



TIIF Council Meeting

4/2/2024



Agenda

- ▶ Welcome and Introductions
- ▶ Approval of the November 16, 2023, Meeting Minutes
- ▶ Summary of TIIF Program Improvements
- ▶ Status of Previous Approvals
- ▶ Review of and Vote on Requests for 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.

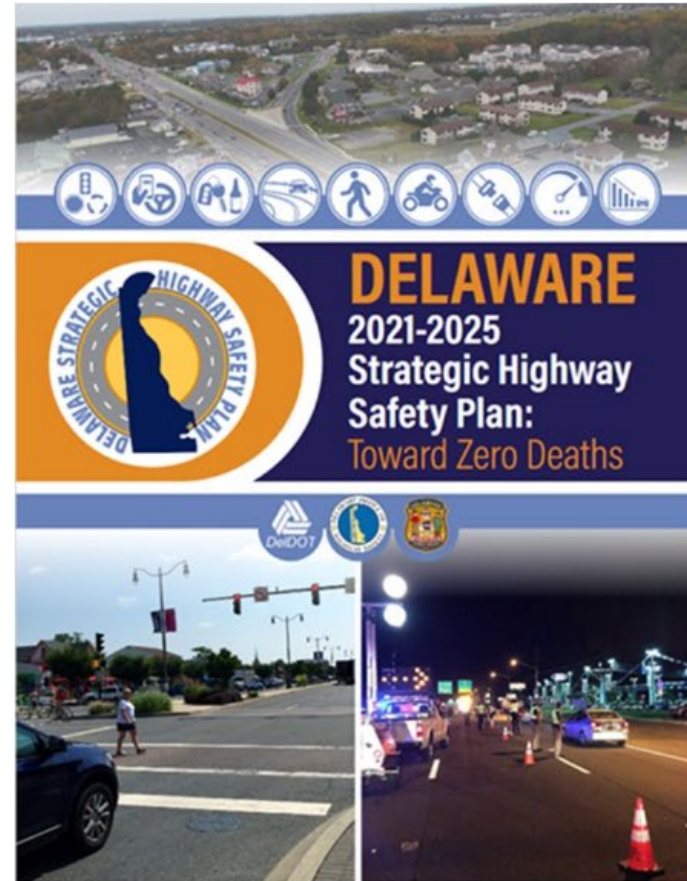
We engage our customers and employees with respect and courtesy as we deliver our services.



SAFETY

Delaware Traffic Fatalities as of 6/23/2022

	2022	2021		2020	
		Year-to-Date	Totals	Year-to-Date	Totals
Fatalities	71	51 ↑ 39%	139	43 ↑ 65%	117
Delaware Residents	53	40 ↑ 33%	115	35 ↑ 51%	96
Person Types					
Vehicle Occupant	46	30 ↑ 53%	83	27 ↑ 70%	75
Pedestrian	14	9 ↑ 56%	30	9 ↑ 56%	25
Bicyclist	2	1 ↑ 100%	2	0 ↑ N/A	3
Motorcyclist	9	11 ↓ -18%	24	7 ↑ 29%	14
Crash Types					
Curve Related	9	8 ↑ 13%	23	6 ↑ 50%	19
Roadway Departure	26	25 ↑ 4%	59	18 ↑ 44%	47
Intersection Related	25	16 ↑ 56%	53	14 ↑ 79%	32
Median Crossover	4	2 ↑ 100%	7	1 ↑ 300%	3
Wrong Way	2	0 ↑ N/A	0	1 ↑ 100%	1
Work Zone	0	1 ↓ -100%	8	1 ↓ -100%	3



Summary of TIIF Program Improvements

New & Improved TIIF Website
Launched February 2024!

<https://de.gov/TIIF>

Delaware.gov Agencies News Topics Contact

Next Deadline for completed applications is May 13, 2024

TIIF TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

GIS Map Resources & FAQ Contact Apply for Funding DelDOT Home

Building a business costs money.
You've got a partner in the State of Delaware!

The Transportation Infrastructure Investment Fund or TIIF is a grant to help build the infrastructure that supports new or growing businesses in Delaware.

APPLY NOW

Serves a Public Purpose

FAST FACTS

NOW OPEN

Contact the TIIF Coordinator

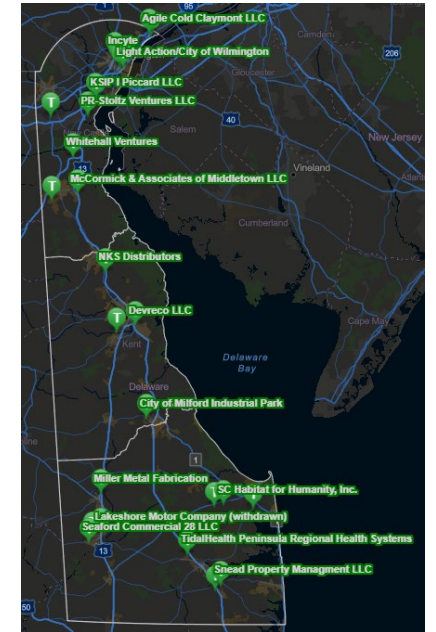
Submit your questions to DelDOT's TIIF Coordinator:

Name
First Name Last Name

Email

Question

Submit Form



HEALTHCARE & WELLNESS

BUSINESS PARK

MANUFACTURING & DISTRIBUTION

BIOPHARMACEUTICALS

GENERAL

TIIF Resources

- Council Meetings Schedule
- Employment Standards Guidelines
- TIIF Application
- Confidentiality Letter to DelDOT Template
- Annual Progress Report Form
- Reimbursement Request Form
- Detailed Expenditure Report Form
- FAQs (printable pdf)
- Delaware Code
- Delaware Regulations Administrative Code

Frequently Asked Questions

- + What is TIIF?
- + Who is eligible for the grant?
- + What type of infrastructure is eligible for Grant money?
- + How do I apply for the Grant?
- + What information is needed for the Grant application?
- + What other factors are considered in the Application review?

Employment Standard Guidelines Adopted by Council 7/26/23



TIIF Employment Standard Guidelines

In an effort to align Delaware's economic development grants, the TIIF Council (Council) is seeking to adopt guidelines that define the employment standard based on Delaware Code and Administrative Code.

Definitions

For purposes of TIIF, the "significant number of direct, permanent, quality, full-time jobs" definition shall utilize the following guidelines supported by the Division of Small Business:

Significant Number

- A TIIF funding-to-jobs ratio that indicates a beneficial investment of public funds
- The jobs creation number stated in the application should be achievable within 3 years of the development project's completion

Direct

- Jobs are not provided through a staffing agency or 1099 contractor

Permanent

- Not seasonal
- Not term (as in an X-year contract)
- Part-time employees may not be aggregated to equal full-time employees

Quality

- Employee annual compensation must exceed \$35,000 annually (salary or hourly)
- Employer-offered health benefits

Full Time

- Employee compensation is based on a work week of at least thirty-five (35) hours

Generally Excluded Development Types

While the Council acknowledges that all new and expanding businesses in the state in some measure add to the economic prosperity of the state, the following development types are generally considered to be excluded from consideration for TIIF based on the adopted jobs definitions:

- Projects which do not attract or retain employment opportunities

TIIF Guidelines for Employment Standards (cont'd)



- Restaurants, for-profit retail, convenience stores, gas stations, hospitality, residential, mixed-use projects that incorporate one or more of these categories

Lower Priority Development Types

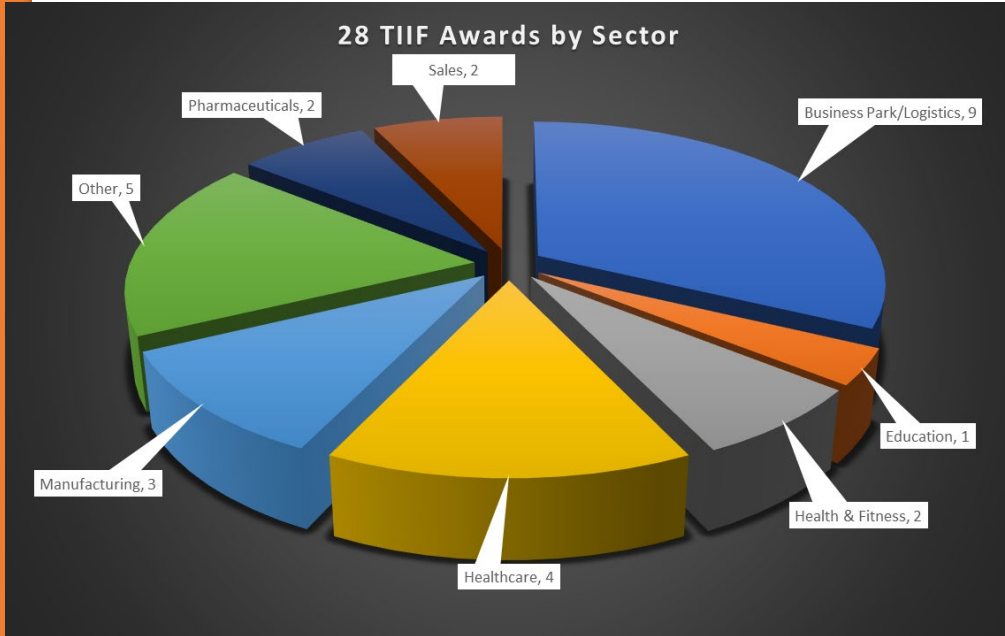
For purposes of considering applications, the following development types are lower priority based on jobs creation and jobs certainty:

- Private speculative real estate ventures
- Projects where there are no identified tenants at the time of application
- Projects which do not create a significant number of direct, permanent, quality, full-time jobs

Notwithstanding the foregoing, the Council reserves the right to consider funding, including partial funding, requests based upon jobs creation and public benefit factors.

Adopted by the TIIF Council on 7/26/2023.

