



TIIF Council Meeting

5/18/2023



Agenda

- ▶ Welcome, Introductions and Council Updates
- ▶ Approval of the November 16, 2022, Meeting Minutes
- ▶ 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.

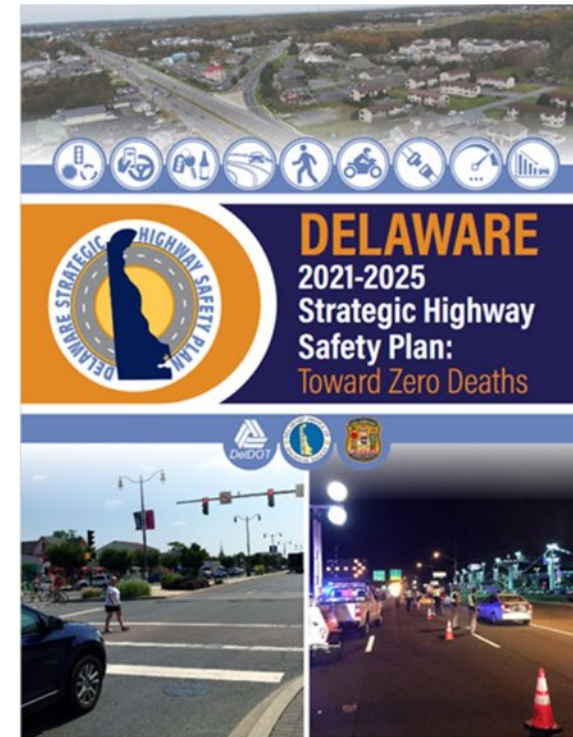
We engage our customers and employees with respect and courtesy as we deliver our services.



SAFETY

2023 Delaware Traffic Fatalities as of 5/8/2023

| | 2023 | 2022 | | 2021 | |
|-----------------------------|-----------|--|--------|---|--------|
| | | Year-to-Date | Totals | Year-to-Date | Totals |
| Fatalities | 56 | 51 ↑ 10% | 165 | 31 ↑ 81% | 139 |
| Delaware Residents | 42 | 39 ↑ 8% | 120 | 24 ↑ 75% | 119 |
| Person Types | | | | | |
| Vehicle Occupant | 40 | 37 ↑ 8% | 103 | 22 ↑ 82% | 84 |
| Pedestrian | 10 | 10 0% | 33 | 5 ↑ 100% | 29 |
| Bicyclist | 2 | 1 ↑ 100% | 7 | 0 ↑ N/A | 2 |
| Motorcyclist | 4 | 3 ↑ 33% | 22 | 4 0% | 24 |
| Crash Types | | | | | |
| Curve Related | 10 | 7 ↑ 43% | 19 | 8 ↑ 25% | 23 |
| Roadway Departure | 28 | 17 ↑ 65% | 55 | 17 ↑ 65% | 58 |
| Intersection Related | 16 | 19 ↓ -16% | 50 | 7 ↑ 129% | 54 |
| Median Crossover | 4 | 2 ↑ 100% | 8 | 2 ↑ 100% | 7 |
| Wrong Way | 0 | 2 ↓ -100% | 7 | 0 N/A | 0 |
| Work Zone | 5 | 0 ↑ N/A | 4 | 1 ↑ 400% | 8 |

