



Transportation Infrastructure Investment Fund  
Council Meeting  
July 20, 2021



# AGENDA

- Welcome and Introductions
- Approval of the January 26, 2021 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>



# Status of First Round of Approvals

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



# Status of Second Round of Approvals

Project Name	Recommended Amount	# of Jobs Created	# of Jobs Relocated/ Maintained	Signed Award Letter Sent	Agreement Sent	Agreement Returned	Agreement Executed	Construction Started
1313 Owner, LLC	\$ 825,000.00	1000	1800	Y	Y	Y	Y	N
City of Seaford -Ross Business Park	\$ 750,156.00	1100	0	Y	Y	Y	Y	N
Claymont Properties	\$ 395,091.62	4630	0	Y	Y	Y	Y	Y
D2 Organization	\$ 4,489,794.93	182		Y	Y	Y	N	N
M and E Properties, LLC	\$ 225,000.00	8	2	Y	Y	Y	Y	N
Whitehall Ventures	\$ 1,100,000.00	72		Y	Y	Y	N	N
Awarded	\$ 7,785,042.55	6992						
Carryover	\$ 2,501,100.00							
New '21 Money	\$ 10,000,000.00							
Remainder	\$ 4,716,057.45							



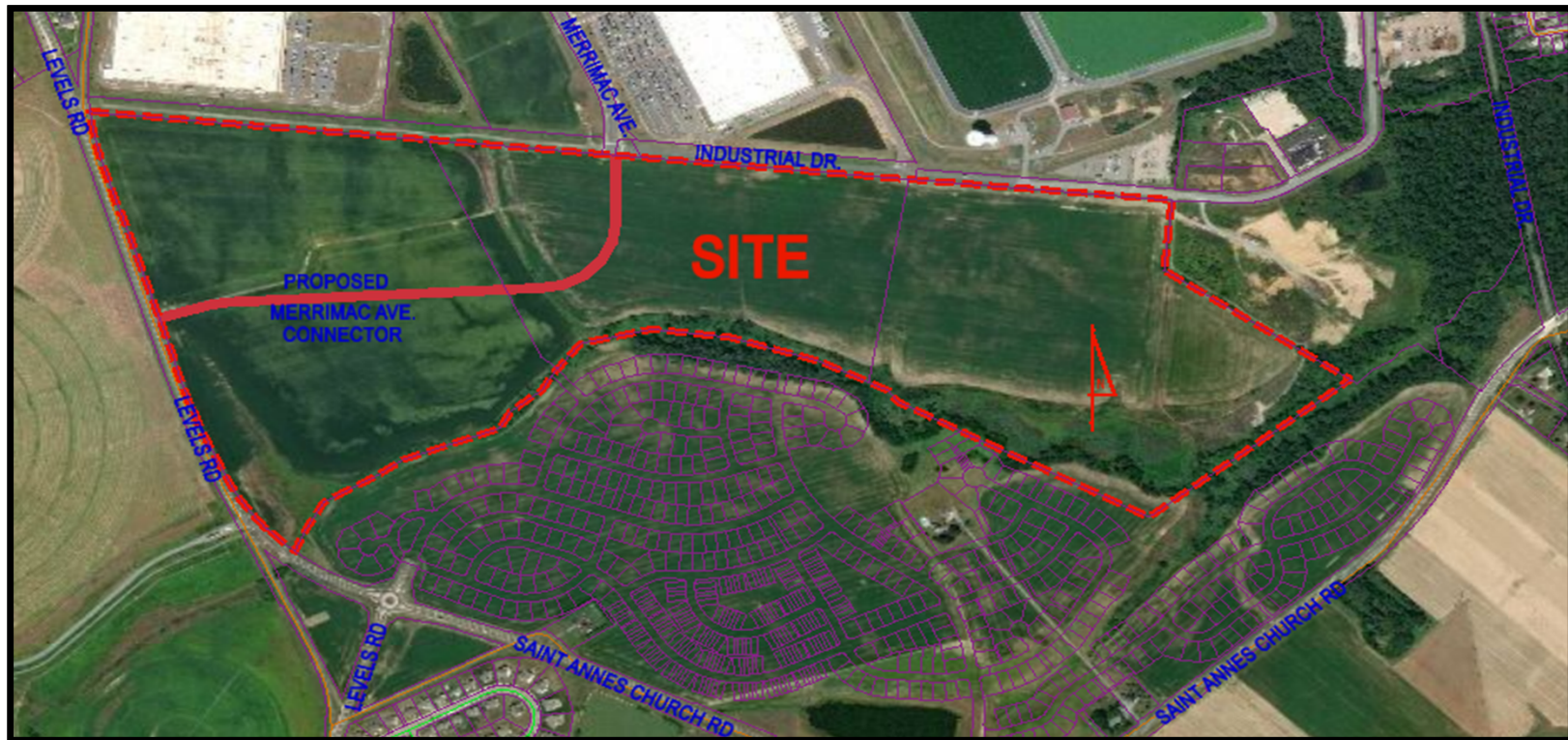


# Summary of Requests

Project Name	Amount Requested	Application Status
STA Pharmaceutical USA	\$ 2,100,000	C
Churchmans 273 LLC	\$ 5,000,000	C
Light Action/City of Wilmington	\$ 3,673,800	C
The Challenge Program LLC/City of Wilmington	\$ 1,003,300	C
Amazon.com Services LLC/Stoltz Real Estate Partners	\$ 1,750,000	Incomplete - Defer
KRM Development Corp	\$ 1,138,000	Incomplete - Defer
Scott Run Commerce Center	\$ 650,000	Incomplete - Defer
Total Requested	\$ 15,315,100	



# STA Pharmaceutical USA





# STA Pharmaceutical USA

**Requested Amount:** \$ 2,100,000

**Project Description:** STA Pharmaceutical is planning to construct over 600,000 sf of manufacturing and administrative space on a 187 acre Business Campus and create 479 new jobs by the end of 2026. The project will complete the Merrimac Connector, a public road, between Industrial Drive and the portion of the Merrimac Connector being constructed by Breakthru Beverage in Middletown Business Center. Once constructed, the road will be deeded to the Town of Middletown which will maintain the road.

**Employment Standard:**

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New Jobs	Total Proposed Jobs
0	0	479	479

**Financial Stability:** New company in Delaware, parent company review noted no items of concern; no compliance issues





# STA Pharmaceutical USA

**Public Benefit:** Per the Town of Middletown's master plan, the future user(s) of the property are required to complete the connector once the property is developed. The grant funds will assist with road construction costs and increase the appeal of the property to the Applicant and will improve access and connectivity to the Middletown Business Center and Levels Road for existing businesses and employees and will make the park more attractive to employers.

