



TIIF Council Meeting

11/16/2023

Agenda

- ▶ Welcome and Introductions
- ▶ Approval of the July 26, 2023, Meeting Minutes
- ▶ Status of Previous Approvals
- ▶ Vote on Requests for Reassignments, Extensions and Progress Payments
- ▶ Review of and Vote on Received TIIF Grant Applications
- ▶ Executive Session (AS NECESSARY)
- ▶ 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.

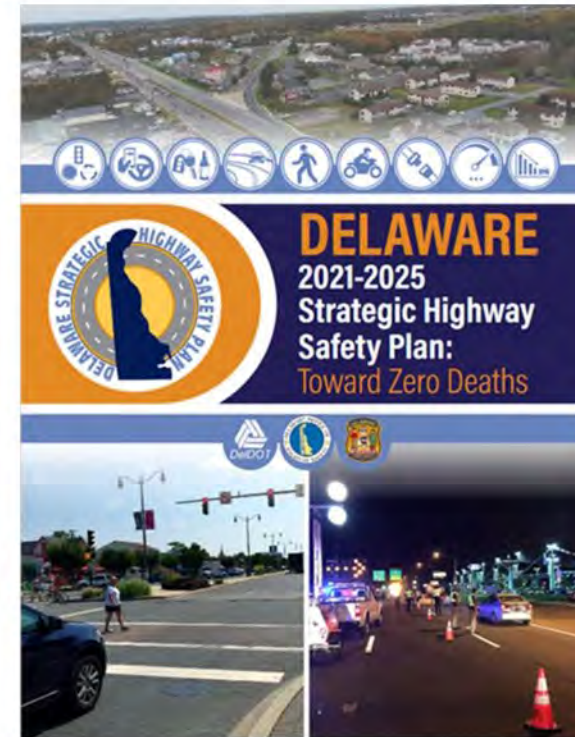
We engage our customers and employees with respect and courtesy as we deliver our services.



SAFETY

2023 Delaware Traffic Fatalities as of 11/13/2023

	2023	2022		2021	
		Year-to-Date	Totals	Year-to-Date	Totals
Fatalities	122	135 ↓ -10%	164	123 ↓ -1%	139
Delaware Residents	96	100 ↓ -4%	120	103 ↓ -7%	119
Person Types					
Vehicle Occupant	81	81 0%	103	75 ↑ 8%	84
Pedestrian	21	27 ↓ -22%	32	22 ↓ -5%	29
Bicyclist	5	6 ↓ -17%	7	2 ↑ 150%	2
Motorcyclist	15	21 ↓ -29%	22	24 ↓ -38%	24
Crash Types					
Curve Related	27	15 ↑ 80%	19	20 ↑ 35%	23
Roadway Departure	66	44 ↑ 50%	55	54 ↑ 22%	58
Intersection Related	29	44 ↓ -34%	50	45 ↓ -36%	54
Median Crossover	8	6 ↑ 33%	8	7 ↑ 14%	7
Wrong Way	1	5 ↓ -80%	7	0 ↑ N/A	0
Work Zone	9	3 ↑ 200%	4	6 ↑ 50%	8



Status of Previous Approvals



Total amount awarded to date:

\$37,551,646.57

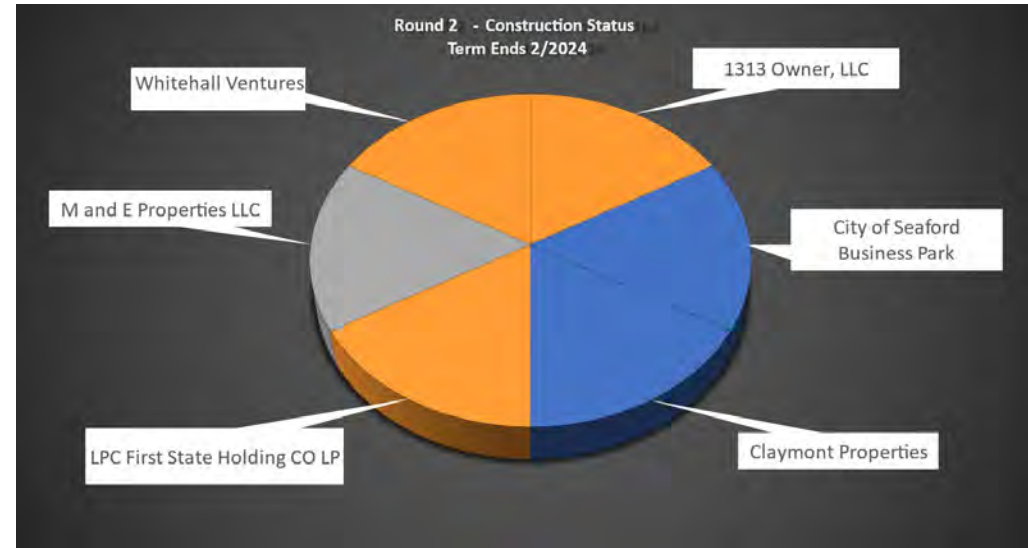
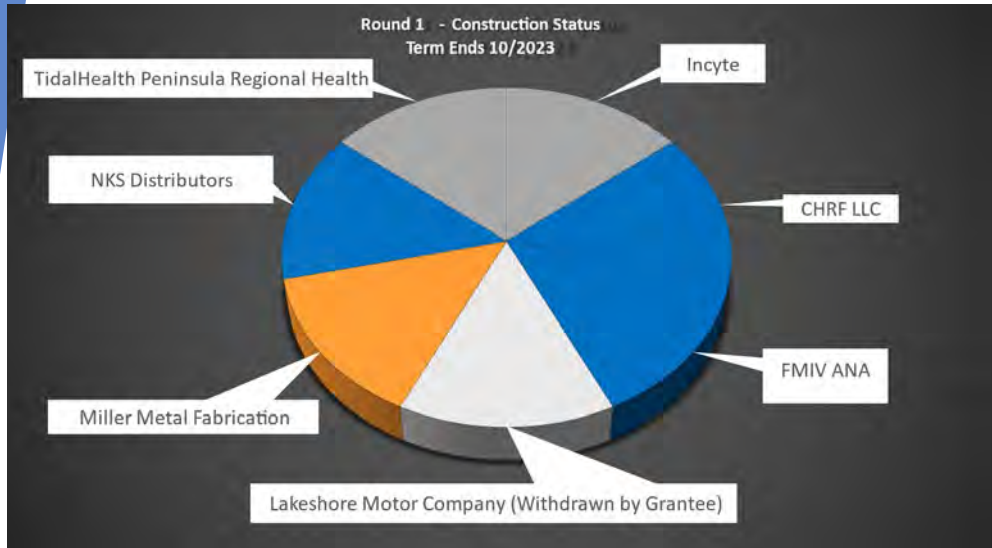
Total jobs created/maintained: 13,033

Current Amount Available for Awards:

\$16,468,353.43

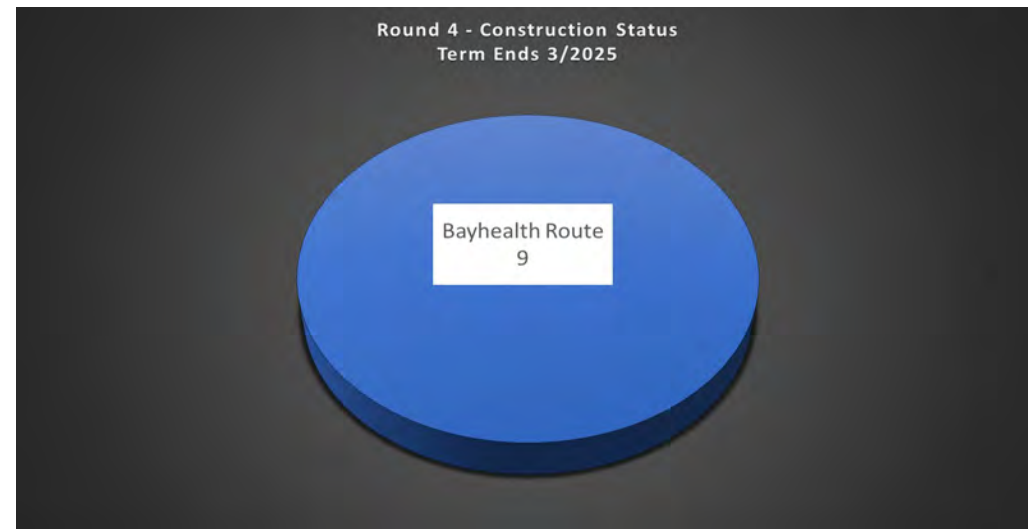
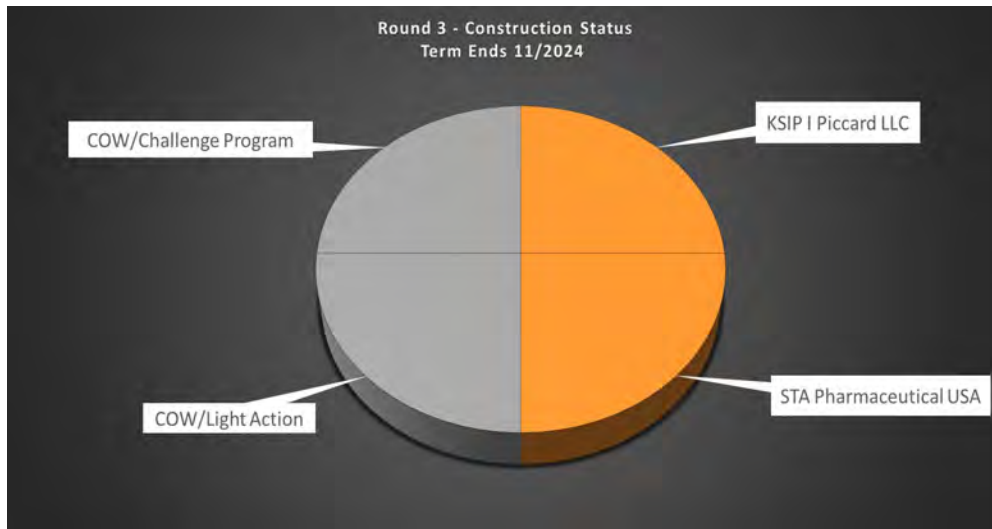
Project Name	Awarded Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND ONE (Term Ends 10/2023)					
Incyte (Grant term extended to 10/2025)	\$ 1,092,154.00	1803	952	851	N
CHRF LLC	\$ 250,000.00	67	18	49	C
FMVII LLC	\$ 600,000.00	159	159		C
Lakeshore Motor Company	\$ 521,929.10	45	25	20	N
Miller Metal Fabrication	\$ 313,000.00	96	6	90	Y
NKS Distributors	\$ 1,151,816.90	137	4	133	C
TidalHealth(fka Peninsula Regional Health Systems)	\$ 3,570,000.00	150	150		N
TOTAL	\$ 7,498,900.00		1314	1143	
ROUND TWO (Term Ends 2/2024)					
1313 Owner, LLC (Grant term extended to 2/2026)	\$ 825,000.00	2800	1000	1800	Y
City of Seaford -Ross Business Park	\$ 750,156.00	1100	1100	0	C
Claymont Properties	\$ 395,091.62	4630	4630	0	C
LPC First State Holding (fka D2 Pencader)	\$ 4,489,794.93	182	182		Y
M and E Properties, LLC	\$ 225,000.00	10	8	2	N
Whitehall Ventures	\$ 1,100,000.00	72	72		Y
TOTAL	\$ 7,785,042.55		6992	1802	
ROUND THREE (Term Ends 11/2024)					
KSIP I Piccard LLC (fka Churchmas 273 LLC) (Grant term ends 3/2026)	\$ 2,500,000.00	90	90		Y
STA Pharmaceutical USA	\$ 2,100,000.00	500	500		Y
Light Action/City of Wilmington	\$ 3,673,800.00	80	16	64	N
The Challenge Program LLC/City of Wilmington	\$ 1,003,300.00	19	12	7	N
TOTAL	\$ 9,277,100.00		618	71	
ROUND FOUR (Term Ends 3/2025)					
Bayhealth Route 9	\$ 978,722.41	69	61	8	C
TOTAL	\$ 978,722.41		61	8	
ROUND FIVE (Term Ends 8/2025)					
Devreco LLC	\$ 396,814.00	37	37		Y
Plantations Medical Center LLC	\$ 1,685,979.36	161	161		Y
TOTAL	\$ 2,082,793.36		198		
ROUND SIX (Term Ends 2/2026)					
Snead Property Management LLC	\$ 128,005.36	24	24		Y
City of Milford Industrial Park	\$ 2,766,799.89	43	43		N
TOTAL	\$ 2,894,805.25		67		
ROUND SEVEN (Term Ends 6/2026)					
McCormick & Associates of Middletown LLC	\$ 105,298.00	14	8	6	N
TOTAL	\$ 105,298.00		8	6	
ROUND EIGHT (Term Ends 8/2026)					
PR-Stoltz Ventures LLC	\$ 4,028,130.00	610	610		Y
KSIP I Piccard LLC (Grant term ends 3/2026)	\$ 2,900,855.00	135	135		Y
TOTAL	\$ 6,928,985.00		745		
GRAND TOTALS	\$ 37,551,646.57		10003	3030	

Status of Previous Approvals (continued)

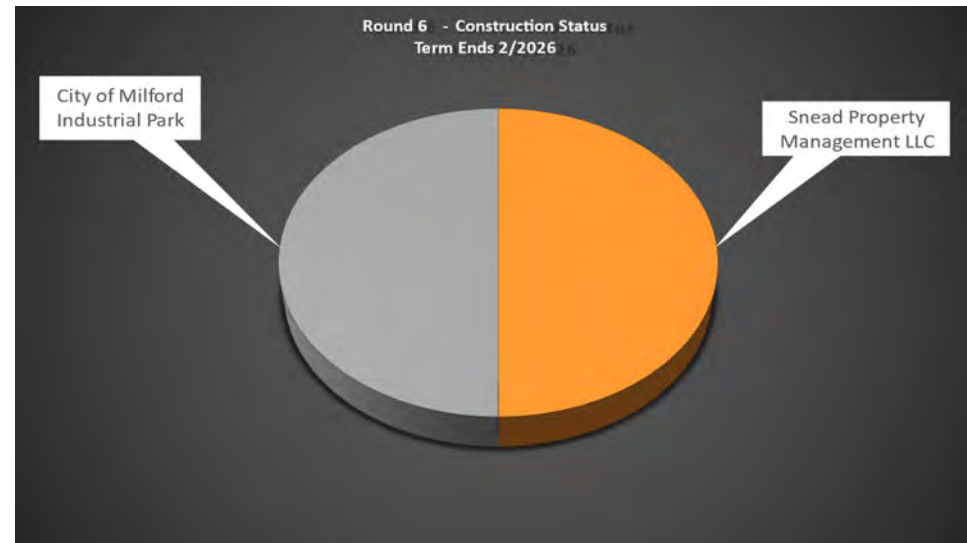
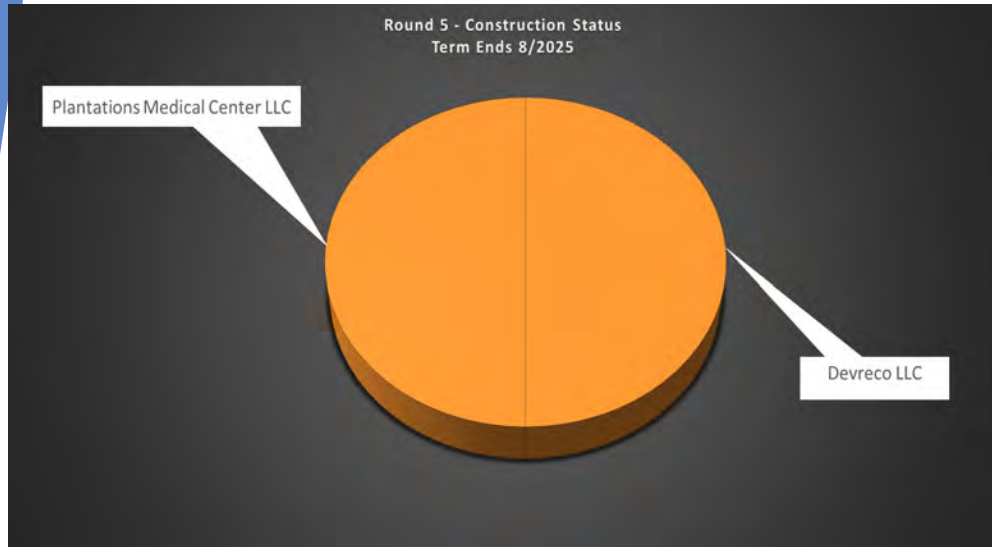


