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TIIF Council Meeting

11/18/2025

Agenda

- Welcome and Introductions
- Approval of the September 17,2025, Meeting Minutes
- Status of Previous Approvals
- Review of Received Grant Application*
- Public Comment
- Future Meeting Announcement
- Adjournment

*Including Executive Session (AS NECESSARY), Public Comment and Council Vote



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

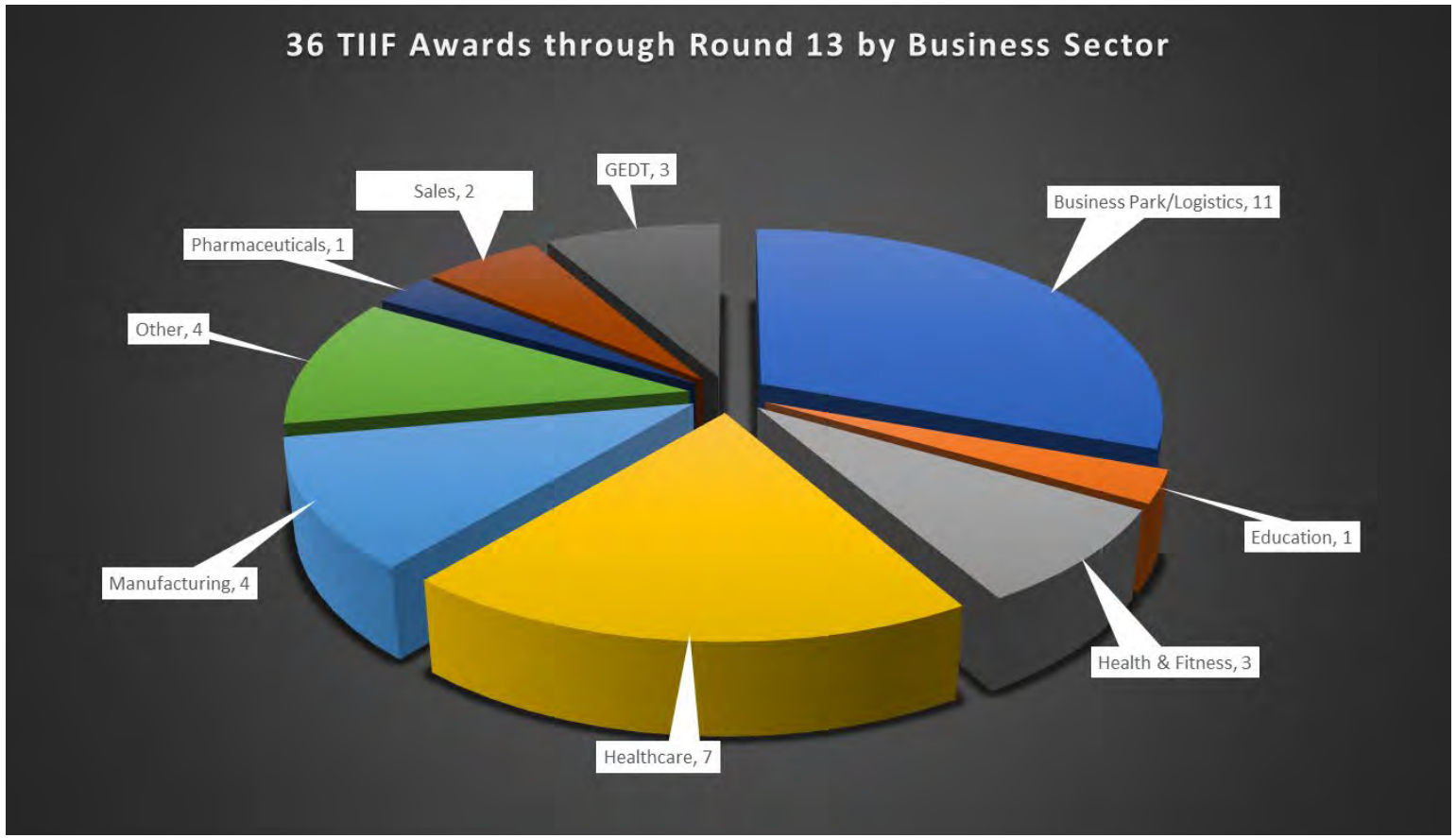
2025 Delaware Total Fatalities as of 11/10/25									
	2025	2024				2023			
	Year-to-date	Year-to-Date			Total	Year-to-Date			Total
Fatalities	99	118	↓	-16%	130	122	↓	-19%	137
Delaware Residents	74	99	↓	-25%	110	96	↓	-23%	110
Person Types									
Vehicle Occupant	56	61	↓	-8%	65	81	↓	-31%	89
Pedestrian	20	27	↓	-26%	34	21	↓	-5%	28
Bicyclist	4	5	↓	-20%	5	5	↓	-20%	5
Motorcyclist	17	20	↓	-15%	21	14	↑	+21%	14
Other Person Type	2	5	↓	-60%	5	1	↑	+100%	1
Crash Types									
Curve Related	13	21	↓	-38%	23	27	↓	-52%	28
Roadway Departure	42	39	↑	+8%	42	65	↓	-35%	69
Intersection Related	31	44	↓	-30%	48	30	↑	+3%	37
Median Crossover	2	0	↑	+100%	0	8	↓	-75%	8
Wrong Way	4	4		0%	4	1	↑	+300%	1
Work Zone	6	5	↑	+20%	5	9	↓	-33%	9



MAKING JOBS A PRIORITY
TIIF TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND


DEATH AND SERIOUS INJURIES ARE UNACCEPTABLE • HUMANS MAKE MISTAKES • HUMANS ARE VULNERABLE • RESPONSIBILITY IS SHARED • SAFETY IS PROACTIVE • REDUNDANCY IS CRUCIAL •
SAFE SYSTEM APPROACH
Safer People
Safer Vehicles
Safer Speeds
Safer Land Use
Safer Roads
Post-Crash Care

Status of Previous Approvals



Total amount awarded to date:
$60,626,797.83

Total jobs created/maintained:
12,484

Current Amount Available for Awards:
$13,438,608.45

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Project Name	Awarded Amount	
ROUND ONE (Term Ends 10/2023)	Award Amount	Total Jobs
Incyte **(Grant term extended to 10/2025)** FORFEITED GRANT as of 3/2024	$ -	0
CHRF LLC	$ 250,000.00	67
FMIVII LLC	$ 600,000.00	159
Lakeshore Motor Company FORFEITED GRANT as of 10/2023	$ -	0
Miller Metal Fabrication	$ 313,000.00	96
NKS Distributors	$ 1,151,816.90	137
TidalHealth Peninsula Regional, Inc. **(Grant term extended to 10/2025)**	$ 3,570,000.00	150
TOTAL	$ 5,884,816.90	

ROUND TWO (Term Ends 2/2024)	Award Amount	Total Jobs
1313 Owner, LLC **(Grant term extended to 2/2026)**	$ 825,000.00	2800
City of Seaford -Ross Business Park	$ 750,156.00	1100
Claymont Properties	$ 395,091.62	4630
LPC First State Holding (fka D2 Pencader)	$ 4,489,794.93	182
M and E Properties, LLC **(Grant term extended to 2/2026)**	$ 225,000.00	10
Whitehall Ventures	$ 1,100,000.00	72
TOTAL	$ 7,785,042.55	

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
STA Pharmaceutical USA **(Grant term extended to 11/2025)**	$ 2,100,000.00	500
Light Action/City of Wilmington **(Grant term extended to 11/2027)**	$ 3,673,800.00	80
The Challenge Program LLC/City of Wilmington **(Grant term extended to 11/2027)**	$ 1,003,300.00	19
TOTAL	$ 9,277,100.00	

ROUND FOUR (Term Ends 3/2025)	Award Amount	Total Jobs
Bayhealth Route 9	$ 978,722.41	69
TOTAL	$ 978,722.41	

ROUND FIVE (Term Ends 8/2025)	Award Amount	Total Jobs
Devreco LLC	$ 396,814.00	37
Plantations Medical Center LLC	$ 1,685,979.36	161
TOTAL	$ 2,082,793.36	

ROUND SIX (Term Ends 2/2026)	Award Amount	Total Jobs
Snead Property Management LLC	$ 128,005.36	24
City of Milford Industrial Park	$ 2,766,799.89	43
TOTAL	$ 2,894,805.25	

ROUND SEVEN (Term Ends 6/2026)	Award Amount	Total Jobs
McCormick & Associates of Middletown LLC	$ 105,298.00	14
TOTAL	$ 105,298.00	

Project Name	Awarded Amount	
ROUND EIGHT (Term Ends 8/2026)	Award Amount	Total Jobs
PR-Stoltz Ventures LLC	$ 4,028,130.00	610
KSIP I Piccard LLC **(Add'l funding term ends 8/2025)**	$ 2,900,855.00	135
TOTAL	$ 6,928,985.00	

ROUND NINE (Term Ends 12/2026)	Award Amount	Total Jobs
Agile Cold Claymont LLC	$ 2,342,581.00	130
Seaford Commercial 28 LLC	$ 4,695,879.00	115
SC Habitat for Humanity, Inc.	$ 1,969,000.00	43
TOTAL	$ 9,007,460.00	

ROUND TEN (Term Ends 5/2027)	Award Amount	Total Jobs
City of Milford Funding Increase **(Grant term ends 2/2026)**	$ 2,283,730.37	
FDPN Management LLC (Manufactoring/Distribution/Warehouse)	$ 974,505.59	140
Lewes Georgetown Professional Park (Healthcare Offices)	$ 1,979,089.00	48
TOTAL	$ 5,237,324.96	

ROUND ELEVEN (Term Ends 09/2027)	Award Amount	Total Jobs
SCMC Long Neck LLC	$ 544,462.60	44
TOTAL	$ 544,462.60	44

