12	7	N
TOTALS	\$ 9,277,100.00	618	71	
<b>ROUND FOUR (Term Ends 3/2025)</b>				
Bayhealth Route 9	\$ 978,722.41	61	8	Y
TOTAL	\$ 978,722.41	61	8	

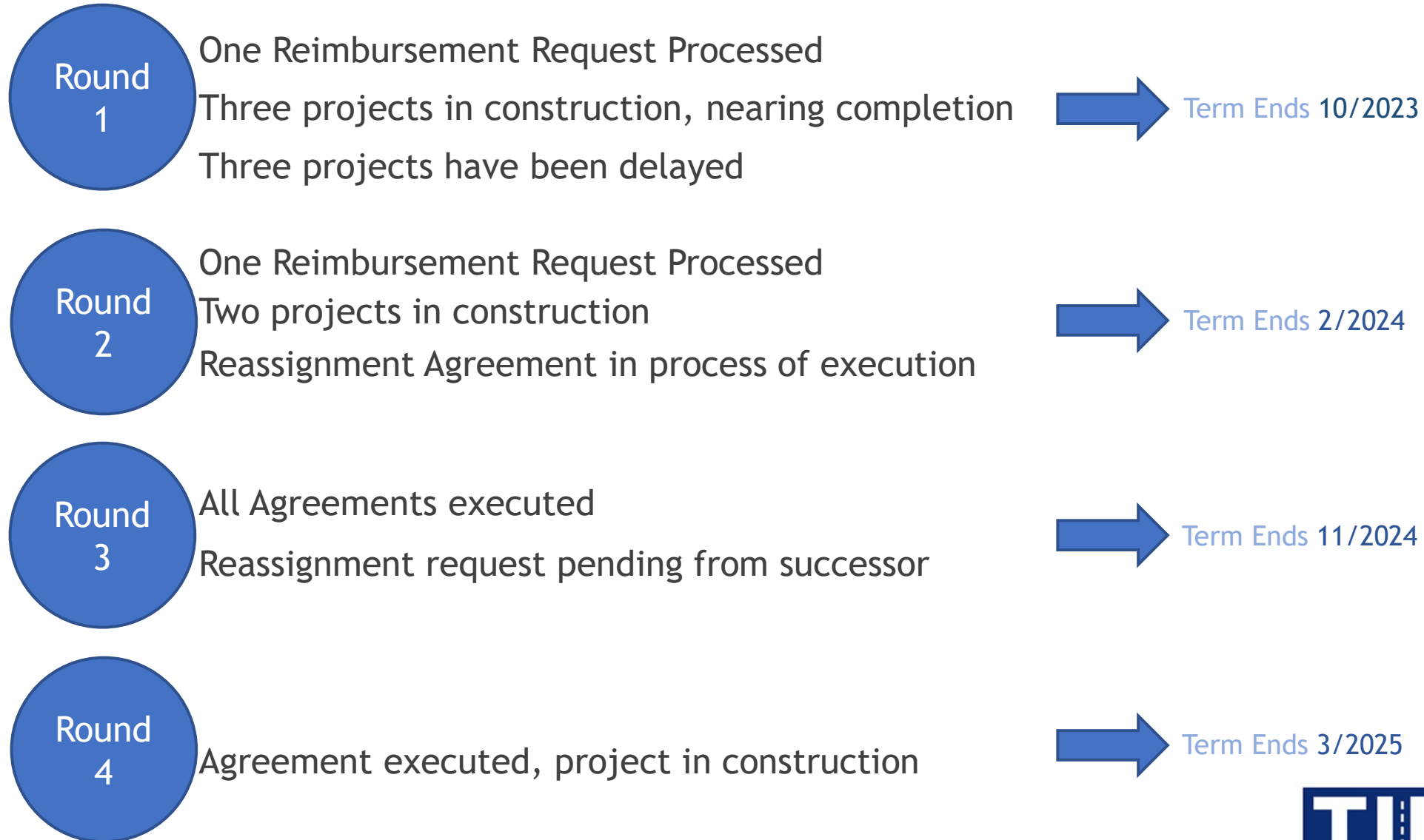