Legend:

- Complete
- In Progress
- Not Started



Status of Previous Approvals (continued)

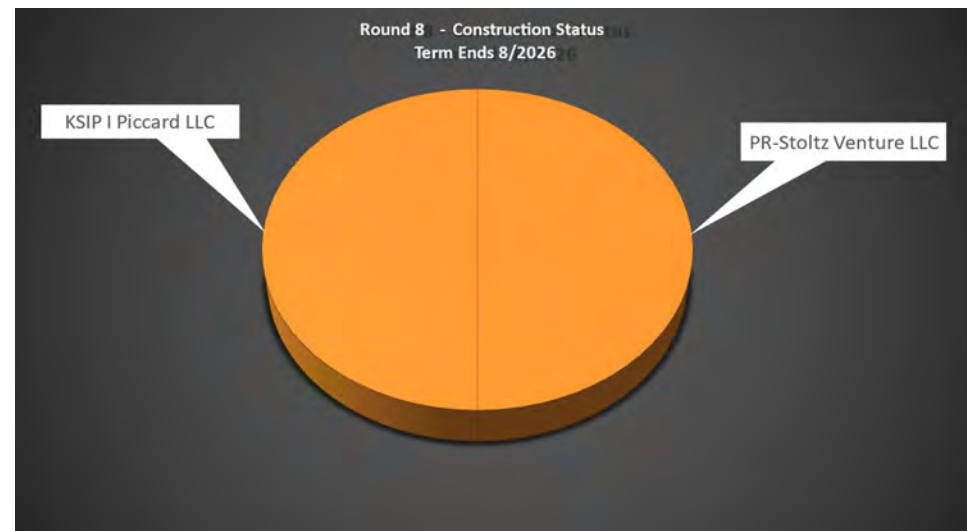


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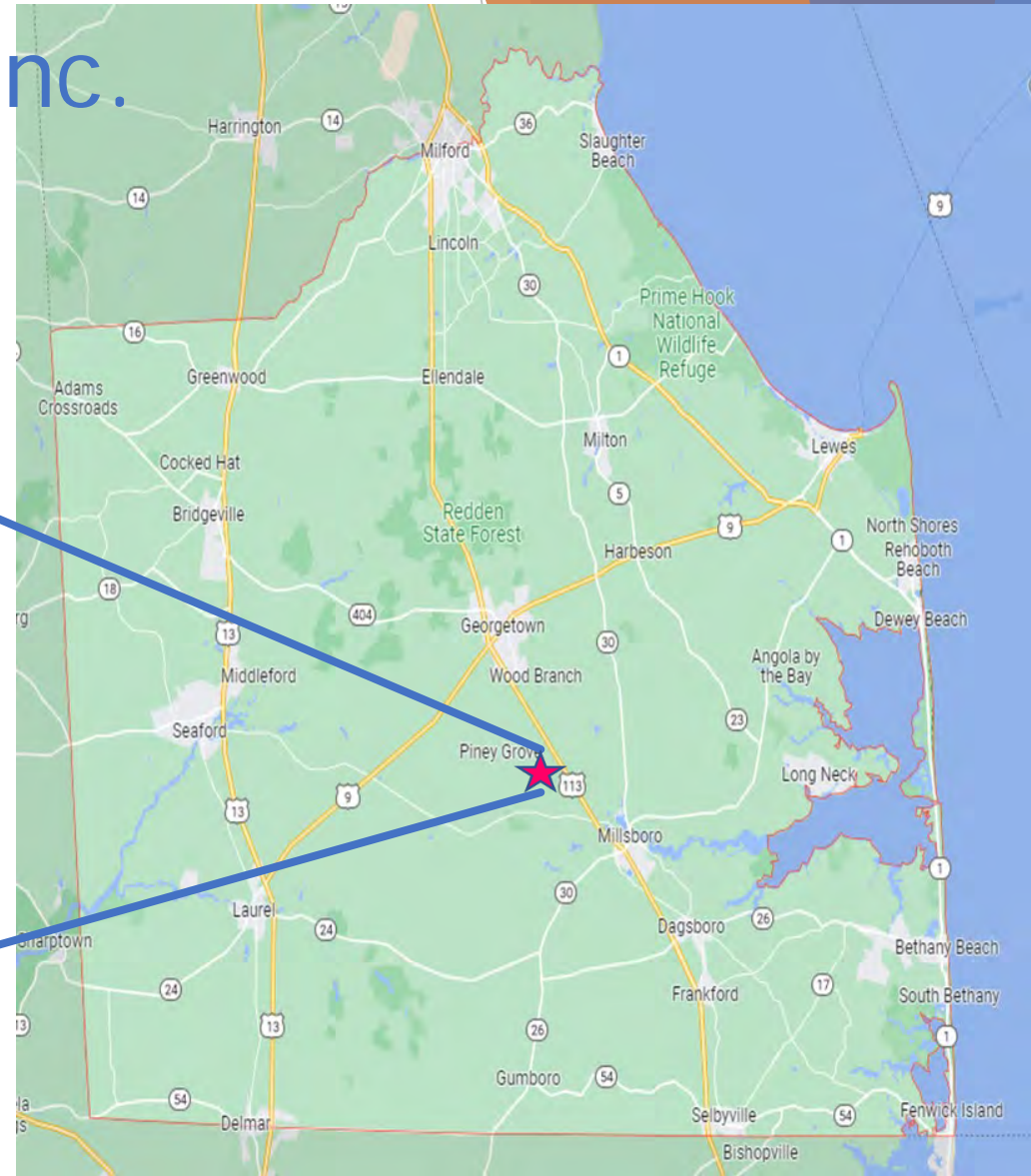
Complete

In Progress

Not Started



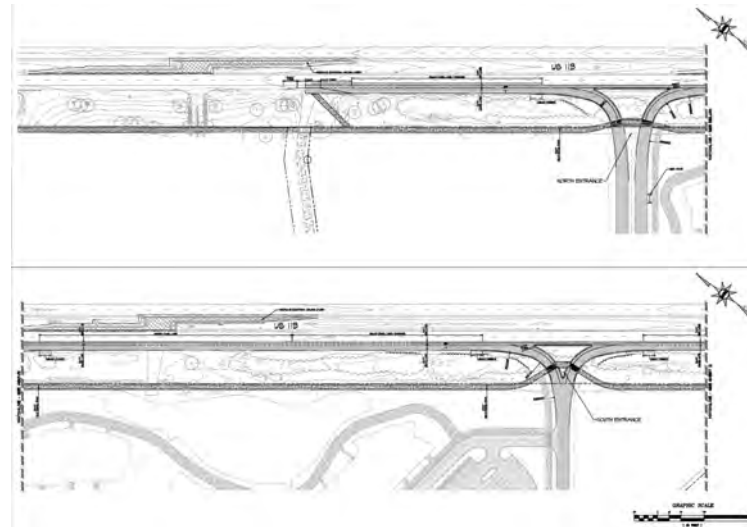
TidalHealth Peninsula Regional, Inc. (Round 1) Extension Request



