



# TIIF Council Meeting

12/15/21



# Agenda

- ▶ Welcome and Introductions
- ▶ Approval of the July 20, 2021, Meeting Minutes
- ▶ Summary of TIIF Program Improvements
- ▶ Status of Previous Approvals Including Requests for Reassignment and Progress Payments
- ▶ Review and Approval of Received Transportation Infrastructure Investment Fund 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.

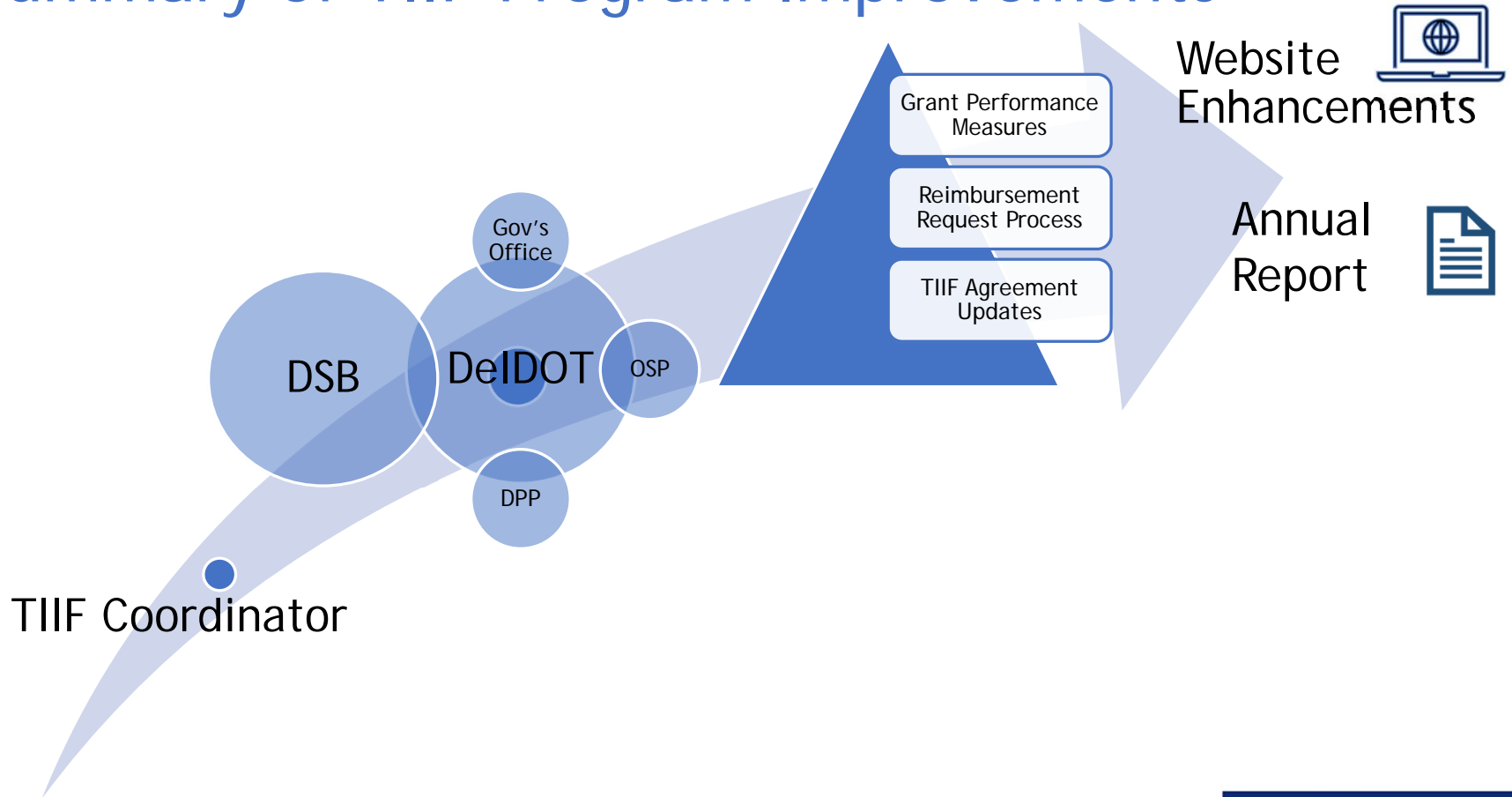
### **Every Dollar.**

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.