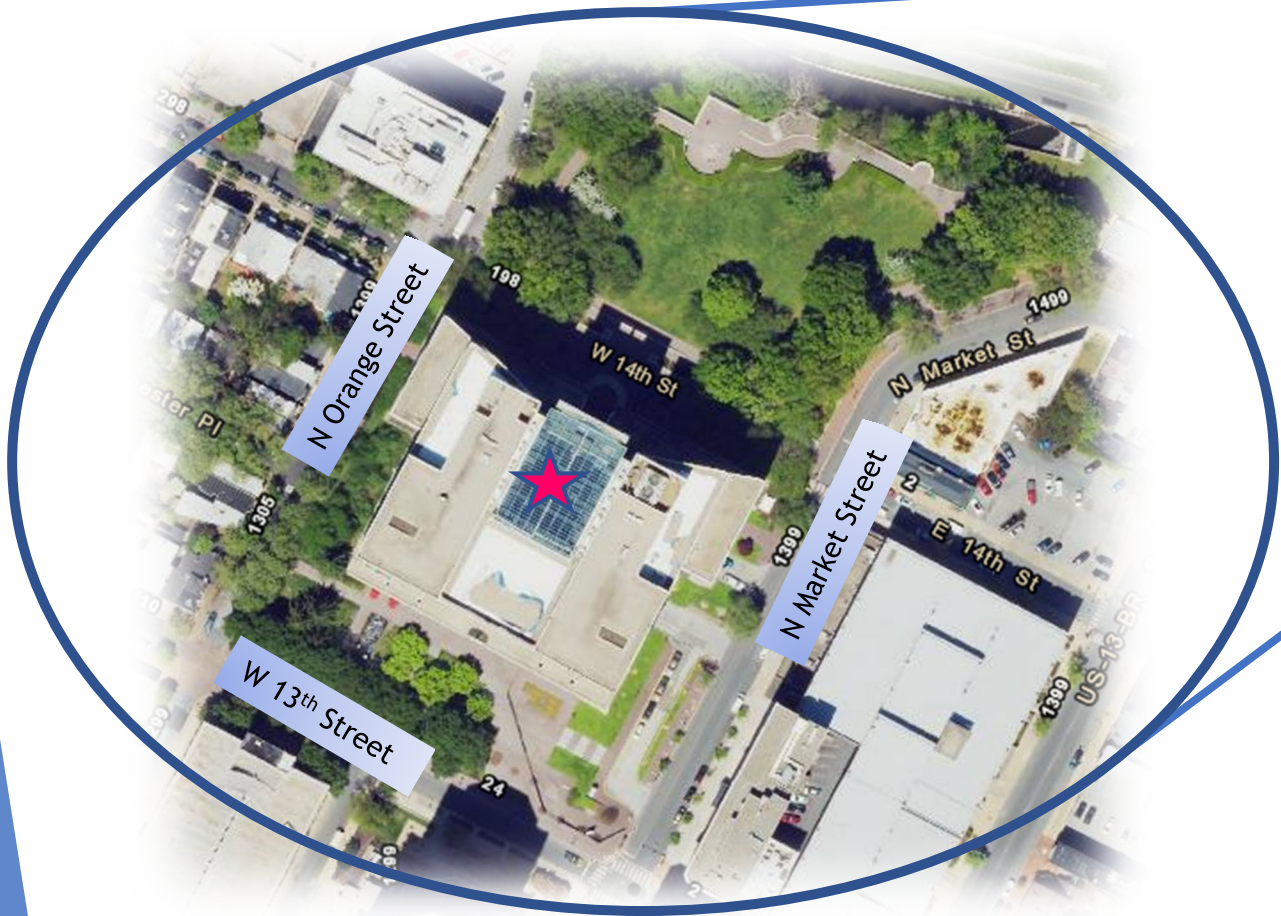




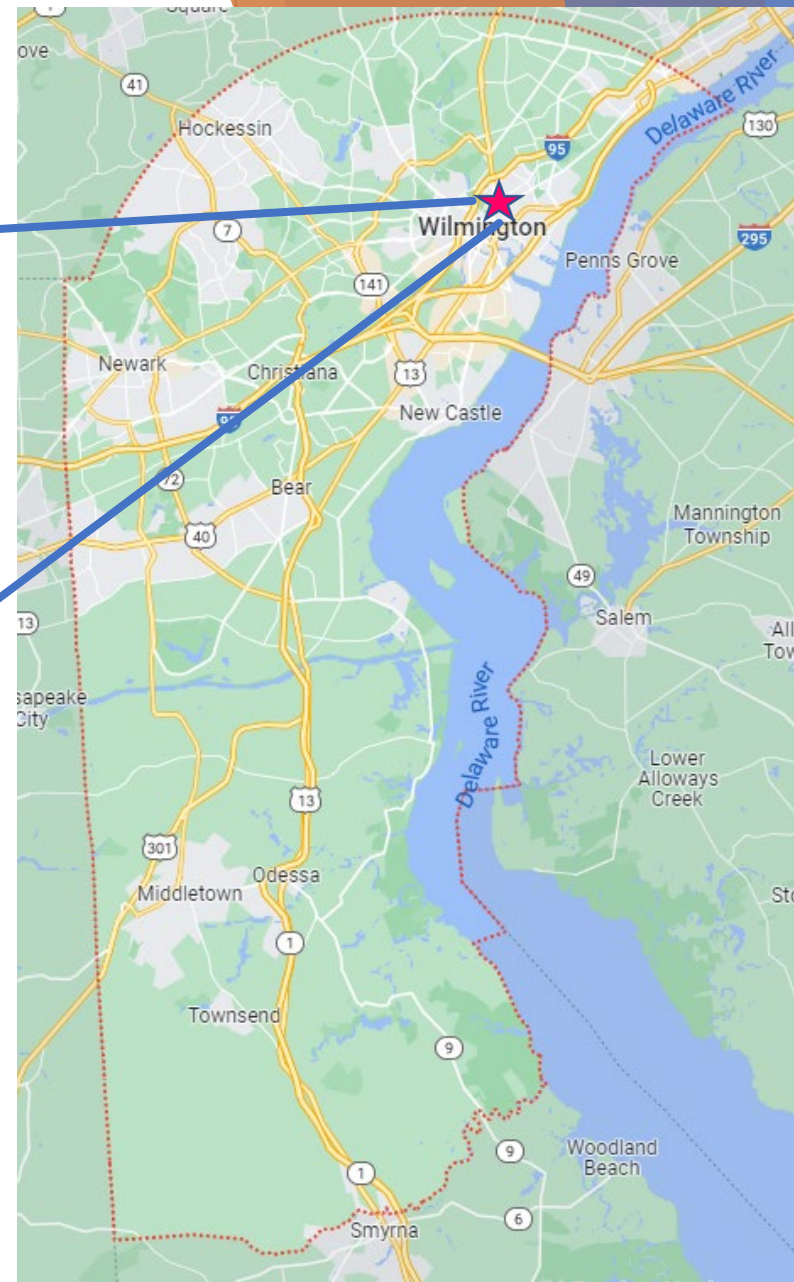
Welcome, Introductions and Council Updates

- ▶ Thank you to Mr. John Riley and Senator Nicole Poore for their years of service on TIIF Council
- ▶ Welcome to Senator John “Jack” Walsh
- ▶ One Council seat remains vacant:
<https://governor.delaware.gov/boards-commissions/>