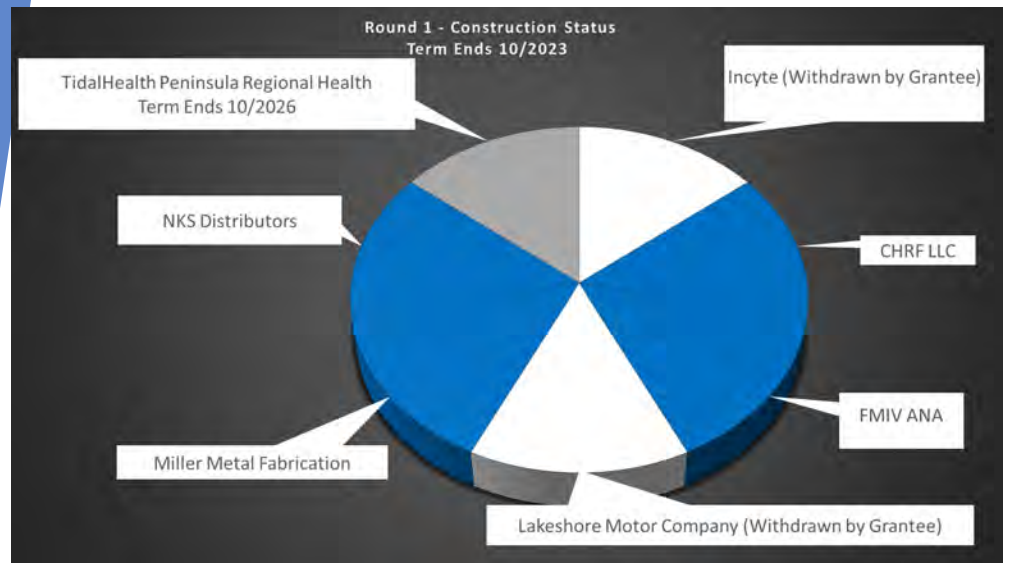
ROUND TWELVE	Award Amount	Total Jobs
NO AWARDS		
TOTAL	$ -	0

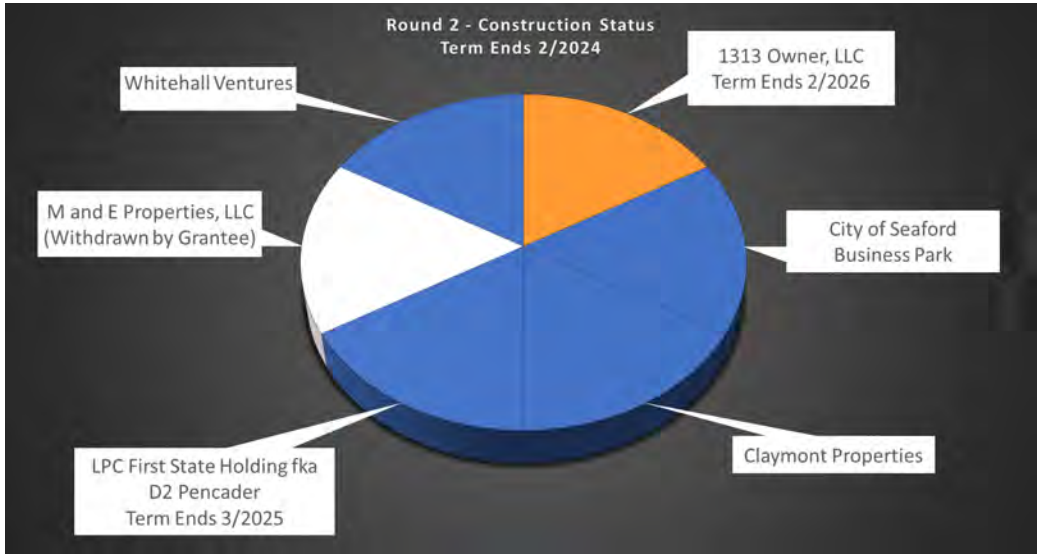
ROUND THIRTEEN (Term Ends 07/2028))	Award Amount	Total Jobs
CMT Inc.	$ 1,481,492.10	32
Felton Drive-In LLC	$ 322,429.80	72
FR First Park New Castle LLC	$ 1,606,018.35	435
REACH Riverside Development Corp	$ 2,005,553.00	102
RMG Harrington LLC	$ 375,543.25	9
SCMC Rt 24 LLC	$ 465,614.00	71
WitSil Lincoln Associates LLC	$ 1,795,300.00	34
TOTAL	$ 8,051,950.50	

ROUND FOURTEEN	Award Amount	Total Jobs
Two Farms Inc Store 428 Milton	$ 1,848,036.30	24
TOTAL	$ 1,848,036.30	24
GRAND TOTALS	**$ 60,626,797.83**	**12484**

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Status of Previous Approvals (continued)



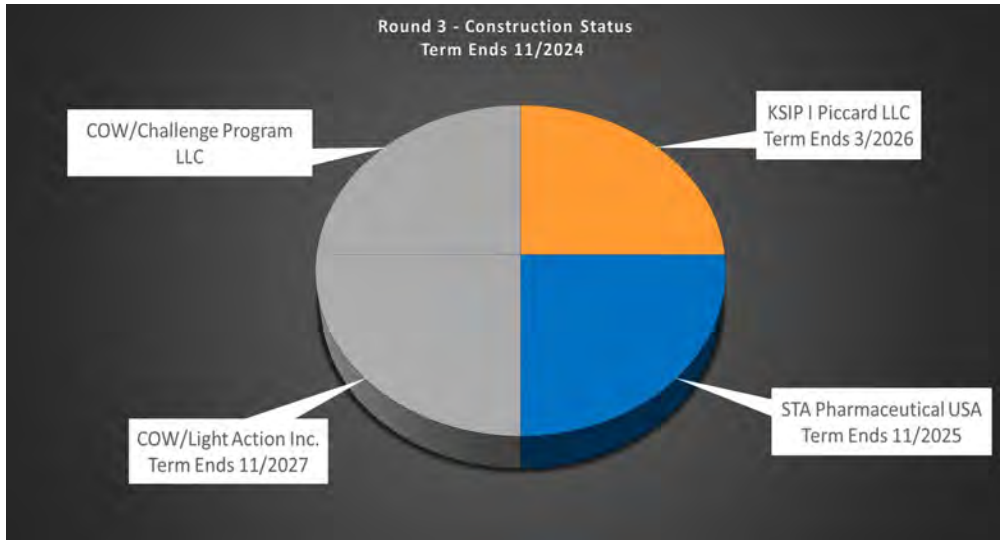


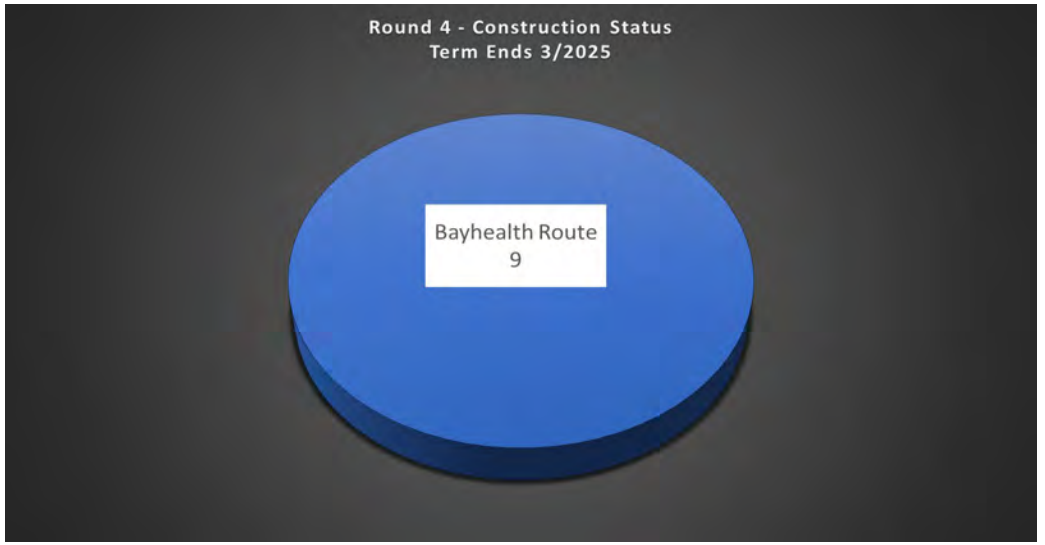
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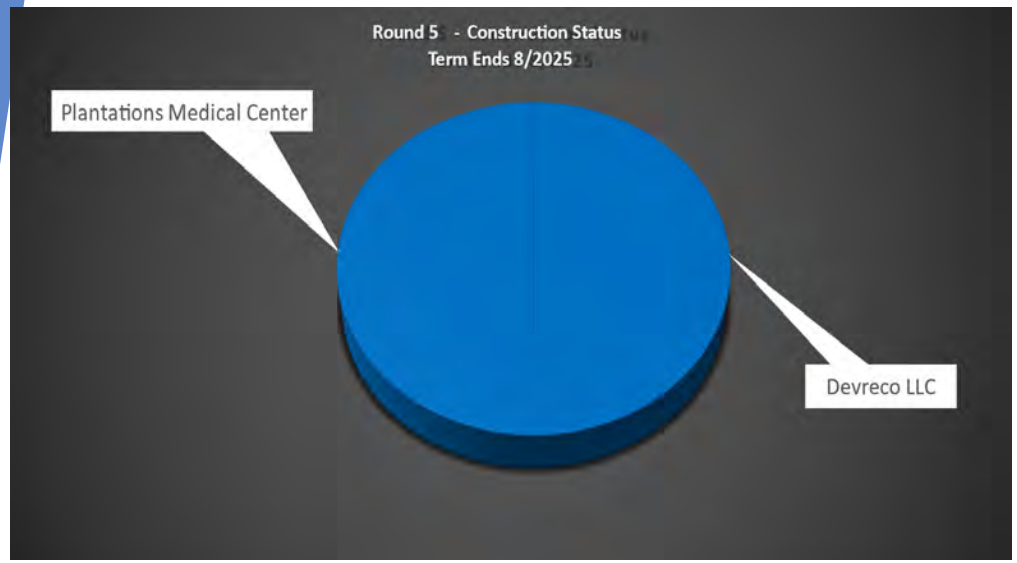
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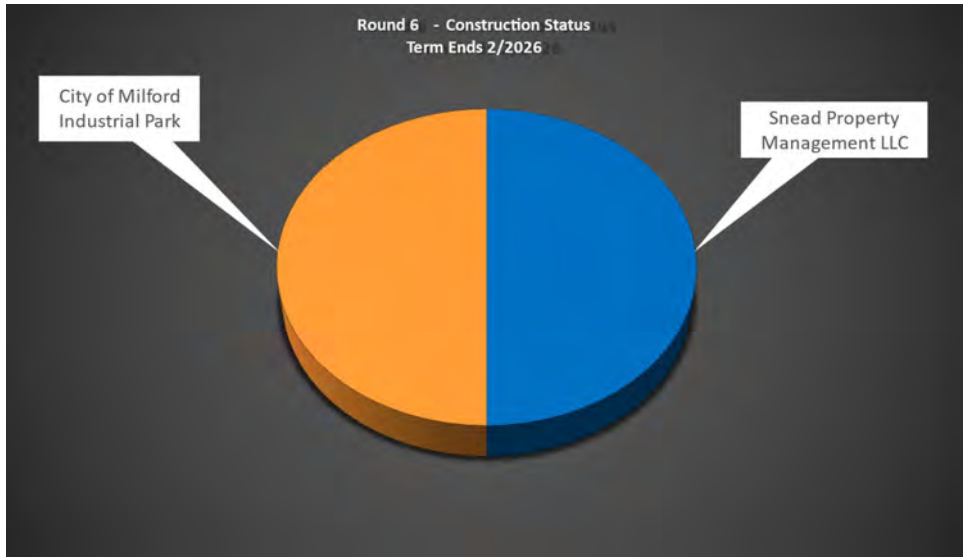




