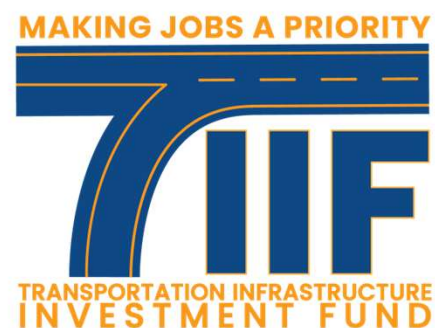




TIIF Council Meeting

August 18, 2026

Agenda

- ▶ Welcome, Introductions and Council Updates
- ▶ Approval of the May 20, 2026, and June 4, 2026, Meeting Minutes
- ▶ Review of and Vote on Received Grant Applications*
- ▶ Public Comment
- ▶ Future Meeting Announcement
- ▶ Adjournment

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

Welcome, Introductions and Council Updates

- ▶ Farewell and Thank you Susanne Laws for her expertise, knowledge and dedication as TIIF Coordinator
- ▶ Welcome Wendy Polasko as our fill in TIIF Coordinator
- ▶ One Council seat remains vacant:
<https://governor.delaware.gov/boards-and-commissions>



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

2026 Delaware Total Fatalities as of 08/17/26								
	2026	2025			2024			
	Year-to-date	Year-to-Date		Total	Year-to-Date		Total	
Fatalities	72	61	↑ +18%	117	82	↓ -12%	130	
Delaware Residents	65	44	↑ +48%	90	68	↓ -4%	110	
Person Types								
Vehicle Occupant	39	32	↑ +22%	67	43	↓ -9%	65	
Pedestrian	16	16	0%	27	16	0%	34	
Bicyclist	5	2	↑ +150%	4	3	↑ +67%	5	
Motorcyclist	10	10	0%	17	16	↓ -37%	21	
Other Person Type	1	1	0%	2	4	↓ -75%	5	
Crash Types								
Curve Related	16	10	↑ +60%	15	15	↑ +7%	23	
Roadway Departure	30	28	↑ +7%	50	31	↓ -3%	42	
Intersection Related	19	16	↑ +19%	37	34	↓ -44%	48	
Median Crossover	2	1	↑ +100%	2	0	↑ +100%	0	
Wrong Way	0	2	↓ -100%	4	2	↓ -100%	4	
Work Zone	3	5	↓ -40%	7	5	↓ -40%	5	

**BE DELAWARE.
TOWARD ZERO DEATHS**

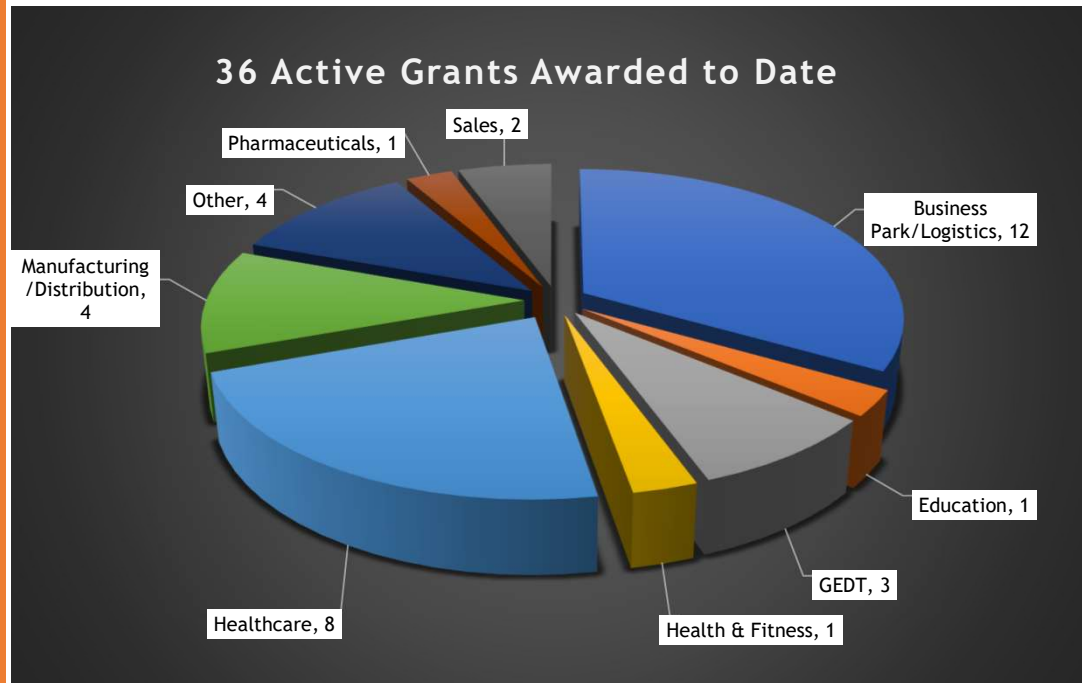
BEDELAWARE.DELDOT.GOV

BE A HERO. TAKE THE PLEDGE.