# Summary of TIIF Program Improvements



# 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
FMV ANA	\$ 600,000.00	159		Y
Lakeshore Motor Company	\$ 521,929.10	25	20	N
Miller Metal Fabrication	\$ 313,000.00	6	90	N
NKS Distributors	\$ 1,151,816.90	4	133	Y
Peninsula Regional Health Systems	\$ 3,570,000.00	150		N
<b>TOTALS</b>	<b>\$ 7,498,900.00</b>	<b>1314</b>	<b>1143</b>	

<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	N
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		N
<b>TOTALS</b>	<b>\$ 7,785,042.55</b>	<b>6992</b>	<b>1802</b>	

<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
<b>TOTALS</b>	<b>\$ 9,277,100.00</b>	<b>618</b>	<b>71</b>	

**GRAND TOTALS** **\$ 24,561,042.55** **8924** **3016**

# Status of Previous Approvals (continued)

## Requests for Reassignment and Progress Payments

Round  
1

Processed first Reimbursement Request

Round  
2

Received first Reimbursement Request  
Request for Reassignment and Progress Payments

Round  
3

Grant Agreements in process of execution  
Previous non-awarded applicants have not sought to resubmit

## Requests for Reassignment (D2 Pencader to LPC First State Holding) and Progress Payments

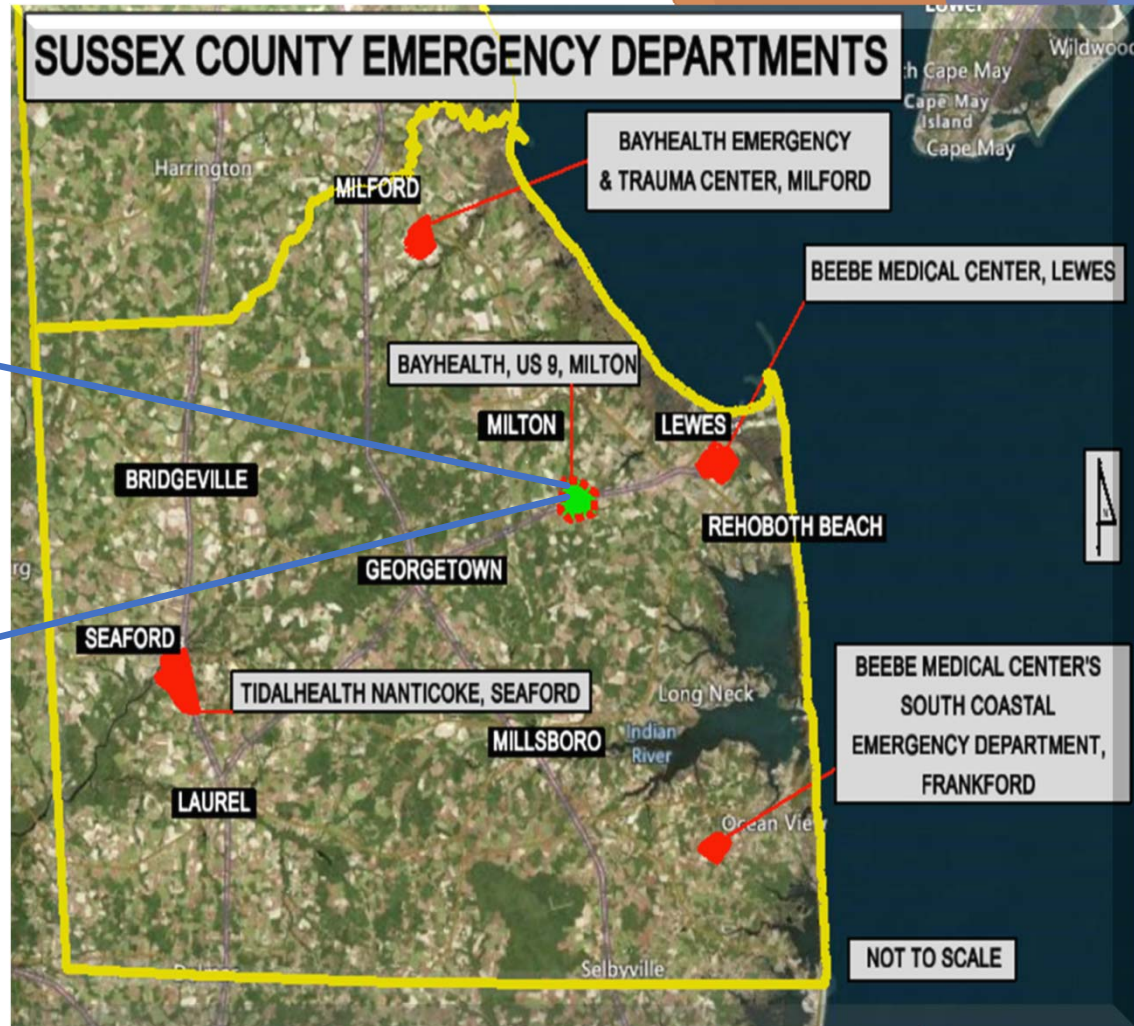