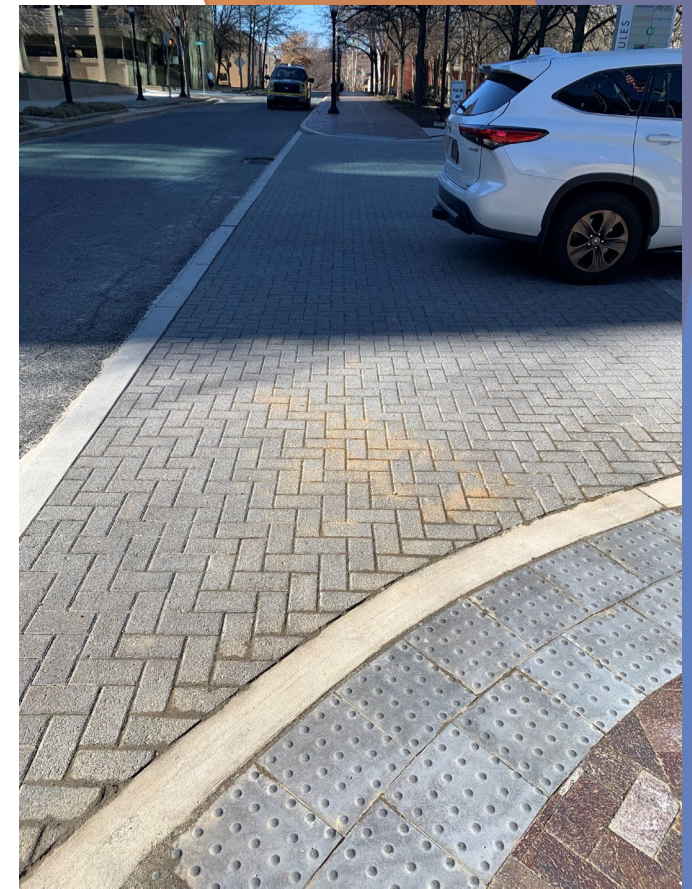
1313 Owner, LLC (Round 2 Project)



1313 N Market St, Wilmington, at corner of
N Market & W 13th St



1313 Owner, LLC



1313 Owner, LLC

- ▶ Project Description: Approved in Round 2 for an award of \$825,000, redevelopment of the former Hercules building, 2,000+ jobs, signed TIIF Agreement dated February 19, 2021;
- ▶ TIIF Scope of Work:
 - ▶ Phase 1 - Streetscaping including new curb, sidewalk pavers, street tree planter work along W 13th St and N Market St site frontages - COMPLETED
 - ▶ Phase 2 - Paving of W 13th St, N Market St and improvements to W 13th St/N Orange St intersection and W 13th St and N Market St intersection
- ▶ Employment Standard: 52 Jobs created to date (Chancery Market)