Dupont Boulevard, Millsboro

TidalHealth Peninsula Regional, Inc. (Round 1)

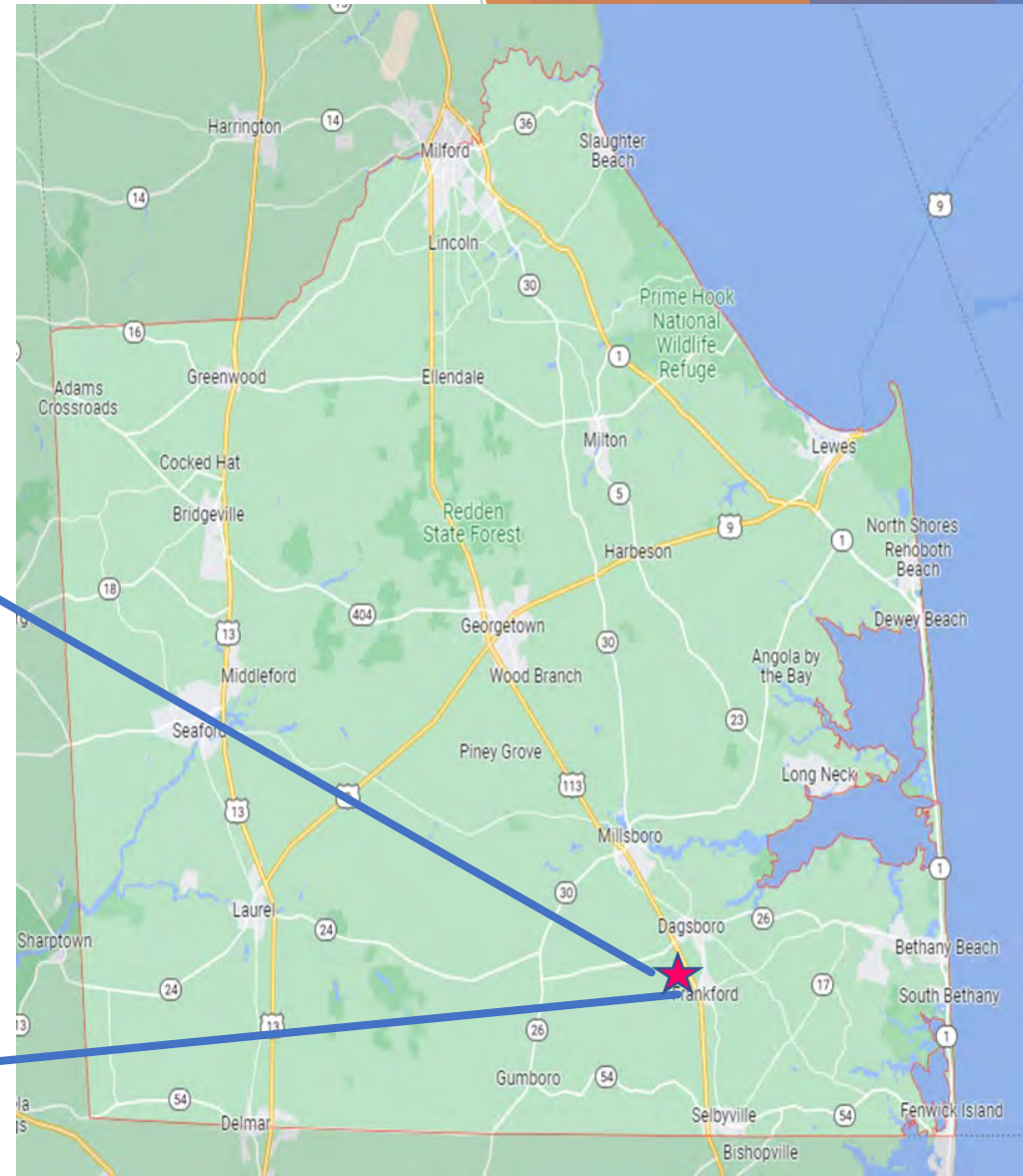
- ▶ Project Description: Approved in Round 1 for an award of \$3,570,000.00, signed TIF Agreement dated October 12, 2020
- ▶ TIF Scope of Work (anticipated):
 - ▶ Two right-in/right-out entrances with turn lanes, closure of median crossovers, shared-use path
- ▶ Employment Standard: 150 jobs proposed



TidalHealth Peninsula Regional, Inc. (Round 1)

- ▶ The Applicant has requested a grant term extension of two years to expire October 2025
 - ▶ Admin Code 2312, sec. 6.4 The Council will establish the term of the Grant and the reimbursement schedule. The Council may make recommendation on limitations or grant extensions and may only be withdrawn as set forth in subsection 6.3.
- ▶ Discussion
- ▶ Vote

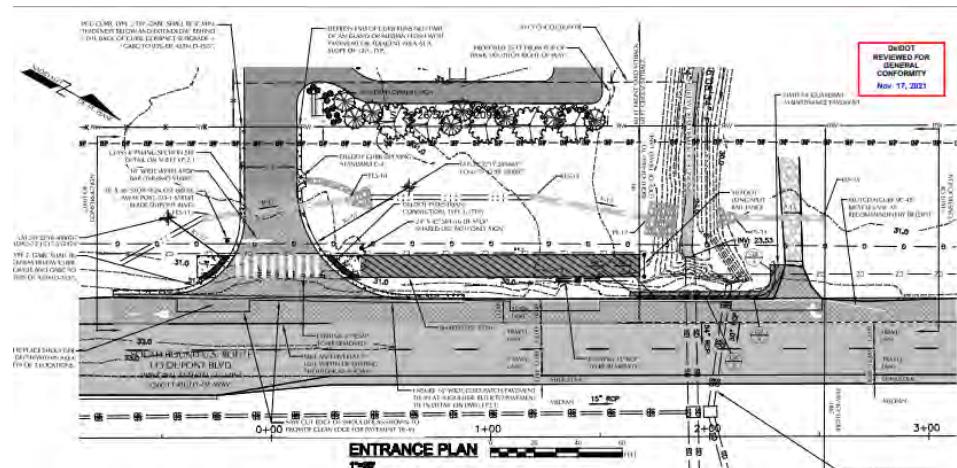
M & E Properties, LLC (Round 2) Extension Request



32524 Dupont Boulevard, Dagsboro

M & E Properties, LLC (Round 2)

- ▶ Project Description: Approved in Round 2 for an award of \$225,000.00, signed TIIF Agreement dated February 19, 2021;
- ▶ TIIF Scope of Work:
 - ▶ Widening for right-turn lane into entrance, guardrail installation at existing culvert (safety improvement)
- ▶ Employment Standard: 8 jobs proposed, 2 jobs relocated