**Public Endorser:** Town of Middletown, Delaware Prosperity Partnership

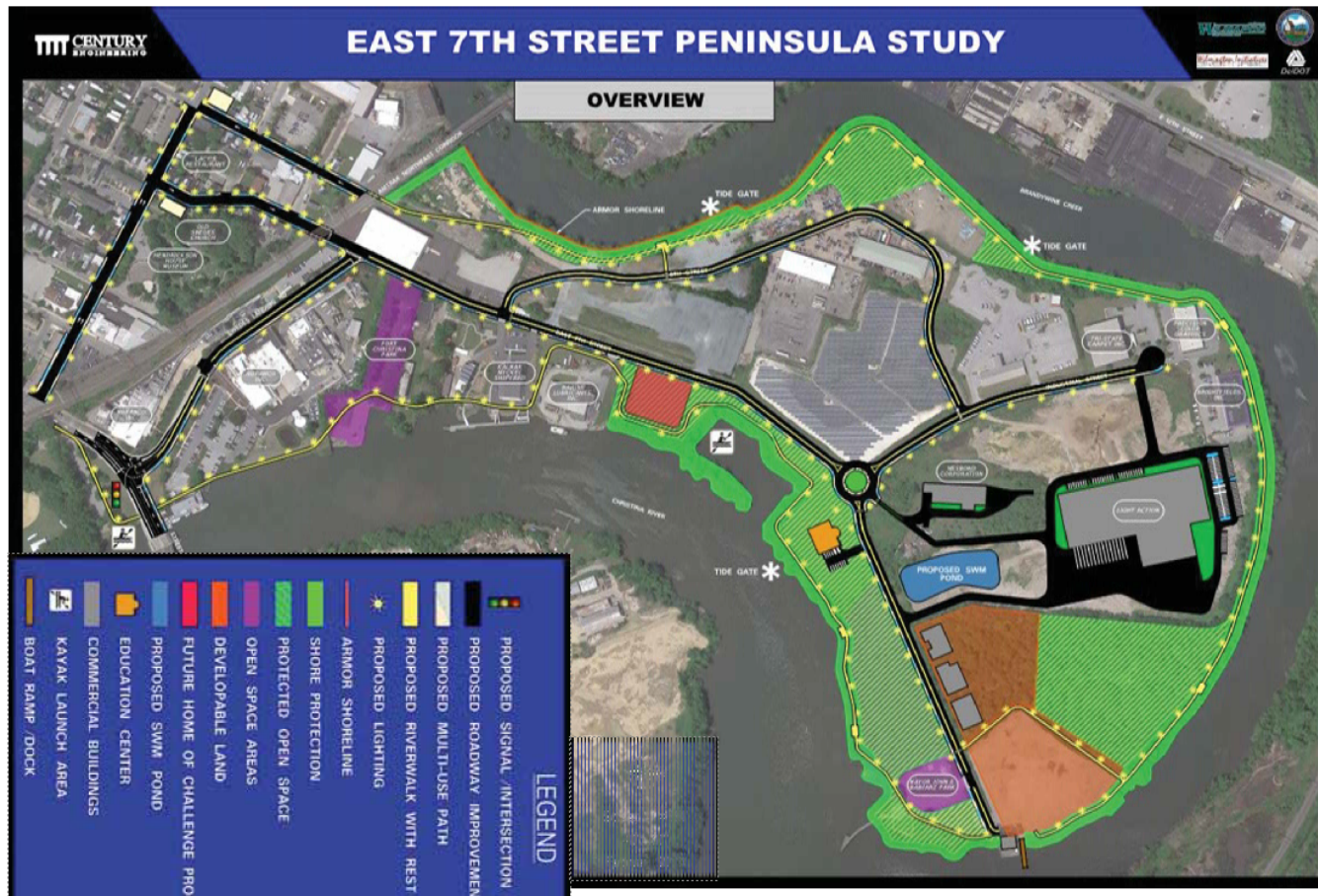
**Recommendation:** The Applicant has applied for \$2,100,000 and based on the review of the concept plan for construction, the cost estimate, and the anticipated public benefit, DelDOT recommends award for **\$2,100,000**.



# Light Action/City of Wilmington



# Light Action/City of Wilmington



Proposed Concept: Figure 9: East 7th Street Master Plan



# Light Action/City of Wilmington

**Requested Amount:** \$ 3,673,800

**Project Description:** The \$15 million project will feature a live entertainment production warehouse occupying 90,000 square feet, along with 30,000 square feet of space devoted to design, video and lighting studios and conference rooms featuring a 95-foot-tall sound stage which will be visible from I-495. The facility will serve the pre-production needs of Broadway musicals, touring bands, or for film crews from entertainment centers like New York and Los Angeles. The projected work to East 7th Street is a construction project to elevate the roadway system which is the low point on the Peninsula in multiple locations and becomes one of the first areas to become flooded, blocking ingress and egress. Raising the roadway system will ensure that residents have safe access during flooding events and will encourage additional development and redevelopment. This roadway is proposed to be raised 3' and add 24" pipes to improve drainage and stormwater management.

**Employment Standard:**

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New Jobs	Total Proposed Jobs
64	0	16	80





# Light Action/City of Wilmington

**Financial Stability:** The applicant appears to be validly organized and in good standing in the state as evidenced by the provided Certificate of Good Standing. No compliance issues were noted during search with other state agencies.