DELDOT
DELAWARE DEPARTMENT OF TRANSPORTATION



Status of Previous Approvals



Active Grants

Total jobs created/maintained:
12,758

Current Amount Available for Awards:
\$10,884,658.79

Total amount of active grants awarded to date:
\$68,768,199.49

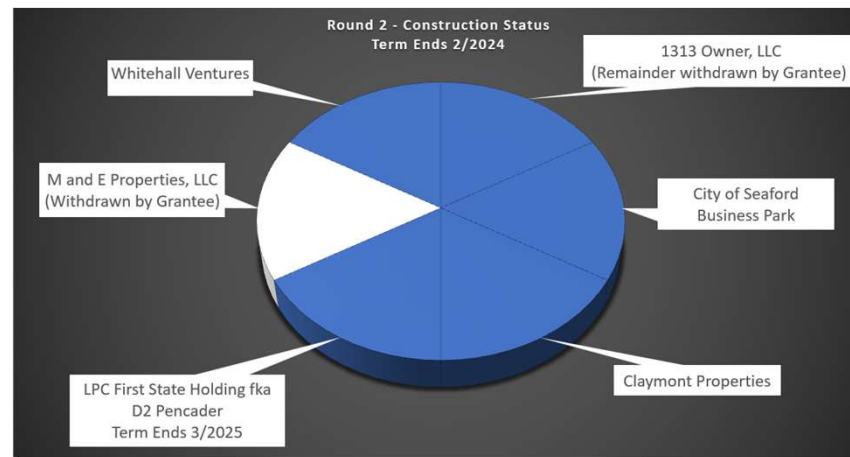
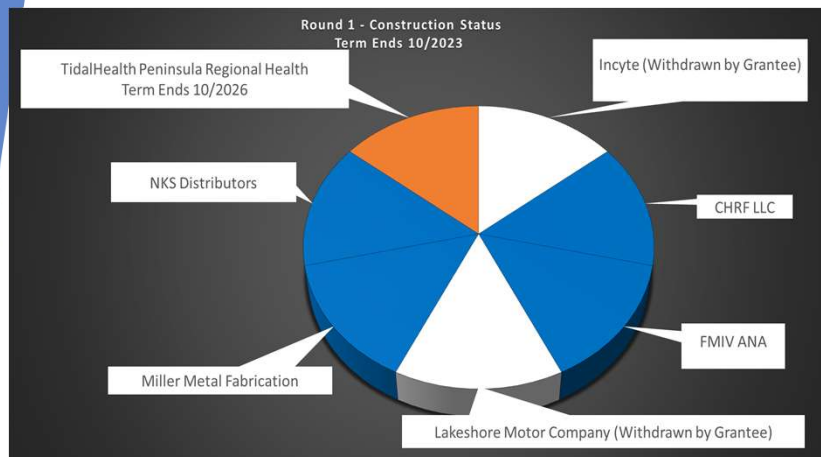
Project Name	Awarded Amount	
ROUND ONE (Term Ends 10/2023)	Award Amount	Total Jobs
Incyte (Grant term extended to 10/2025) FORFEITED GRANT as of 3/2024	\$ -	0
CHRF LLC	\$ 250,000.00	67
FMV LLC	\$ 600,000.00	159
Lakeshore Motor Company FORFEITED GRANT as of 10/2023	\$ -	0
Miller Metal Fabrication	\$ 313,000.00	96
NKS Distributors	\$ 1,151,816.90	137
TidalHealth Peninsula Regional, Inc. (Grant term extended to 10/2026)	\$ 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) NO RENEWAL BY GF	\$ 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)	\$ 4,483,794.93	182
M and E Properties, LLC FORFEITED GRANT as of 11/2025	\$ -	0
Whitehall Ventures	\$ 1,100,000.00	72
TOTAL	\$ 7,560,042.55	
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 Corporate Center (Grant term ends 2/2027)	\$ 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	
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	