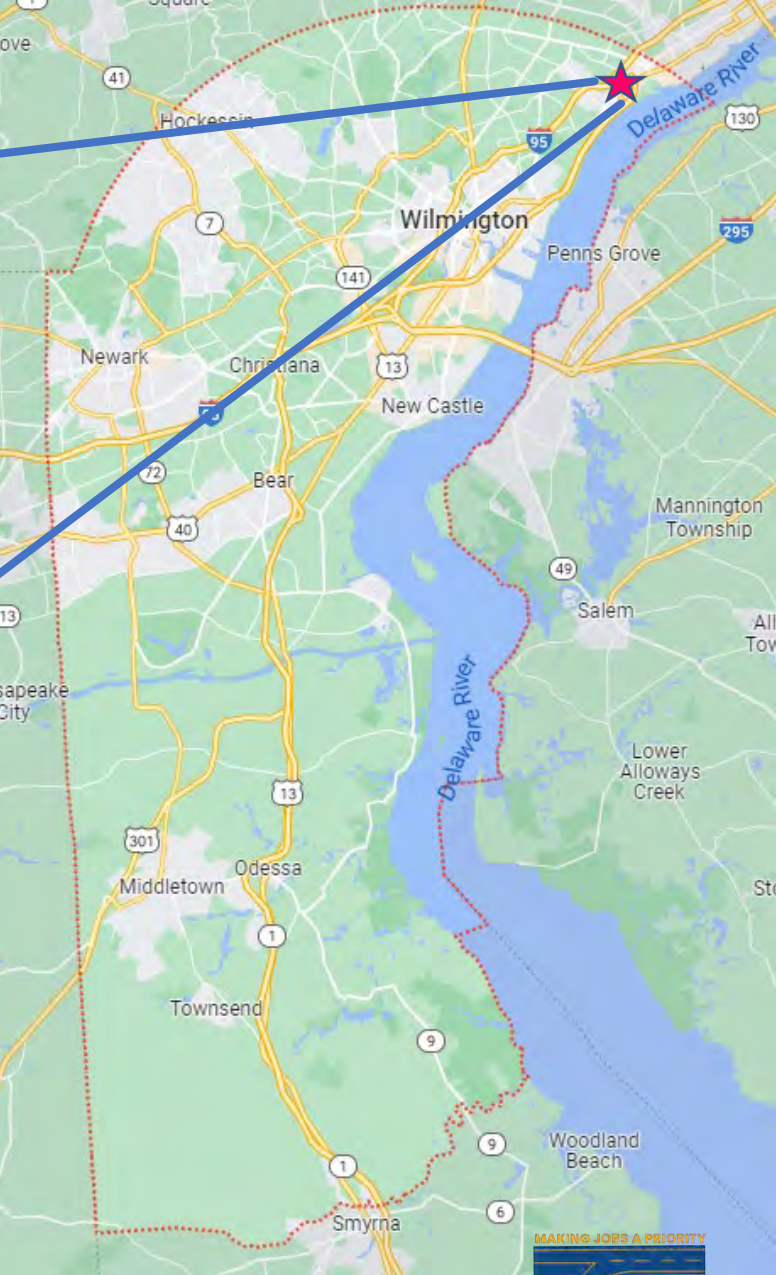
M & E Properties, LLC (Round 2)

- ▶ The Applicant has requested a grant term extension of two years to expire February 2026
 - ▶ Admin Code 2312, sec. 6.4 The Council will establish the term of the Grant and the reimbursement schedule. The Council may make recommendation on limitations or grant extensions and may only be withdrawn as set forth in subsection 6.3.
- ▶ Discussion
- ▶ Vote

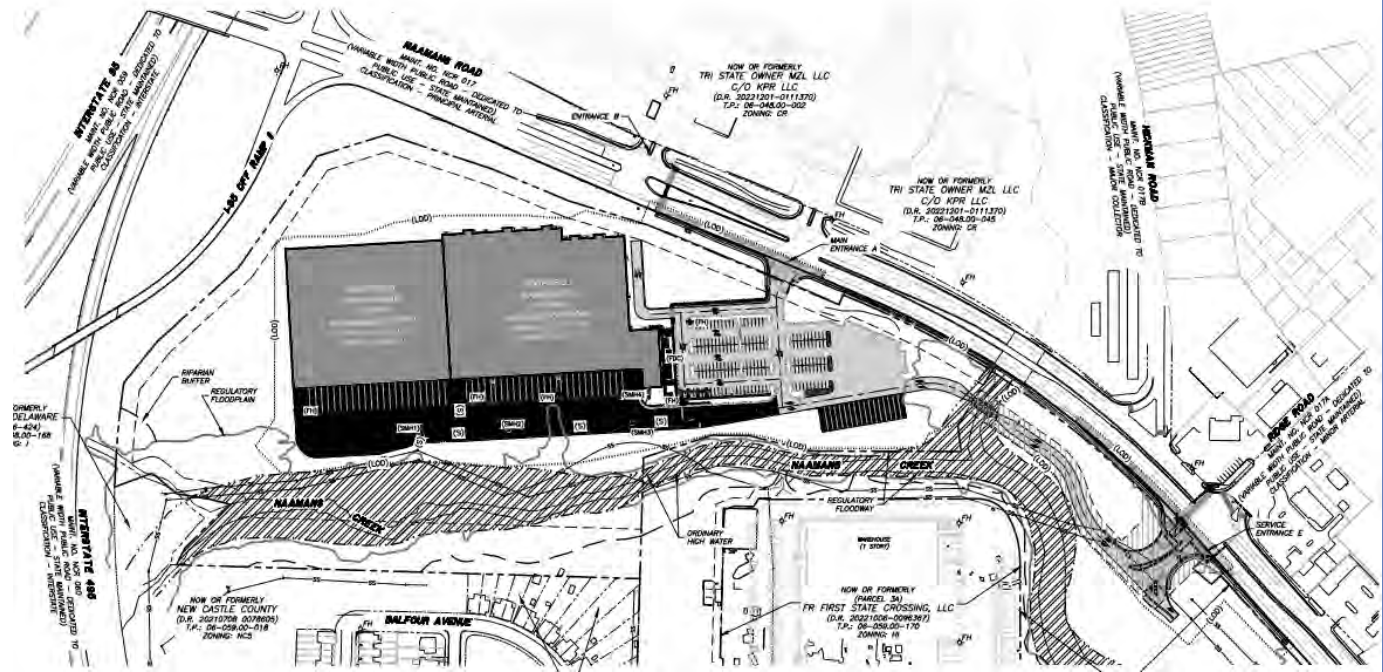
Agile Cold Claymont LLC



400 Naamans Road, Claymont



Agile Cold Claymont LLC



Agile Cold Claymont LLC

- ▶ Project Description: Two buildings totaling 275,000 sq. ft. automated cold storage of imported fruits, vegetables and protein, with distribution to Northeast, mid-Atlantic and west to Chicago.
 - ▶ Phase 1 building = 175,000 sq. ft., Phase 2 building = 100,000 sq. ft.
 - ▶ Received Site Readiness Fund award of \$4.56 million in August 2023;
 - ▶ DeIDOT Traffic Operations added Blanket Permit Load Code 14 through revision to 2 DE Admin Code §2405 (effective 6/11/23) to support hauling of product from Packer Marine Terminal in PA to proposed Agile site.
- ▶ TIIF Scope of Work:
 - ▶ Right-in/right-out/left-in site entrance(opposite entrance to former Tristate Mall) w/ right turn lane and left turn lane modifications;
 - ▶ Full movement entrance to create 4th leg at Ridge Rd./Naamans Rd. intersection w/ signal modifications
 - ▶ Signalized ped crossing at existing signal at entrance to former Tristate Mall;
 - ▶ Shared use path along Naamans Rd. from signalized crossing east along site frontage
 - ▶ Bus stop on frontage east of Ridge Road
 - ▶ Engineering design and construction inspection
- ▶ Employment Standard: 130 New Jobs in Year 3
- ▶ Public Endorser: Councilman John Cartier, Eighth District, NCC

Agile Cold Claymont LLC

- ▶ Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no labor law violations
- ▶ Performance Measures:

Project Name/Type of Business	Frontage Road	TIIF Investment Requested	TIIF Investment Under Consideration
Agile Cold Claymont LLC/Refrigerated & Frozen Food Storage	Naamans Road (NCR 017)	\$2,442,581.00	\$2,342,581.00
Performance Measures	Data		
Total Jobs Created/Maintained by Year 1	64		
Total Jobs Created/Maintained by Year 3	130		
Public Benefit - Transportation Safety	Turn lanes at entrances, signalized ped crossings		
Public Benefit - Transportation Connectivity	Sidewalk across frontage from former Tristate Mall entrance to south of Ridge Rd		
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$204.24		
Public Benefit - Services	Bus pad on EB Naamans Rd		
State Strategies Investment Level	1		
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$18,019.85		
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)			
	12% tax bracket: 3 jobs	\$11,001-\$44,725	
	22% tax bracket: 124 jobs	\$44,726-\$95,375	
	24% tax bracket: 3 jobs	\$95,376-\$182,099	
	32% tax bracket: N/A jobs	\$182,100-\$231,249	
	35% tax bracket: N/A jobs	>\$231,250	
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	1.74%		
Other Current Grant Funding Sources/Applications	\$4,560,000.00	Strategic Fund	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$1,112,543.19		