Status of Previous Approvals



Total amount awarded to date:

\$46,037,177.47

Total jobs created/maintained: **13259**

Current Amount Available for Awards:

\$8,129,919.85

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)	Award Amount	Total Jobs			
Incyte (Grant term extended to 10/2025) FORFEITED as of 3/2024	\$ 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 FORFEITED GRANT as of 10/2023	\$ -	0	0	0	N/A
Miller Metal Fabrication	\$ 313,000.00	96	6	90	C
NKS Distributors	\$ 1,151,816.90	137	4	133	C
TidalHealth Peninsula Regional, Inc. (Grant term extended to 10/2025)	\$ 3,570,000.00	150	150		N
TOTAL	\$ 6,976,970.90		1289	1123	

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND TWO (Term Ends 2/2024)	Award Amount	Total Jobs			
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 (Grant term extended to 2/2026)	\$ 225,000.00	10	8	2	N
Whitehall Ventures	\$ 1,100,000.00	72	72		C
TOTAL	\$ 7,785,042.55		6992	1802	

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND THREE (Term Ends 11/2024)	Award Amount	Total Jobs			
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	

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND FOUR (Term Ends 3/2025)	Award Amount	Total Jobs			
Bayhealth Route 9	\$ 978,722.41	69	61	8	C
TOTAL	\$ 978,722.41		61	8	

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND FIVE (Term Ends 8/2025)	Award Amount	Total Jobs			
Devreco LLC	\$ 396,814.00	37	37		Y
Plantations Medical Center LLC	\$ 1,685,979.36	161	161		C
TOTAL	\$ 2,082,793.36		198		

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND SIX (Term Ends 2/2026)	Award Amount	Total Jobs			
Snead Property Management LLC	\$ 128,005.36	24	24		C
City of Milford Industrial Park	\$ 2,766,799.89	43	43		N
TOTAL	\$ 2,894,805.25		67		

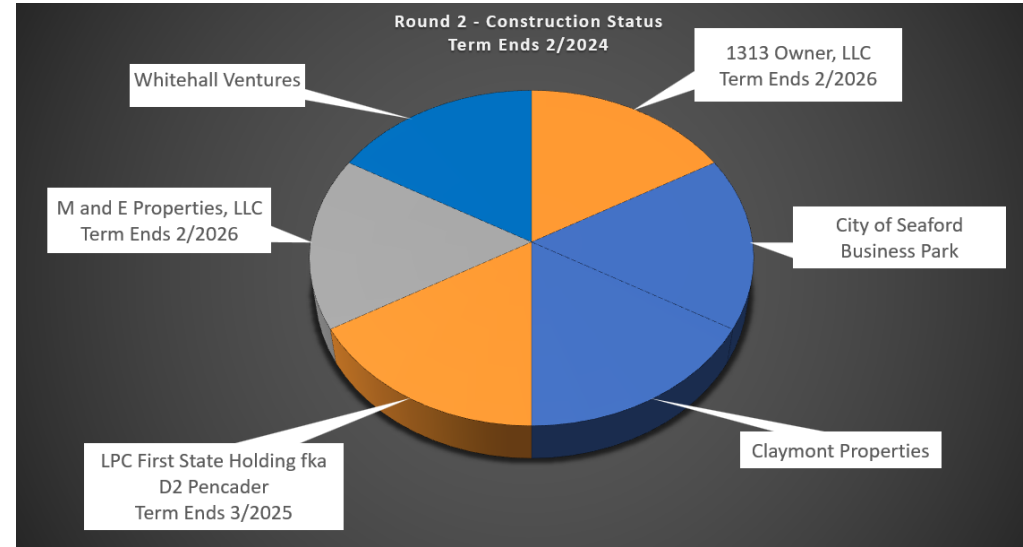
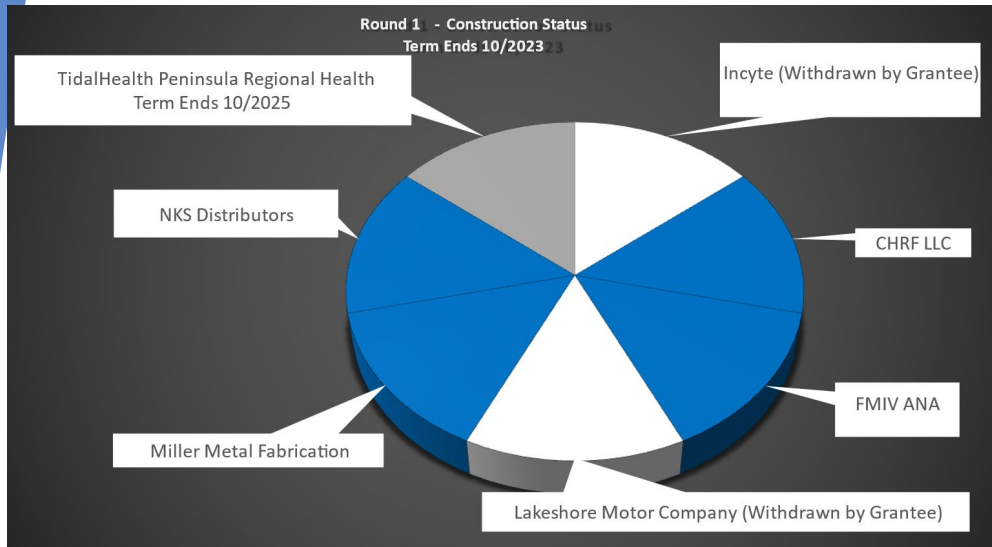
Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND SEVEN (Term Ends 6/2026)	Award Amount	Total Jobs			
McCormick & Associates of Middletown LLC	\$ 105,298.00	14	8	6	N
TOTAL	\$ 105,298.00		8	6	

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND EIGHT (Term Ends 8/2026)	Award Amount	Total Jobs			
PR-Stoltz Ventures LLC	\$ 4,028,130.00	610	610		Y
KSIP I Piccard LLC (Add'l funding term ends 8/2024)	\$ 2,900,855.00	135	135		Y
TOTAL	\$ 6,928,985.00		745		

Project Name	Award Amount	Total Jobs	# of Jobs Created	# of Jobs Relocated/Maintained	Construction Started Y/N/C(omplete)
ROUND NINE (Term Ends 12/2026)	Award Amount	Total Jobs			
Agile Cold Claymont LLC	\$ 2,342,581.00	130	130		Y
Seaford Commercial 28 LLC	\$ 4,695,879.00	115	115		N
SC Habitat for Humanity, Inc.	\$ 1,969,000.00	43	17	26	N
TOTAL	\$ 9,007,460.00		245	26	

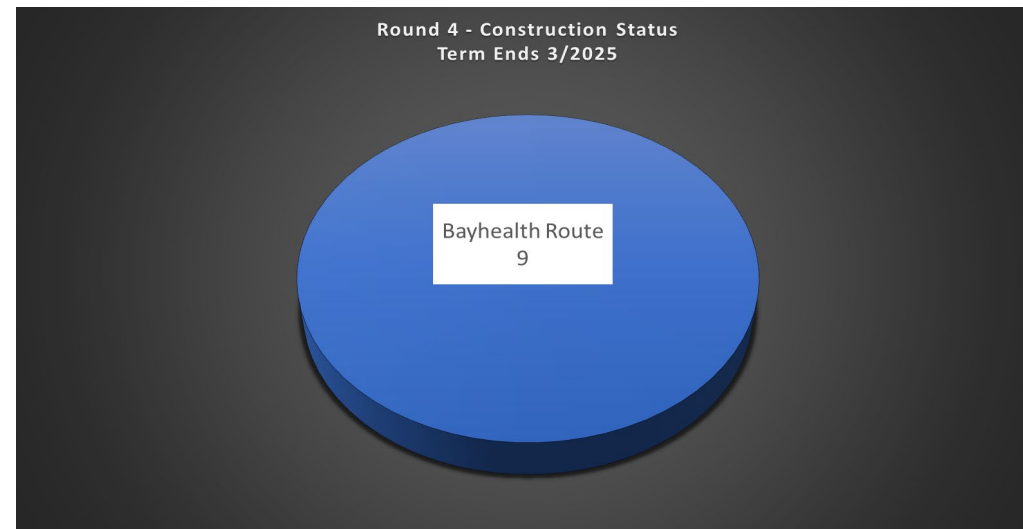
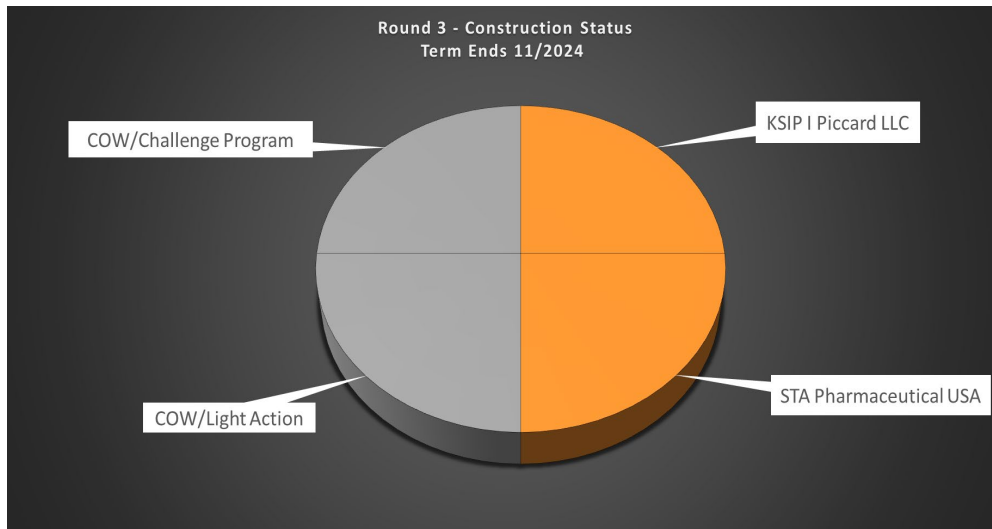
GRAND TOTALS	\$ 46,037,177.47		10223	3036	
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Status of Previous Approvals (continued)

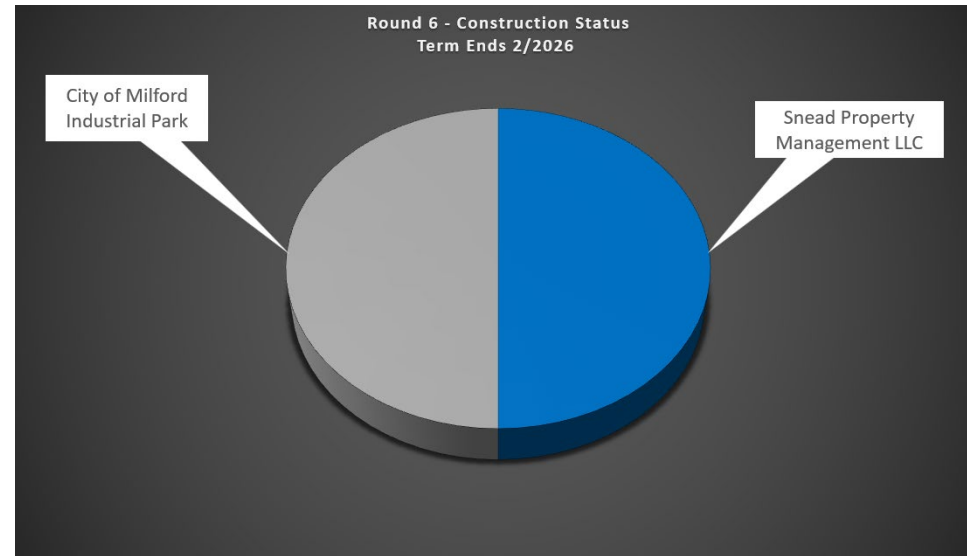
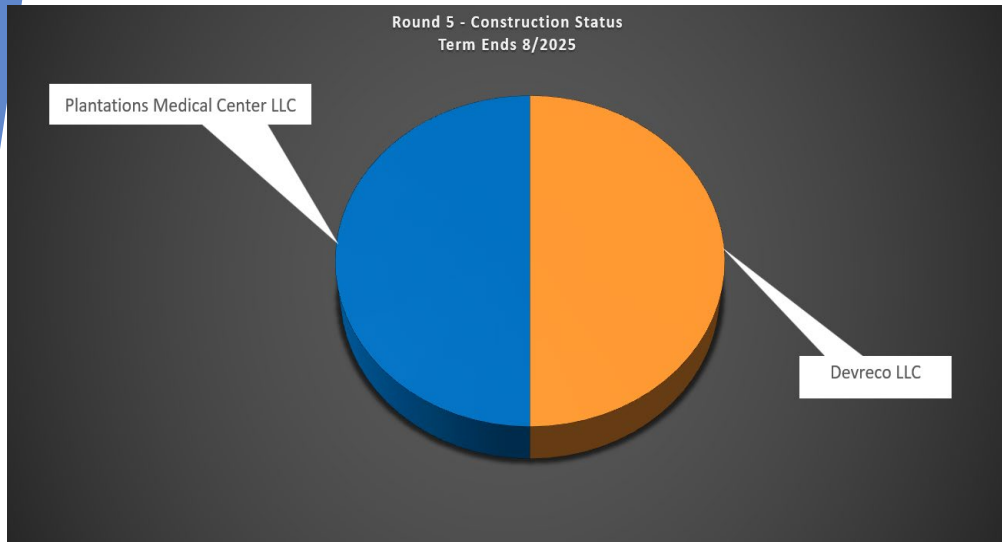