**GRAND TOTALS**

**\$ 25,539,764.96**

**8985**

**3024**

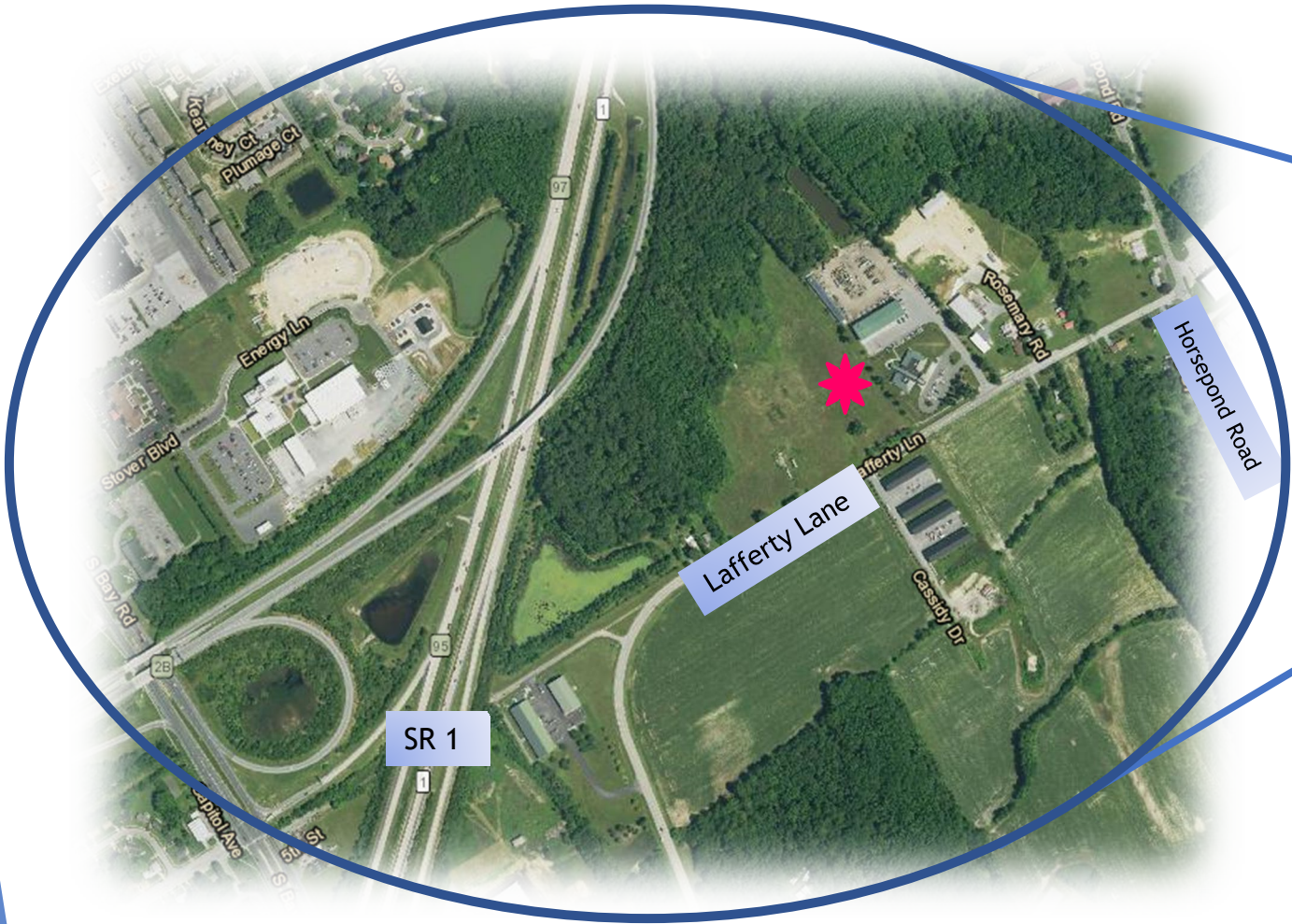
# Status of Previous Approvals (continued)