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Status of Previous Approvals (continued)



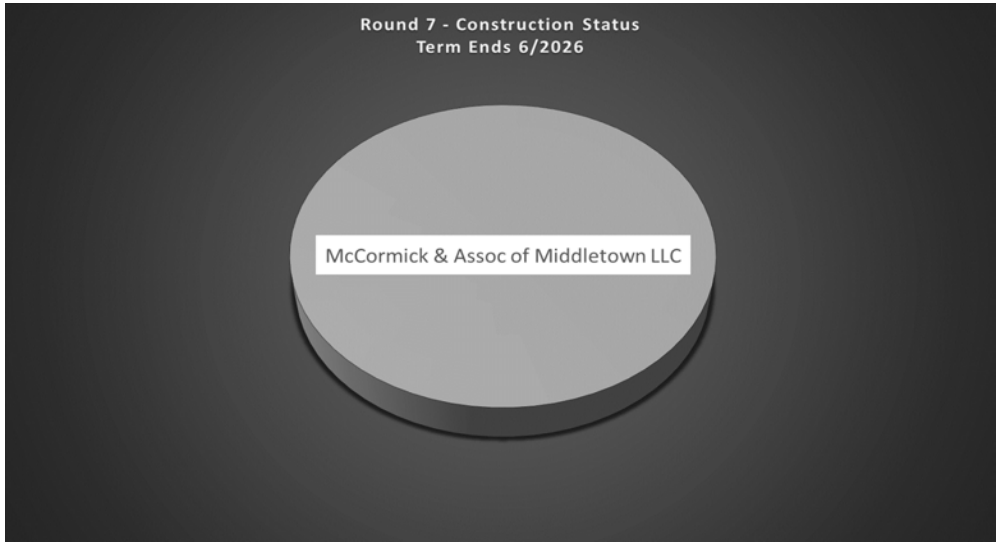


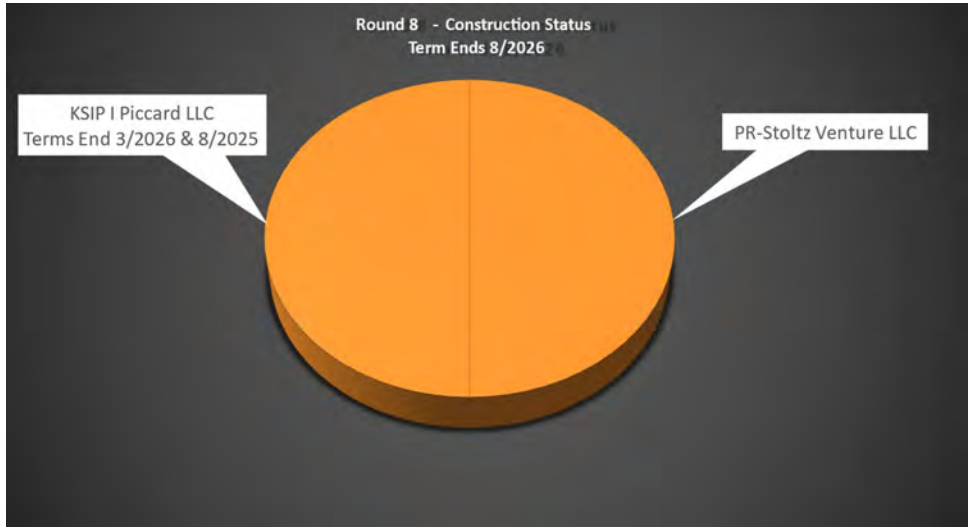
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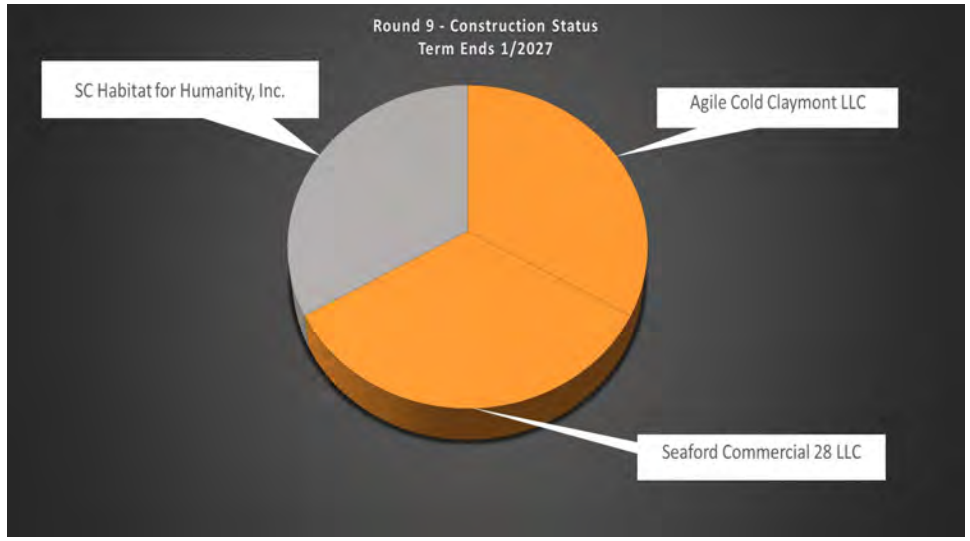
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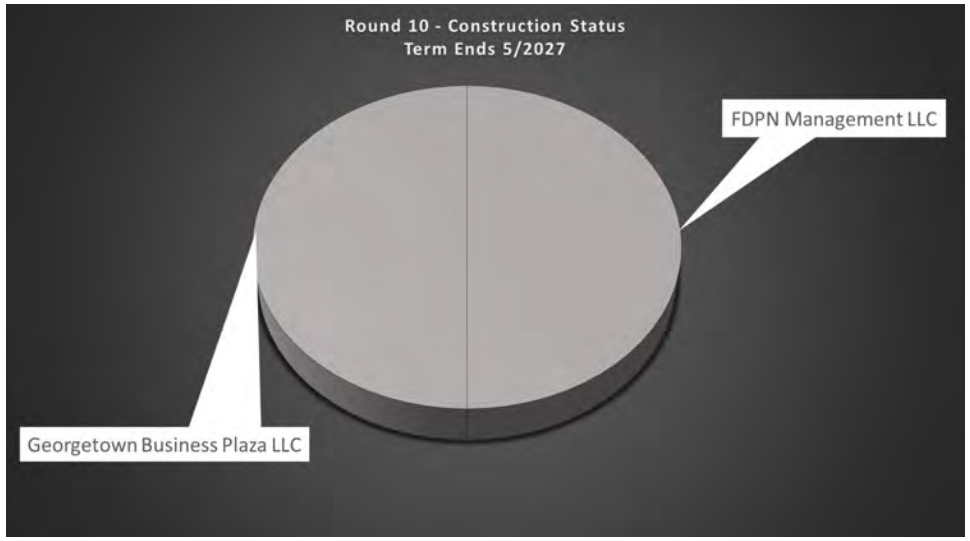




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Status of Previous Approvals (continued)



