Transportation Infrastructure Investment Fund Council
Meeting Minutes
August 18, 2026
10:00 a.m.
Virtual via Zoom and In-Person (Delaware Room, DelDOT Admin. Bldg.)

Members Present:
Joe Westcott (CHAIR)
Representative Bill Bush
Senator Jack Walsh
Mr. Bill Strickland
Mr. Larry Windley
Ms. Julia Geha

Guests:

Wendy Polasko	Delaware Department of Transportation
George T. Lees III	Delaware Department of Justice – DAG for DelDOT
Lorie Walker	Delaware Department of Transportation
Jazmine Mathieu	Delaware Department of Transportation
Jeff Van Horn	Delaware Department of Transportation
Kristiana Robinson	Delaware Division of Small Business
Deb Chaney	TD Ventures
Travis Martin	TD Ventures
Bret Davis	TD Ventures
Jeff Fleetwood	Town Manager for the Town of Delmar
Andrew Harton	Sussex County Office of Economic Development
Anna Stanzione	Co-Owner of DuPont Properties, LLC
Adrian Mobilia	Owner of Wine Worx Real Estate Holdings, LLC

Agenda Item # 1: Welcome and Introductions

Discussion: Ms. Polasko thanked the Council for attending this meeting, and updated the Council on the changes in the DelDOT staff including Suzanne Laws being promoted to her new position in Tolls and her taking over the TIIF program in her role as Assistant Director in the Division of Economic Development Coordination, and turned the meeting over to Chair Joe Westcott.

Mr. Westcott welcomed everyone. He led the roll call for the Council.

Quorum was confirmed.

Agenda Item # 2: Approval of May 20, 2026, and June 4, 2026, Meeting Minutes

Discussion: Mr. Westcott acknowledged that the meeting materials had previously been distributed for the Council's review. A motion to approve May 20 and June 4, 2026, meeting minutes was made by Julia Geha. The motion was seconded by Rep. Bush

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Mr. Strickland: Approve
Sen Jack Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve
The motion to approve the minutes carried.

Agenda Item #3: Program Updates and Status of Previous Approvals

Discussion: Ms. Polasko noted that there has not been much change since the previous meeting. We have updated the current amount available for awards to be a little over $10 million. The new budget cycle has begun and the allotment for this fiscal year is an additional $5 million of DelDOT funds.

DAG Lees added that additional Department of State funding will be transferred as well per the Bond Bill. The TIIF fund has sufficient funds available for the Council to consider all the applications today.

Agenda Item #4: Review of City of Dover Grant Application, including Executive Session, Public Comment and Council Vote

City of Dover (Dover, DE)

Discussion: Ms. Polasko provided a summary of the project which includes 14 industrial zoned properties that provide manufacturing, warehouse/distribution, logistics and energy. This site is located within Level 1 State Strategies Investment Area. The TIIF Scope of work would include road widening, specifically 11Ft wide travel lanes and 5Ft wide shoulders, shared turning lane to increase safety for motorists in the area as well as increased accessibility for deliveries and staff to enter the park. The employment estimate of 50 jobs created in year 3. There is a public sponsor: Kerri Evelyn Harris, State Representative.

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Ms. Robinson provided an overview of the applicant's financial stability, noting that the applicant currently employs 147 employees, and proposes to create 50 new full-time positions, with an average salary of $50,500. When this project is successfully executed, it is projected to increase state and local tax revenues by approximately $148,806.22 annually. The applicant appears to be properly organized and in good standing within the state. Additionally, no compliance issues were identified during a review conducted with other state agencies.

Ms. Polasko summarized the applicant has requested $2,044,375.00.
Ms. Geha asked to confirm that the applicant was the city.
Ms. Polasko confirmed that this application was from the city.
Sen. Walch asked if there were tenants lined up.
Mrs. Mathieu and Ms. Polasko confirmed that there were proposed tenants for some of the empty lots.
Rep. Bush questioned whether the remaining lots could be expanded now without additional improvement.
Ms. Polasko confirmed that additional improvements are required by the department in order to expand the use of the site.
Mr. Windley thought a new company was coming into the city, Aternium Inc., makes heavy water for the nuclear industry

Public Comments: None

Executive Session: None

Mr. Westcott asked for a motion, Ms. Geha made the motion, and Rep. Bush seconded the motion.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Mr. Strickland: Approve
Sen Jack Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion to carried to recommend award to the City of Dover – in the amount of $2,044,375.00

Agenda Item #5: Review of Delmar Business Center, LLC including Executive Session*, Public Comment and Council Vote

Delmar Business Center LLC

Discussion: Ms. Polasko provided a description of the project which includes 15 warehouse buildings totaling over 800,000 sf to be constructed in three phases. Phase 1, which is the subject of this grant request, is comprised of three warehouse buildings totaling 175,000 sf and designed for light manufacturing and warehouse/distribution. The site is located within a Level 1 State Strategies Investment Area.