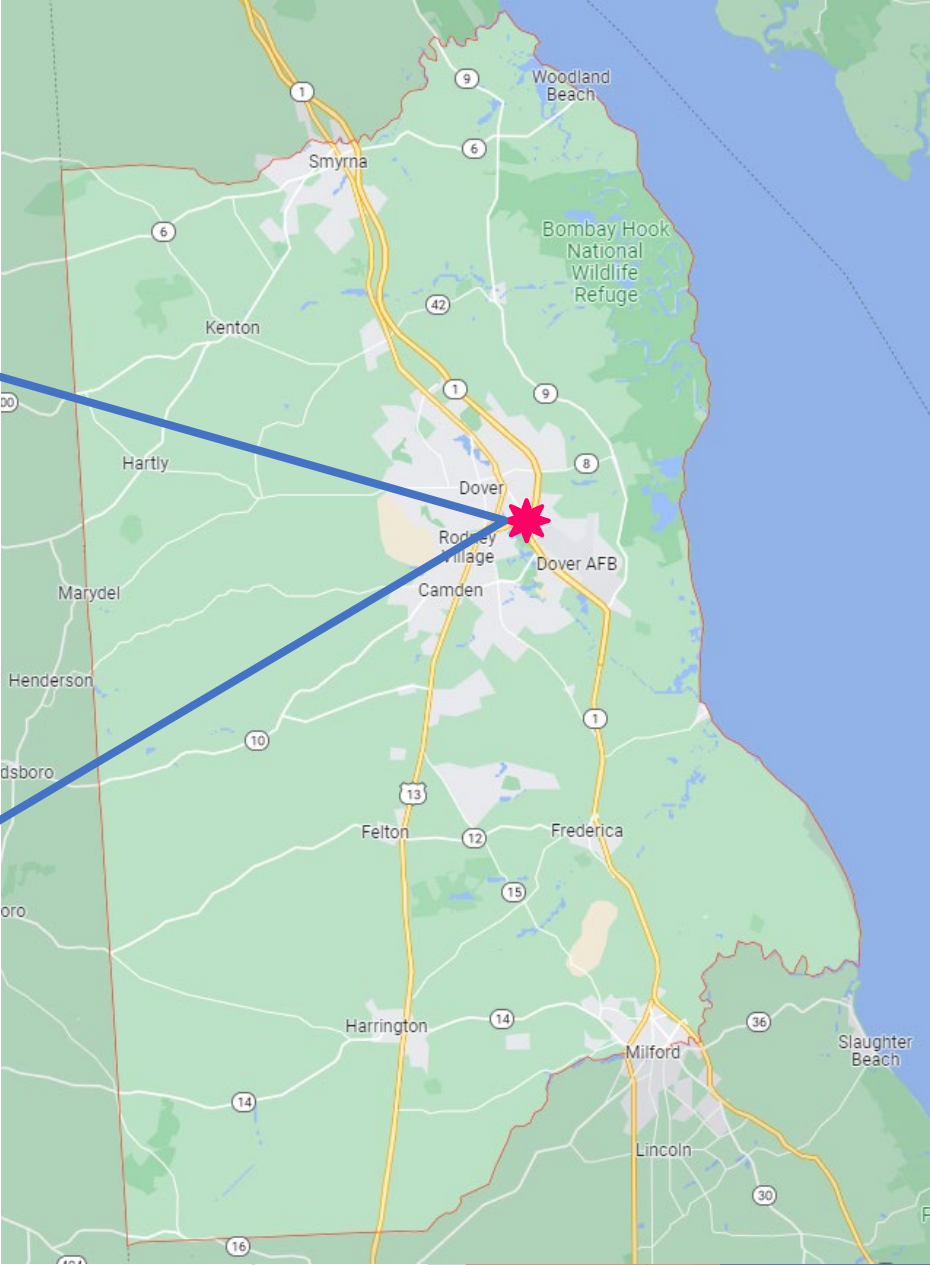
# TIIF Program Funding Status

- ▶ Bond Bill for 2022-23: \$15,000,000
- ▶ Current Amount Available for Awards: \$18,560,235.04

