



2025 REPORT TO TIIF COUNCIL

PREPARED BY:
DELDOT DEVELOPMENT COORDINATION

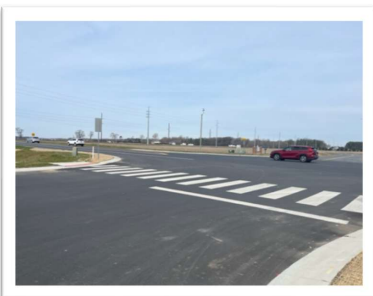


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TIIF Council Members



Joseph H. Westcott, Jr. - Chair

Education: BA and MBA, University of Delaware

Joe joined Capital One predecessor ING Direct in 2007 and has held several leadership roles in the Bank. He is currently VP of Card Operations and the Delaware Market President, representing Capital One in the State.

Appointed Chairman of the TIIF Council in 2020



Robert A. Book, II

Education: BA, University of Delaware; MBA, Wilmington University

Currently President and CEO for Delaware Electric Cooperative, Inc. (DEC), in Greenwood, Delaware, Rob has been with DEC for more than 22 years. Previously he worked as a Legislative Assistant to U.S. Senator William Roth of Delaware for nearly seven years, both in Washington, D.C. and in Dover. Rob is also a graduate of the NRECA Management Internship Program at the University of Wisconsin.

Appointed to the TIIF Council in 2019



Rep. Bill Bush, 29th District

Education: University of Delaware; JD, Widener University

Bill currently operates his own small business and practices as a private attorney. Previously he served as policy advisor for the Delaware Department of Safety and Homeland Security. Bill served on the Caesar Rodney School Board, Board of Trustees for Delaware Technical Community College and the Greater Dover Boys and Girls Club Board. He has also served on the Modern Maturity Center Board, and the Delaware Emergency Medical Services Oversight Council.

Appointed to the TIIF Council in 2019

TIIF Council Members

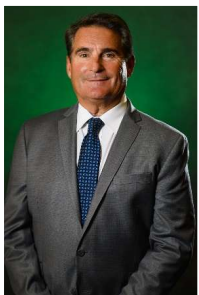


Cornelia Johnson

Education: BSBU, University of Delaware; MBA, Delaware State University; honorary doctorate, Wilberforce University

Over four decades of experience in higher education in Delaware serving students at Delaware Technical Community College, Delaware State University and the University of Delaware. Currently serves as the vice president and campus director at Delaware Technical Community College Terry Campus.

Appointed to the TIIF Council in 2020



William Strickland

Since taking over as President of L&W Insurance Agency in 2005, Bill has been credited with advancing the size and scope of L&W Insurance, which now employs 40 team members and is the only independent insurance agency in Delaware with locations in all three counties. As a Delaware native, Bill remains an active community advocate, serving on various boards and leading local initiatives that promote economic growth and community impact.

Appointed to the TIIF Council in 2020



Martin P. Nunlee

Education: BS, University of Michigan; MS, Central Michigan University; Ph.D., University of Illinois.

Martin has been a professor for nearly twenty years. He has taught at Syracuse University and is currently a tenured professor at Delaware State University, where he is the Director of the Center of Transportation. He served as a Township Planning Commissioner for Bridgewater Township, Michigan. Early in his career, Dr. Nunlee held a myriad of position from Project Engineer-to-Technical Manager.

Appointed to the TIIF Council in 2019

TIIF Council Members



Sen. John Walsh, 9th District

John was elected to the Delaware Senate in 2016. His primary focus has been on economic development, education, workforce issues, and animal abuse legislation. He currently serves on several legislative committees as well as a number of non-profit boards.

Appointed to the TIIF Council in 2023

Vacant Seat

Executive Summary

The Transportation Infrastructure Investment Fund (TIIF) is a grant available to businesses to help offset their transportation improvement costs.

its inception in 2019, TIIF has been providing economic assistance to business owners and developers by funding improvements to roads and related transportation infrastructure with the goal of attracting new businesses to locate, or expanding existing businesses, in Delaware.

Intent

Improvements funded through TIIF occur within the public right-of-way or on public land and directly benefit the traveling public. To be eligible for a grant, improvements must meet all of the requirements as defined by Delaware Code [29 Del.C. §8422](#).

Authority

The governor-appointed nine member TIIF Council was established to consider applications and make recommendations to the Secretaries of the Departments of Transportation (DOT) and State (DOS). The Council had one vacant seat through 2025.

Funding

TIIF funding allocations, shared between DelDOT and DOS, totaled almost \$75 million through FY 26. Typical annual allotments are a combined \$10 million per year, however in FY 22 TIIF received a \$15 million allotment.

Accountability

The TIIF program requires grantees to file annual jobs progress reports with DOS for seven years beyond the date of the grant agreement.

In 2025, 71.4% of grantees

Background & Mission

**TRANSPORTATION
INFRASTRUCTURE
INVESTMENT FUND**

**TIIF GRANT
APPLICATION
DEADLINE**

MAY 13, 2024

[HTTPS://DE.GOV/TIIF](https://de.gov/tiif)



TIIF Program Function Summary

Based on guidance in the Delaware Administrative Code, ([Title 2, §2312](#)), the TIIF program features a streamlined application process with clearly defined administrative responsibilities between Delaware's Department of Transportation (DelDOT) and Department of State's Division of Small Business (DSB).