Legend:

- Complete
- In Progress
- Not Started

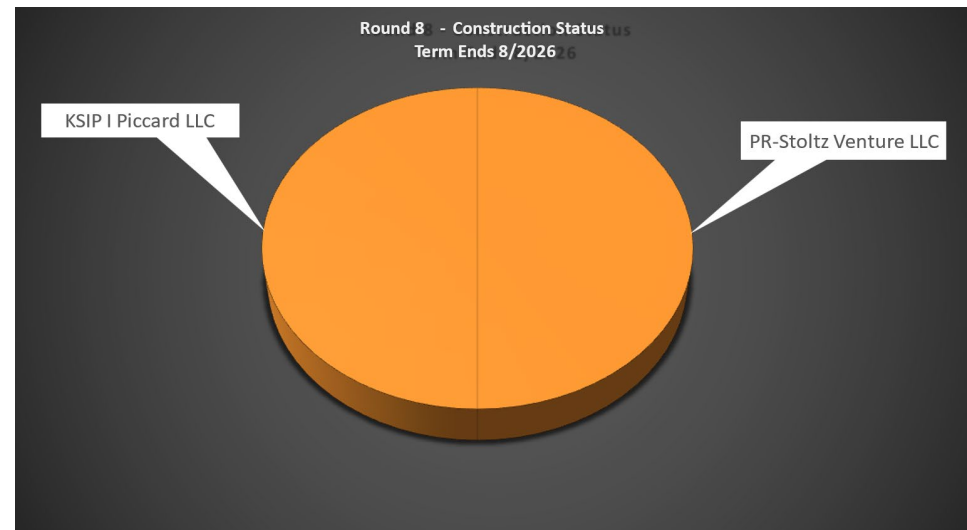


Status of Previous Approvals (continued)

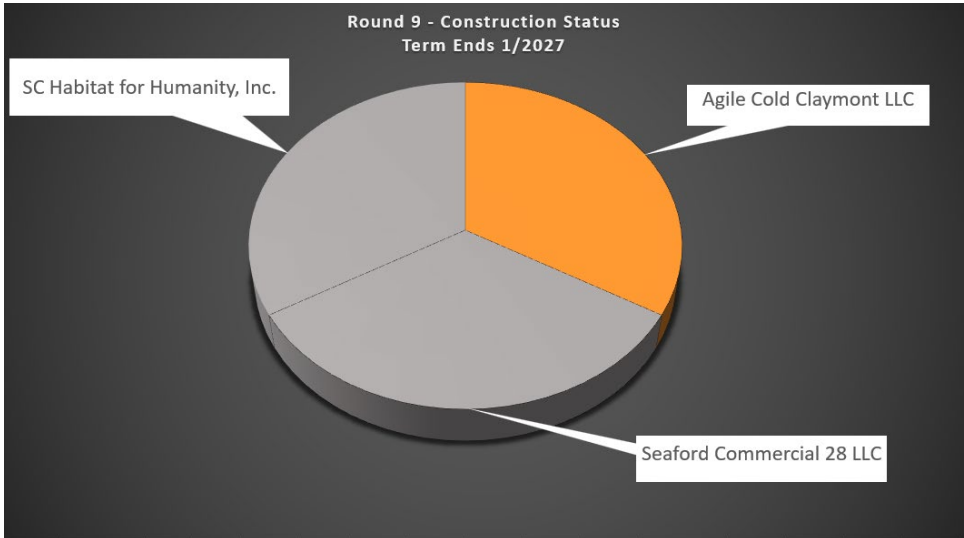


Legend:

- Complete
- In Progress
- Not Started



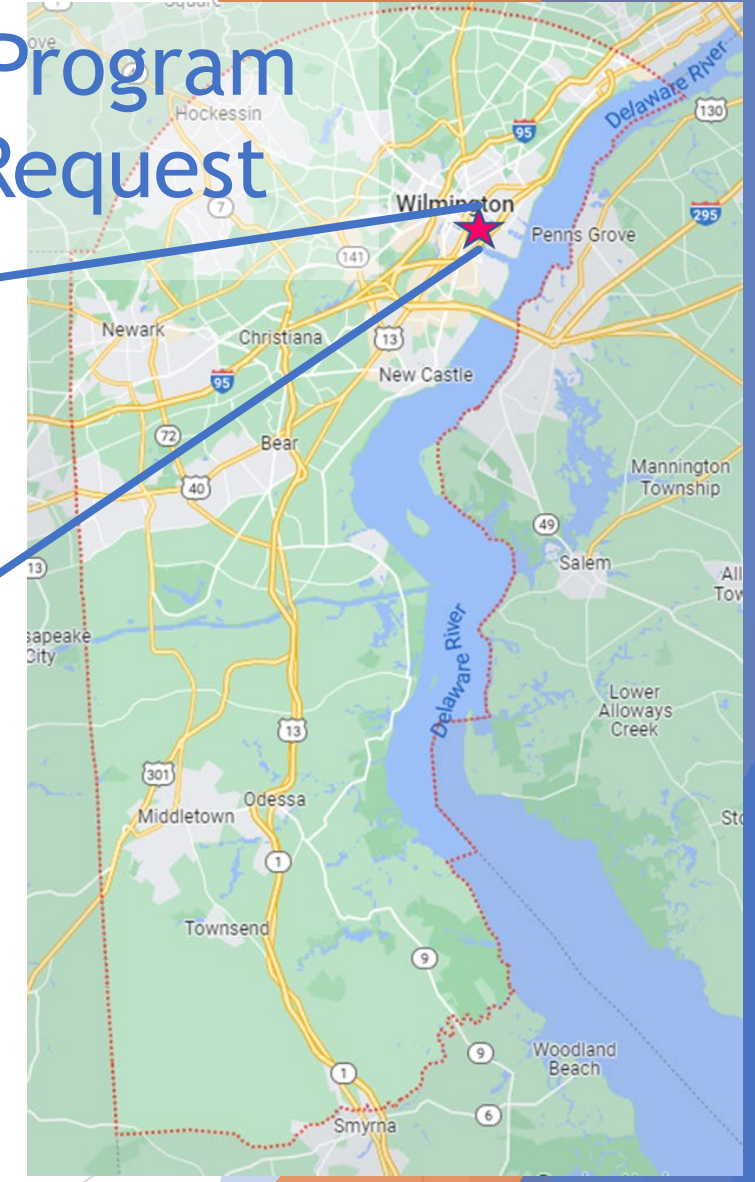
Status of Previous Approvals (continued)



Legend:

- Complete
- In Progress
- Not Started

City of Wilmington/Light Action/Challenge Program (Round 3) Extension and Progress Payments Request



E. 7th Street, Wilmington

City of Wilmington/Light Action/Challenge Program

- ▶ Project Description: *Approved in Round 3 (July 2021)* as two awards totaling \$4,677,100.00
 - ▶ Light Action = \$3,673,800.00 (Prelim. Engineering = \$310,000.00)
 - ▶ Challenge Program = \$1,003,300.00 (Prelim. Engineering = \$190,000.00)
 - ▶ Signed TIIF Agreements dated November 24, 2021 (standard three-year term).
- ▶ TIIF Scope of Work:
 - ▶ Raise E. 7th Street (Light Action) and add drainage improvements (Challenge Program) to mitigate flood risk to properties.
- ▶ Employment Standard:
 - ▶ Light Action = 80 total jobs
 - ▶ Challenge Program = 19 total jobs

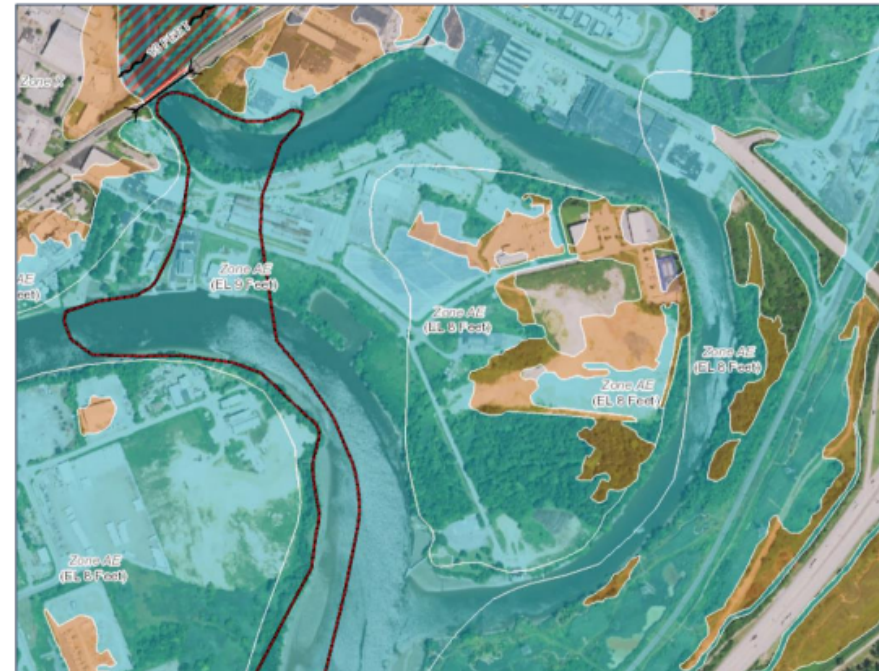
City of Wilmington/Light Action/Challenge Program

Current Project Status

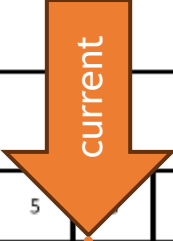


Flood Modeling, Design, Public Engagement

- Completed evaluation to analyze road elevation alternatives
 - Evaluated Storm Events with Tidal Influences and Sea Level Rise
 - Elevation 5, 7.5 and 9 were evaluated
- Design recommendation completed
 - Currently recommending elevation 7.5
- Completed Conceptual Roadway Designs and Drainage
 - Closed pipe network within roads
 - Temporary Access
 - Utility Impacts
- Final Design started
- Public Engagement
 - November 28, 2023
 - April 2024