# DEVRECO LLC

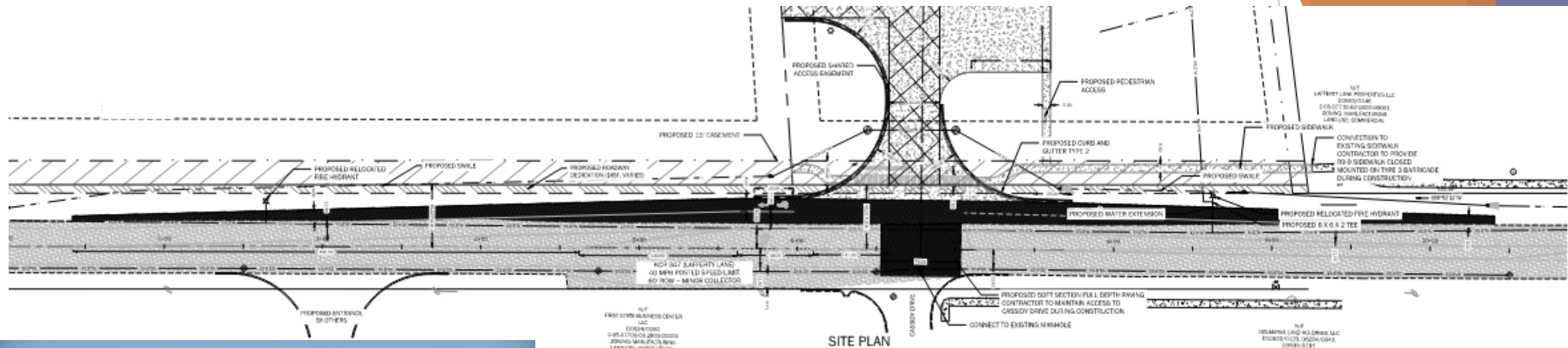


300 Lafferty Lane, Dover, near intersection  
with Horsepond Road





# DEVRECO LLC



Prototype images

# DEVRECO LLC

- ▶ Project Description: Proposed 8000 sf distribution warehouse for Frito Lay (owned by PepsiCo)
- ▶ TIIF Scope of Work: Full movement entrance with dedicated left turn lane, 5-foot bike lane along shoulder, and sidewalk connecting to adjacent parcel
- ▶ Employment Standard: 37 New Jobs in Year 3
- ▶ Public Endorser: David S. Hugg, III, City Manager, Dover

# DEVRECO LLC

- ▶ Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other agencies
- ▶ Performance Measures:

DEVRECO LLC	Frito Lay Warehouse	\$396,814.00
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1	27	
Total Jobs Created/Maintained by Year 3	37	
Public Benefit - Transportation Safety	Dedicated left turn lane, bike lane & 250' SW along Lafferty Lane	
Public Benefit - Transportation Connectivity	Continuation of sidewalk to adjacent parcel	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$213.46	ADT = 1859
Public Benefit - Services	N/A	
State Strategies Investment Level	Level 1/Level 2	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$10,724.70	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12% tax bracket: 25 jobs	\$25,000-\$40,525
	22% tax bracket: 12 jobs	\$40,526-\$86,375
	24% tax bracket: 0 jobs	\$86,376-\$164,925
	35% tax bracket: 0 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	18.04%	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$1,753,137.00	