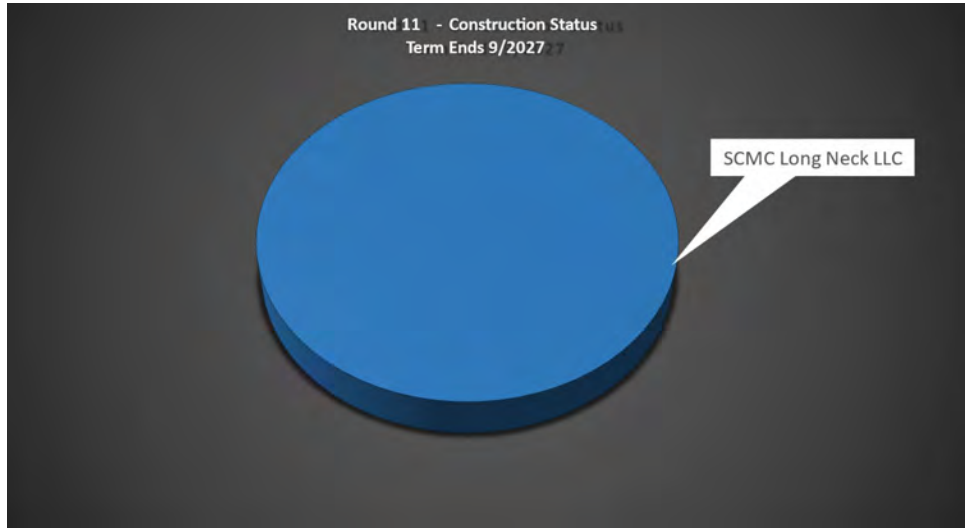


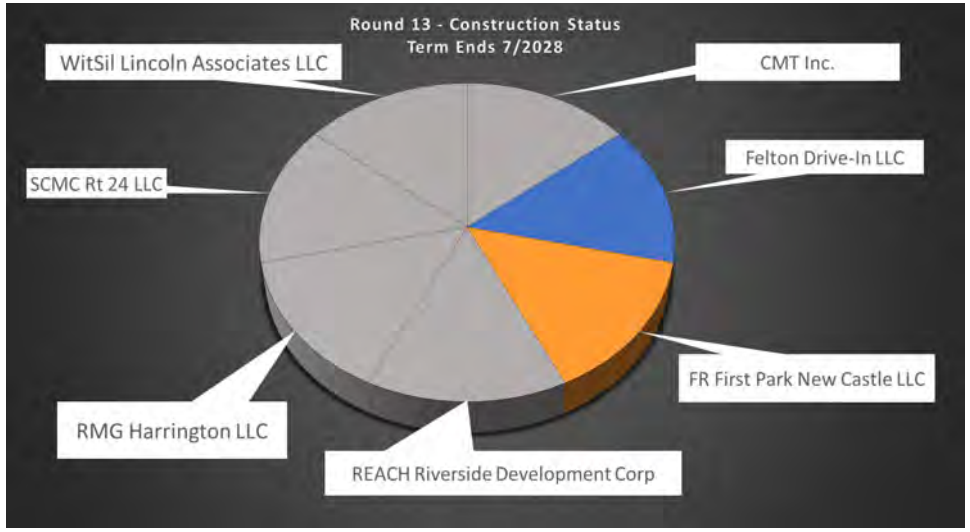
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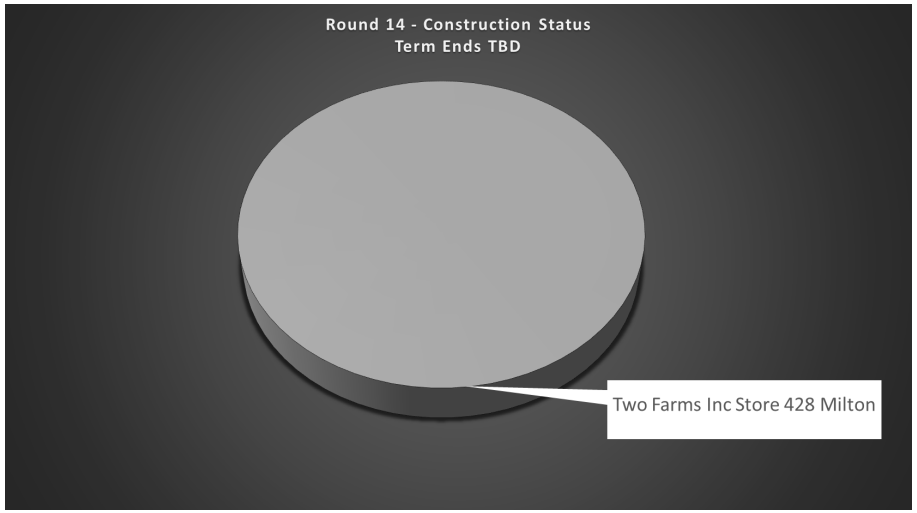
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MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Status of Previous Approvals (continued)



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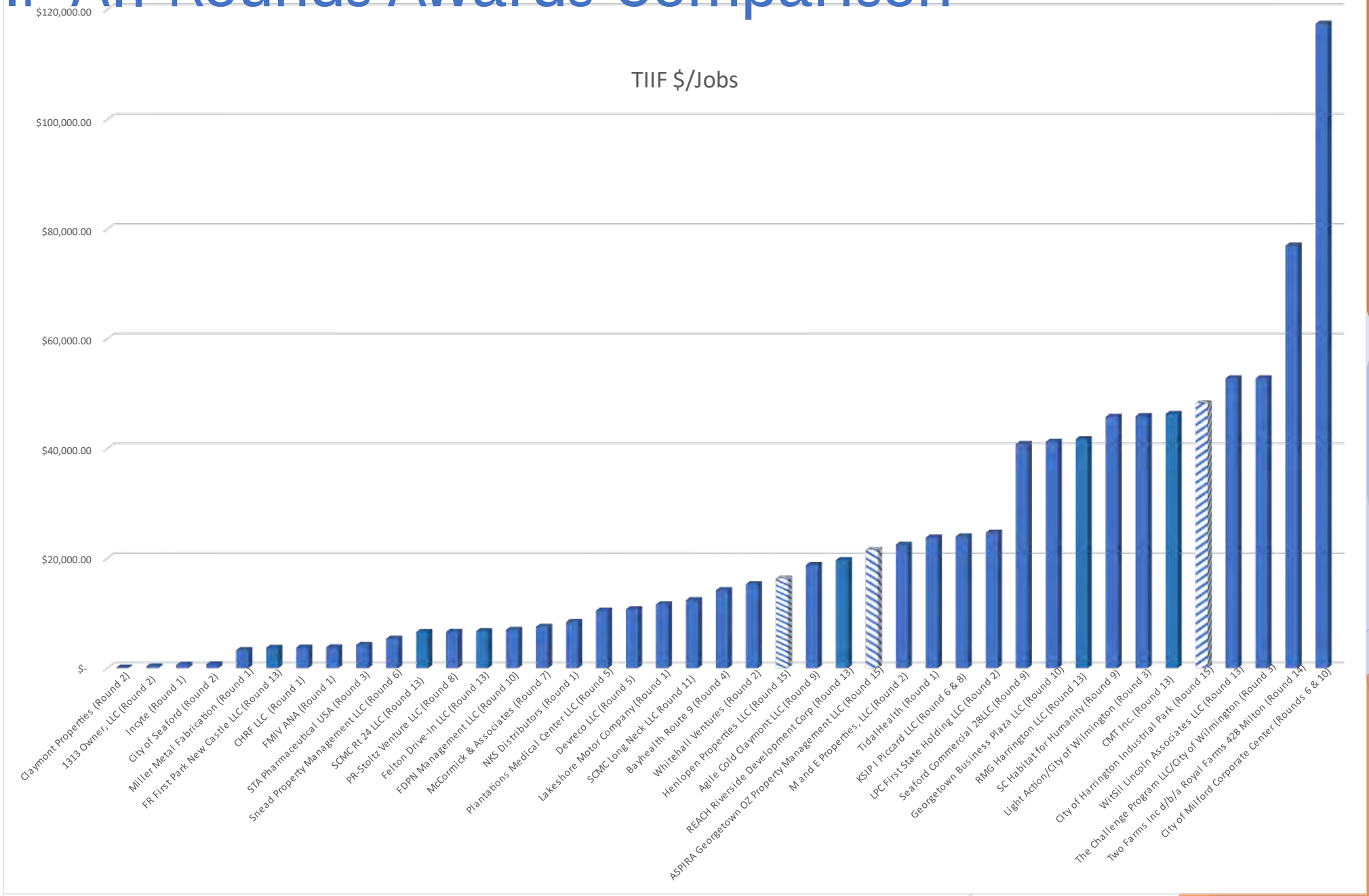
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MAKING JOBS A PRIORITY

TIIF

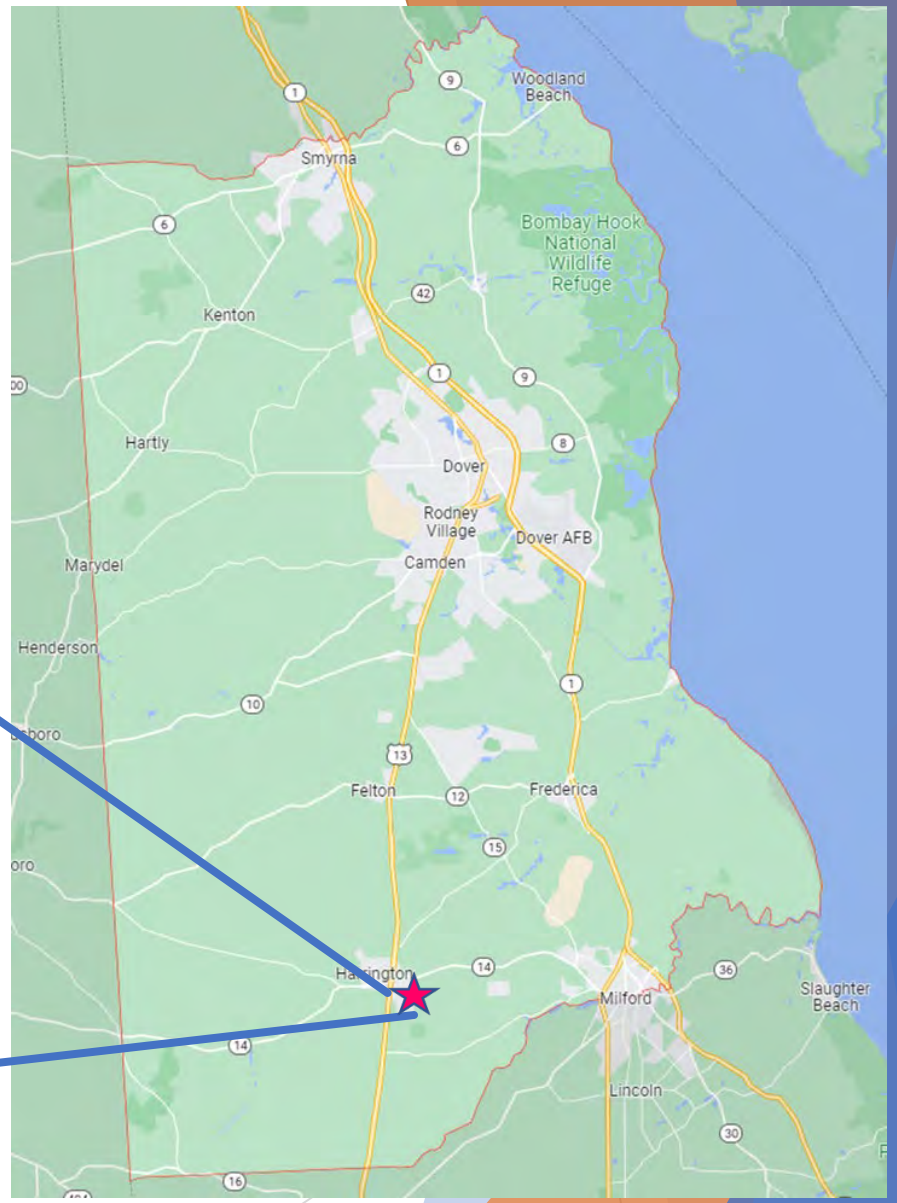
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