City of Wilmington/Light Action/Challenge Program



PROPOSED DESIGN SCHEDULE

PROJECT ACTIVITY	TIME PERIOD (Month)																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Dates	10/26/2023	11/6/2023	11/16/2023	11/26/2023	12/6/2023	12/16/2023	12/26/2023	1/5/2024	1/15/2024	1/25/2024	2/4/2024	2/14/2024	2/24/2024	3/6/2024	3/16/2024	3/26/2024	4/5/2024	4/15/2024	4/25/2024	5/5/2024
Verification validation of survey data	█	█	█																	
Kick off Property Owner Workshop		█																		
Development of property mosaic		█	█	█	█															
Review of Geotechnical Report		█	█	█	█															
Geotechnical Field Investigation		█	█	█	█															
Development of the settlement model		█	█	█	█															
Floodplain Modeling For FEMA Compliance		█	█	█	█			█	█	█				█	█	█				
Floodplain Field Visit			█											█	█	█				
Alternatives development		█	█	█	█															
Selection of preferred alternative				█	█	█														
Stakeholder Workshop #2 (Property Owner)											█									
Stakeholder Workshop #2 (All Public)												█								
Utility coordination	█	█		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
NTP for Roadway Design																				
Development of roadway designs					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Utility relocation design					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Drainage design					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
30% Plan Submission																				
Right-of-Way Acquisition																				
60% Plan Submission																				
Final Specifications and Cost Estimates																				
PS&E Submission																				█

Construction:

Begin -
Summer 2025

Finish -
Summer 2027

City of Wilmington/Light Action/Challenge Program

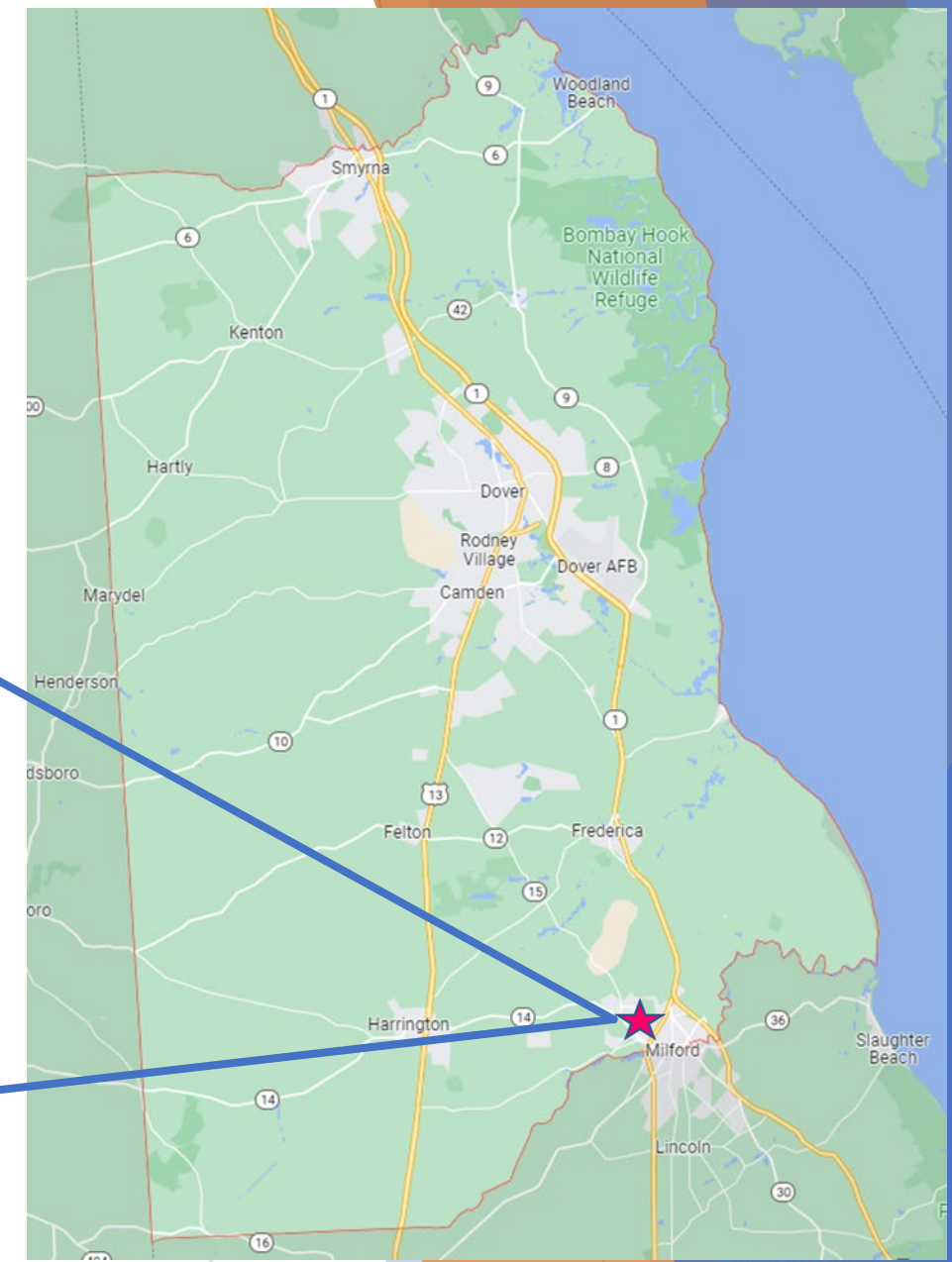
- ▶ The Applicant has requested a grant term extension of three years to expire November 2027
 - ▶ Admin Code 2312, sec. 6.4 The Council will establish the term of the Grant and the reimbursement schedule. The Council may make recommendation on limitations or grant extensions and may only be withdrawn as set forth in subsection 6.3.
- ▶ The Applicant has requested progress payments as follows:
 - ▶ 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.

Progress Payment Submission	Anticipated Work Complete
May 2024	Planning and Preliminary Engineering
May 2025	Preliminary / Final Engineering, Right-of-Way, Utility Relocations, Initial Construction Activities
May 2026	Final Engineering, Right-of-Way, Utility Relocations, Construction
May 2027	Right-of-Way, Utility Relocations, Construction
November 2027	Final Payment for Construction

City of Wilmington/Light Action/Challenge Program

- ▶ Summary: The Applicant has requested a three-year grant term extension and five annual progress payments.
- ▶ Public Comment
- ▶ Discussion
- ▶ Vote

City of Milford Corporate Center (Round 6) Funding Increase Request

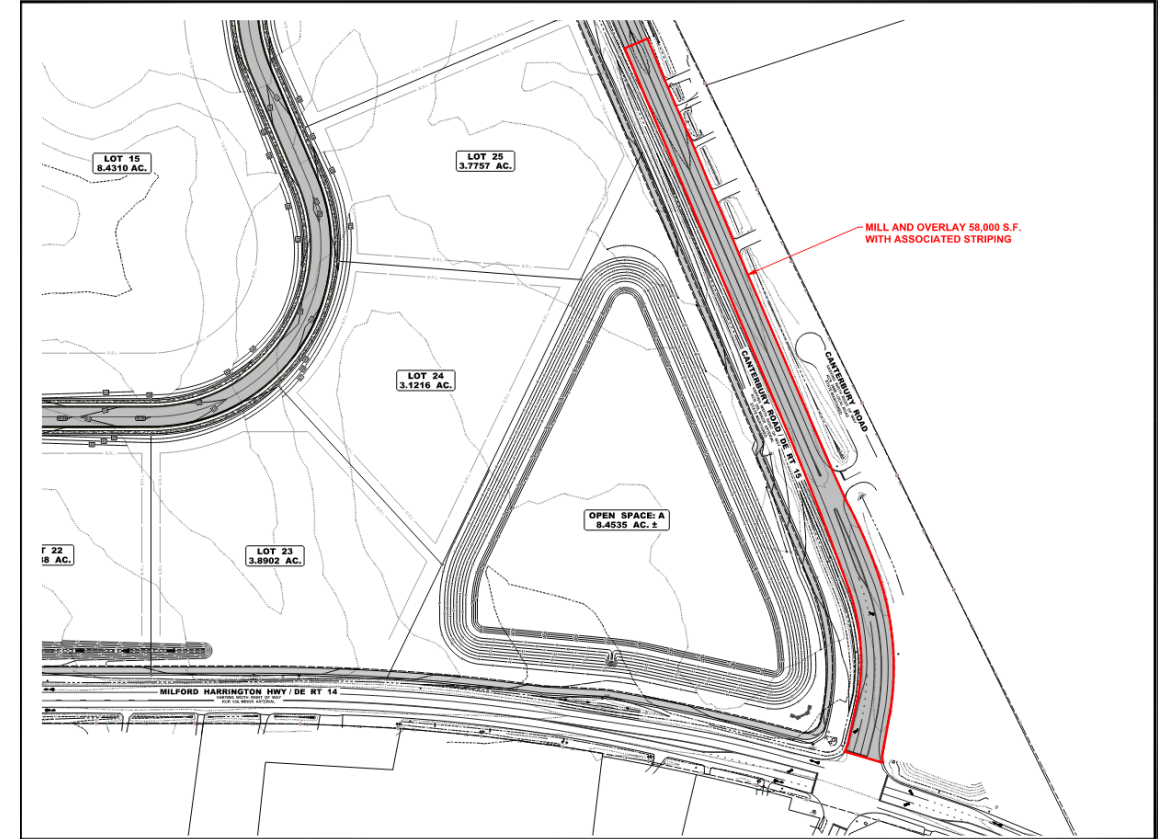
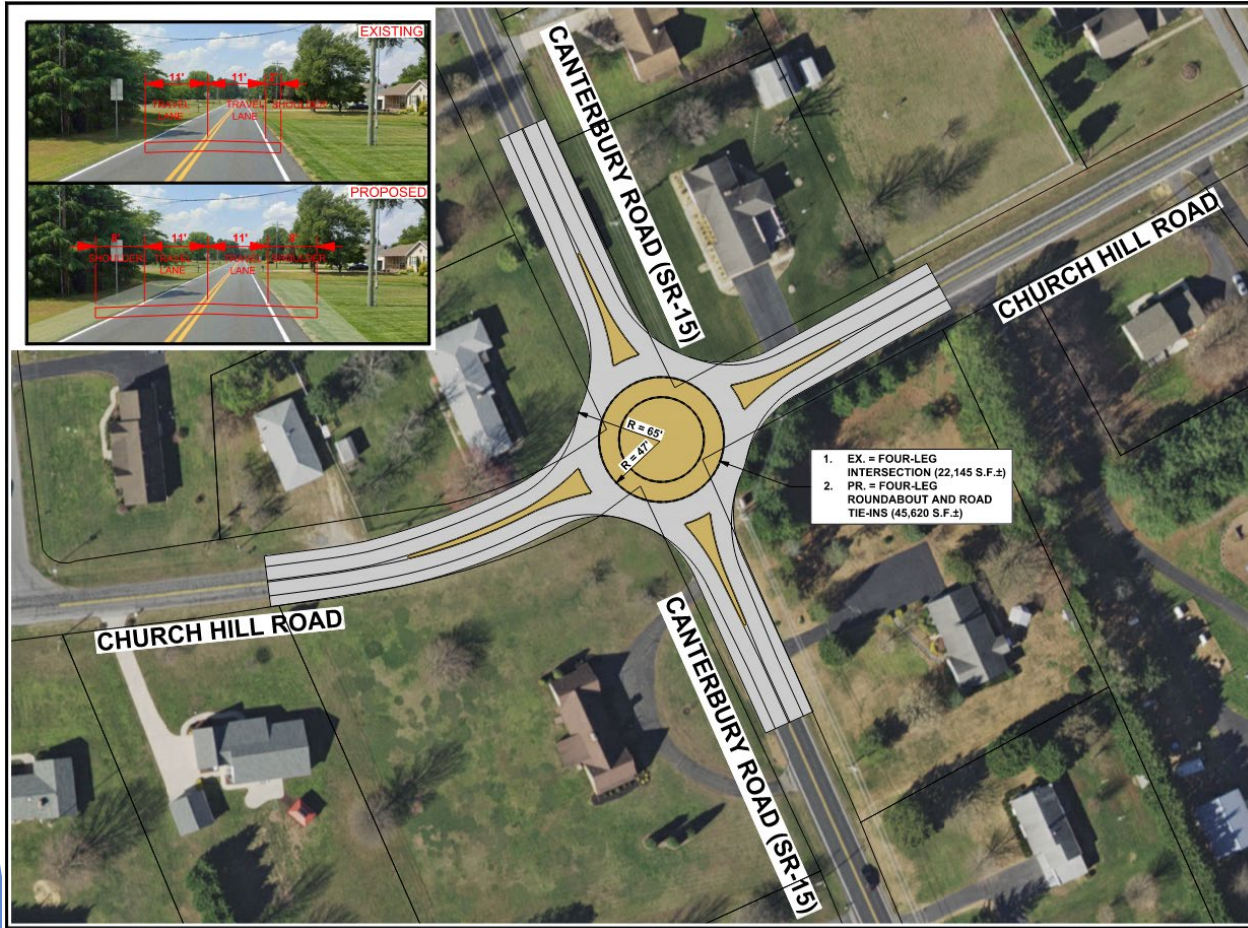