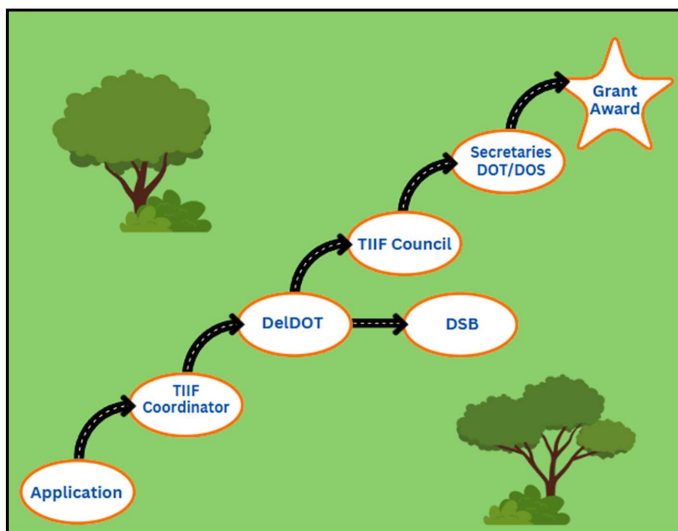
DelDOT's TIIF Coordinator is the applicants' primary point of contact throughout the entire application and award process, ensuring applicants have accessibility to and transparency of the process, timely updates, and feedback. The TIIF Coordinator also interacts regularly with economic development offices throughout the state to understand and help promote the state's economic development interests.

DSB assigns individual financial analysts for every application received. The analysts ensure application completeness and provide thorough reviews of submitted documents.

Together, DelDOT and DSB meet with each applicant to discuss and fully understand the scope and cost of transportation improvements, the applicant's business structure and financial status, proposed employment standards, the project's financial stability and economic sustainability.

Using established performance measures and DSB's evaluation report, DelDOT prepares and presents a brief, consistent summary of each application at each scheduled TIIF Council Meeting.

The TIIF Council reviews the applications presented and votes on grant award recommendations, which are then forwarded to the Secretaries of Transportation and State, who make the final grant awards to the applicants.



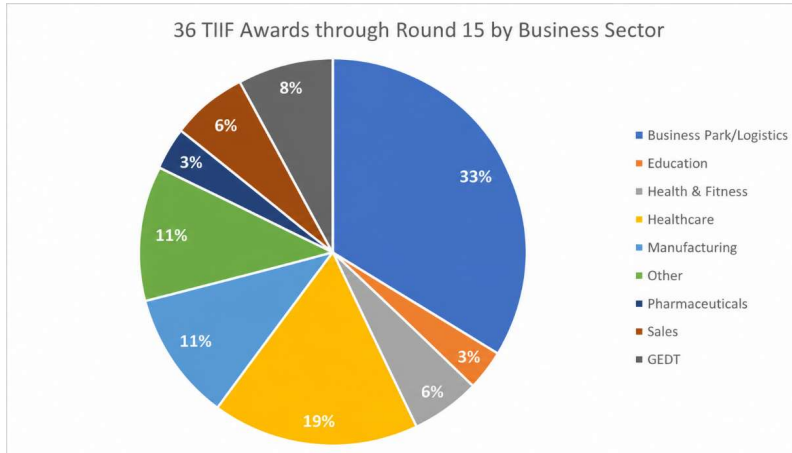
Summary of TIIF Milestones

In 2025, the Council met three times, considered eleven new grant applications, and recommended nine grant awards. In addition, the Council recommended one existing grant term extension requests.



Summary of TIIF Awards

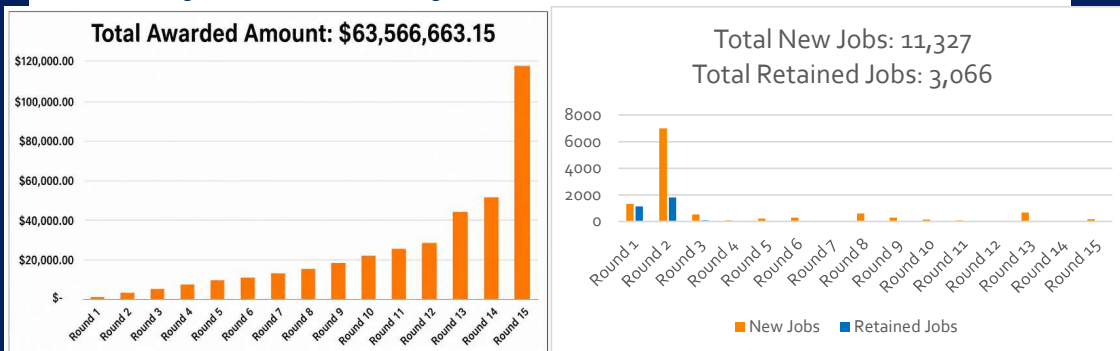
TIIF has helped fund transportation improvements for 36* new or expanding businesses in the state. The types of businesses vary widely, with the highest percentage (33%) in the Business Parks/Logistics category.



As of December 2025, TIIF has helped businesses create and/or retain over 14,000† jobs in the state. In 2024 the new grant applications funded new business creating between 739 jobs.

TIIF covers design, construction, inspection, utility relocations and contingencies for the transportation improvement component of development projects.

With a total awarded amount over \$63 million†, the volume of applications has fluctuated over the course of the program. Rounds One through Six account for 21 of the grants awarded to date; Rounds thirteen through Fifteen account for 11 grants awarded.