TIIF Scope of Work Construction of Fleetwood Street, a new Town-maintained public roadway. Fleetwood Street is a connector road, connecting U.S. Rt.13 to Old Stage Rd. One full-access entrance with a dedicated left-turn lane and one right-in/right-out entrance onto Old Stage Road, complete with dedicated right turn lanes and roadway striping, providing safe access to Delmar Business Center. Realignment/relocation of approximately 1250 linear feet (+/-) of Old Stage Road, and installation of new pavement markings and traffic control signage. Closure and removal of the existing deceleration/turn lane and associated pavement improvements as required by DelDOT. Construction of approximately 4,782 linear feet of sidewalks and shared-use pedestrian facilities along the public roadway frontage, including a 10-foot shared-use path to improve pedestrian and bicycle connectivity. Construction of a Type 1 DART bus stop with a dedicated pull-off area to support public transit access. New curb, gutter, drainage conveyance systems, storm sewer infrastructure, drainage swales, and stormwater improvements within the public right-of-way, including improvements that correct an existing drainage deficiency in the northwest portion of the site. Relocation of a portion of the existing gas main on U.S. Rt. 13 where necessary to accommodate the proposed turn lane and drainage improvements. The existing location of the gas main is underneath the proposed turn lane and must be relocated. They are expecting 148 jobs created in Year 3. And they have a Public Endorser: Timothy Dukes, State Representative. She stated in summary that the applicant is requesting $4,417,479.19.

Ms. Robinson provided an overview of the applicant's financial stability The applicant proposes hiring 148 new full-time employees with an average salary of $54,478.32. When the project is successfully executed, it is projected to increase state and local tax revenues by approximately $753,670.21 annually. The applicant appears to be properly organized and in good standing within the state. A certificate of good standing was provided, along with a valid business license. Additionally, no compliance issues were identified during a review conducted with other state agencies. I also wanted to note that the applicant was approved for site readiness in January of 2026, and this was for $1,400,000.

Polasko summarized the applicant is requesting $4,417,479.19.

Mr. Westcott opened the discussion to the Council members for questions.

Ms. Geha asked what the configuration of the roadway would be and if the lanes are large enough for big trucks to make the turns in and out of the area?

Ms. Polasko answered that there would be through lanes and shoulders with sidewalks. The plans do allow for large trucks to make all turning movements.

Mr. Davis commented that the photo in the slide show was not accurate or too scale. But that the plans would be able to handle large trucks, they have been working with DelDOT to be sure all regulations and safety concerns are taken care of.

Ms. Geha wanted to confirm that the $4,417,479.19 being asked for is in addition to the $1.4 million mentioned by Kristy. It was confirmed that it is separate.

Mr. Westcott mentioned that this is one of the largest TIIF requests, and asked if this is because it is an entirely new street being built?

Ms. Polasko responded that yes, that is why the request is so high, but this project will alleviate some of the concerns that Delmar has at some of the other intersections and it would create another way to get around the area. We believe it would be a very beneficial street in terms of the total network.

Mr. Davis added that this project is in conjunction with the Delmar Public School System. There are 3 parcels, the one south of this project is slated to be the new Delmar Elementary School. The school system was a co-applicant. The DelMar Business Center, paid for the traffic study for the new school. And this road will be designed to connect to the Delmar Elementary School. They specifically wanted access to Route 13 and to Old Stage Road, so knew that they weren't formal co-applicants, but Jeff Fleetwood, Town Manager, was on the call and could speak to their perspective.

DAG Lees confirmed that the Delmar Elementary School is part of the Delmar School District and part of the Delaware public school system.

Mr. Fleetwood added that the connecting road between US Route 13 and Old Stage Road gives a clean entrance to the proposed school site. And it would help out that quadrant of the town of Delmar.

Sen. Walsh asked how the job numbers are broken down.