Milford-Harrington Highway, Milford, near intersection with Canterbury Road

City of Milford Corporate Center (Round 6)

- ▶ Project Description: ***Approved in Round 6 (November 2022)*** for an award of \$2,766,799.89, signed TIIF Agreement dated February 1, 2023
- ▶ TIIF Scope of Work: ***As approved in Round 6 (before the final Traffic Impact Study (TIS))*** - Three-legged roundabout at Canterbury Road/Airport Road/Site entrance, associated utility relocations, 8-foot shoulders on Canterbury Road along site frontage; full movement entrance on Milford-Harrington Highway with dedicated left turn lane and right turn lane with 5-foot bike lane; shared-use path along both frontages and pedestrian crossing at Canterbury Road/Milford-Harrington Highway signalized intersection.
- ▶ Additional TIIF Scope of Work for this request, identified in final TIS: four-legged single lane roundabout at Canterbury Road/Church Hill Road north of site, mill and overlay of Church Hill Road along site frontage, mill and overlay of Canterbury Road between Airport Road and Milford-Harrington Highway.
- ▶ Employment Standard: ***Unchanged from Round 6*** - 43 new jobs in Year 3
- ▶ Public Endorser: State Sen. Eric Buckson, 16th District

City of Milford Corporate Center (Round 6)



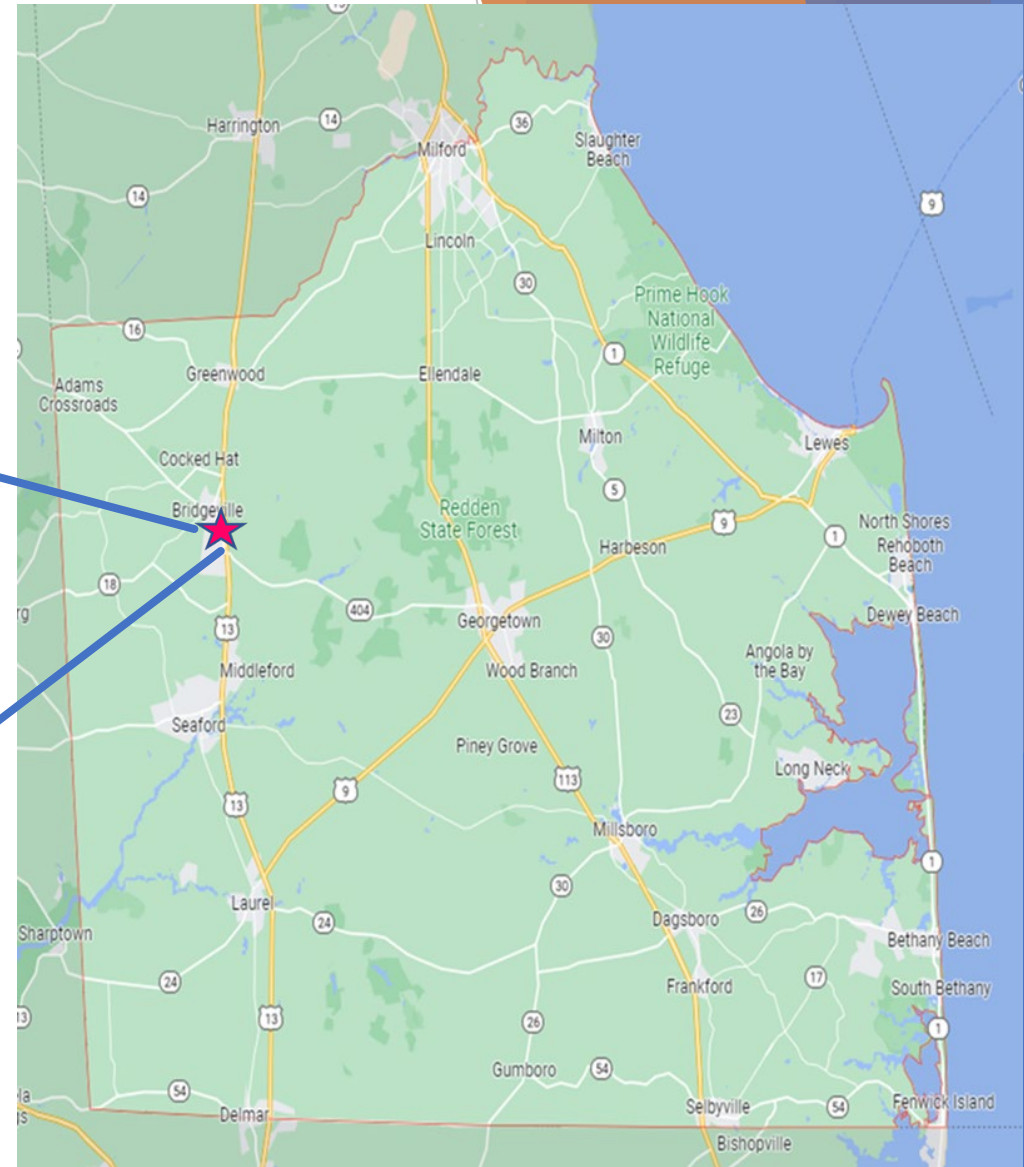
City of Milford Corporate Center (Round 6)

- ▶ The Applicant has requested a funding increase of \$2,283,730.37, in addition to the \$2,766,799.89 previously awarded, for a total of \$5,050,530.26
- ▶ Public Comment
- ▶ Discussion
- ▶ Vote

FDPN Management LLC



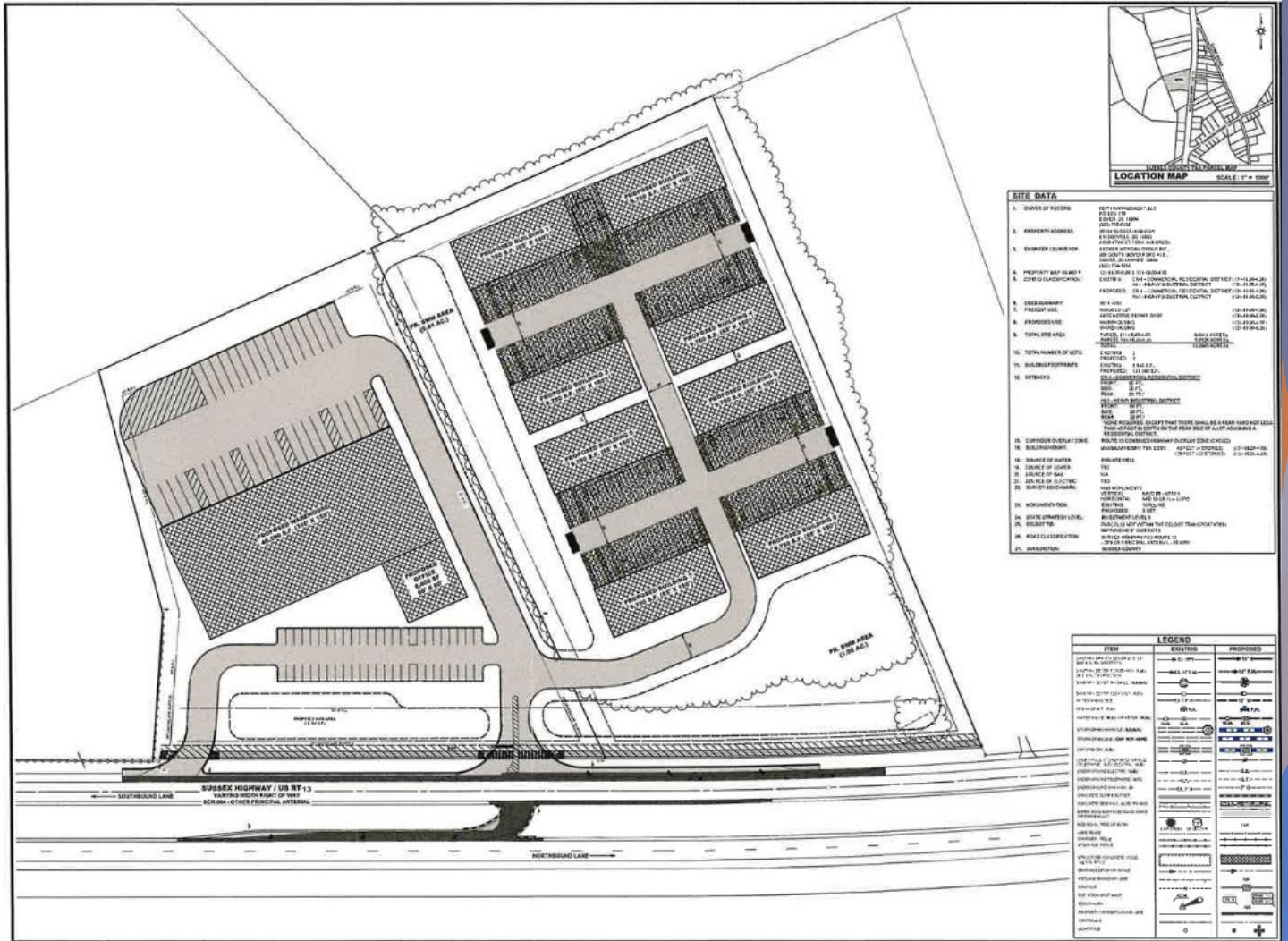
20354 Sussex Highway (US 13), Bridgeville



FDPN Management LLC



Example of small warehouse
Camden Business Center



FDPN Management LLC

- ▶ Project Description: Eight 10,000 sq. ft. warehouse-style buildings for flexible workspace units from 2,500 sq. ft., and one 52,000 sq. ft. manufacturing/warehouse distribution center. Proposed project is similar to Camden Business Center.
- ▶ TIIF Scope of Work:
 - ▶ Single right-in/right-out/left-in site entrance (opposite existing full movement crossover) w/ right turn lane and bike lane and left turn lane modifications to crossover;
 - ▶ Shared use path along frontage
 - ▶ Engineering design and construction inspection
- ▶ Employment Standard: 140 new jobs in Year 3
- ▶ Public Endorser: William Pfaff, Economic Development Director, Sussex Co.