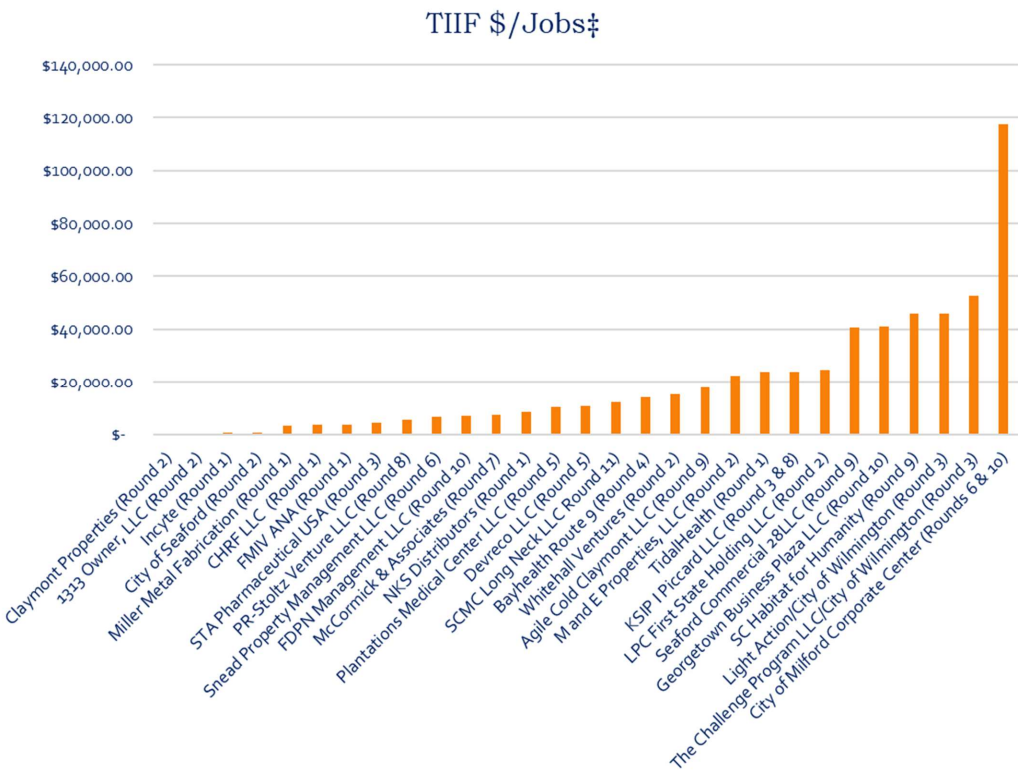
*Includes all grants awarded to date

†Adjusted for one grantee withdrawal, see Round 1 Summary on p. 11

Summary of TIIF Awards

(continued)

TIIF grants awarded to date demonstrate a relatively consistent value for state dollars invested per job.



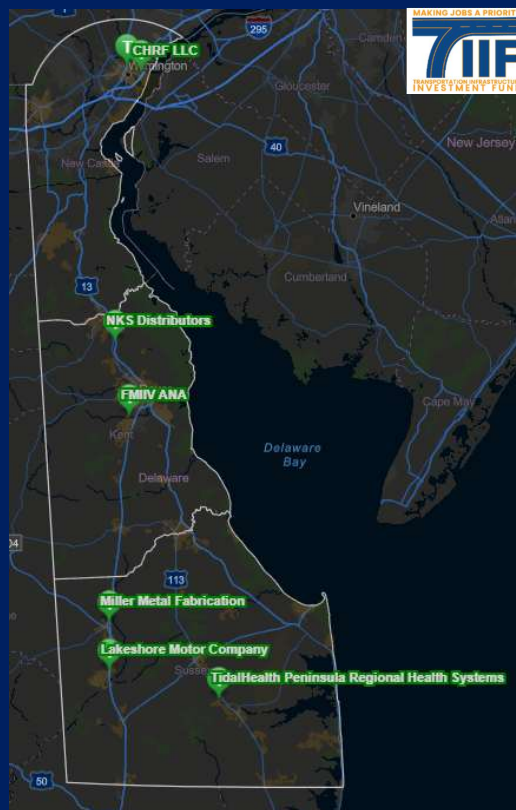
‡TIIF funding awarded divided by total jobs created and maintained at Year 3 after project completion



Summary of TIIF Awards by Round

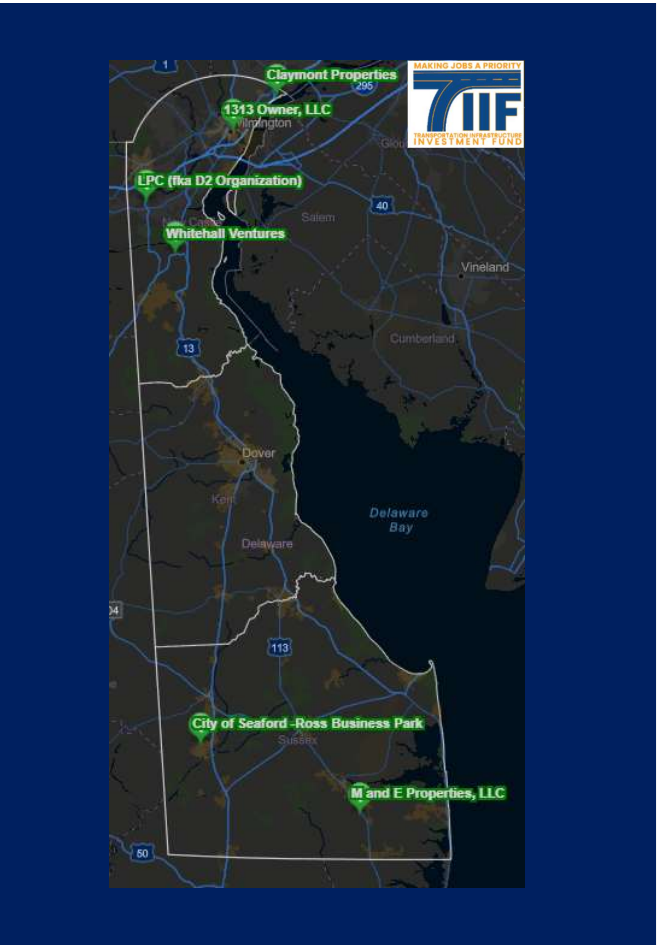
(Round 1)