- ▶ Confirmation that the confirmed and awarded TIIF Award may be reassigned from D2 Pencader, LLC to LPC First State Holding Company, LP
  - ▶ D2 Pencader, LLC sold its interest in the development to LPC First State Holding Company, LP making LPC First State Holding, LP the project developer
  - ▶ LPC First State Holding closed on the property in October 2021
- ▶ Consistent with the TIIF Award Agreement allowing Progress Payments with Council approval, approval for the following Progress Payment Schedule:
  - ▶ Reimbursement of Design Costs and Construction Costs for each Improvement Segment upon issuance of the Acceptance Letter for said Improvement Segment
  - ▶ The approved Improvement Segments are:
    - ▶ SR 896 / GBC Drive / Corporate Blvd. Intersection
    - ▶ SR 896 / Old Cooches Bridge Rd. / Four Seasons Parkway Intersection
    - ▶ GBC Drive / Dusk Run Road
    - ▶ Old Cooches Bridge Road
- ▶ Discussion
- ▶ Vote

# Review & Approval of Received TIIF Grant Applications

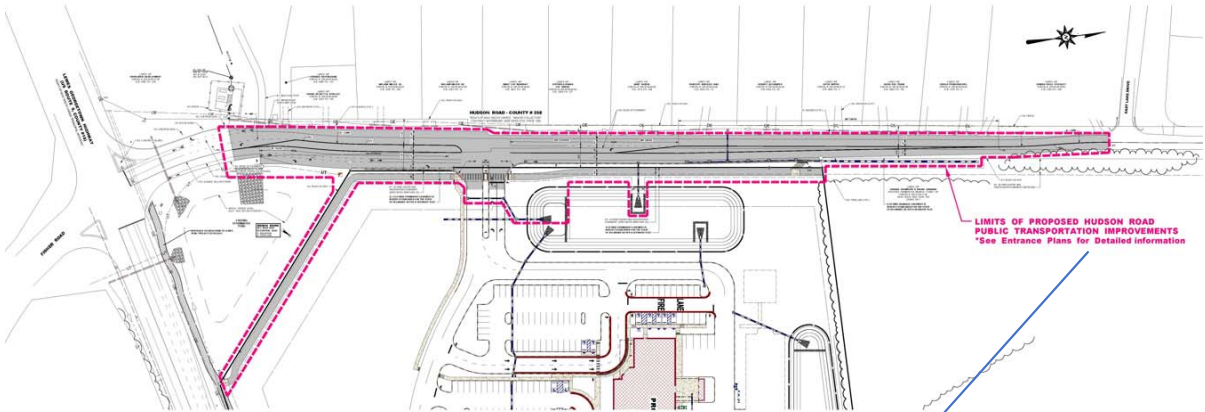
- ▶ Amount available for Awards = \$4.5 million
- ▶ One application for review: Bayhealth US 9