**Public Benefit:** Currently the roadway system is the low point on the Peninsula in multiple locations and becomes one of the first areas to become flooded, blocking ingress and egress. Raising the roadway system will ensure that residents have safe access during flooding events and will encourage additional development and redevelopment.

**Public Endorser:** City of Wilmington

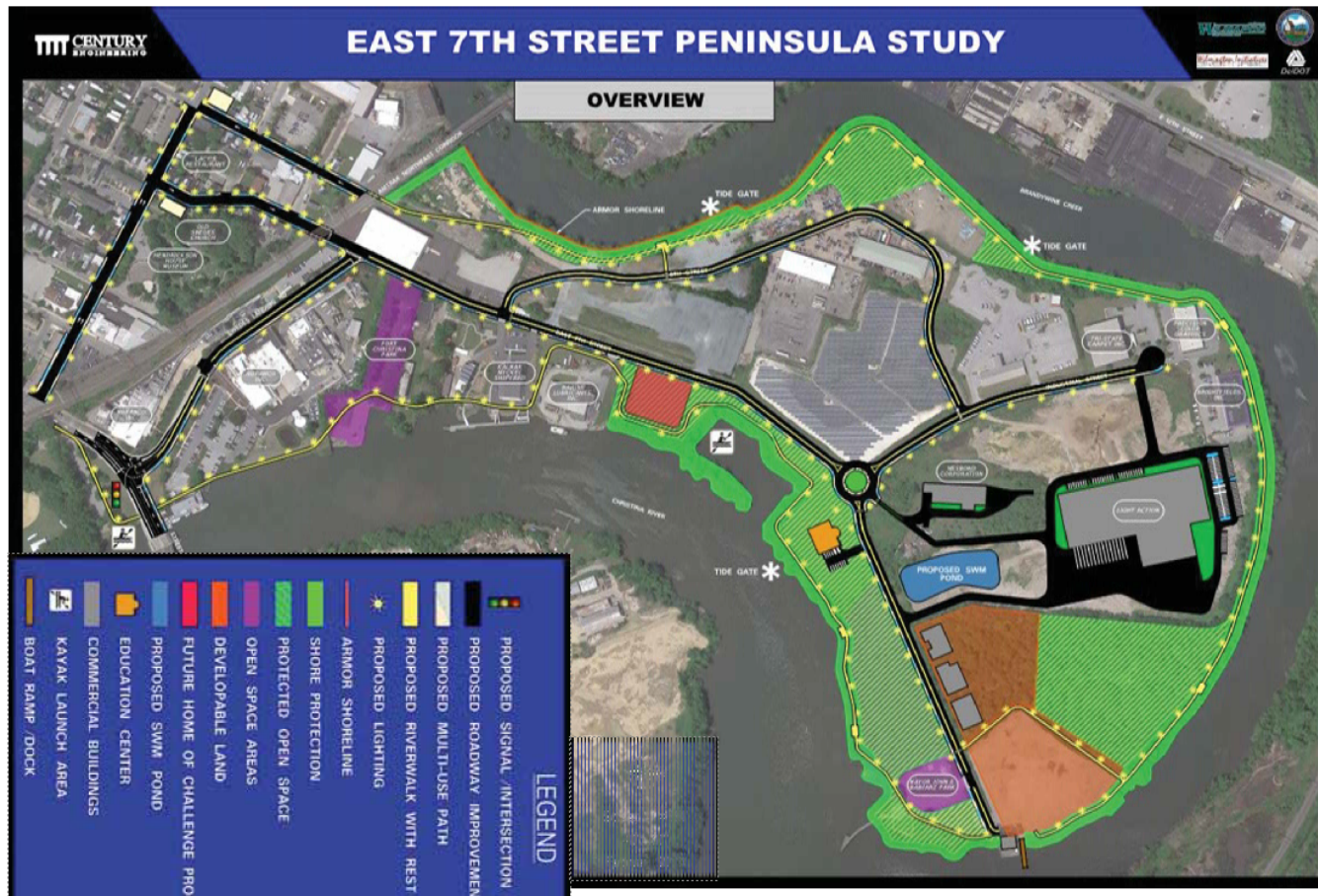
**Recommendation:** The Applicant has applied for \$3,673,800 and based on the review of the concept plan for construction, the cost estimate, the anticipated public benefit, DelDOT recommends that the application meets the criteria for the TIIF Grant requirements.