June 18, 2020



ROUND ONE (Grant Term Ends 10/2023)	Business Type	Award Amount	Total Jobs	Status
Incyte	Biopharmaceuticals	-	-	Withdrawn
CHRF LLC	Contractor Office/Shop/Yard	\$ 250,000.00	67	Complete
FMIVII LLC	Corrugated Box Plant	\$ 600,000.00	159	Complete
Lakeshore Motor Company	Car Dealership	-	-	Withdrawn
Miller Metal Fabrication	Metal Fabricator	\$ 313,000.00	96	Complete
NKS Distributors	Beer Distributorship	\$ 1,151,816.90	137	Complete
Tidal Health/Peninsula Regional Health Systems	Healthcare Campus	\$ 3,570,000.00	150	Not Started
TOTALS	-	\$ 5,884,816.90	609	-

Summary of TIIF Awards by Round (Round 2) January 26, 2021

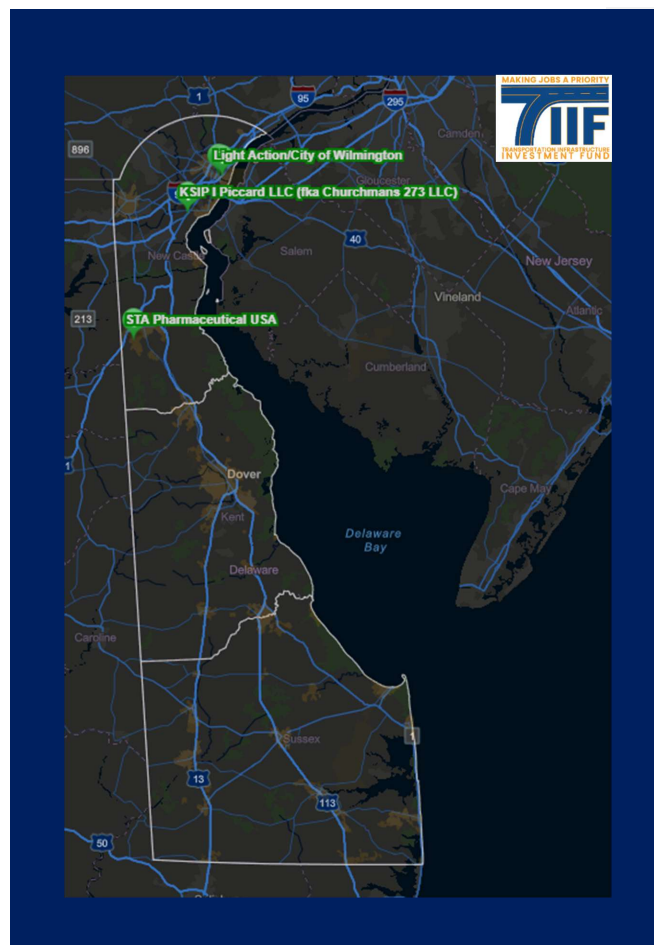


ROUND TWO (Grant Term Ends 2/2024)	Business Type	Award Amount	Total Jobs	Status
1313 Owner, LLC	Central Business District Revitalization	\$ 825,000.00	2800	In Progress
City of Seaford - Ross Business Park	Business Park	\$ 750,156.00	1100	Complete
Claymont Properties	Business Park	\$ 395,091.62	4630	Complete
LPC First State Holding (fka D2 Pencader)	Logistics Center	\$ 4,489,794.93	182	Complete
M and E Properties, LLC	Fitness/Open Air Market	\$ 225,000.00	10	Not Started
Whitehall Ventures	Senior Living/Fitness	\$ 1,100,000.00	72	Complete
TOTALS	-	\$ 7,785,042.55	8,794	-

Summary of TIIF Awards by Round

(Round 3)

July 20, 2021



ROUND THREE (Grant Term Ends 11/2024)	Business Type	Award Amount	Total Jobs	Status
KSIP I Piccard LLC (fka Churchmans 273 LLC)	Logistics Center	\$ 2,500,000.00	90	In Progress
STA Pharmaceutical USA	Pharmaceuticals	\$ 2,100,000.00	500	Complete
Light Action/City of Wilmington	Production Stage	\$ 3,673,800.00	80	Not Started
The Challenge Program LLC/City of Wilmington	Furniture Manufacturing	\$ 1,003,300.00	19	Not Started
TOTALS	-	\$ 9,277,100.00	689	-

Summary of TIIF Awards by Round (Round 4)

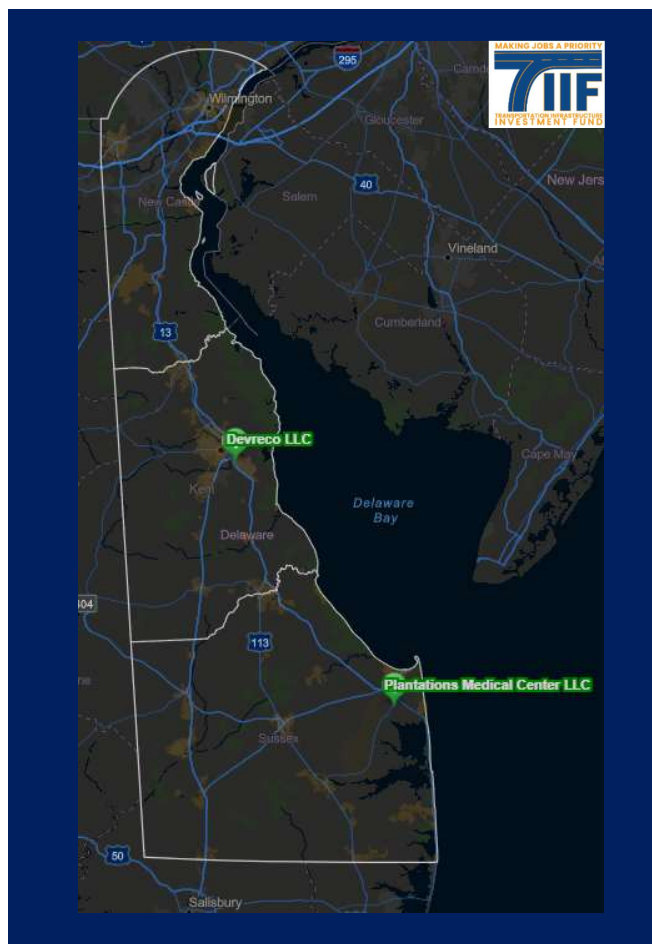
December 15, 2021



ROUND FOUR (Grant Term Ends 3/2025)	Business Type	Award Amount	Total Jobs	Status
Bayhealth Route 9	Healthcare Campus	\$ 978,722.41	68	Complete
TOTAL	-	\$ 978,722.41	68	-

