



Transportation Infrastructure Investment Fund  
Council Meeting  
January 26, 2021



# AGENDA

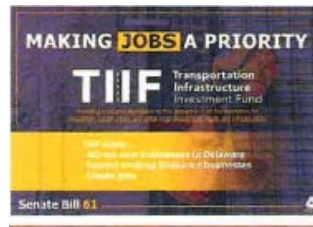
- Welcome and Introductions
- Approval of the June 18, 2020 Meeting Minutes
- Status of Previous Approvals
- Review and Approval of Received Transportation Infrastructure Investment Fund Grant Applications
- Future Meetings
- Public Comment

<https://deldot.gov/Business/subdivisions/index.shtml?dc=tiif>



# Overview of TIIF: Senate Bill 61

- Signed into law by Governor Carney on July 31, 2019
- Created a Fund to Provide Economic Assistance to Businesses for Transportation Improvements
- Attract New Businesses or Businesses Expanding Creating a Significant Number of New Jobs
- Created a Council to make Recommendations on Grant Distributions
- Final approval by Secretary of Transportation and Secretary of State
- \$10M (\$5M General Fund and \$5M TTF)



# Overview of TIF: Eligibility Requirements

- Have 1 Public Endorser
- Meet Certain Employment Standards
- Be Financially Stable and in Good Standing Under Delaware Business Law
- Transportation Improvements within the Public Right-of-Way or on Public Land
- Construct, maintain, extend or enhance any highway, road and/or bridge
- Construct, maintain, extend or enhance access to any transit and/or intermodal system
- Construct, maintain, extend or enhance access to commercial ports and/or airports



# Role and Responsibilities of TIF Council

- 9 Member Council
- Review Applications within 30 Days of Agency Reviews
- Determine the Applicant Meets the Following:
  - Employment Standards
  - Financially Stable
  - Public Purpose
- Establish the Term of the Grant and Reimbursement Schedule
- Determine Appropriate Clawback Provisions
- Post-Grant Annual Reporting (5 years)
- Make Recommendation to Secretaries of Transportation and State



# Status of First Round of Approvals

Project Name	Recommended Amount	# of Jobs Created	# of Jobs Relocated/ Maintained	Agreement Sent	Agreement Returned	Agreement Executed	Construction Started
Incyte	\$ 1,092,154.00	952	851	Y	N		
CHRF LLC	\$ 250,000.00	18	49	Y	Y	Y	
FMIV ANA	\$ 600,000.00	159		Y	Y	Y	Y
Lakeshore Motor Company	\$ 521,929.10	25	20	Y	N		
Miller Metal Fabrication	\$ 313,000.00	6	90	Y	N		
NKS Distributors	\$ 1,151,816.90	4	133	Y	Y	Y	Y
Peninsula Regional Health Systems	\$ 3,570,000.00	150		Y	Y	In Process	N
Totals	\$ 7,498,900.00	1314	1143				
Remainder	\$ 2,501,100.00						



# Summary of Requests

1313 Owner, LLC	\$1,000,000
City of Seaford -Ross Business Park	\$855,000
Claymont Properties, LLC	\$775,369.92
D2 Pencader, LLC	\$4,900,000
M and E Properties, LLC	\$225,000
Whitehall Ventures, LLC	<u>\$1,856,100</u>
Total	\$9,611,469.92



# 1313 Owner, LLC





# 1313 Owner, LLC

- Requested Amount: \$1,000,000
- Project Description: The project area is at 1313 North Market Street, Wilmington, DE known as the Hercules Building

- Employment Standard:

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
1,800	0	1,000	2,800

- Financial Stability: Financially stable; no compliance issues
- Public Benefit: Create amenities that are attractive to the talented employees these business tenants seek to recruit and retain. This means walkability and connectivity. It means great options for food and entertainment, along with access to open plazas and accessible parking.
- Public Endorser: New Castle County
- Recommendation: **\$825,000**. The application included un-itemized fees, permits and general conditions. It is appropriate to include a 10% contingency.



# City of Seaford



# City of Seaford

- Requested Amount: \$855,500
- Project Description: Development of a new 11 lot business park on Herring Run Road to serve as an employment hub for the City of Seaford and Western Sussex County

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
0	0	1,100	1,100

- Employment Standard:
- Financial Stability: Financially stable; no compliance issues
- Public Benefit: The improvements will provide new auxiliary lanes for entrance to the business park, new 10 foot shared use paths along portions of Herring Run Rd. and Ross Station Rd., new 5 foot shoulder and bike lanes on Herring Run Rd., and a new bus stop location in the vicinity. The mentioned improvements would serve the local community as well as the parcel's proposed development.
- Public Endorser: City of Seaford, Rep. Daniel Short
- Recommendation: **\$750,156**. Reduced project contingencies to 10%



# Claymont Properties, LLC



# Claymont Properties, LLC

- Requested Amount: \$775,369.92
- Project Description: First State Crossing (FSC) is a Brownfield redevelopment of the 384-acre former Claymont Steel site. FSC's mixed-use plan envisions 3.3 million square feet of office, industrial, retail, and residential uses.

- Employment Standard:

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
0	0	4,630	4,630

- Financial Stability: Financially stable; no compliance issues
- Public Benefit: This TIF grant will fund unanticipated costs required to expand Philadelphia Pike to six (6) lanes from I-495 to Transit Center Drive, and to build the industrial entrance to Site 3 in the public Right-Of-Way.
- Public Endorser: New Castle County, Claymont Renaissance Development, Delaware Prosperity
- Recommendation: **\$395,091.62** There are several costs that staff considers ineligible for funding, including work on the developer's site and work that DeIDOT is already committed to cost share through an agreement with the developer.