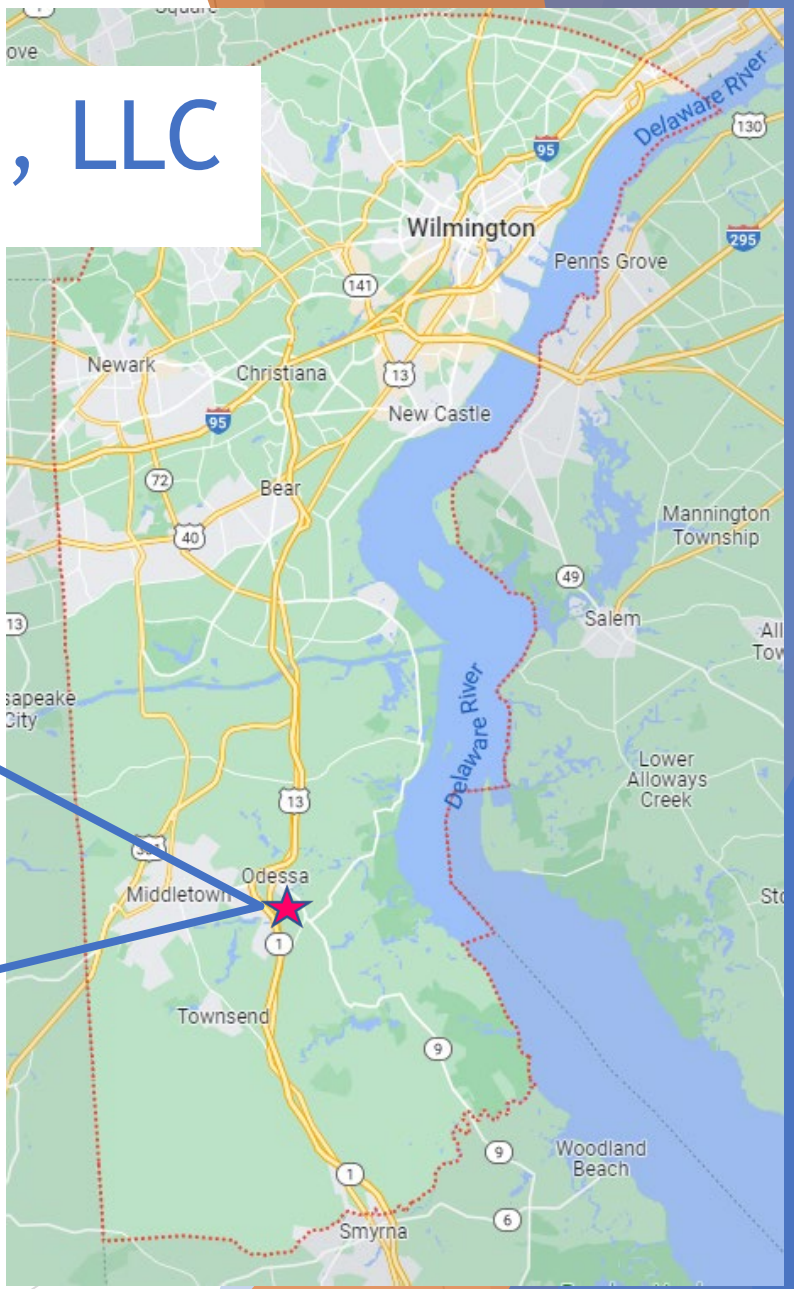
1313 Owner, LLC

- ▶ **Summary:** The Applicant has requested interim progress payment for Phase 1 of improvements, \$132,250.00
 - ▶ Per Grant Agreement, the Grantee may apply to the Council for approval of interim progress reimbursement of less than the entire amount of the Grant without forfeiting the remainder of the Grant.
- ▶ The Applicant has requested a grant term extension for the remainder of the award (\$692,750.00) 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