# The Challenge Program /City of Wilmington



# The Challenge Program /City of Wilmington



Proposed Concept: Figure 9: East 7th Street Master Plan



# The Challenge Program/City of Wilmington

**Requested Amount:** \$ 1,003,300

**Project Description:** Approximately 14,000 sq. ft. building on the Premises that will be used as a workshop for furniture manufacturing and production. The projected work to East 7th Street is a construction project to elevate the roadway system which is the low point on the Peninsula in multiple locations and becomes one of the first areas to become flooded, blocking ingress and egress. Raising the road will require interim drainage improvements to ensure that buildings and lots that are lower than the elevated roadways are not negatively impacted. This proposed project will add 24" pipes to improve drainage and stormwater management. This project can be pursued as a stand-alone project which fits into the multi-phase infrastructure improvement plan for the area.

**Employment Standard:**

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New Jobs	Total Proposed Jobs
7	0	12	19



# The Challenge Program/City of Wilmington

**Financial Stability:** The applicant appears to be validly organized and in good standing in the state as evidenced by the provided Certificate of Good Standing. No compliance issues were noted during search with other state agencies.

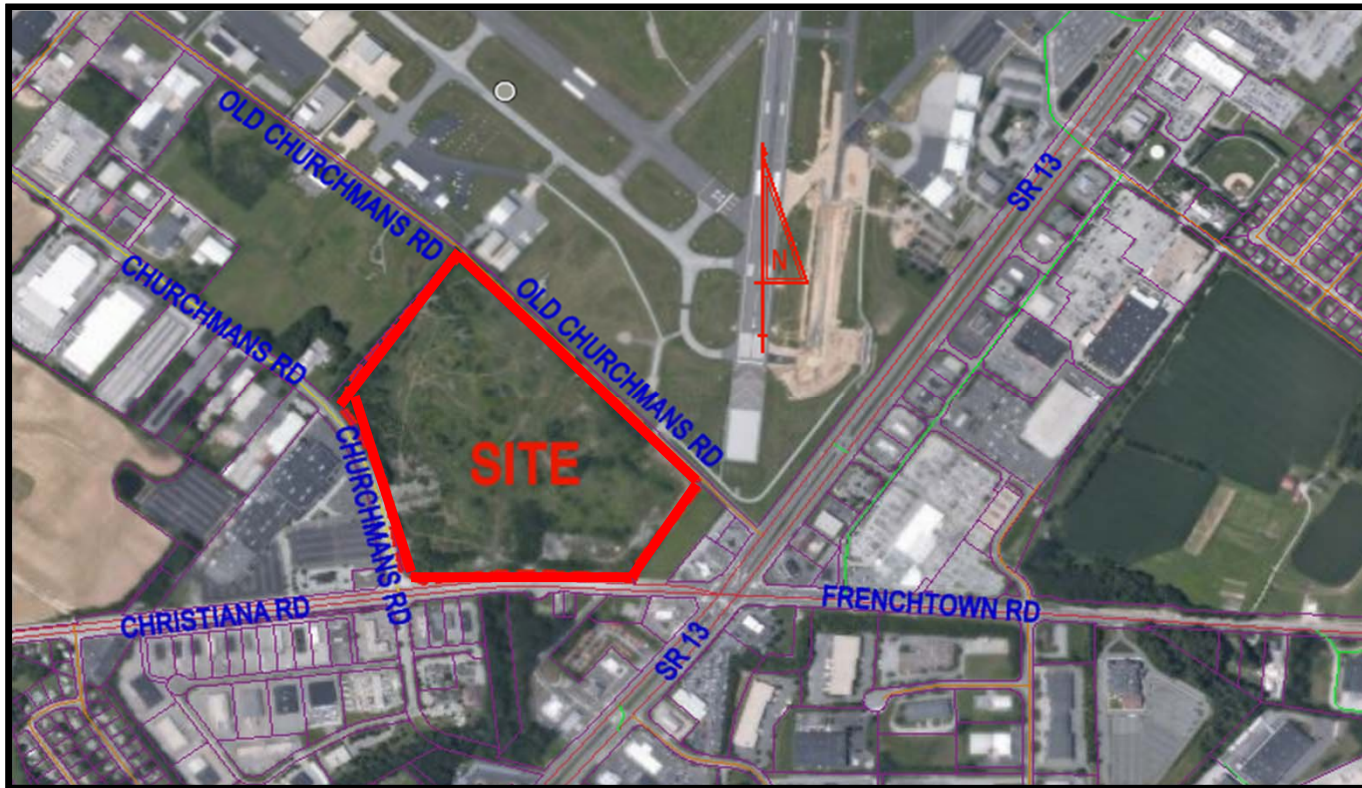
**Public Benefit:** Currently the roadway system is the low point on the Peninsula in multiple locations and becomes one of the first areas to become flooded, blocking ingress and egress. Raising the roadway system and fixing the drainage will ensure that residents have safe access during flooding events and will encourage additional development and redevelopment. These improvements will help attract additional economic development opportunities to the area consistent with the vision for East 7th Street Peninsula as outlined in Wilmington 2028 A Comprehensive Plan for Our City and Communities.