Mr. Davis answered that they are estimating nearly triple that job count. our approximation of the 148 positions. We estimated about 14 operations and facilities managers with an estimated annual wage of $129,000. 4 logistics and supply chain managers at $80,000, engineering and process engineers and 3 of those at $100,000, human resource managers, 3 of those at $130,000. Finance and Accounting Administration, 3 of those at $69,000. Computer and IT systems managers at $176,000. Sales and Business Development Professionals, 2 of those at $45,558. warehouse, leads, admin, and shift supervisor, 16 of those at $65,000. Equipment operators, that's forklift, reach trucks, and skilled labor at 22, averaging 42,300. Industrial maintenance technicians and skilled labor, at 9 of those at $61,000. Shipping and receiving, handling at 47 positions at an estimate of 38,298. And then a production assembly technicians 24 at 50,000 and a facility, and janitorial staff at approximately 9 at around 36,000.

Ms. Geha asked if there was a traffic study in the area.

Ms. Polasko, yes there was a TIS for the project. It has been approved.

Ms. Geha asked about the possibility of having any data centers on site. Is there a restriction or is there a chance they can be a data center

Mr. Fleetwood responded, saying that the Town has passed a moratorium on data centers for at least 1 year. The Towns' current structure cannot support the water demand.

Public Comments: None

Andrew Harton wanted to voice support for the project. These types of development are needed in the County. Buildings of this size are rare in Sussex and this would benefit the area. He thinks the jobs numbers are low when it's fully built out.

Executive Session: None

Mr. Westcott asked for a motion to consider the application. Mr. Strickland made the Motion and Mr. Windley seconded it.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Mr. Strickland: Approve
Sen Jack Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion to carried to recommend award to the Delmar Business Center, LLC in the amount of $4,417,479.19

Agenda Item #6: Review of DuPont Properties, LLC including Executive Session*, Public Comment and Council Vote

DuPont Properties, LLC

Discussion: Ms. Polasko provided a description of the project includes Thirteen commercial warehouse buildings totaling 63,775 sf. are designed to attract local e-commerce fulfillment centers, food distributors, light manufacturing and assembly operations, wholesale distributors, cabinet and fabrication shops, equipment rental companies, contractor trades (HVAC, electrical, plumbing), pest control and restoration firms, and commercial storage businesses. Site is located within a Level 2 State Strategies Investment Area.

Ms. Polasko described the TIIF Scope of Work, which includes extended and repaved turn lanes. New channelized commercial entrance that includes curbing, bike lanes / Pedestrian crosswalks. Multi-use path was built for pedestrian travel along the property. New signage installed for turning movements and safety conditions. The applicant plans to employ 100 people in Year 3, and they have a Public Endorser: Andrew Harton, Economic Development Director.

Ms. Robinson provided an overview of the applicant's financial stability and the applicant's proposal to hire 100 new full-time employees with an average salary of $51,093.22. That's excluding the 4 positions under $35K. If we include the 4 positions, the total average salary is $50,024.49. This will increase state and local tax revenues by $469,777.62. The applicant appears to be properly organized and in good standing with the state. A certificate of good standing was provided, along with a valid business license. Additionally, no compliance issues were identified during a review conducted with other state agencies.

Ms.Polasko in summary, the applicant has requested $145,176.71.

Mr. Westcott opened the discussion for Council members to ask questions.

Ms. Geha asked how long the applicant has been in business.

Ms. Robinson responded that they were established in July 2023.

Mr. Westcott asked for clarification on what it means to be a Level 2 State Strategy Investment Area.

Ms. Polasko responded that there are 4 State Strategies within the state 1-4. 1 and 2 are considered growth areas where development is preferred. And 3 -4 are considered to be non-growth areas.

Mr. Westcott opened the discussion for Public Comment.

Public Comments:

Mr. Harton stated that the Sussex County Economic Development Council is in support of this project. This type of building fills a need in the market as a steppingstone for small businesses. It will support a wide variety of uses such as builders, HVAC suppliers and other homegrown companies for storage.

Larry asked if it was in the City or County

Harton, it's in the county

Ms. Geha asked about the area, it seemed like a neighborhood with farms.

Mr. Harton explained that the frontage along Route 113 is zoned C1. But directly behind it is zoned General Residential. Currently there is a storage facility and there are chicken houses nearby.

Ms. Stanzione as the owner of the property stated that there are other businesses in the area, B&E Tire, a bait and tackle shop and auto shop. They can contribute by building warehouses for businesses to store equipment, not to where there are heavy trucks coming in and out but to local companies looking for more space and to service residences in Sussex County.

Ms. Geha asked if a light is planned for Quarter Mile drive.

Ms. Polasko stated no light; the entrance will be a right in and a right out.

Mr. Wescott asked if the current homes on the property will remain.

Mr. Stanzione stated that these homes will not remain.

Mrs. Stanzione stated that they currently own the residential homes on the property, and they will need to be torn down, they are very old and not livable.