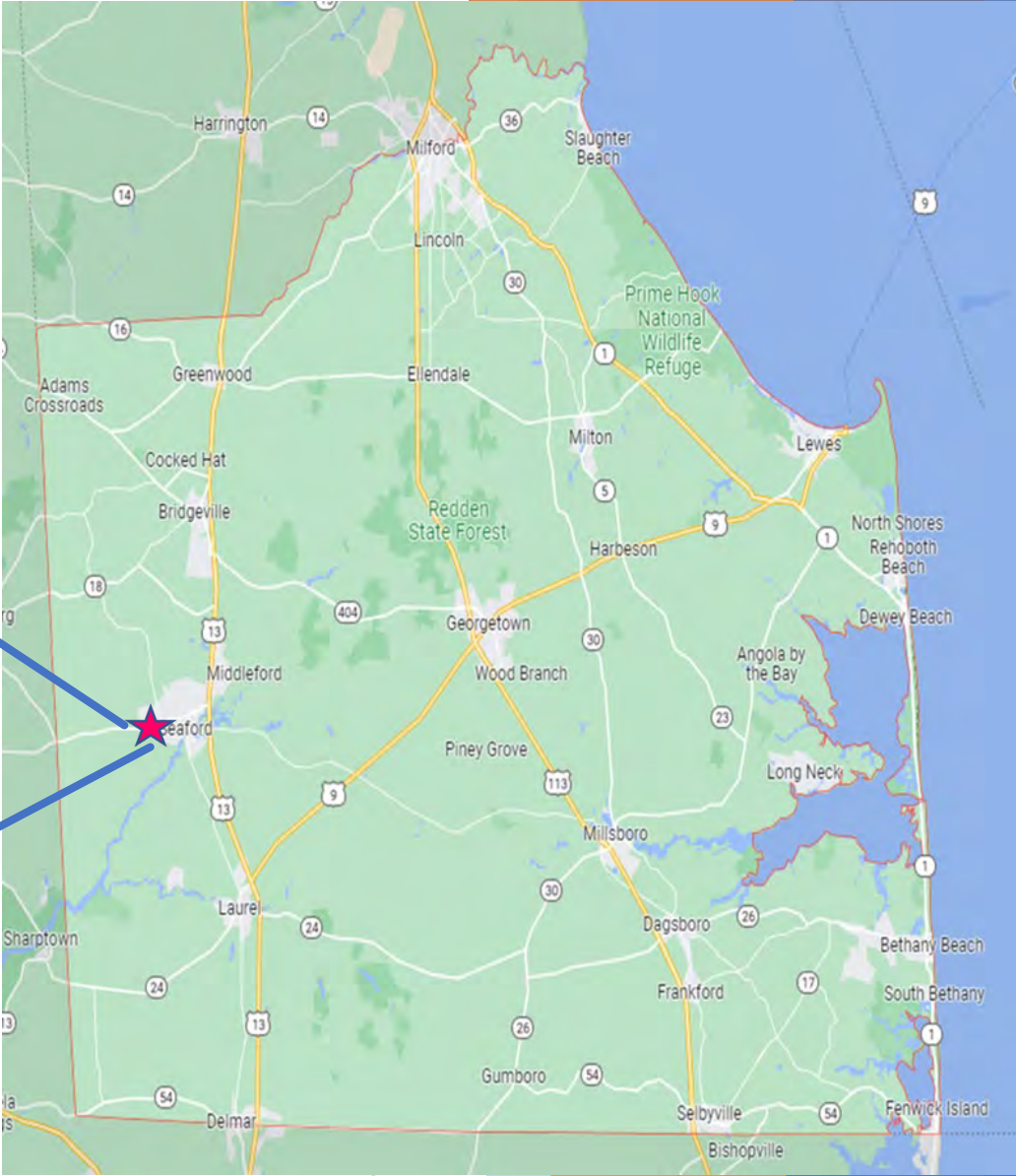
Agile Cold Claymont LLC

- ▶ Summary: The Applicant has requested \$2,342,581.00
- ▶ Discussion
- ▶ Vote

Seaford Commercial 28 LLC



1023 W. Stein Highway, Seaford



Seaford Commercial 28 LLC



Seaford Commercial 28 LLC



BECKER MORGAN **SEAFORD INNOVATION CENTER**
SEAFORD DE
2023078.00



BECKER MORGAN **SEAFORD INNOVATION CENTER**
SEAFORD DE
2023078.00



Seaford Commercial 28 LLC

- ▶ **Project Description:** Redevelopment of former Nylon Capital Shopping Center to create a workforce training and opportunity hub, to include The Mill coworking space, an education component, a healthcare component, applied behavioral therapy center for special needs children, childcare/early childhood education totaling over 70,000 sq. ft., plus an existing and proposed retail component.
 - ▶ Site is directly adjacent to areas that fall in 90-95th percentile for Unemployment Rate and Limited English-Speaking indices, per EPA's Environmental Justice Mapping Tool.
- ▶ **TIIF Scope of Work:**
 - ▶ W. Stein Highway: Mill & overlay, updated striping, signage & curb ramps, utility relocations (underground to eliminate poles in ped facilities and out of clear zone).
 - ▶ Atlanta Road: Mill & overlay, restriping to create center 2-way left turn lane, sidewalk along site frontage, ped crossing at Oak Street, utility relocations (underground)
 - ▶ Sussex Avenue: Mill & overlay, sidewalk along site frontage, consolidate access points, additional lighting, utility relocations
 - ▶ S. Tull Drive: Mill & overlay, eliminate access points, additional lighting
 - ▶ Engineering design, construction inspection, construction contingencies and utility relocation contingencies
- ▶ **Employment Standard:** 115 jobs created in Year 3
- ▶ **Public Endorser:** Trisha Newcomer, Director of Economic Development & Community Relations, City of Seaford

Seaford Commercial 28 LLC

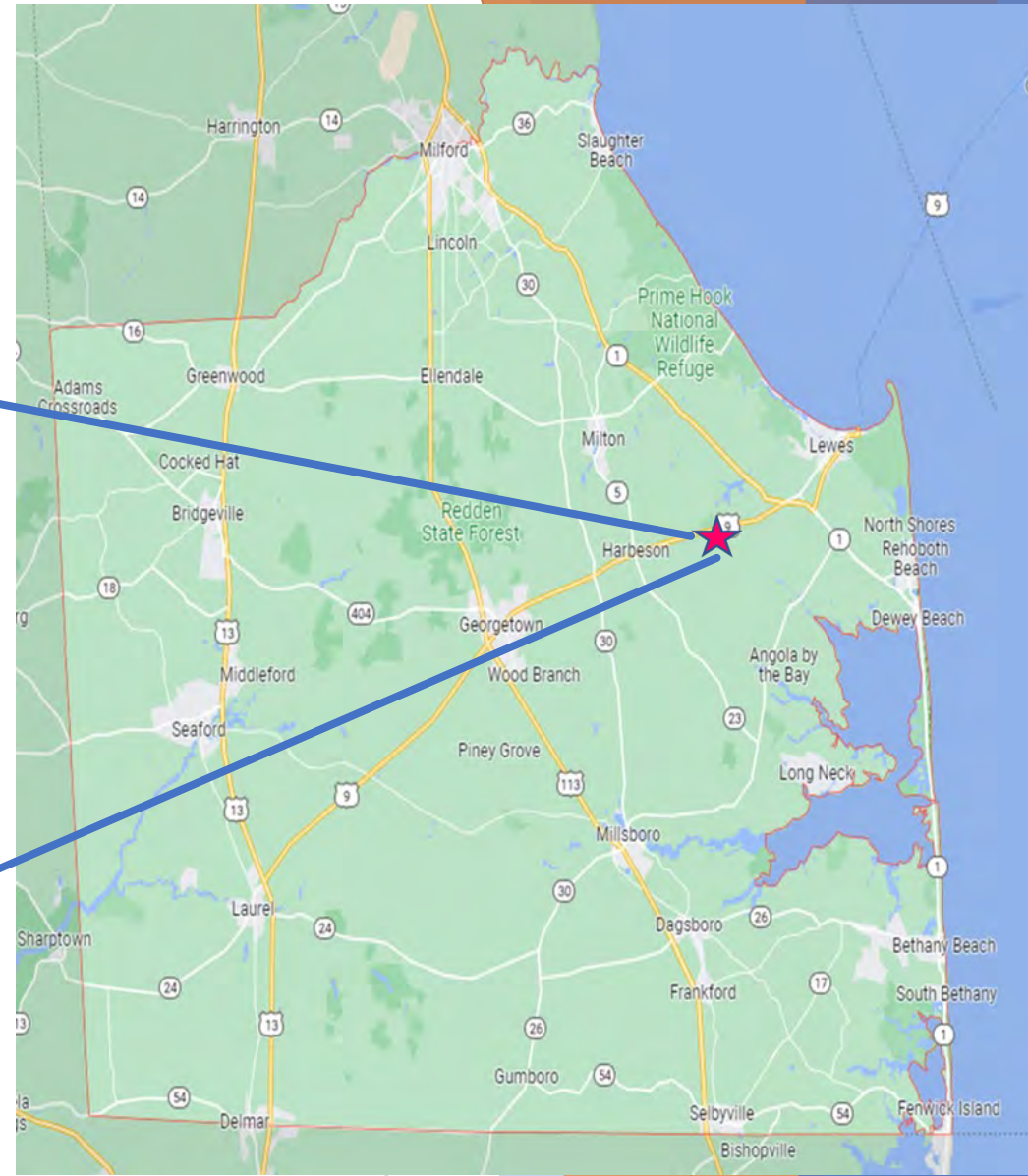
- ▶ Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no labor law violations
- ▶ Performance Measures:

Project Name/Type of Business	Frontage Roads	TIIF Investment Requested	TIIF Investment Under Consideration	NOTES	
Seaford Commercial 28 LLC Seaford Innovation Center/Workforce Development Center	W. Stein Highway (SR 20) Atlanta Road (SCR 991) Sussex Avenue S. Tull Drive	\$4,695,879.00	\$4,695,879.00		
Performance Measures		Data			
Total Jobs Created/Maintained by Year 1	0				
Total Jobs Created/Maintained by Year 3	115				
Public Benefit - Transportation Safety	Upgrade curb ramps to ADA, remove poles from Sidewalk, updated signing and striping TWLTL on Atlanta Rd				
Public Benefit - Transportation Connectivity	Ped crossing of Atlanta Rd to connect site with neighborhood				
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$389.73				
Public Benefit - Services	Site served by DTC Flex Route 903, upgrade signage				
State Strategies Investment Level	1				90-95th percentile for Unemployment Rate and Limited English Speaking indices
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$40,833.73				
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)					
SEE ALSO IMPLAN ASSESSMENT	12% tax bracket: jobs	\$11,001-\$44,725	Higher Ed	20	\$59,510-\$97,830
	22% tax bracket: jobs	\$44,726-\$95,375	Small Business	45	\$49,310-\$120,540
	24% tax bracket: jobs	\$95,376-\$182,099	Nonprofit	11	\$35,520-\$68,690
	32% tax bracket: jobs	\$182,100-\$231,249	Healthcare	19	\$35,000-\$352,680
	35% tax bracket: jobs	>\$231,250	ECE/Childcare	14	\$35,000-\$51,890
			Retail	6	\$35,000-\$35,630
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	8.84%				53138318
Other Current Grant Funding Sources/Applications	\$20 million - ARPA	\$5.1 million Seaford + State			
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$1,172,202.00				

Seaford Commercial 28 LLC

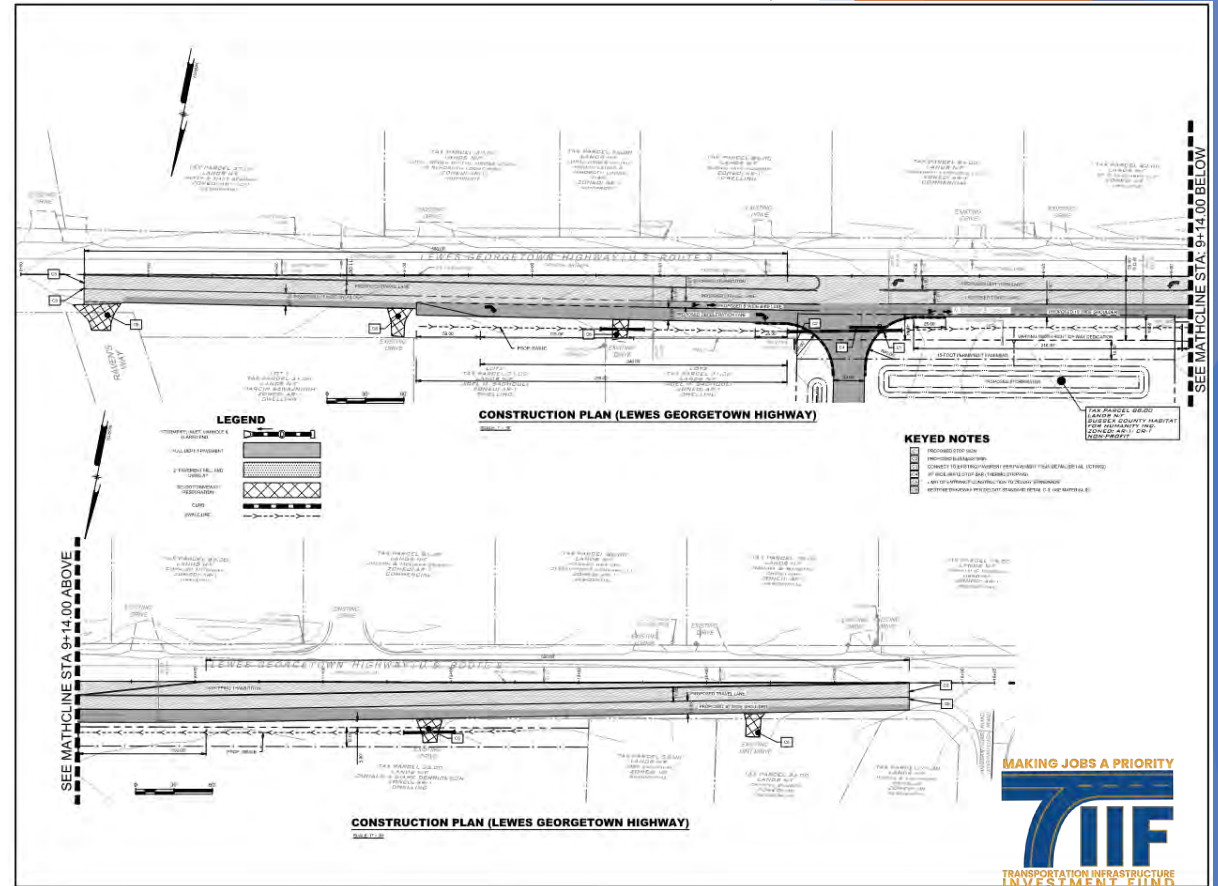
- ▶ Summary: The Applicant has requested \$4,695,879.00
- ▶ Discussion
- ▶ Vote

SC Habitat for Humanity, Inc.



Lewes-Georgetown Highway (US 9), Lewes

SC Habitat for Humanity, Inc.



SC Habitat for Humanity, Inc.

- ▶ Project Description: A 20,000 sq. ft. expansion of the existing ReStore facility to increase donated product and sales to offset costs within SCHFH's administrative and program departments, i.e., home construction and home repairs, creating more affordable homeownership opportunities and cost-saving services for low-income local residents.
- ▶ TIIF Scope of Work:
 - ▶ Widening and restriping of US 9 to create a protected left turn lane and right turn lane into the site entrance, utility relocation, increased entrance width and curbed radii
 - ▶ Engineering design, construction inspection, contingencies
- ▶ Employment Standard: 17 (9 new full-time and 8 existing part- to full-time) new jobs proposed in Year 3
- ▶ Public Endorser: Senator Russ Huxtable, 6th District

SC Habitat for Humanity, Inc.