TIIF All Rounds Awards Comparison



City of Harrington Industrial Park





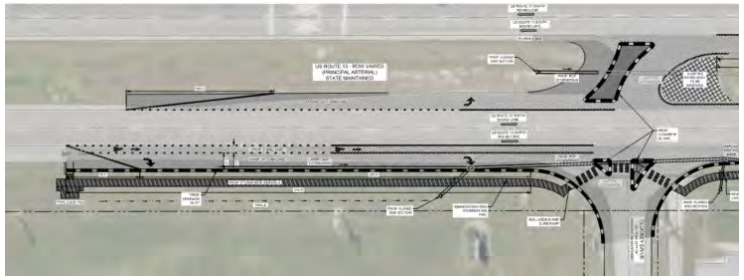
299 Cluckey Drive, Harrington

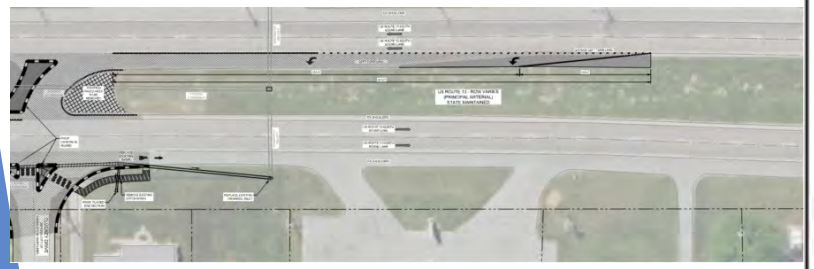
City of Harrington Industrial Park

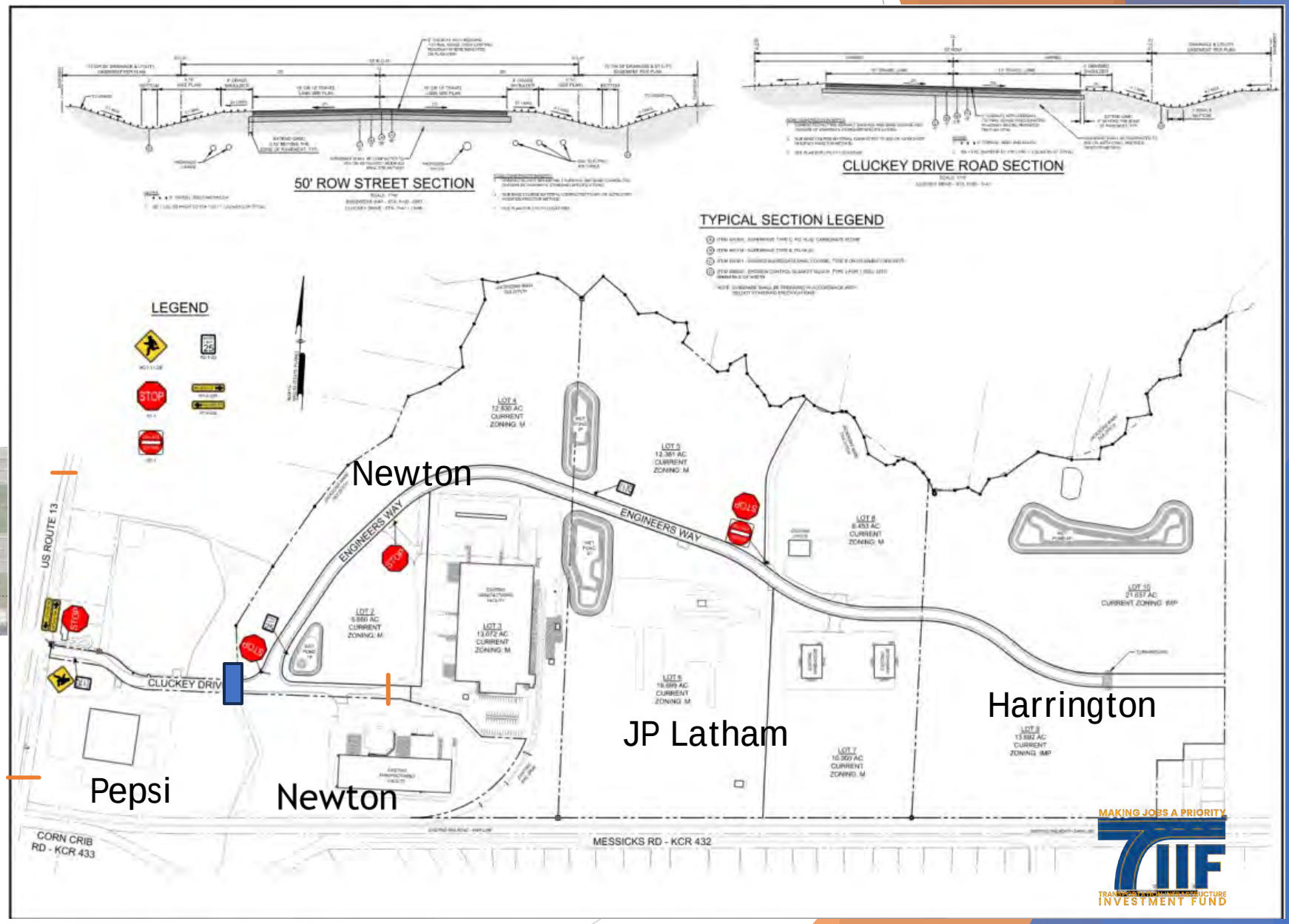
- Project Description: Industrial park spanning three separate parcels, one City owned and two privately owned with existing businesses. City parcel to be subdivided into lots for individual sale. Proposed City-maintained streets (Cluckey Drive and Engineer's Way) will connect the parcels. Final site plan approval is anticipated end of 2025, with site infrastructure work to begin spring 2026.
  - Site is located within Levels 1 and 2 State Strategies Investment Areas.
- TIIF Scope of Work:
  - Reconfigured existing site entrance at Cluckey Drive to allow rights-in, rights out, lefts in, new right turn lane with bike lane, reconfigured existing full movement crossover to restrict lefts out, and left turn lane modifications at crossover
  - Sidewalk along US 13 frontage, upgraded transit stop
  - Reconstructed/widened existing street (Cluckey Drive), culvert replacement
  - New 3,800 ft. long municipal street (Engineer's Way) with turnaround
  - Engineering design and construction inspection
- Employment Standard: 27 new jobs created in Year 3
- Public Endorser: Kevin R. Sipple, County Administrator, Kent Co. Levy Court

City of Harrington Industrial Park

US 13 Improvements







City of Harrington Industrial Park

- 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:

City of Harrington/Industrial Park	US 13 Northbound	$ 2,939,865.34
Performance Measures	**Data**	
Total Jobs Created/Maintained by Year 3	62	
Public Benefit - Transportation Safety	Restricted crossing u-turns	
Public Benefit - Transportation Connectivity	5' concrete sidewalk, 5' bike lane	
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads)	$118.33	
Public Benefit - Services	Transit stop	
State Strategies Investment Level	1 & 2	
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$47,417.18	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 15 jobs	$11,601-$47,150
	22% tax bracket: 12 jobs	$47,151-$100,525
	24% tax bracket: N/A jobs	$100,526-$191,950
	32% tax bracket: N/A jobs	$191,951-$243,725
	35% tax bracket: N/A jobs	$243,726-$609,350
	37% tax bracket: N/A jobs	>$609,350
Developer Financial Commitment (TIIF $ Investment/Developer Site $ Investment)	5/9	56.06%
Other Currnt Grant Funding Sources/Applications	Site Readiness = $1,900,000.00	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$281,879.11	

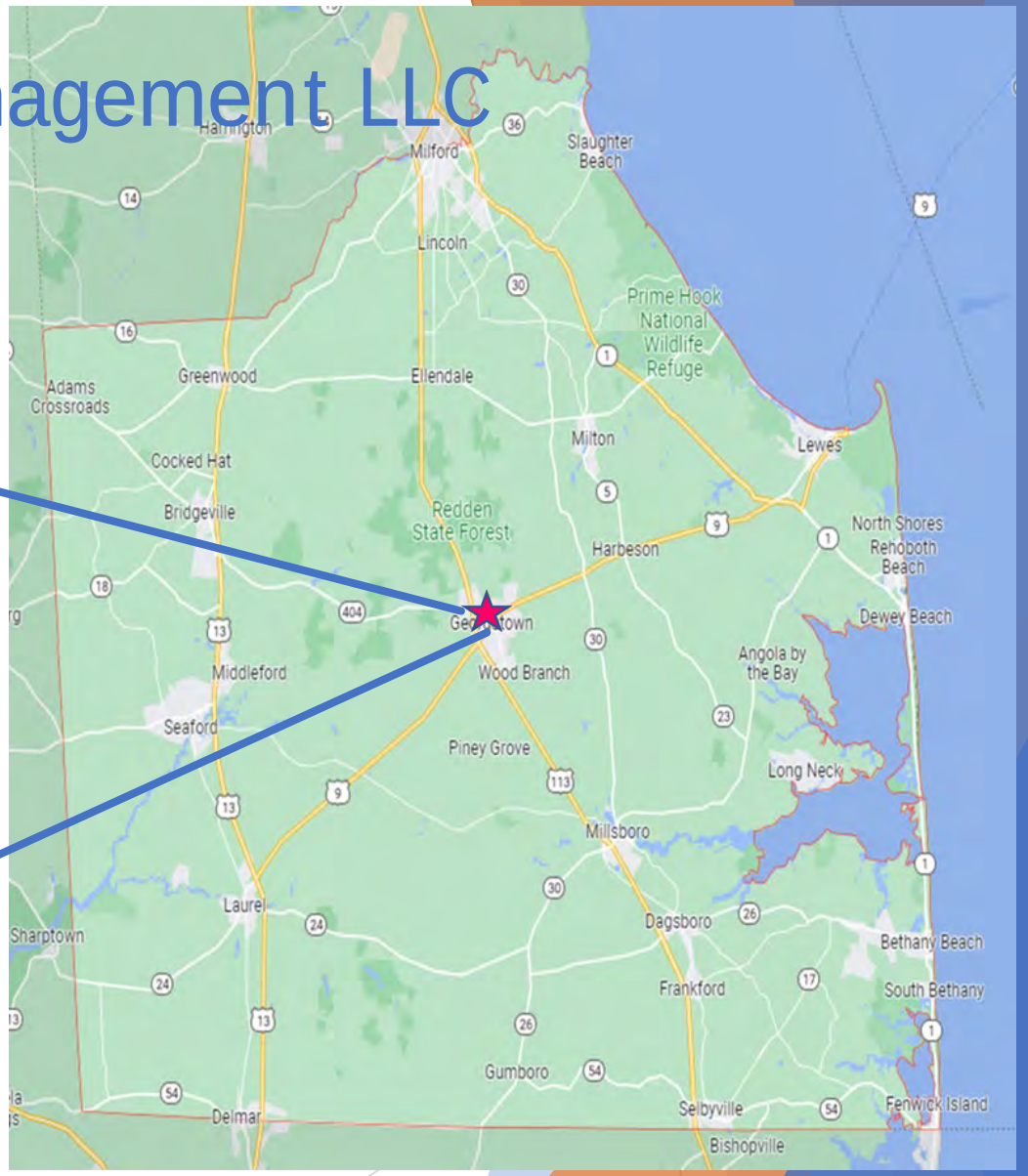
City of Harrington Industrial Park

- Summary: The Applicant has requested $2,939,865.33
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