McCormick & Associates of Middletown, LLC



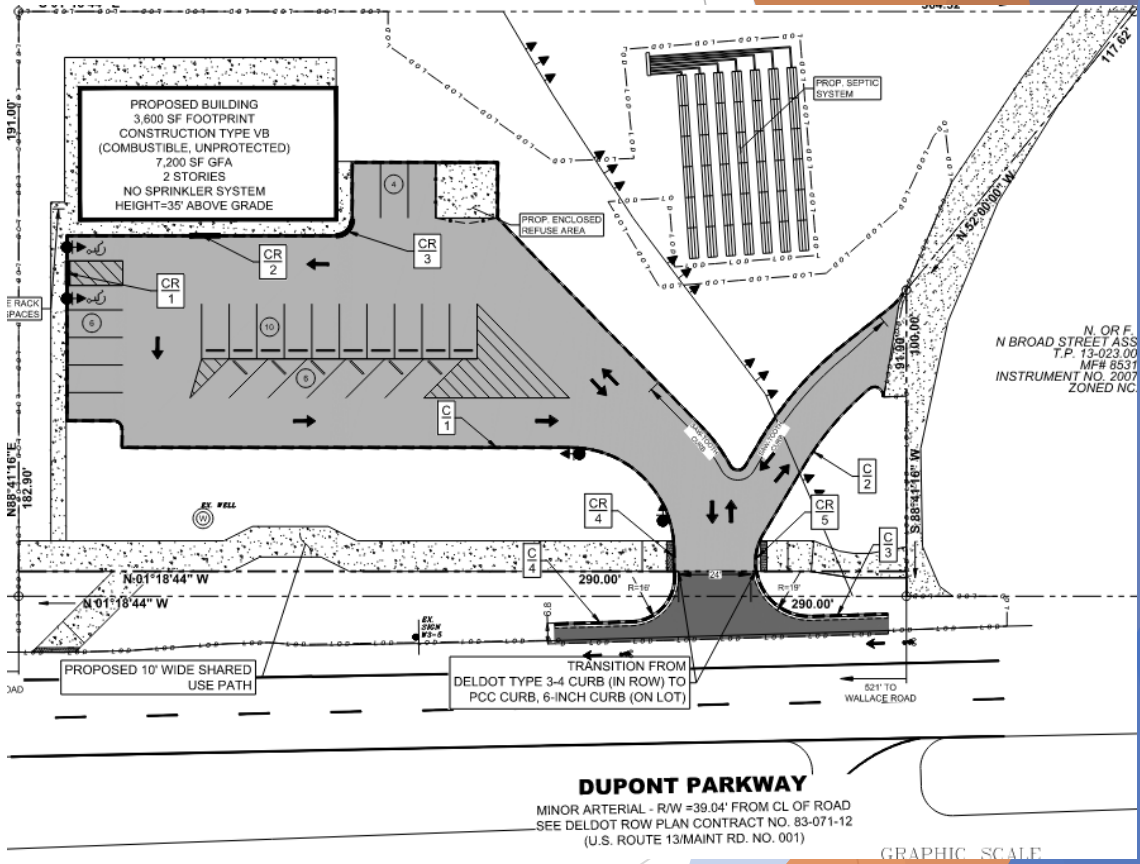
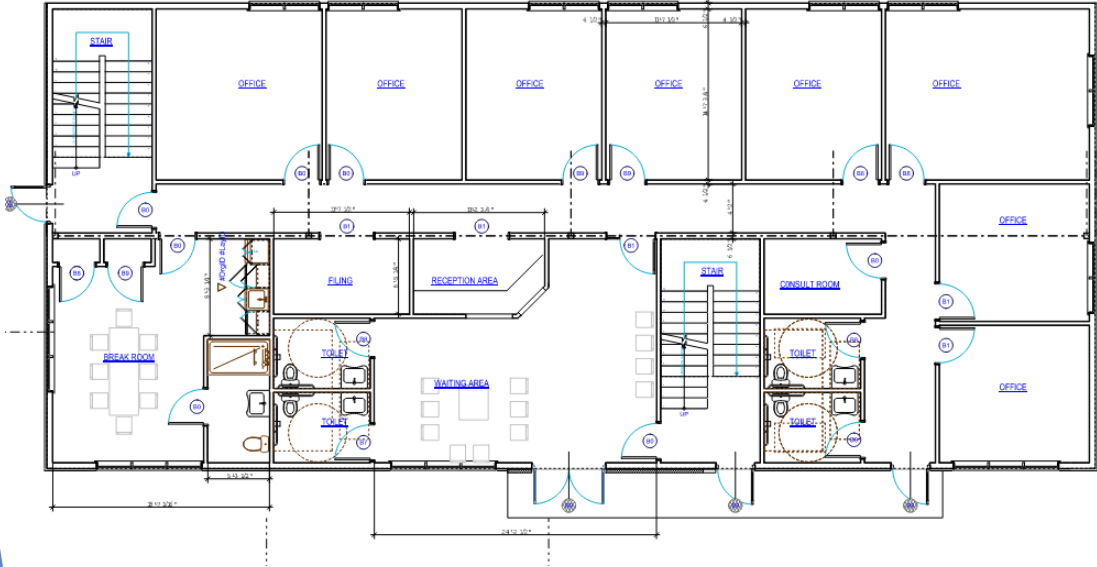
3162 Dupont Parkway, Middletown



McCormick & Associates of Middletown, LLC



WEST ELEVATION
SCALE: 1/4" = 1'-0"



McCormick & Associates of Middletown, LLC

- ▶ Project Description: Proposed 3,600 sf office building (outpatient psychiatric mental health services).
- ▶ TIIF Scope of Work: Right in/right out consolidated entrance, cross walk and bike lane striping, 10 foot wide shared use path across frontage, drainage
- ▶ Employment Standard: 14 Jobs in Year 3
- ▶ Public Endorser: Bethany A. Hall-Long, PhD, Lieutenant Governor