FDPN Management LLC

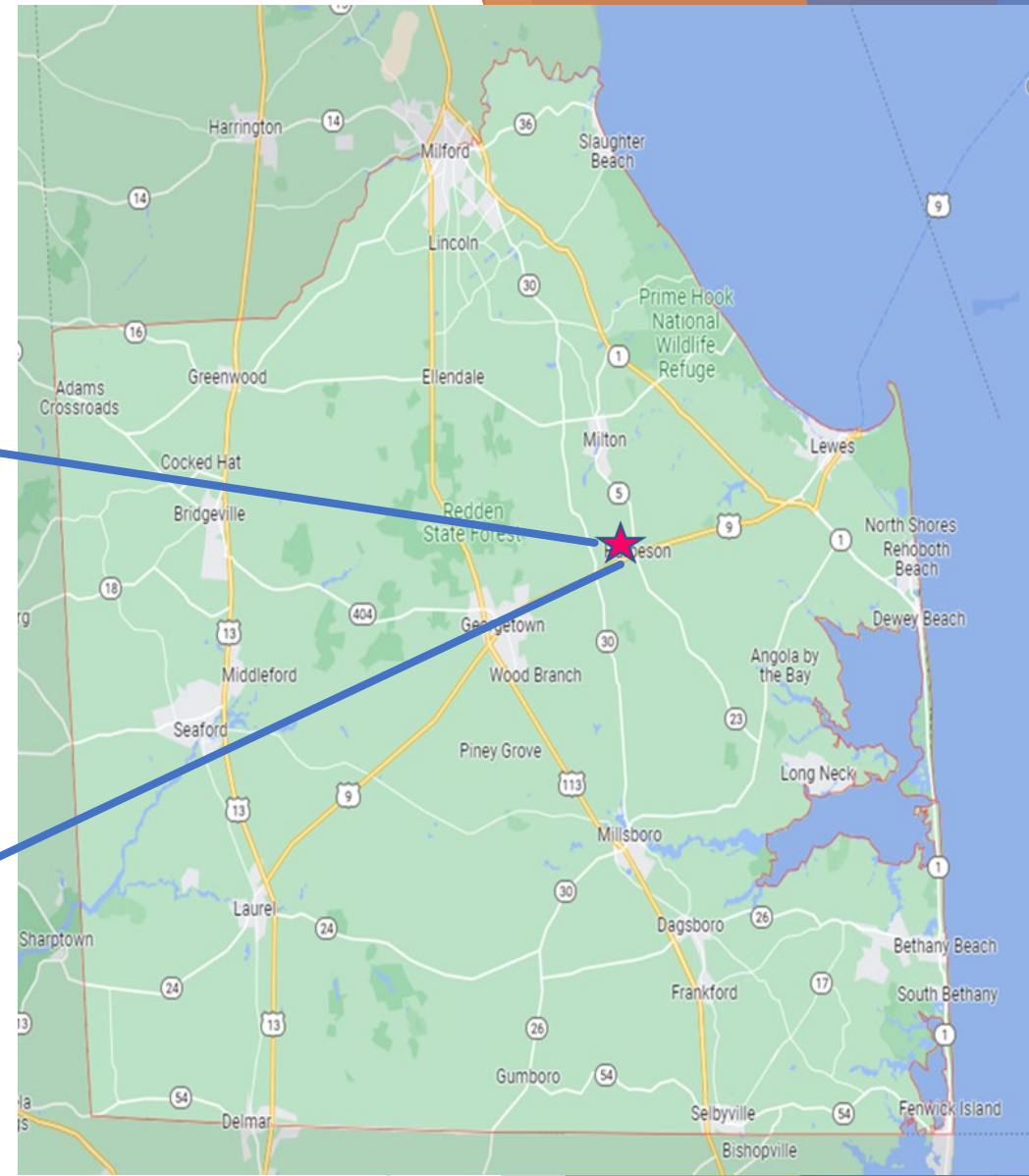
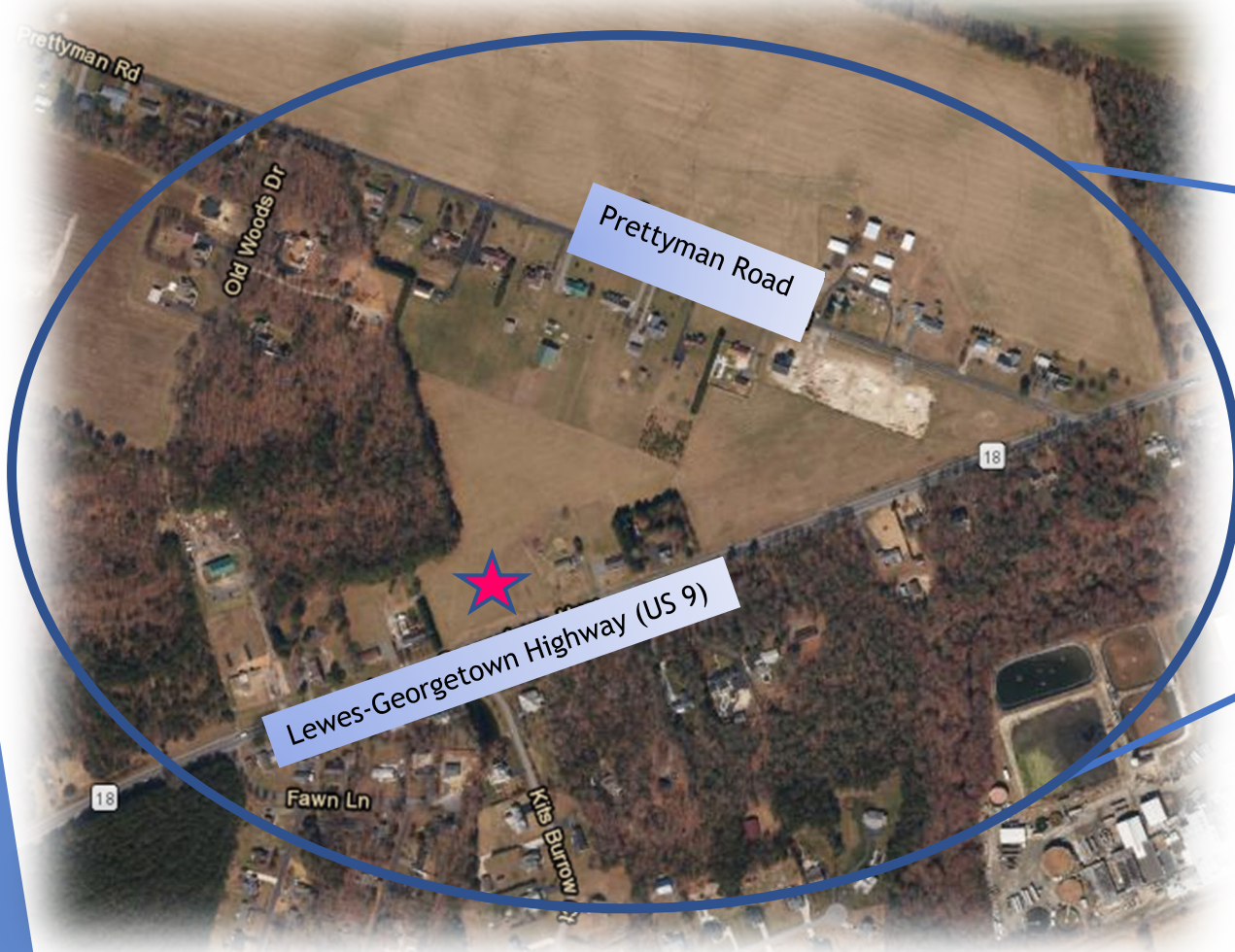
- ▶ Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no major labor law violations
- ▶ Performance Measures:

Performance Measures	Data	
Total Jobs Created/Maintained by Year 1		
Total Jobs Created/Maintained by Year 3	140	
Public Benefit - Transportation Safety	Crossover conversion to lefts-in only, RTL	
Public Benefit - Transportation Connectivity	Shared access for two parcels	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [US 13 = 24,968 ADT]	\$39.03	
Public Benefit - Services	-	
State Strategies Investment Level	2&3	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$6,960.75	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)		
	12% tax bracket: N/A jobs	\$11,001-\$44,725
	22% tax bracket: 140 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 (TIIF \$ Investment/Developer Site \$ Investment)	8.0%	
Other Currnt Grant Funding Sources/Applications - Site Readiness Level 2	\$1,000,000.00	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$1,289,537.37	

FDPN Management LLC

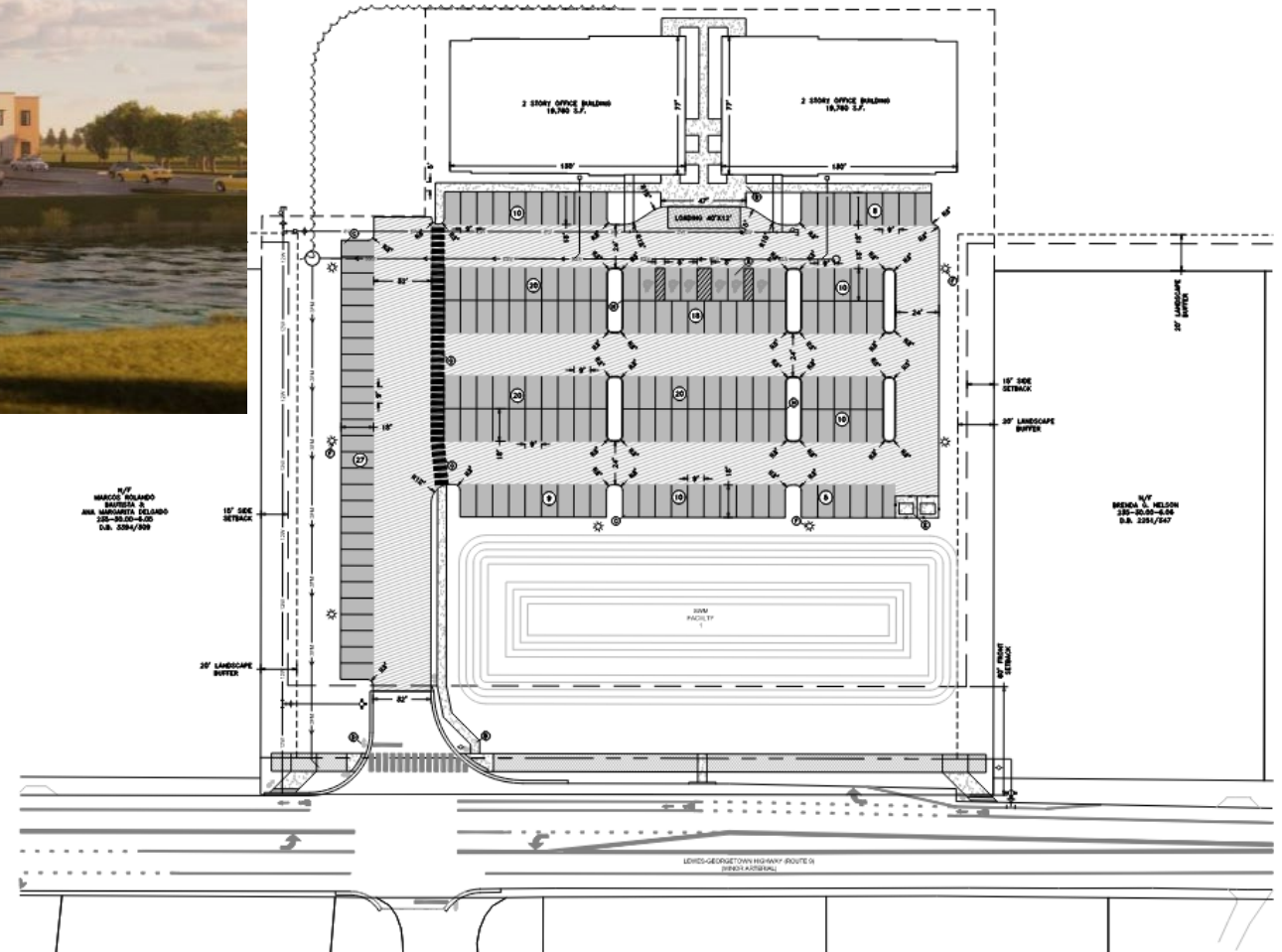
- ▶ Summary: The Applicant has requested \$974,505.59
- ▶ Public Comment
- ▶ Discussion
- ▶ Vote