Mr. Wescott closed the Public Comment.

Executive Session: None

Mr. Westcott asked for a motion to approve recommendation of this application. Sen. Walsh made the motion, and Rep. Bush seconded the motion.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Mr. Strickland: Approve
Sen Jack Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion to carried to recommend award to DuPont Properties, LLC in the amount of

$145,176.71.

Agenda Item #7: Review of Wine Works Real Estate Holdings, LLC including Executive Session*, Public Comment and Council Vote

Wine Works Real Estate Holdings, LLC

Discussion: Ms. Polasko provided a description of the project 1 Office building, roughly 5,000 sf, that will house 3 tenants. This will be an expansion of current Dr. practice (Eyes Inc.) to multiple Dr.'s. Site is in a Level 1 State Strategies Investment Area

Ms. Polasko described the TIIF Scope of Work Hammer head entrance from Dickerson rd. to the property. Continuing the existing shared use path along Dickerson and extending north up Handy Rd. The applicant plans to create 20 new jobs created in Year 3. And the applicant has a Public Endorser: Gerald W. Hocker, State Senator.

Ms. Robinson provided an overview of the applicant's financial stability. The applicant currently employs 6 employees and is proposing to hire 20 new full-time employees with an average salary of $60,600. When the project is successfully executed, it is projected to increase state and local tax revenue by approximately $129,670.59 annually. The applicant appears to be properly organized and in good standing within the state. A certificate of good standing was provided, along with a valid business license. Additionally, no compliance issues were identified during the review conducted with other state agencies.

Ms. Polasko added that the applicant has requested $111,307, and the applicant is online for comment.

Mr. Westcott opened the discussion for Council members to ask questions.

Mr. Westcott asked for context on this project. It is an existing business that will be expanding its work.

Mr. Mobilia responded that his wife currently has a small medical practice in another location that she would like to move her practice to a new 5,000 sf facility and add doctors and staff to the practice and add an additional 5,000 sf facility to be rented out to other medical professionals. He added that the current 1700 sf location cannot expand. This project would allow expansion of the practice.

Rep. Bush asked for clarification of the job's numbers.

Mr. Mobilia stated that the plan is to expand her business first and she has already posted positions to fill this part of the project. Once the space is completed, she plans to hire a second doctor and add 5 support staff such as a technician, optician, a front desk clerk and a float person. This space will also allow her to add a third doctor if the demand warrants it. The adjoining space would house the other businesses.

Sen. Walsh, there is not room for any additional development with this development

Mr. Westcott added that this is really a 10,000sf project and not 5,000sf. for the record.

Mr. Mobilia confirmed the 10,000sf.

Ms. Geha where you restricted on parking based on the building plan. Seems like a lot of square footage with not a lot of parking

Mr. Mobilia no restriction that he is aware of. The engineer did not mention anything about parking being a concern. And that they could not build in the DelDOT right-of-way.

Mr. Westcott opened the discussion for Public Comment.

Public Comments:

Mr. Harton added that he was the one who suggested Mr. Mobilia apply for the TIIF Grant for this project. He thought it would be a good fit and is in full support of his application on behalf of the Sussex County Office of Economic Development.

Rep. Bush concerned about the size of the proposal. Have we approved things of this size before.

Mr. Westcott looked over the past projects and answered that there was precedent for funding this project. And that in terms of TIIF dollars per job creation this project is one of the more efficient projects based on the amount requested. In terms of TIIF dollars and jobs created, it's a very efficient proposal.

Mr. Wescott closed the Public Comment.

Executive Session: None

Mr. Westcott asked for a motion to approve recommendation of this application. Ms. Geha made the motion, and Mr. Westcott seconded the motion.

Roll call vote was taken:
Rep. Bush: Approve
Ms. Geha: Approve
Mr. Strickland: Approve
Sen Jack Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion to carried to recommend award to Wine Worx Real Estate Holdings, LLC in the amount of $111,307.00

Agenda Item # 8. Future Meetings

Discussion: Mr. Westcott reminded everyone that the next meeting is scheduled for November 18, 2026. And the submission deadline for that meeting is August 31, 2026.

Mr. Westcott asked for a motion to adjourn the meeting. Sen. Walsh made the motion, and Mr. Westcott seconded the motion.

The meeting was adjourned at 11:15 a.m.

Minutes Prepared by: Lorie Walker, DelDOT Economic Development Coordination
Minutes Reviewed by: Wendy Polasko, P.E., DelDOT Economic Development Coordination

Approved by TIIF Council on