Summary of TIIF Awards by Round (Round 5)

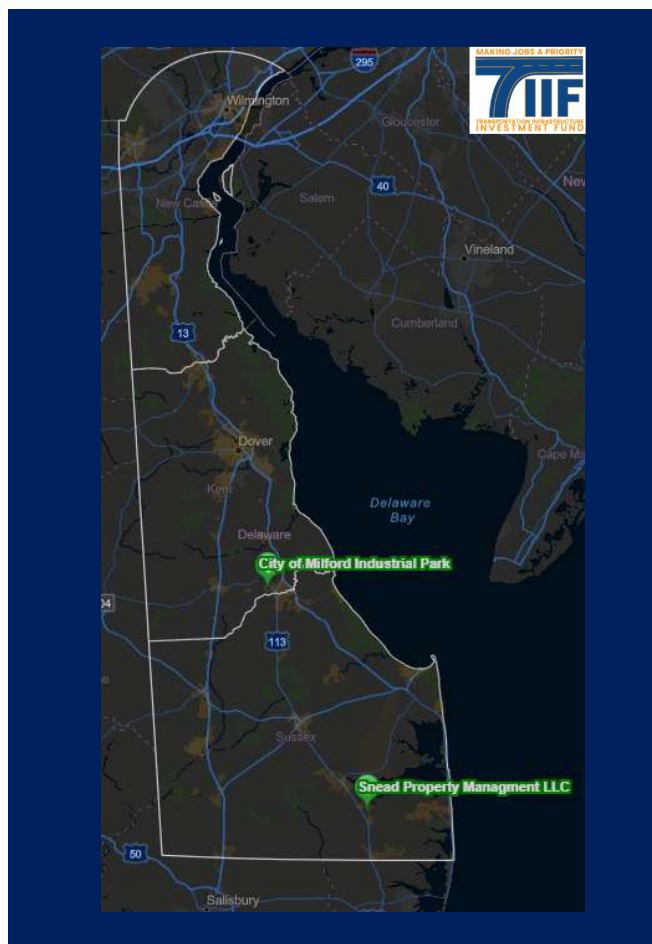
July 20, 2022



ROUND FIVE (Grant Term Ends 8/2025)	Business Type	Award Amount	Total Jobs	Status
Devreco LLC	Logistics Center	\$ 396,814.00	37	Complete
Plantations Medical Center LLC	Healthcare Campus	\$ 1,685,979.36	161	Complete
TOTAL	-	\$ 2,082,793.36	198	-

Summary of TIIF Awards by Round (Round 6)

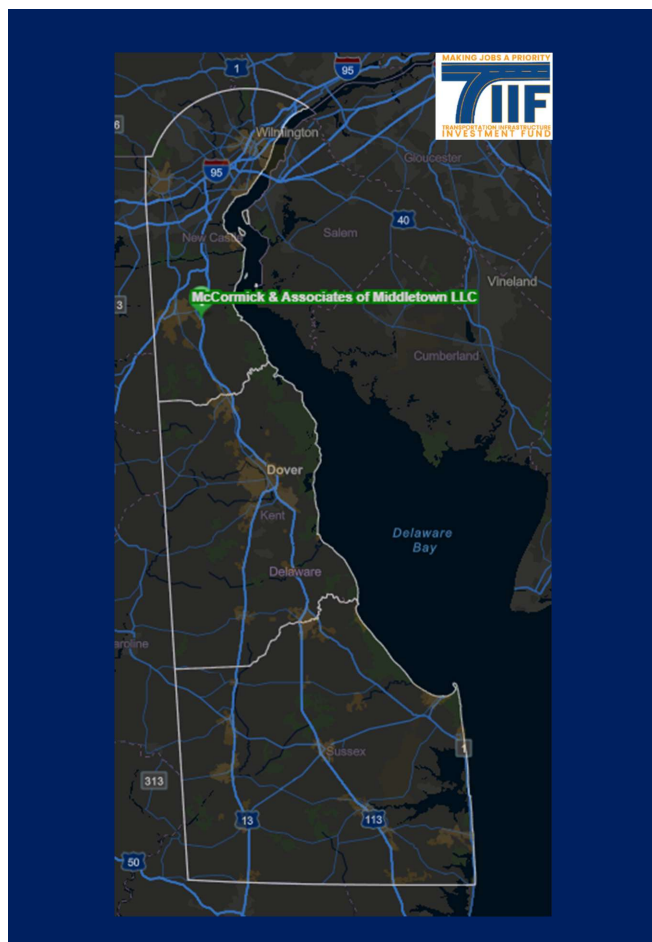
November 16, 2022



ROUND SIX (Grant Term Ends 2/2026)	Business Type	Award Amount	Total Jobs	Status
Snead Property Management LLC	Office Space	\$ 128,005.36	24	Complete
City of Milford Industrial Park	Business Park	\$ 2,766,799.89	43	In Progress
TOTAL	-	\$ 2,894,805.25	67	-

Summary of TIIF Awards by Round (Round 7)