# D2 Pencader, LLC



# D2 Pencader, LLC

- Requested Amount: \$4,900,000
- Project Description: Develop approximately 1,310,000 square feet for a combination of light industrial, manufacturing, warehousing, and fulfillment center facilities.

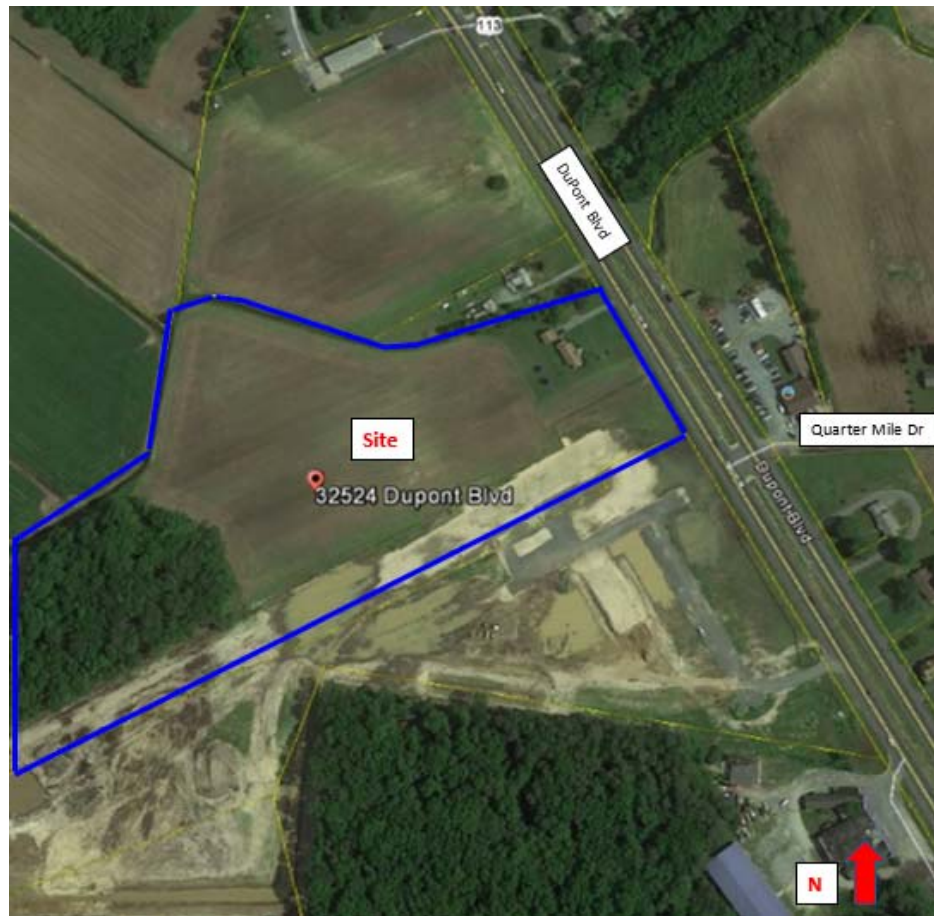
FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
0	0	182	182

- Employment Standard:
- Financial Stability: Financially stable; no compliance issues
- Public Benefit: SR 896 / GBC Drive / Corporate Blvd Intersection Capacity Improvements, SR 896 / Old Cooches Bridge Rd / Four Seasons Parkway Capacity Improvements, GBC Drive / Dusk Run Rd Roadway Widening, Old Cooches Bridge Rd Roadway Widening. GBC Drive is in the Route 40 Corridor Master Plan as a project that DeIDOT wants to build and the construction of GBC Drive will also help mitigate congestion when the Route 40/896 GSI project goes to construction in FY'24.
- Public Endorser: New Castle County, Delaware Prosperity Partnership

- Recommendation: **\$ 4,489,794.93**. Reduced project contingencies to 10%



# M & E Properties





# M & E Properties

- Requested Amount: \$225,000
- Project Description: The M&E Properties, LLC that will house the Mauric Events Pavilion, LLC and O'Madden's Fitness and Health, LLC will be located on the southbound side of DuPont Boulevard (US113).

- Employment Standard:

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
0	2	8	10

- Financial Stability: Financially stable; no compliance issues
- Public Benefit: The construction of a bike lane will also improve overall traffic safety by the improvement of the Prong 6 bridge. This improvement will mitigate a traffic hazard by eliminating the unrecoverable fore slope which is solely for the benefit of the public interest.
- Public Endorser: Sussex County

- Recommendation: **\$225,000**



# Whitehall Ventures, LLC



# Whitehall Ventures, LLC

- Requested Amount:\$1,856,100
- Project Description: The Pashley, in conjunction with the Whitehall Wellness Center represents a 20,000 square foot medical arts facility paired with a 75 (growing to 150) unit senior living center.

• Employment Standard:

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
95	0	47	142

- Financial Stability: Financially stable; no compliance issues
- Public Benefit: Lorewood Grove Road will be brought up to major collector road standards and will include multi-modal improvements for bikes and pedestrians and provide the opportunity for transit service in the future.
- Public Endorser: Office of State Planning, Rep. Kevin Hensley
- Recommendation: **\$ 1,100,000**. There is not any enhanced public benefit to building the subdivision street for the developer.



# Summary of Recommendations

<u>Project</u>	<u>Award Value</u>	<u>Jobs Created</u>
1313 Owner, LLC	\$825,000	1000
City of Seaford -Ross Business Park	\$750,156	1100
Claymont Properties, LLC	\$395,091.62	4630
D2 Pencader, LLC	\$4,489,794.93	182
M and E Properties, LLC	\$225,000	8
Whitehall Ventures, LLC	<u>\$1,100,000</u>	<u>72</u>
Total	\$7,785,042.55	6992



# Future Meetings



# Public Comment