# DEVRECO LLC

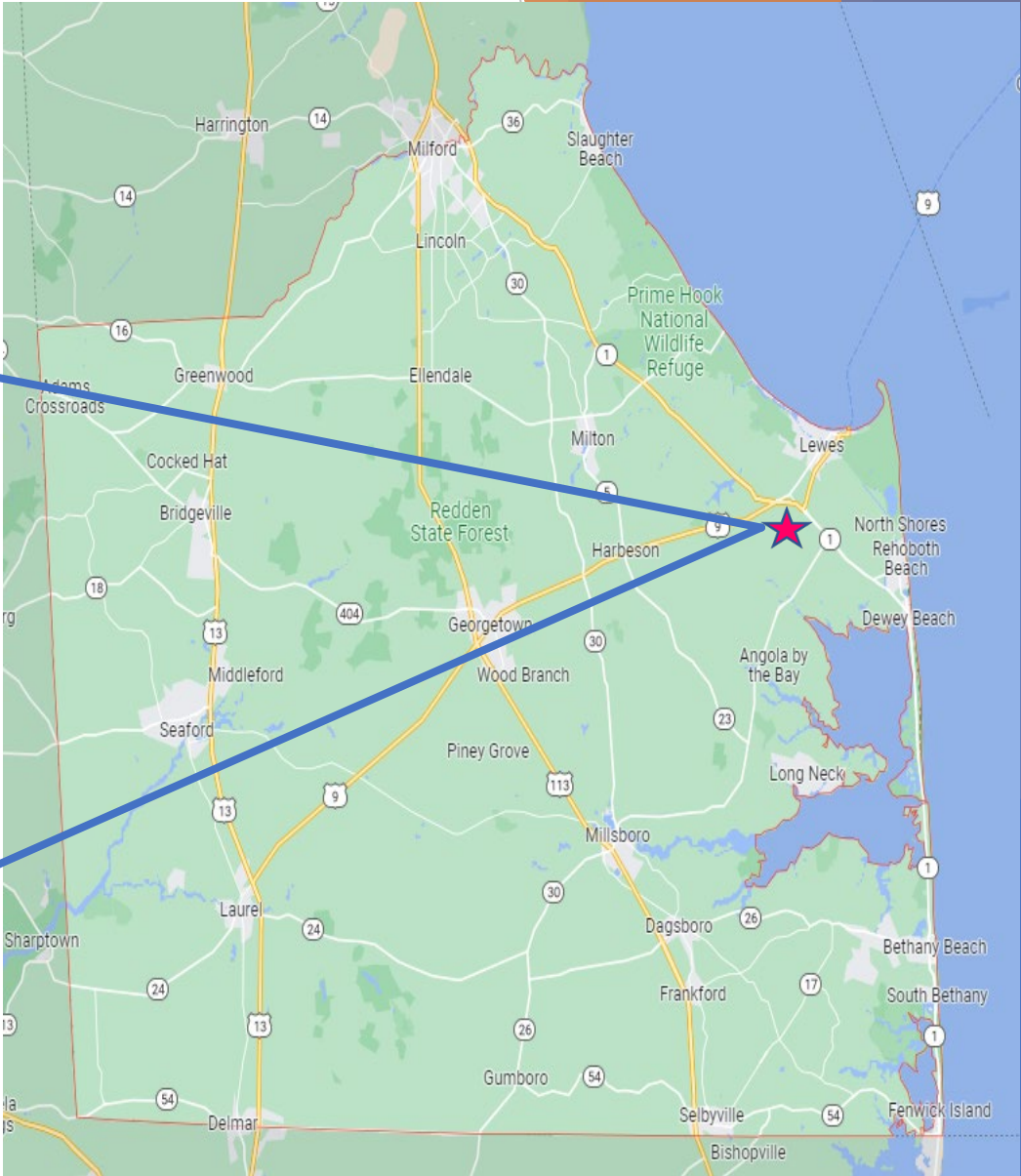
- ▶ Summary: The Applicant has applied for **\$396,814**
- ▶ Application includes design fees, TIIF Scope of Work, associated utility relocation, contingency
- ▶ Recommendation: Based on the review of the concept plan for construction, the cost estimate, and the anticipated public benefit, DelDOT and DSB recommend award for **\$396,814**
- ▶ Discussion
- ▶ Vote



# Plantations Medical Center, LLC

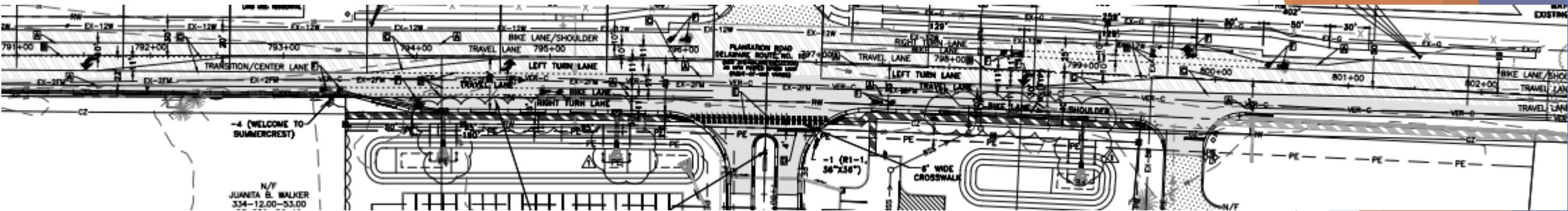


Plantation Road, Lewes, near intersection with SR 24 (John J Williams Highway)