# Bayhealth US 9



# Bayhealth US 9



Limits of Proposed Hudson Road Public Transportation Improvements  
\*See Entrance Plans for Detailed Information



## Bayhealth US 9

- ▶ **Project Description:** Proposed 48.5ksf building with 24-hour, freestanding emergency department, full-service diagnostic imaging center and laboratory, primary care and specialty physician office practices including oncology, cardiology, orthopedics.
- ▶ **TIF Scope of Work:** Widen Hudson Road to local road standards (11' travel lanes/5' minimum shoulders), full movement entrance with right turn lane with bike lane and dedicated left turn lane, 10' wide shared use path along Hudson Road with connection to proposed G&L Trail.
- ▶ **Employment Standard:** 60.8 New Jobs
- ▶ **Public Endorser:** Sussex County Administrator Todd Lawson

# Bayhealth US 9

- ▶ Financial Stability: One compliance issue has been identified, resolution pending receipt of additional information.
- ▶ Performance Measures:

Performance Measures	Data	
Total Jobs Created/Maintained	60.8	
Public Benefit - Transportation Safety	Will build to meet Local Road Functional Classification on Hudson Road	
Public Benefit - Transportation Connectivity	Will connect to the G&L Trail	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$1,226.47	\$93.55
Public Benefit - Services	Project located in a federal Health Professional Shortage Area Level 3 (per 2017 PLUS Application) 2020 DE Strategies for State Policies and Spending: "This level is favorable for longer-term planning in anticipation of future development, which makes it a good area for master planning activities."	
State Strategies Investment Level		
Employment Impact (TIIF \$ Investment/Total Jobs)	\$16,097.41	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12%: 20.2 jobs	\$25,000-\$40,525
	22%: 21.4 jobs	\$40,526-\$86,375
	24%: 12.0 jobs	\$86,376-\$164,925
	35%: 7.2 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	3.44%	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$522,053.98	

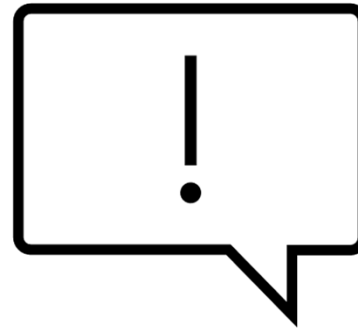
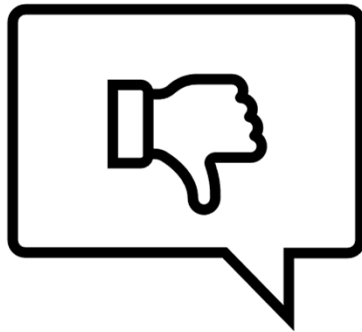
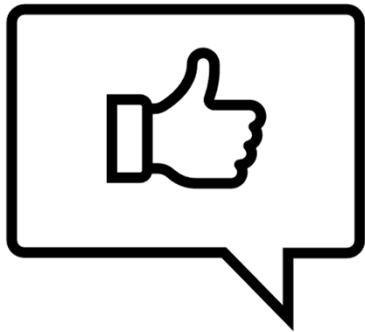
## Bayhealth US 9

- ▶ Recommendation: The Applicant has applied for \$994,895.38 and based on the review of the concept plan for construction, the cost estimate, and the anticipated public benefit, DeIDOT and DSB recommend award for \$978,722.41.
- ▶ Discussion
- ▶ Vote

# Future Meetings

- ▶ Next submission deadline is 1/10/22
- ▶ Next Council Meeting is 3/23/22
- ▶ 2022 Meetings are published on the TIIF website, <https://deldot.gov/Business/subdivisions/index.shtml?dc=tiif>

# Public Comment



Adjourn

Thank you!