Project Name	Awarded Amount	
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.	\$ 1,963,000.00	43
TOTAL	\$ 9,007,460.00	
ROUND TEN (Term Ends 5/2027)	Award Amount	Total Jobs
City of Milford Funding Increase (Grant term ends 2/2027)	\$ 2,283,730.37	
FDPN Management LLC	\$ 974,505.53	140
Lewes Georgetown Professional Park	\$ 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	
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 (Term Ends 03/2029)	Award Amount	Total Jobs
Two Farms Inc Store 428 Milton	\$ 1,848,036.30	24
TOTAL	\$ 1,848,036.30	
ROUND FIFTEEN (Term Ends 05/2029)	Award Amount	Total Jobs
City of Harrington Industrial Park	\$ 2,933,865.34	62
TOTAL	\$ 2,933,865.34	
ROUND SIXTEEN (Term Ends 2029)	Award Amount	Total Jobs
School Bell Crossing - Route 40 LLC	\$ 1,430,000.00	49
Seaford Industrial LLC	\$ 4,101,834.32	173
TOTAL	\$ 5,531,834.32	
GRAND TOTALS	\$ 68,873,497.49	12758

JOBS A PRIORITY



Status of Previous Approvals (continued)

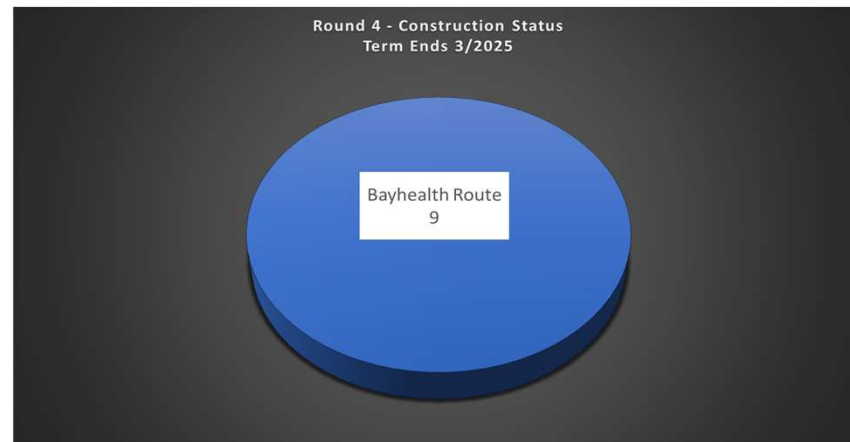
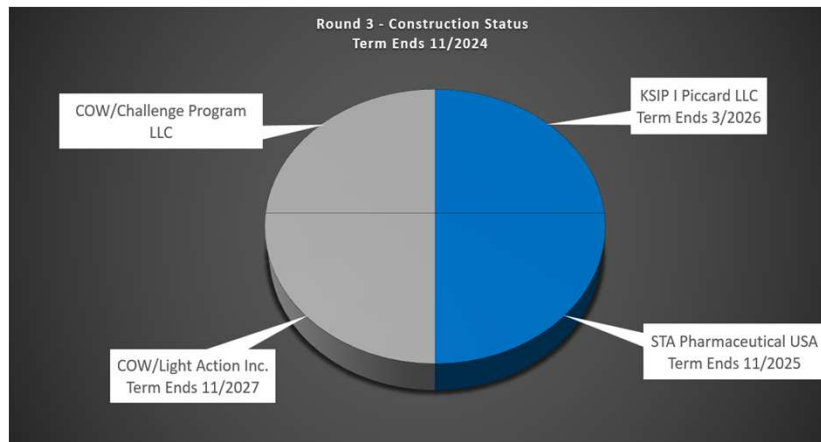