**Public Endorser:** City of Wilmington

**Recommendation:** The Applicant has applied for \$1,003,300 and based on the review of the concept plan for construction, the cost estimate, the anticipated public benefit, DelDOT recommends that the application meets the criteria for the TIIF Grant requirements.



# Churchmans 273 LLC





# Churchmans 273 LLC



# Churchmans 273 LLC

**Requested Amount:** \$ 5,000,000

**Project Description:** The Project involves the proposed development of an industrial logistics hub in an area known as Hares Corner. The Project includes over a million square feet of industrial/commercial logistic space and will bring new jobs and modern transportation infrastructure to the Hares Corner area. The plans include the proposed off-site improvements to Churchmans Rd., Old Churchmans Rd., the intersection of Churchmans Rd. and DE273, DE 273 and US 13, and the construction of a connector road between Churchmans Rd. and Old Churchmans Rd. known as Piccard Drive. Improvements are proposed paving, curbing, signage, striping, stormwater improvements, shared-use paths, sidewalks, grading, stabilization, and maintenance of traffic along the rights-of-way of the above-mentioned roads. Signalization of the intersection at the proposed Piccard Road & Churchmans Road is included.

**Employment Standard:**

FULL-TIME PERMANENT JOBS			
Existing	To be relocated	New	Total Proposed Jobs
0	0	90	90





# Churchmans 273 LLC

**Financial Stability:** The applicant appears to be validly organized and in good standing in the state as evidenced by the provided Certificate of Good Standing. No major labor law violations or other compliance issues were noted during compliance search performed by DSB staff.

**Public Benefit:** Infrastructure to improve Churchmans Rd., Old Churchmans Rd., the intersection of Churchmans Rd. and DE273, DE 273 and US 13, and the construction of a connector road between Churchmans Rd. and Old Churchmans Rd. known as Piccard Drive. Multi-modal improvements along the site frontages.

**Public Endorser:** New Castle County

**Recommendation:** The Applicant has applied for \$5,000,000 and based on the review of the concept plan for construction, the cost estimate, the anticipated public benefit, the number of jobs, and the lack of a clear tenant and use for the parcel, DelDOT recommends that the application meets the criteria for the TIIF Grant requirements.



# Summary of Recommendations

Project Name	Award Value	# of Jobs Created
Churchmans 273 LLC		90
STA Pharmaceutical USA		500
Light Action		16
The Challenge Program LLC		12
Amazon.com Services LLC/Stoltz Real Estate Partners	Defer	
KRM Development Corp	Defer	
Scott Run Commerce Center	Defer	
Total	\$ -	618



# Future Meetings



# Public Comment