Georgetown Business Plaza LLC



Lewes-Georgetown Highway (US 9), Harbeson

Georgetown Business Plaza LLC



Georgetown Business Plaza LLC

- ▶ **Project Description:** Two 20,000 sq. ft. professional office buildings to be partially occupied by a relocated medical office anchor (Pointe Primary Care), with the vision of attracting complimentary cross-specialty medical services in one location.
 - ▶ Site is surrounded by areas that fall in 70th to 80th percentile for Limited English-Speaking, and less than 1 mile from an area of 95th to 100th percentile for Unemployment Rate indices, per EPA's Environmental Justice Mapping Tool.
 - ▶ Site is approximately 2.3 miles from the municipal boundary of Milton, approximately 1.2 miles from the nearest Level 3 State Strategies investment area.
- ▶ **TIIF Scope of Work:**
 - ▶ Full movement site entrance, widening and restriping of US 9 to create a protected left turn lane and right turn lane into the site entrance, utility relocations, shared use path across frontage, bus shelter pad.
 - ▶ Engineering design, construction inspection, construction contingency.
- ▶ **Employment Standard:** 24 new jobs created plus 24 jobs maintained in Year 3
- ▶ **Public Endorser:** William Pfaff, Economic Development Director, Sussex Co.

Georgetown Business Plaza LLC

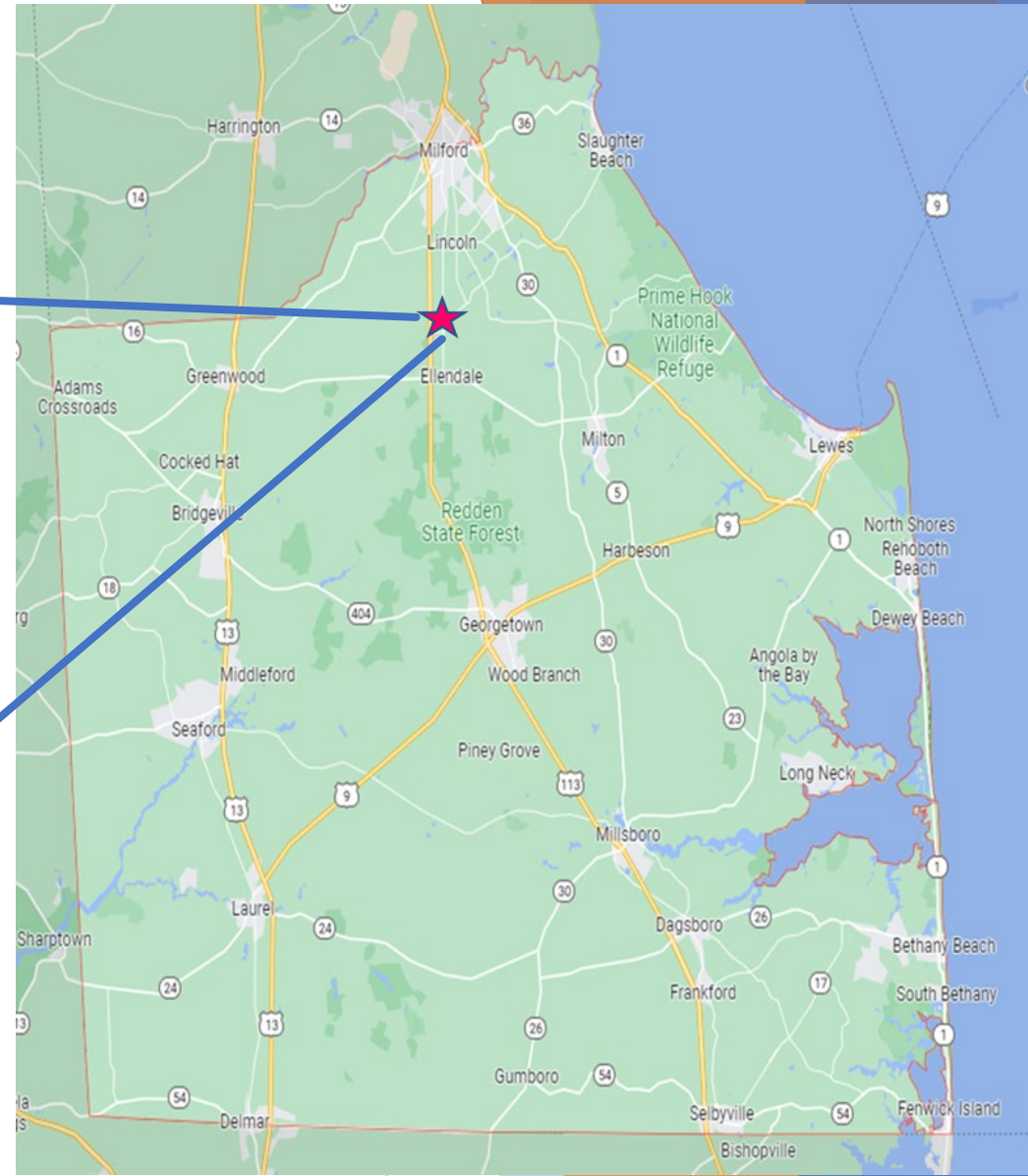
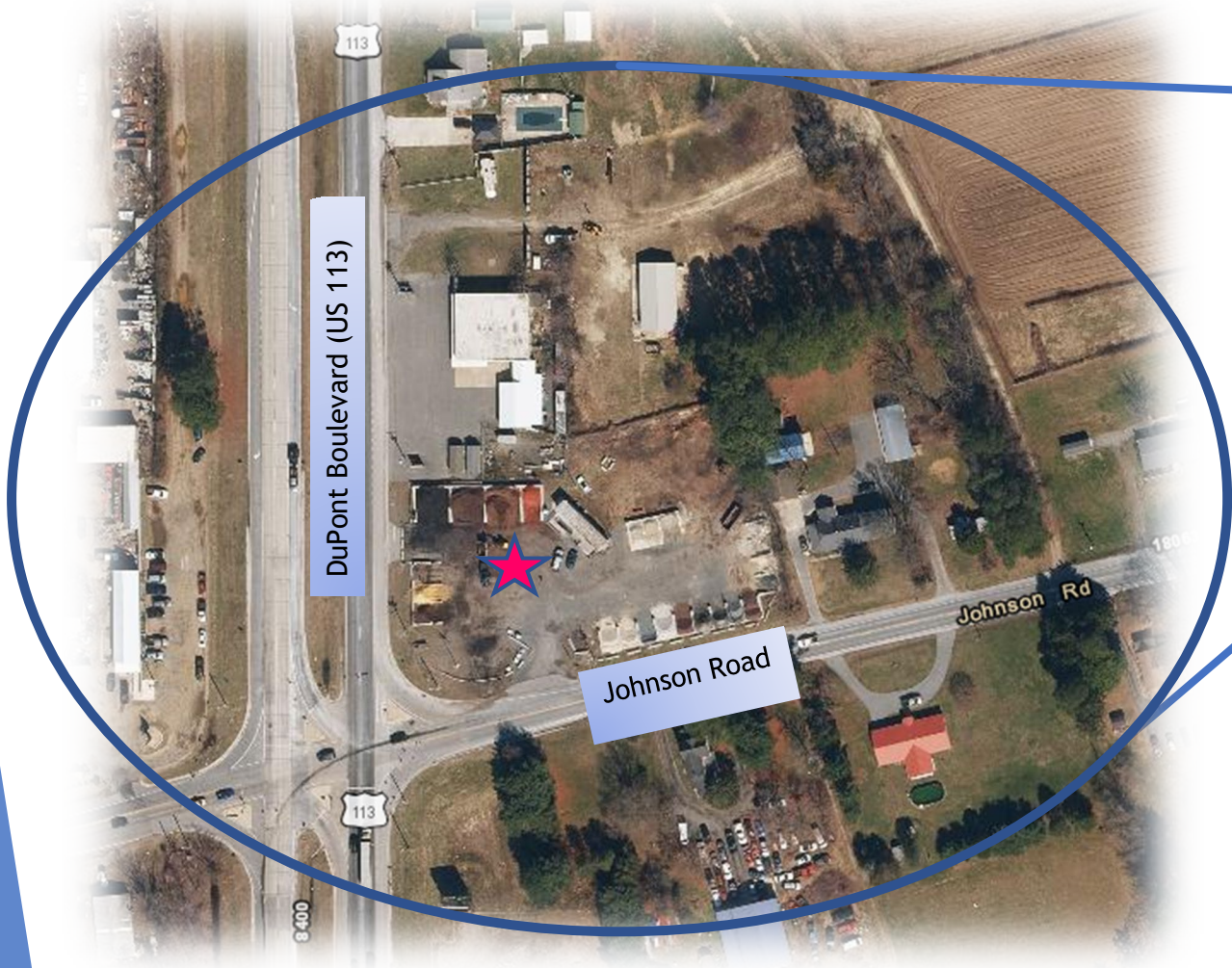
- ▶ Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no major labor law violations
- ▶ Performance Measures:

Performance Measures	Data	
Total Jobs Created/Maintained by Year 1		
Total Jobs Created/Maintained by Year 3	48	
Public Benefit - Transportation Safety	Dedicated RTL and LTL on US 9	
Public Benefit - Transportation Connectivity	Access serves larger potential site development	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [US 9 = 15,888 ADT]	\$124.57	
Public Benefit - Services	Transit stop	
State Strategies Investment Level	4	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$41,231.02	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)		
	12% tax bracket: 20 jobs	\$11,001-\$44,725
	22% tax bracket: N/A jobs	\$44,726-\$95,375
	24% tax bracket: N/A jobs	\$95,376-\$182,099
	32% tax bracket: 4 jobs	\$182,100-\$231,249
	35% tax bracket: N/A jobs	>\$231,250
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	14.99%	
Other Currnt Grant Funding Sources/Applications	-	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$189,614.64	