McCormick & Associates of Middletown, LLC

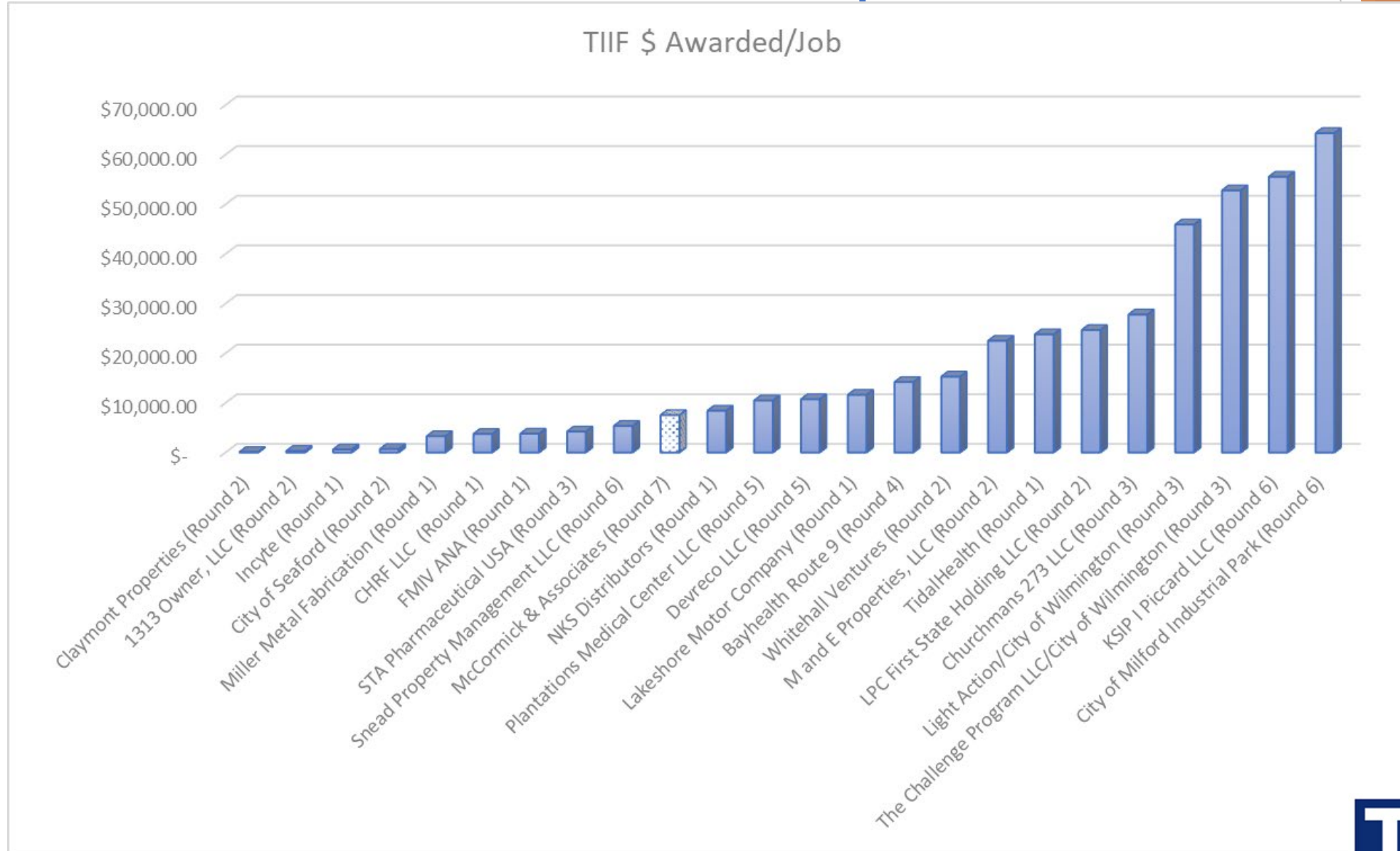
- ▶ Financial Stability: No items of concern; validly organized and in good standing; valid business license; no compliance issues with other state agencies
- ▶ Performance Measures:

| McCormick & Associates of Middletown LLC Medical Office Space | | \$105,298.00 |
|--|---|---------------------|
| Performance Measures | Data | |
| Total Jobs Created/Maintained by Year 1 | 11 | 11 |
| Total Jobs Created/Maintained by Year 3 | 14 | 14 |
| Public Benefit - Transportation Safety | RI/RO consolidated entrance, crosswalk & bike lane striping | |
| Public Benefit - Transportation Connectivity | 10' shared use path across site frontage | |
| Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [Dupont Parkway = 17,274 ADT] | \$6.10 | |
| Public Benefit - Services | | |
| State Strategies Investment Level | Level 1 | |
| Employment Impact (TIIF \$ Investment/Total Jobs Year 3) | \$7,521.29 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021) | | |
| | 12% tax bracket: 4 jobs | \$25,000-\$40,525 |
| | 22% tax bracket: 0 jobs | \$40,526-\$86,375 |
| | 24% tax bracket: 2 jobs | \$86,376-\$164,925 |
| | 35% tax bracket: 0 jobs | \$209,426-\$523,600 |
| Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment) | 5.67% | |
| Other Current Grant Funding Sources/Applications | | |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | \$19,061.91 | |

McCormick & Associates of Middletown, LLC

- ▶ Summary: The Applicant has applied for **\$105,298.00**
- ▶ Application includes TIIF Scope of Work, contingency
- ▶ Discussion

TIIF All Rounds Awards Comparison



Executive Session (AS NEEDED)

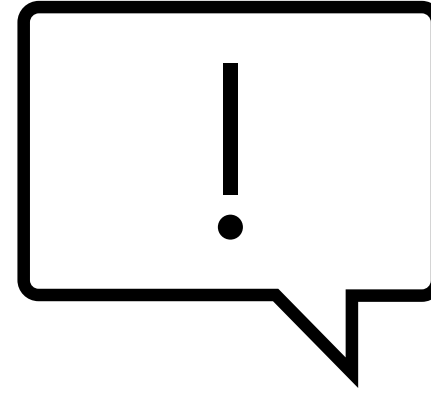
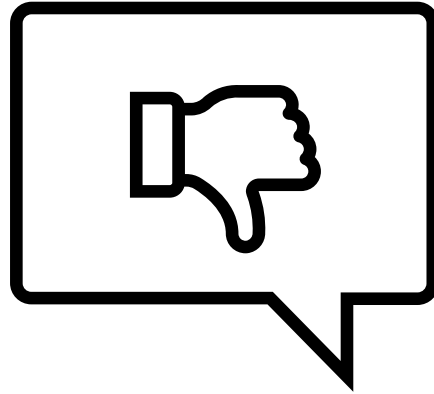
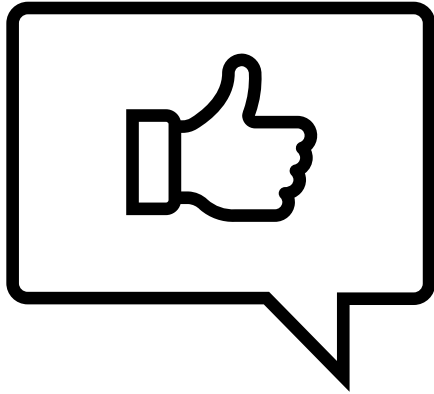
Vote on Received Applications

- ▶ 1313 Owner, LLC (Two votes: Interim Payment & Grant Extension)
- ▶ McCormick & Associates of Middletown, LLC (One vote)

Future Meetings

- ▶ Next submission deadline is 9/5/23
- ▶ Next Council Meeting is 7/26/23 at 1 p.m. (for applications received by 5/8/23)
- ▶ 2023 Meeting dates are published on the TIIF website, de.gov/tiif

Public Comment



Adjourn

Thank You!