ASPIRA Georgetown OZ Property Management LLC



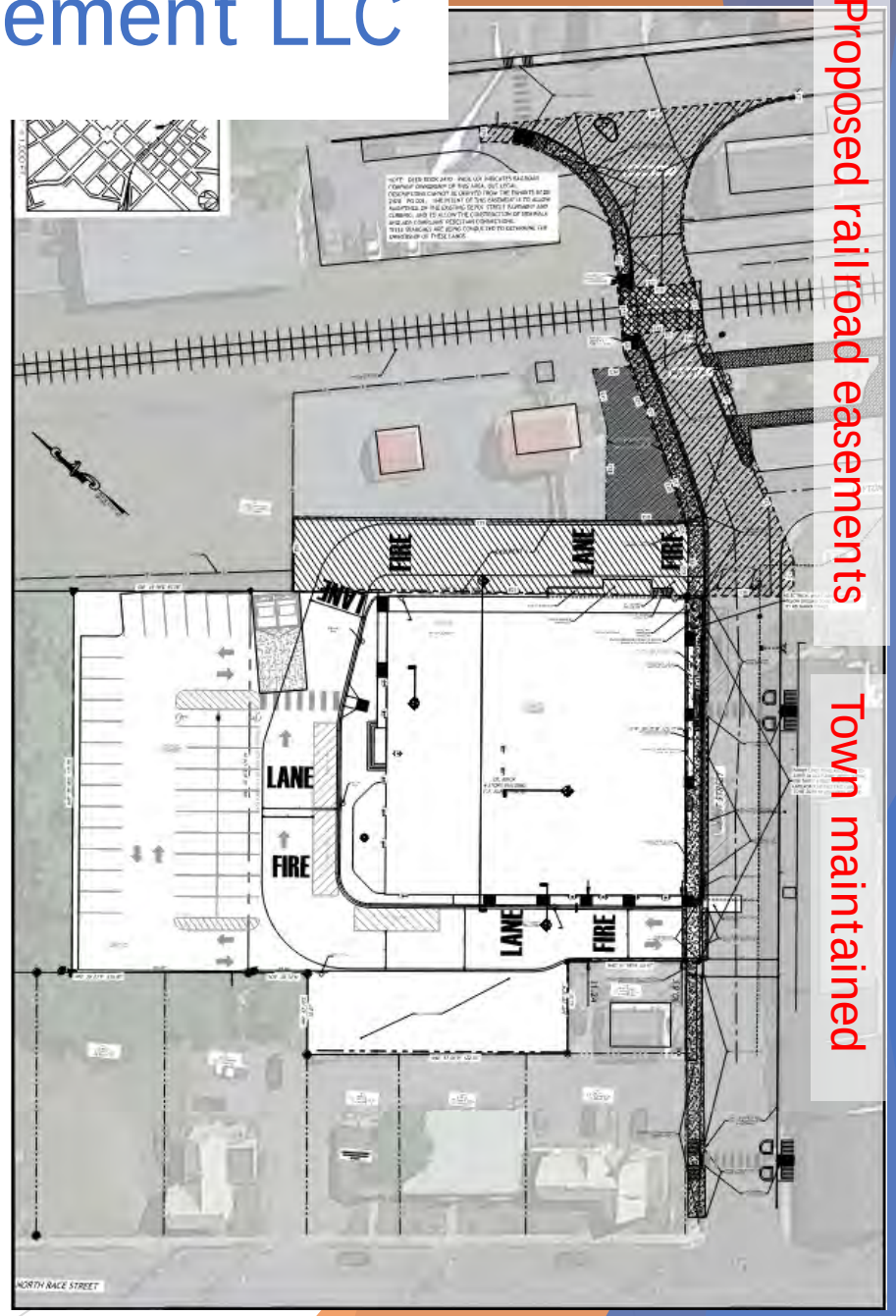
107 Depot Street, Georgetown



ASPIRA Georgetown OZ Property Management LLC



Looking west along Depot Street
toward North Race Street



Proposed railroad easements

Town maintained

ASPIRA Georgetown OZ Property Management LLC

- Project Description: Renovation and rehab of historic former Isaacs & Sons Cold Storage Building to house a dual language public charter school for 400 students in grades K-5.
  - Building to be leased by Las Americas ASPIRA Academy (8 years), purchase after 2034.
  - Site is in a Level 1 State Strategies Investment Area and Town of Georgetown.
- TIIF Scope of Work:
  - Pavement rehab of existing Depot Street (Town-maintained), new curb and sidewalk along entire frontage and other side of rail crossing, two crosswalks across Depot Street, traffic calming.
  - Limits of work depend on dedication of easements by rail company to Town of Georgetown
  - Engineering design, construction inspection, design & construction contingency.
- Employment Standard: 35 new jobs created in Year 3
- Public Endorser: William E. West, Mayor, Town of Georgetown

ASPIRA Georgetown OZ Property 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:

ASPIRA Georgetown OZ Property Management LLC/Charter School	Depot Street (Town maintained)	$ 752,857.00
Performance Measures	**Data**	
Total Jobs Created/Maintained by Year 3	35	
Public Benefit - Transportation Safety	Ped crosswalks, traffic calming	
Public Benefit - Transportation Connectivity	New sidewalks	
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads)	-	
Public Benefit - Services		
State Strategies Investment Level	1	
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$21,510.20	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 5 jobs	$11,601-$47,150
	22% tax bracket: 30 jobs	$47,151-$100,525
	24% tax bracket: N/A jobs	$100,526-$191,950
	32% tax bracket: N/A jobs	$191,951-$243,725
	35% tax bracket: N/A jobs	$243,726-$609,350
	37% tax bracket: N/A jobs	>$609,350
Developer Financial Commitment (TIIF $ Investment/Developer Site $ Investment)	3/76	3.96%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$18,401,355.87	

ASPIRA Georgetown OZ Property Management LLC

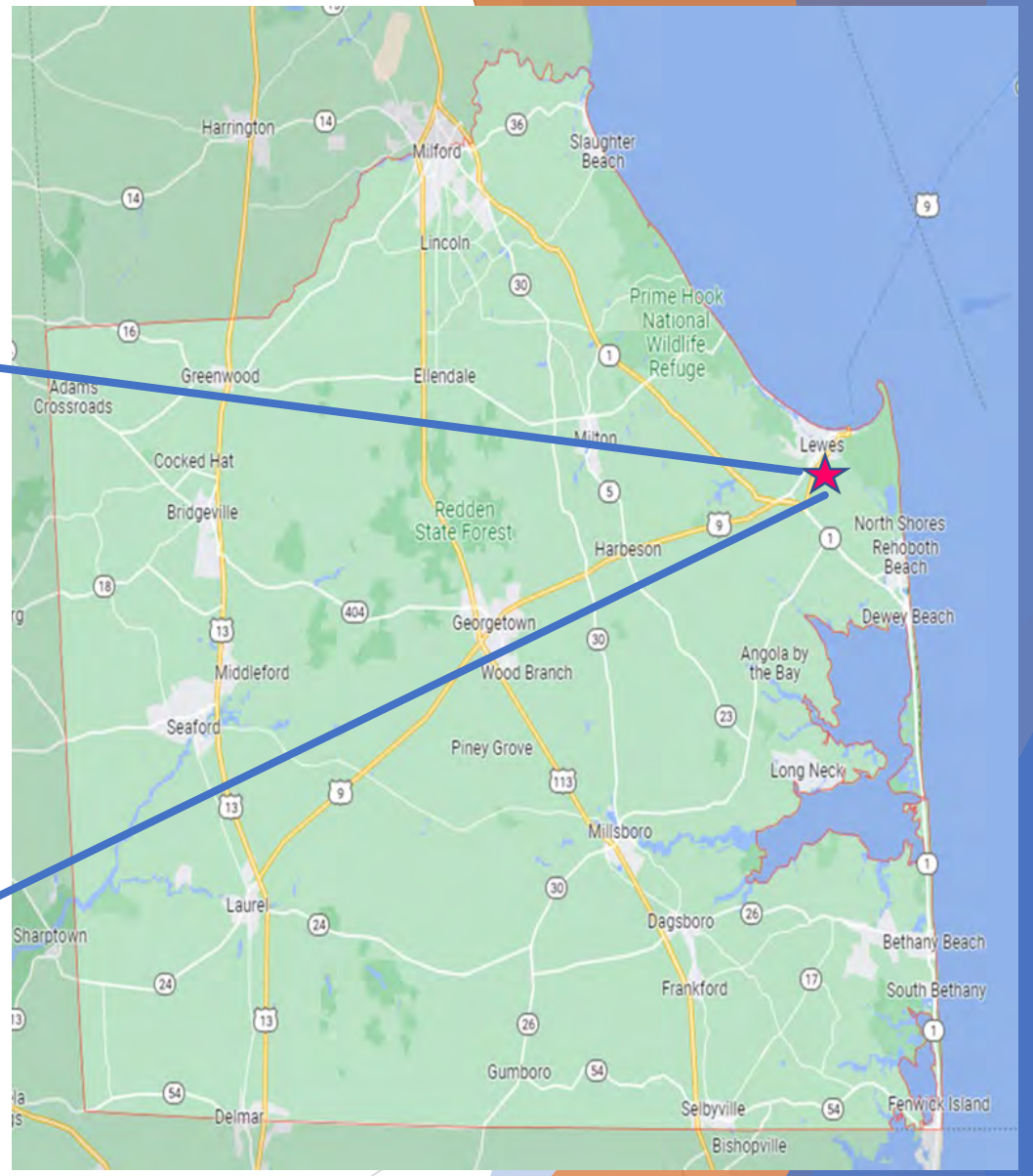
- Summary: The Applicant has requested $752,857.00
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Generally Excluded Development Types (GEDTs)

- Employment Standard Guidelines revised as of 11/14/24
- 4 additional criteria to evaluate
- Limits on eligible transportation improvements to those with direct public benefit (capacity and/or safety)