# Plantations Medical Center, LLC



Architect's rendering



# Plantations Medical Center, LLC

- ▶ Project Description: Proposed 40,000 sf medical facility (provider offices and diagnostic services)
- ▶ TIIF Scope of Work: Full movement entrance with dedicated left turn lane and right turn lane with 5-foot bike lane along shoulder, mill and overlay of Plantation Road along frontage, and sidewalk along entire frontage and connecting to adjacent parcel
- ▶ Employment Standard: 161 New Jobs in Year 3
- ▶ Public Endorser: State Rep. Stephen Smyck, 20<sup>th</sup> District

# Plantations Medical Center, LLC

- ▶ Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other agencies
- ▶ Performance Measures:

Plantations Medical Center, LLC	Medical Office Space	\$1,685,979.36
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1	32	
Total Jobs Created/Maintained by Year 3	161	
Public Benefit - Transportation Safety	Full-depth shoulder/bike lane, 1250' mill & overlay & 500' SW along Plantation Road	
Public Benefit - Transportation Connectivity	Continuation of sidewalk to adjacent parcel	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$154.41	ADT = 10919
Public Benefit - Services	Will provide access to healthcare to growing & aging population who currently seek care outside of Delaware.	
State Strategies Investment Level	Level 2	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$10,471.92	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12% tax bracket: 94 jobs	\$25,000-\$40,525
	22% tax bracket: 22 jobs	\$40,526-\$86,375
	24% tax bracket: 45 jobs	\$86,376-\$164,925
	35% tax bracket: 0 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	11.82%	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$14,231,592.00	



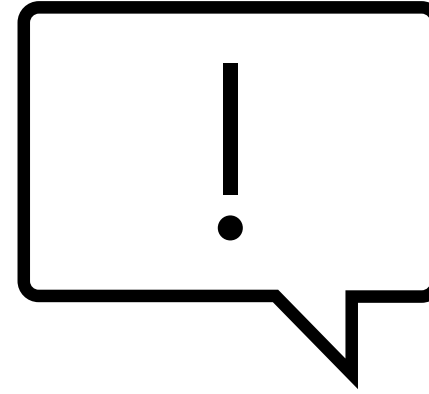
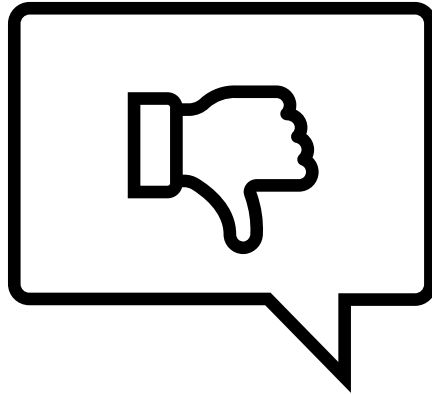
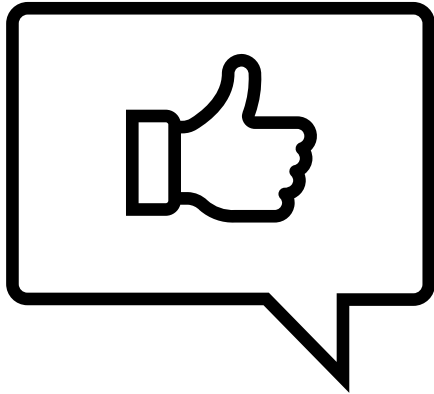
# Plantations Medical Center, LLC

- ▶ Summary: The Applicant has applied for **\$1,685,979.36**
- ▶ Application includes TIIF Scope of Work, associated utility relocation, and inspection services
- ▶ Recommendation: Based on the review of the concept plan for construction, the cost estimate, and the anticipated public benefit, DelDOT and DSB recommend award for **\$1,685,979.36**
- ▶ Discussion
- ▶ Vote

# Future Meetings

- ▶ Next submission deadline is 9/6/22
- ▶ Next Council Meeting is 11/16/22 at 1 p.m.
- ▶ 2022 Meetings are published on the TIIF website,  
<https://deldot.gov/Business/subdivisions/index.shtml?dc=tiif>

# Public Comment



# Adjourn

Thank you!