May 18, 2023

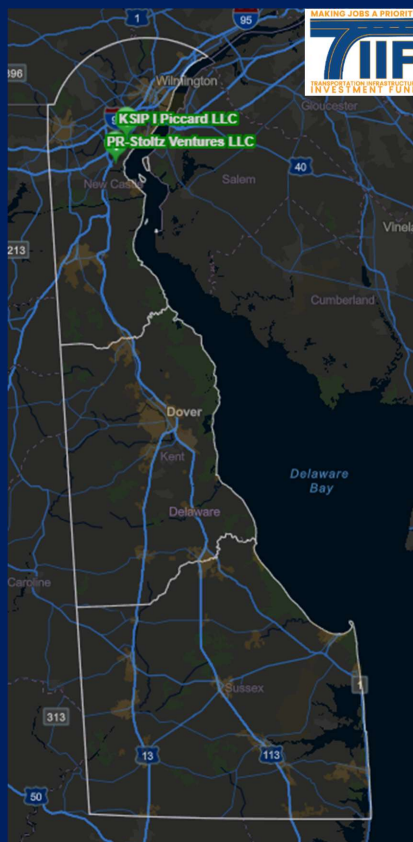


ROUND SEVEN (Grant Term Ends 6/2026)	Business Type	Award Amount	Total Jobs	Status
McCormick & Associates of Middletown LLC	Healthcare Offices	\$ 105,298.00	14	Not Started
TOTAL	-	\$ 105,298.00	14	-

Summary of TIIF Awards by Round

(Round 8)

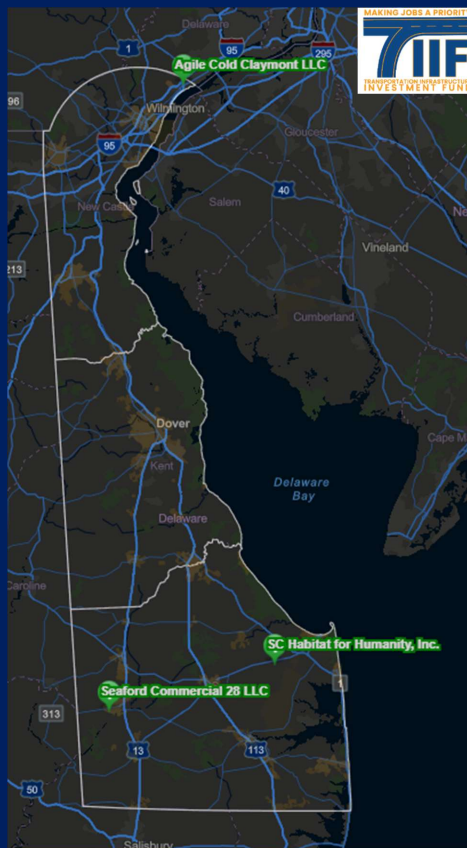
July 26, 2023



ROUND EIGHT (Grant Term Ends 8/2026)	Business Type	Award Amount	Total Jobs	Status
PR-Stoltz Ventures LLC	Logistics Offices	\$ 4,028,130.00	610	In Progress
KSIP I Piccard LLC	Logistical Offices	\$ 2,900,855.00	135	In Progress
TOTAL	-	\$ 6,928,985.00	745	-

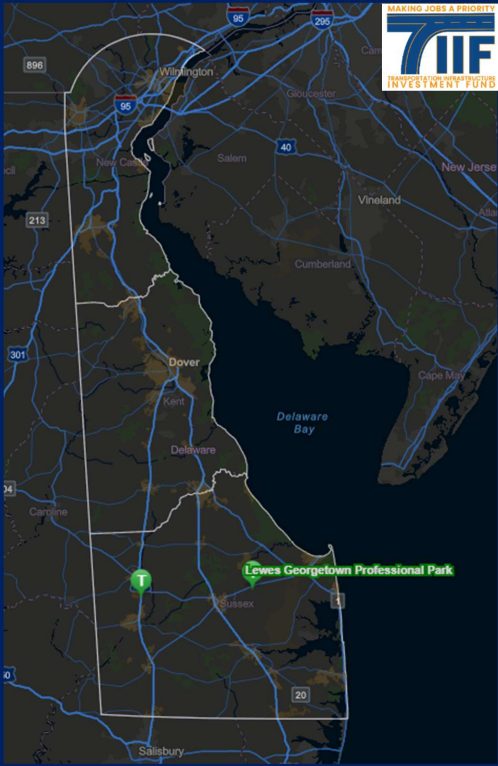
Summary of TIIF Awards by Round (Round 9)

November 16, 2023



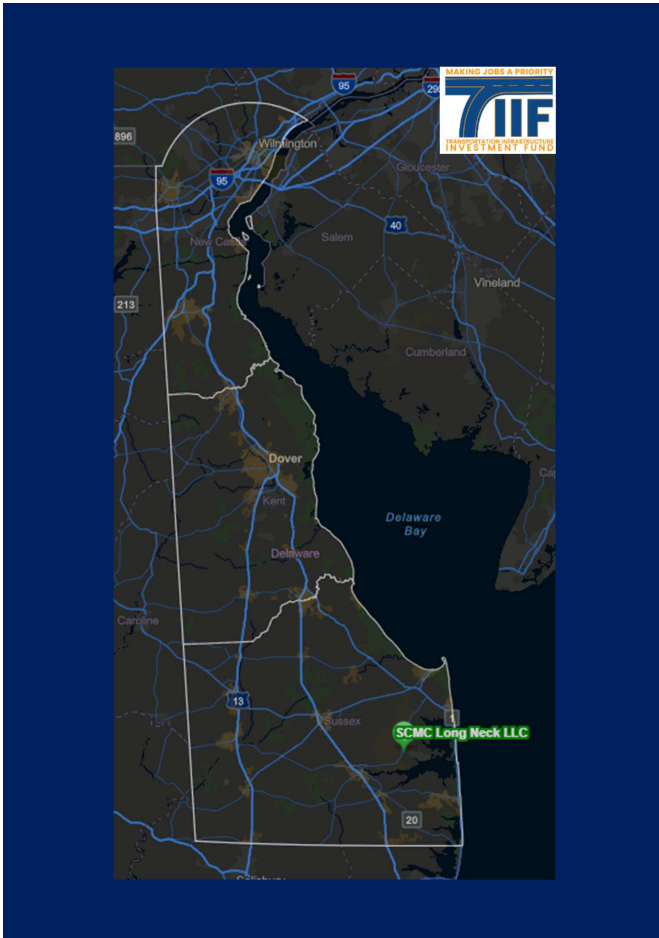
ROUND NINE (Grant Term Ends 12/2026)	Business Type	Award Amount	Total Jobs	Status
Agile Cold Claymont LLC	Cold Storage	\$ 2,342,581.00	130	In Progress
Seaford Commercial 28 LLC	Workforce Training Hub	\$ 4,695,879.00	115	In Progress
SC Habitat for Humanity, Inc.	Nonprofit Retail/Affordable Housing	\$ 1,969,000.00	43	Not Started
TOTALS	-	\$ 9,007,460.00	288	-