Henlopen Properties LLC





Kings Highway and Gills Neck Road, Lewes

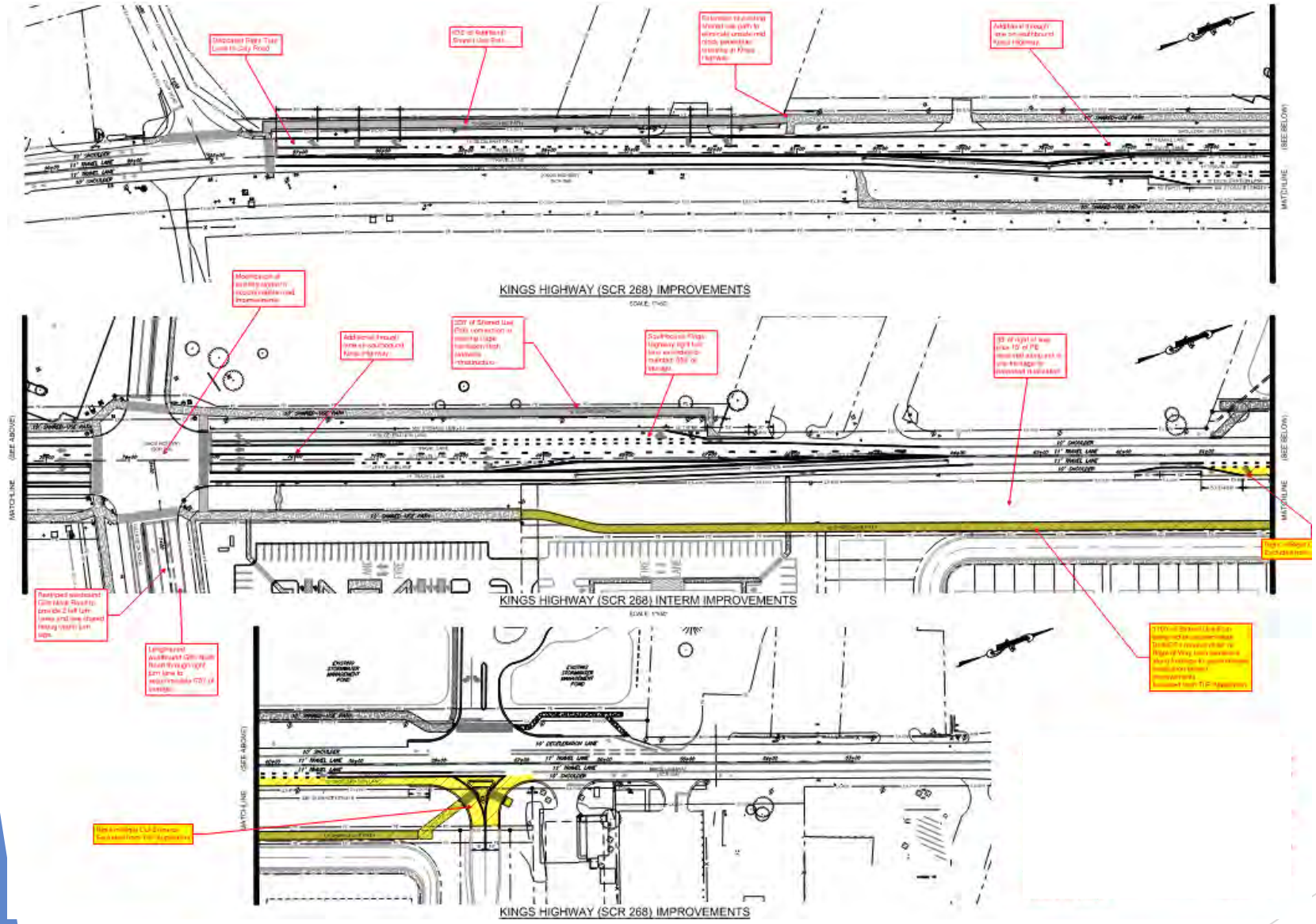
Henlopen Properties LLC

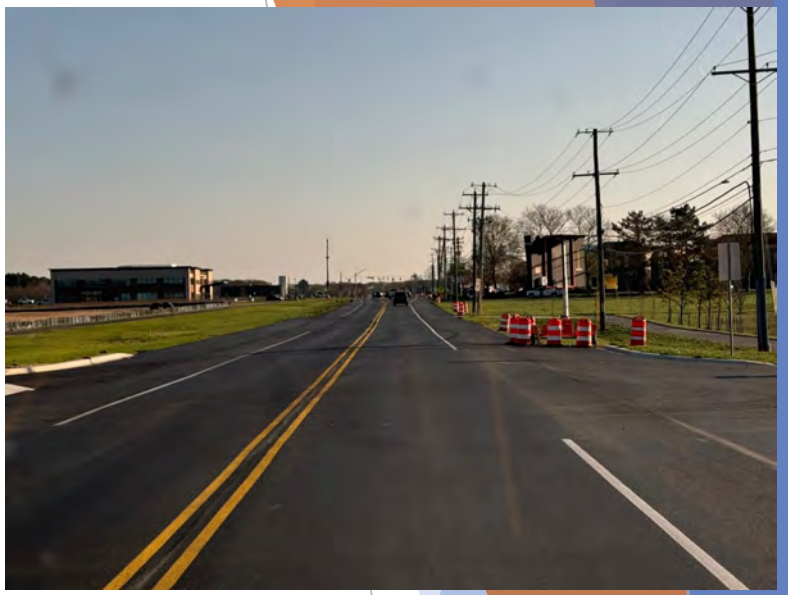
- Project Description: A 42,200 sq. ft. medical office building as part of a mixed-use development, "Mitchell's Corner," which includes an existing medical office building, proposed retail and residential.
  - Site is located within a Level 1 State Strategies Investment Area.
- TIIF Scope of Work:
  - Per the February 2022 Traffic Impact Study, interim improvements were recommended to decrease vehicle delays and provide for projected queuing lengths at the existing signalized Kings/Gills Neck intersection. *"These improvements would potentially be replaced as part of the US 9, Kings Highway, Dartmouth Drive to Freeman Highway project."*
  - Widening and restriping of Kings Highway to provide extended right at Cape Henlopen High School, additional through lane on Kings with lane drop at Clay Road, restriped westbound Gills Neck Road for second dedicated left, lengthened shared through/right on Gills Neck, associated traffic signal modifications, shared use path connections to Clay Road and Cape Henlopen High School.
  - Engineering design, construction inspection, construction contingency
- Employment Standard: 35 new jobs proposed in Year 3
- Public Endorser: **DUE BY 11/17/25 or application will not be considered**

Henlopen Properties LLC

- Status of project timeline:
  - Final inspection of TIIF scope of work was held on 8/7/25
  - Primary punch list was issued on 8/18/25
  - TIIF application was submitted on 9/5/25
  - Punch list items completed on or about 10/31/25
- Eligibility of construction costs incurred prior to the award:
  - TIIF typically reimburses for design costs incurred prior to award since some engineering is necessary in many cases to determine TIIF Scope of Work.
  - Site Readiness dates of invoices must be after the date of CDF approval per the Site Readiness Agreement:
    - *WHEREAS, pursuant to 29 Del. C. § 8711A (f) the Council on Development Finance (the "Council") held a public hearing with respect to the Application on March 31, 2025…*
    - *…For the avoidance of doubt, expenses incurred by the Grantee prior to March 31, 2025, do not qualify for and are not Eligible as Allowable Site Readiness Costs.*

Henlopen Properties LLC



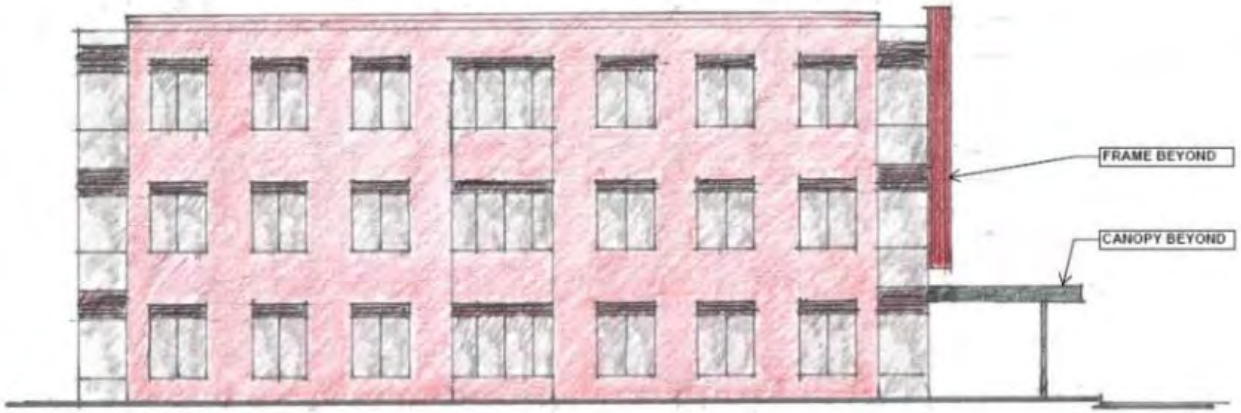


Kings Highway looking south toward Gills Neck Road

Henlopen Properties LLC

- Summary: The Applicant has completed construction of the TIIF Scope of Work prior to the Council's review of this application
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Henlopen Properties LLC

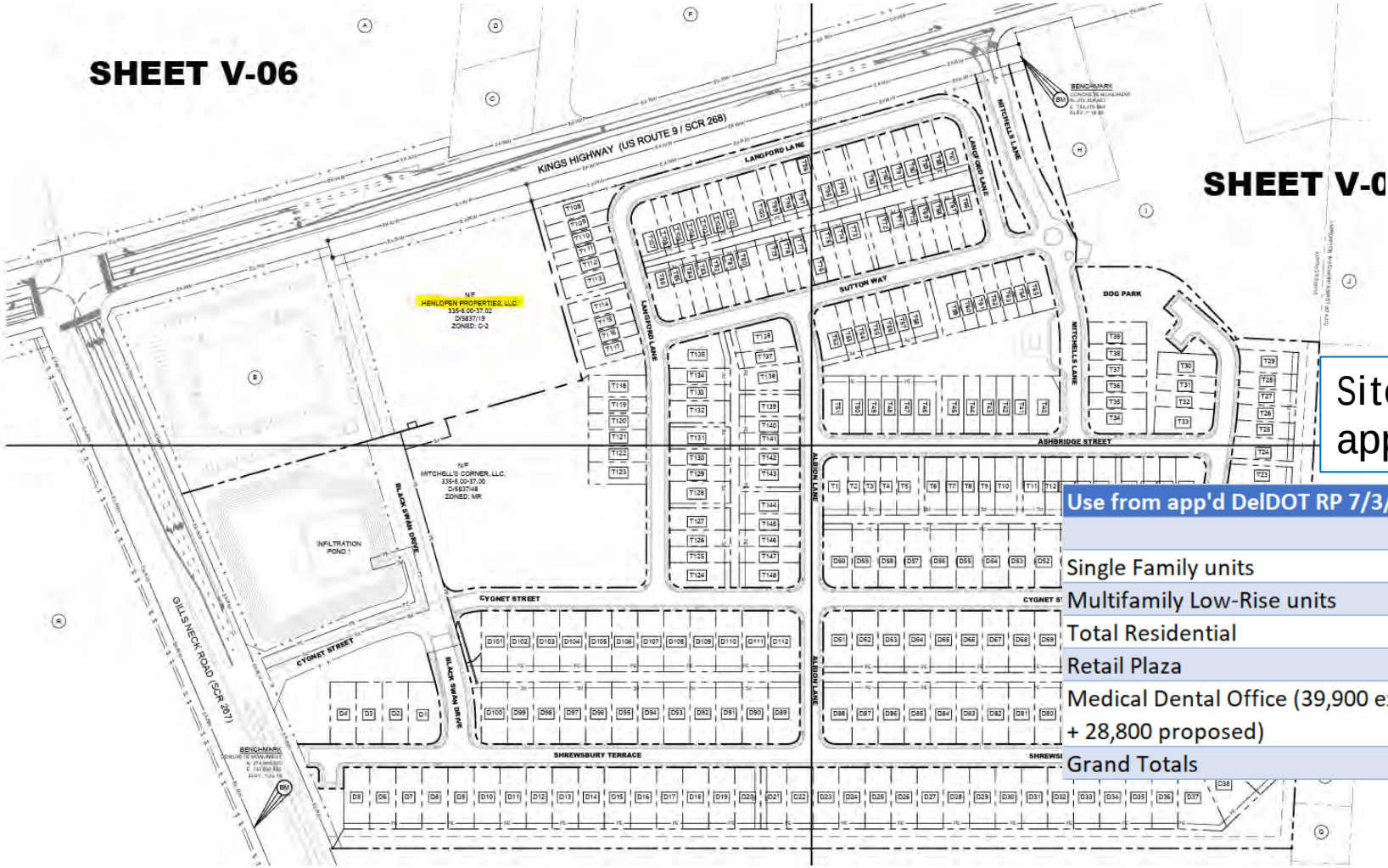


SIDE ELEVATION



KINGS HIGHWAY ELEVATION

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Site trips from DelDOT Record Plan approved 7/3/24:

Use from app'd DelDOT RP 7/3/24	SF/Units	Weekday ADT	% of Total Site ADT
Single Family units	112	1120	
Multifamily Low-Rise units	148	1024	
Total Residential	260	2144	37.05%
Retail Plaza	14,400 SF	837	14.47%
Medical Dental Office (39,900 existing + 28,800 proposed)	67,800 SF	2805	48.48%
Grand Totals		5786	100%

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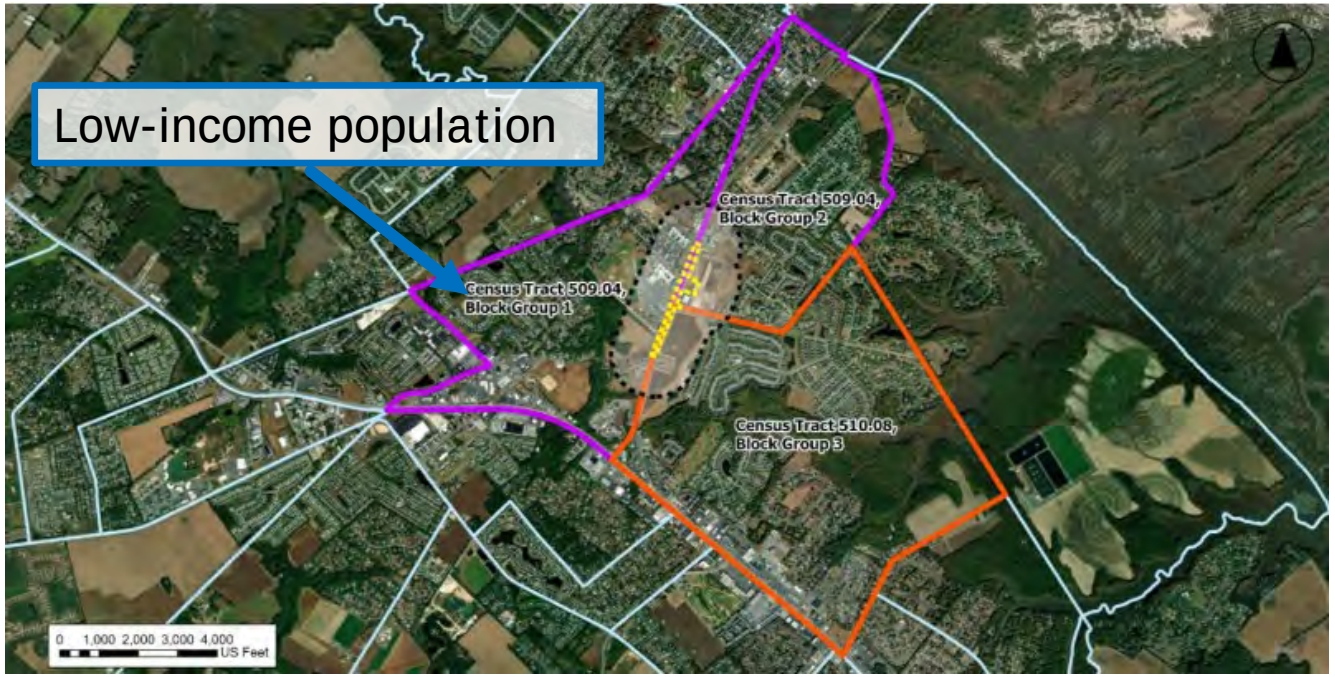
1. How jobs creation differs from other similar GEDT's.
    - Upward mobility
    - Compensation and Job Quality
    - Job Stability
    - Societal Good/Public Benefit
    - Hard-to-Reach Locations vs. Prime Location
    - Differentiation from other Medical Offices

"…the proposed medical office building offers job creation that is higher in quality, richer in compensation, clearer in advancement potential and more stable than typical jobs generated by many GEDTs."

2. Qualitative and quantitative arguments how the GEDT will create or stimulate secondary jobs growth in the region of the project.
    - Businesses along the corridor, including Big Oyster Brewery, have benefited directly from enhanced access. The site design incorporated access points to residual lands owned by the Brewery, enabling future expansion, potentially adding 25 new positions.
    - The project enhances the attractiveness of the area for healthcare providers since the new medical office building can accommodate multiple specialties and attract new providers to the area.

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3. Environmental justice (EJ) analysis of the impacts the proposed GEDT will have on the surrounding area. EJ Analysis Report prepared by Rossi Group dated November 2025



Conclusions (page 13): "…one EJ population, a 32% low-income population was identified within the Study Area, which exceeds the state average of 25%."

"…implementation of the Proposed Project would not result in disproportionately high and adverse effects on EJ communities and therefore concluded that no EJ-specific mitigation is required for the project."

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- Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies

4. Economic analysis report to assess economic benefit indicators associated with the GEDT.
   - IMPLAN REPORT:

Tax Results

Impact	Sub County General	Sub County Special Districts	County	State	Federal	Total
1 - Direct	$109,516.56	$350,162.77	$177,625.54	$2,063,215.06	$2,911,038.37	$5,611,558.30
2 - Indirect	$82,817.59	$263,846.06	$133,840.04	$1,657,257.60	$3,286,310.23	$5,424,071.51
3 - Induced	$35,786.80	$115,152.85	$58,413.08	$670,861.13	$1,230,293.92	$2,110,507.79
Totals	$228,120.95	$729,161.68	$369,878.66	$4,391,333.79	$7,427,642.52	$13,146,137.60

IMPLAN is an input-output (I-O) modeling system that estimates the cumulative effects of economic change. It combines national industry production functions with county-level economic data to generate average output, employment, and productivity for each industry in a given county.

Direct: the initial impact of a scenario
Indirect: the ripple impacts throughout the economy
Induced: the combined impact of both direct and indirect effects

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- Performance Measures:

Henlopen Properties LLC/Healthcare Professional Offices	Kings Highway/Gills Neck Road	$ 2,164,480.74
Performance Measures	**Data**	
Total Jobs Created/Maintained by Year 3	133	69 existing 64 created
Public Benefit - Transportation Safety/Capacity	Extended RTL on SB Kings at Cape HS, add'l through lane on SB Kings w/ lane drop at Clay; restriped WB Gills Neck for 2nd LTL, lengthened shared thru/right on Gills; Signal mods	
Public Benefit - Transportation Connectivity	SUP connection to Clay Road and to Cape HS SUP	
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads: Kings Hwy & Gills Neck Rd)	$116.39	
Public Benefit - Services		
State Strategies Investment Level	1	
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$16,274.29	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 18 jobs	$11,601-$47,150
	22% tax bracket: 31 jobs	$47,151-$100,525
	24% tax bracket: 15 jobs	$100,526-$191,950
	32% tax bracket: N/A jobs	$191,951-$243,725
	35% tax bracket: N/A jobs	$243,726-$609,350
	37% tax bracket: N/A jobs	>$609,350
Developer Financial Commitment (TIIF $ Investment/Developer Site $ Investment)	1/6	15.50%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$5,718,495.08	

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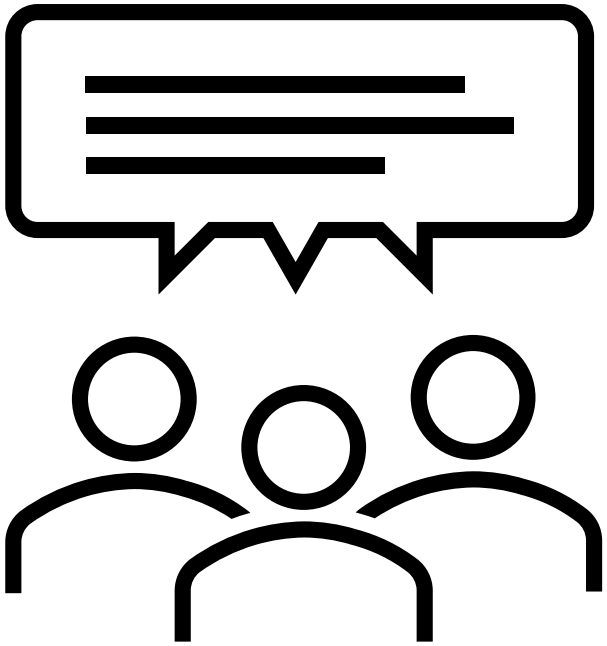
- Summary: The Applicant has requested $2,164,480.74

Use from app'd DelDOT RP 7/3/24	SF/Units	Weekday ADT	% of Total Site ADT	Funding
Single Family units	112	1120		
Multifamily Low-Rise units	148	1024		
Total Residential	260	2144	37.05%	$802,047.48
Retail Plaza	14,400 SF	837	14.47%	$313,112.75
Medical Dental Office (39,900 existing + 28,800 proposed)	67,800 SF	2805	48.48%	$1,049,320.51
Grand Totals		5786	100%	$2,164,480.74

- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Executive Session (AS NEEDED)

Public Comment



Future Meetings

- Next submission deadline is Tuesday, January 20, 2026
- Next Council meeting is Wednesday, April 8, 2026, at 10:30 a.m.
- 2026 deadlines and meeting dates will be published on the TIIF website, de.gov/tiif



Adjourn

Thank You

and

Happy Holidays!