Georgetown Business Plaza LLC

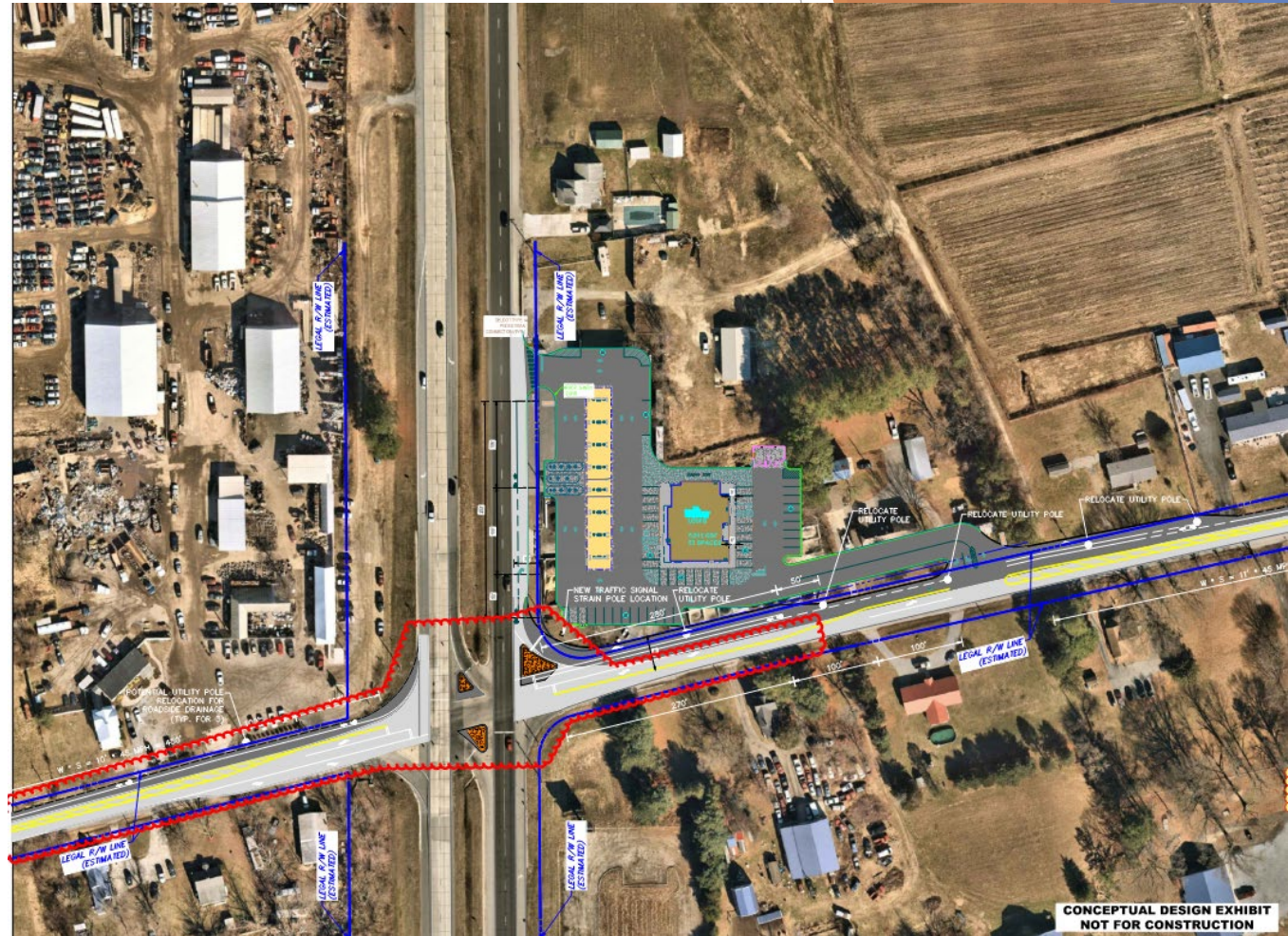
- ▶ Summary: The Applicant has requested \$1,979,089.00
- ▶ Public Comment
- ▶ Discussion
- ▶ Vote

WitSil Lincoln Associates LLC



Dupont Boulevard (US 113) and Johnson Road/Fitzpatrick Road, Milford

WitSil Lincoln Associates LLC



WitSil Lincoln Associates LLC

- ▶ Project Description: A 5,915 sq. ft. convenience store with fueling station (to be leased by Wawa for a 20-year period)
- ▶ TIIF Scope of Work:
 - ▶ Widening and restriping of eastbound Fitzpatrick Road and westbound Johnson Road to provide dedicated left, through and right turn lanes, with associated traffic signal modifications and pedestrian crossings.
 - ▶ Engineering design, construction inspection, utility relocation, contingency
- ▶ Employment Standard: 34 new jobs (9 managers/team leads and 25 customer service associates) proposed in Year 3
- ▶ Public Endorser: Senator David L. Wilson, 18th District

WitSil Lincoln Associates 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 major labor law violations
- ▶ Performance Measures:

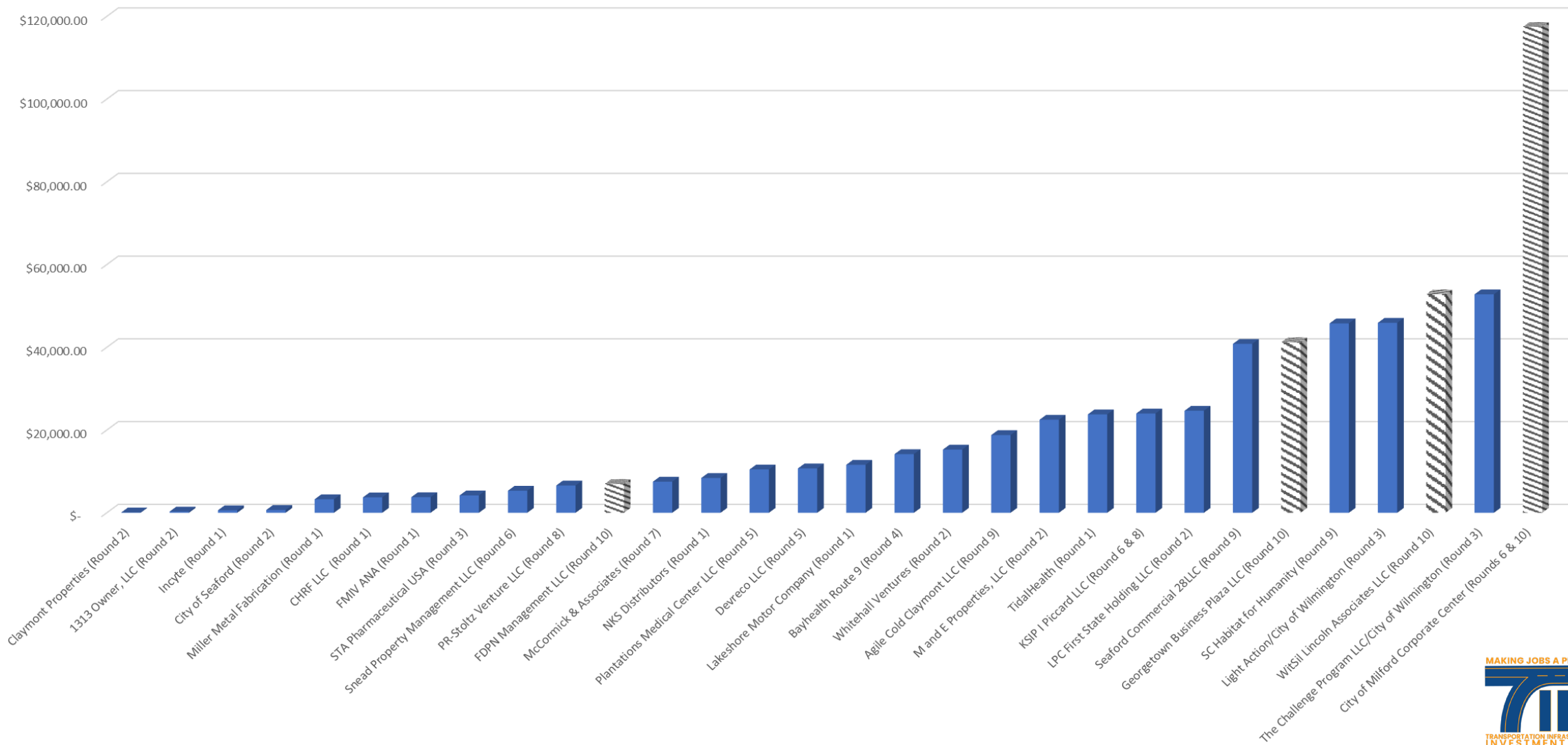
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1		
Total Jobs Created/Maintained by Year 3	34	
Public Benefit - Transportation Safety	Signalized ped crossings	
Public Benefit - Transportation Connectivity	-	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [Dupont Blvd. + Johnson Rd. = 24,286 ADT]	\$73.92	
Public Benefit - Services	LOS increase at intersection	
State Strategies Investment Level	3	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$52,802.94	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2023)		
	12% tax bracket: N/A jobs	\$11,001-\$44,725
	22% tax bracket: 34 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 (TIIF \$ Investment/Developer Site \$ Investment)	31.06%	
Other Currnt Grant Funding Sources/Applications - Retention and CapEx Grants	TBD	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$291,548.77	

WitSil Lincoln Associates LLC

- ▶ Summary: The Applicant has requested \$1,795,300.00
- ▶ Public Comment
- ▶ Discussion
- ▶ Vote

TIIF All Rounds Awards Comparison

TIIF \$/Jobs

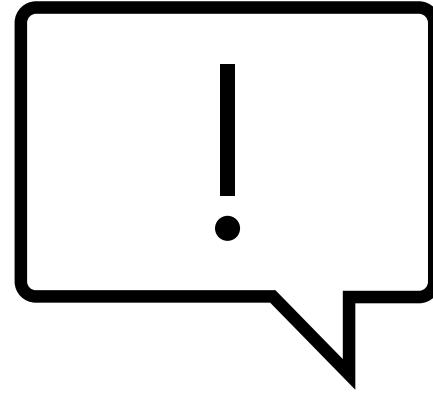
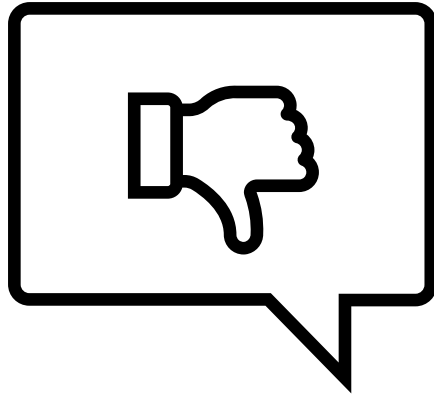
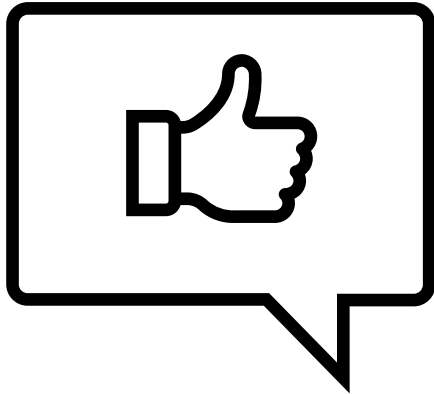


Executive Session (AS NEEDED)

Future Meetings

- ▶ Next submission deadline is Monday, 5/13/2024
- ▶ Next Council Meeting is Tuesday, 7/30/2024 at 11 a.m.
- ▶ 2024 Meeting dates are published on the TIIF website, de.gov/tiif

Public Comment



Adjourn

Thank You!