Summary of TIIF Awards by Round (Round 10) April 2, 2024



ROUND TEN (Grant Term Ends 05/2027)	Business Type	Award Amount	Total Jobs	Status
FDPN Management LLC	Manufacturing/Distribution	\$ 974,505.59	140	Not Started
Lewes Georgetown Professional Park	Healthcare Campus	\$ 1,979,089.00	48	Not Started
TOTALS	-	\$2,953,594.59	188	-

Summary of TIIF Awards by Round (Round 11) July 3, 2024

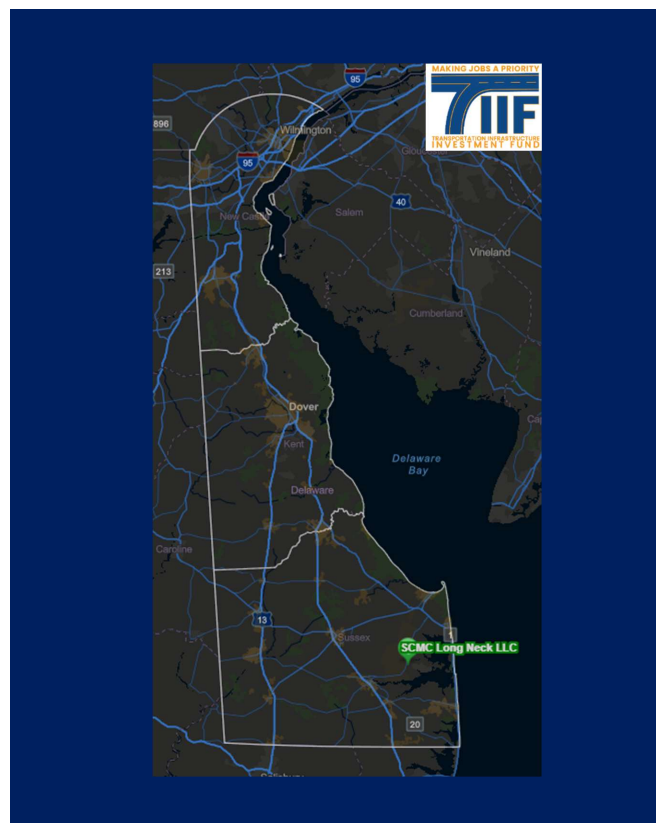


ROUND ELEVEN (Grant Term Ends 09/2027)	Business Type	Award Amount	Total Jobs	Status
SCMC Long Neck LLC	Healthcare Office	\$ 544,462.60	44	Complete
TOTALS	-	\$ 544,462.60	44	-

Summary of TIIF Awards by Round

(Round 13)

April 30, 2025

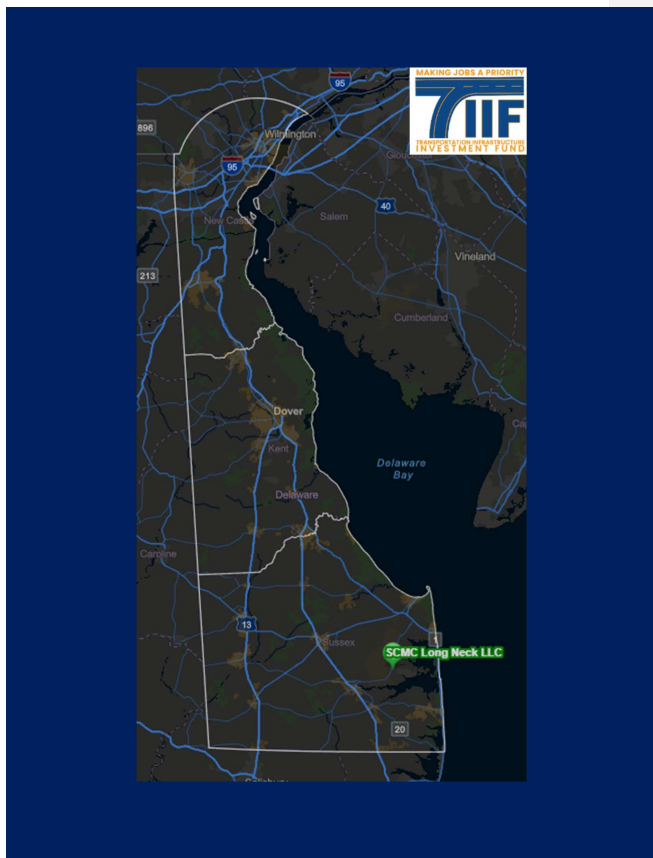


ROUND THIRTEEN (Grant Term Ends 09/2027)	Business Type	Award Amount	Total Jobs	Status
CMT Inc.	Manufacturing	\$ 2,766,799.37	43	Not Started
Felton Drive-In LLC	Manufacturing	\$322,429.80	72	Complete
FR First Park New Castle LLC	Manufacturing	\$1,606,018.35	435	In Progress
REACH Riverside Development Corp	Healthcare & Wellness	\$2,005,553.00	102	Not Started
RMG Harrington LLC	General	\$375,543.25	9	Not Started
SCMC Rt 24 LLC	Healthcare & Wellness	\$465,614.00	71	Not Started
WitSil Lincoln Associates LLC	General	\$1,795,300.00	34	Not Started
TOTALS	-	\$ 9,337,257.77	766	-