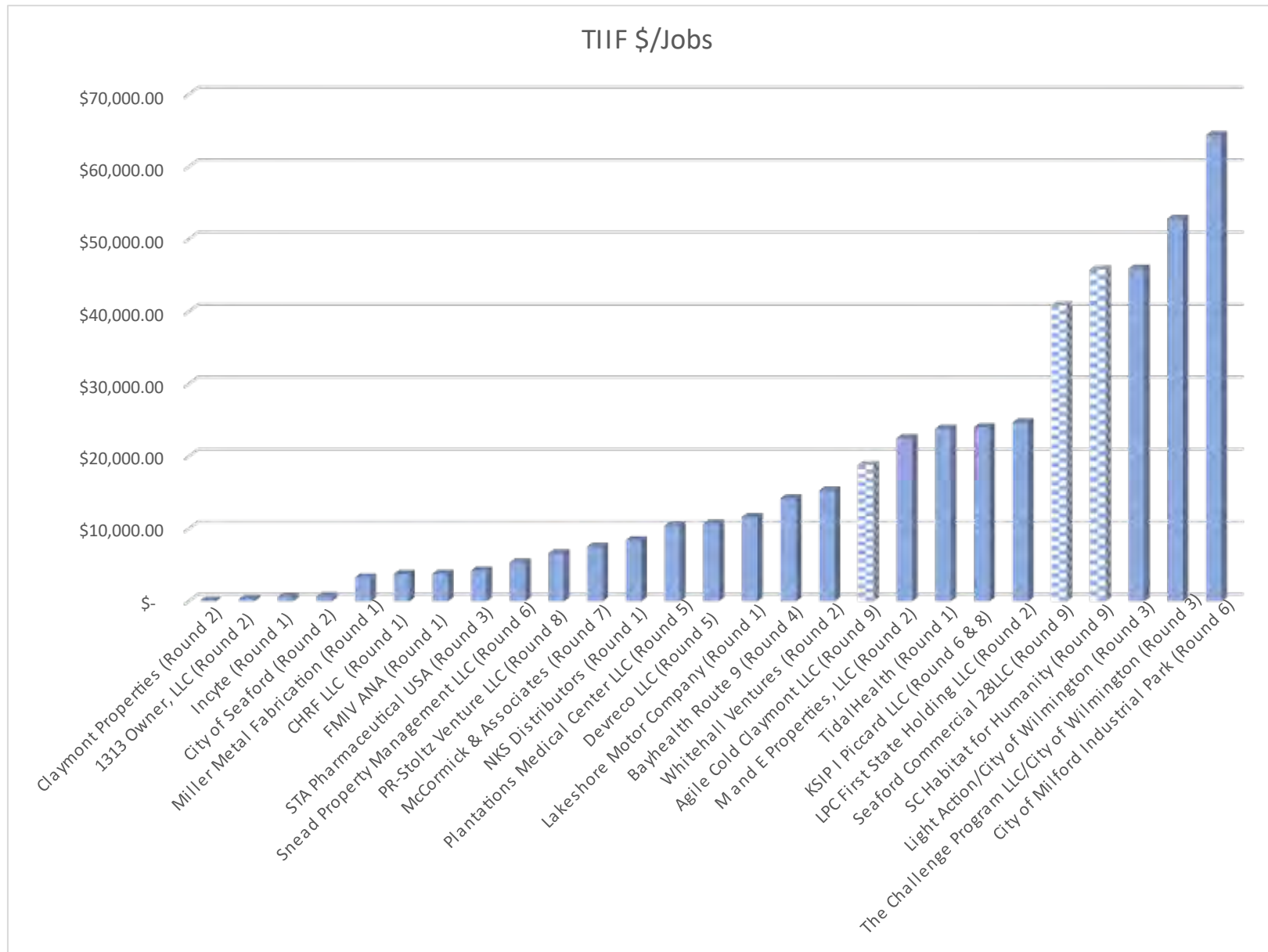
- ▶ Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no labor law violations
- ▶ Performance Measures:

Project Name/Type of Business	Frontage Road(s)	TIF Investment Requested	TIF Investment Under Consideration
Sussex County Habitat for Humanity/Non-profit Retail/Affordable Housing	Lewes-Georgetown Highway (US 9)	\$1,969,000.00	\$1,969,000.00
Performance Measures		Data	
Total Jobs Created/Maintained by Year 1	26		
Total Jobs Created/Maintained by Year 3	43		
Public Benefit - Transportation Safety	Dedicated RTL and LTL on US 9/utility pole relocations		
Public Benefit - Transportation Connectivity			
Public Benefit - Transportation Investment (TIF \$ Investment/ADT Volume on Frontage Roads)	\$125.45		
Public Benefit - Services	Indirect creation of affordable housing		
State Strategies Investment Level	4		1/2 mile from urban land uses (Lewes) SC Comp plan classified as business corridor (Sec. 13.3.5, pg. 13-33)
Employment Impact (TIF \$ Investment/Total Jobs Year 3)	\$45,790.70		
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)			
SEE ALSO ORG CHART	12% tax bracket: 11 jobs	\$11,001-\$44,725	
	22% tax bracket: 5 jobs	\$44,726-\$95,375	
	24% tax bracket: N/A jobs	\$95,376-\$182,099	
	32% tax bracket: N/A jobs	\$182,100-\$231,249	
	35% tax bracket: N/A jobs	>\$231,250	
Developer Financial Commitment (TIF \$ Investment/Developer Site \$ Investment)	79.24%		
Other Current Grant Funding Sources/Applications			
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase		\$36,594.93	

SC Habitat for Humanity, Inc.

- ▶ Summary: The Applicant has requested \$1,969,000.00
- ▶ Discussion
- ▶ Vote

TIIF All Rounds Awards Comparison

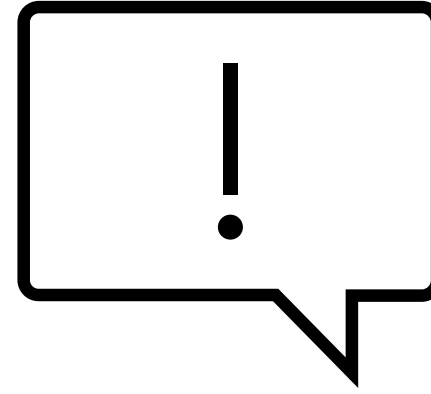
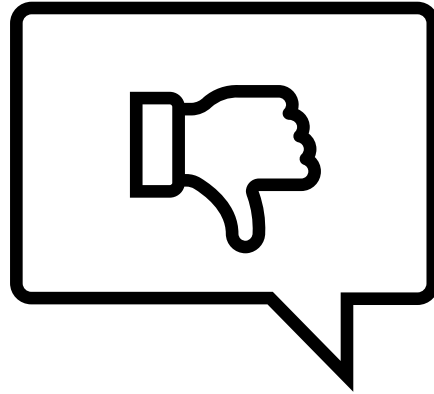
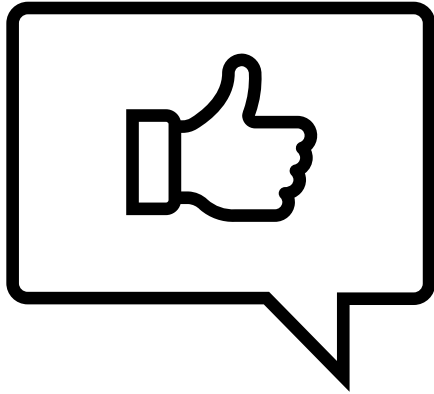


Executive Session (AS NEEDED)

Future Meetings

- ▶ Next submission deadline is Monday, 1/22/2024
- ▶ Next Council Meeting is Tuesday, 4/2/2024 at 11 a.m.
- ▶ 2024 Meeting dates are published on the TIIF website, de.gov/tiif

Public Comment



Adjourn

Thank You!