Summary of TIIF Awards by Round

(Round 14)

August 5, 2025

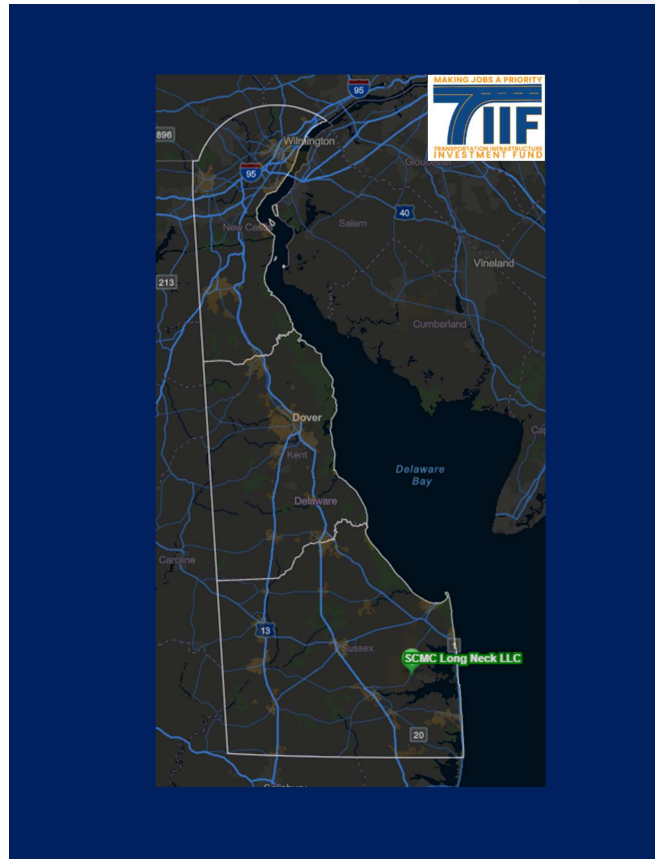


ROUND FOURTEEN (Grant Term Ends 09/2027)	Business Type	Award Amount	Total Jobs	Status
Two Farms Inc. Store 428 Milton	General	\$ 1,848,036.30	24	Not Started
TOTALS	-	\$ 1,848,036.30	24	-

Summary of TIIF Awards by Round

(Round 15)

November 18, 2025



ROUND FOURTEEN (Grant Term Ends 09/2027)	Business Type	Award Amount	Total Jobs	Status
City of Harrington Industrial Park	Business Park	\$ 2,939,865.34	62	Not Started
TOTALS	-	\$ 2,939,865.34	62	-

Completed Projects through 2025

Round Two

1313 Owner, LLC – Central Business District Revitalization

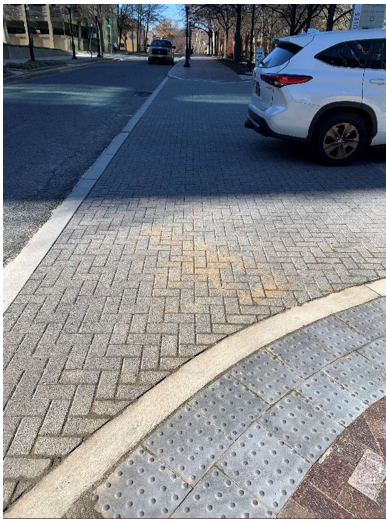
Intersections 13th/Orange & 13th/Market, sidewalk, turnarounds

Completed September 2025

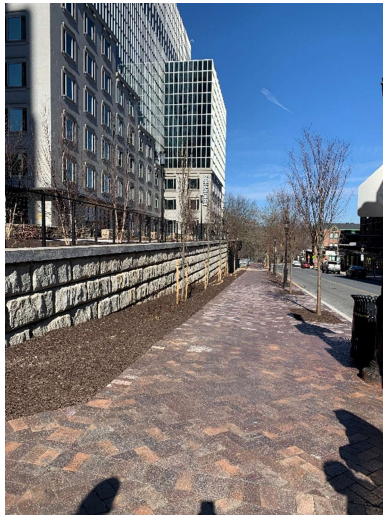
Award Amount \$824,999.00

Actual Reimbursement Amount \$132,251.00

Complete Intersection



Complete Sidewalk



TIIF Program Improvements

Several program improvements were implemented again in 2025.

Resources

The Council adopted revisions to the Employment Standard Guidelines in November 2024 to specify criteria under which generally excluded development types may submit an application for consideration by the Council.

Commented [SL1]: Look through the updates in the 3 presentations from 2025 meetings to see if we showcased any updates for the Council, then we can summarize it. We did get the new application done I think?

TIIF At a Glance was updated with new branding in optimized printable and web versions.



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
- 📄 TIIF At a Glance
- 📄 FAQs (printable pdf)
- 📄 Delaware Code
- 📄 Delaware Regulations Administrative Code

TIIF Annual Reports

- 📄 2023 TIIF Annual Report

See Employment Standard Guidelines here: [TIIF Guidelines for Employment Standards.pdf](#)

Future Initiatives

Efficiency

Efforts to update the TIIF application are underway to provide more transparency to applicants as well as efficiency with application reviews. Also, underway is providing grantees with a survey after completion to provide feedback of their experiences.

For additional information or questions regarding the content of this report, please email DeIDOT_TIIF@delaware.gov