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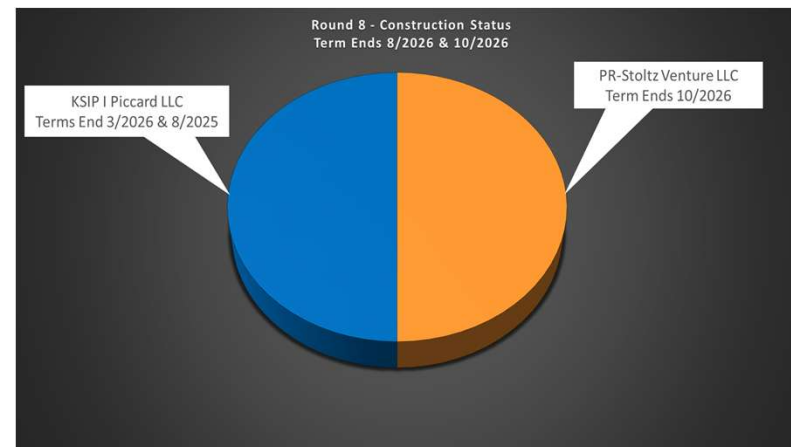
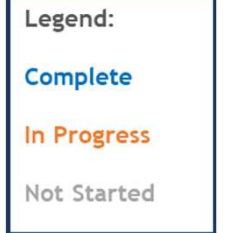
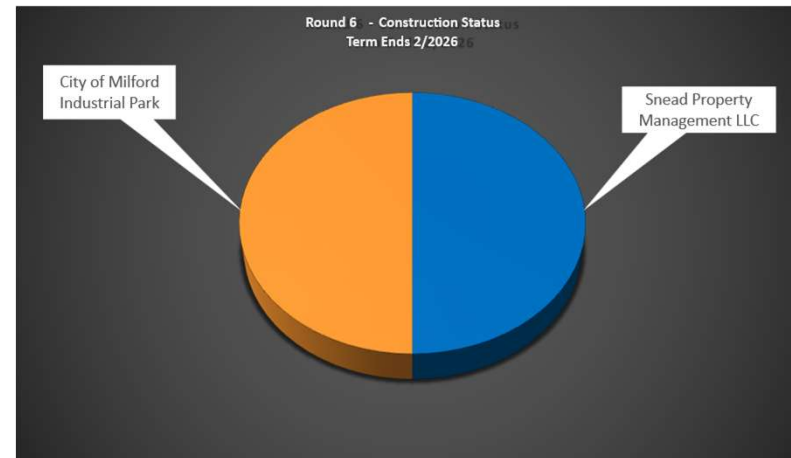
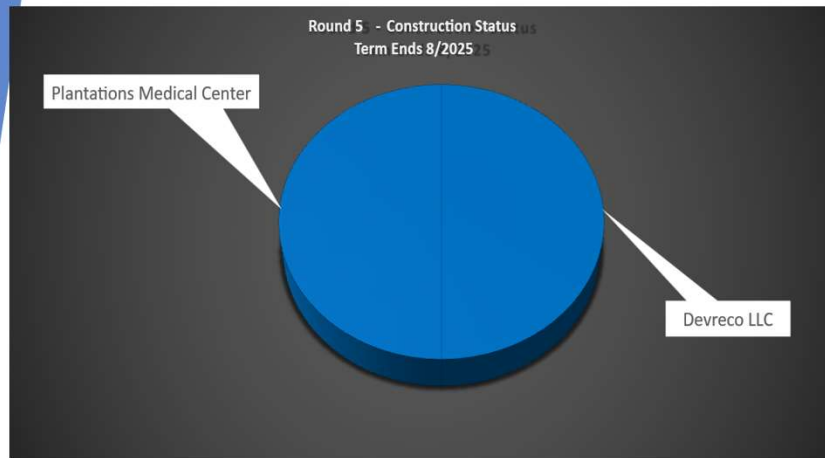
Complete

In Progress

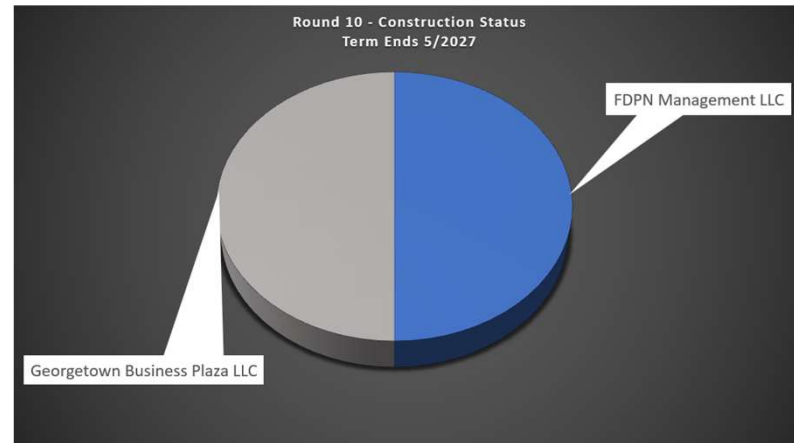
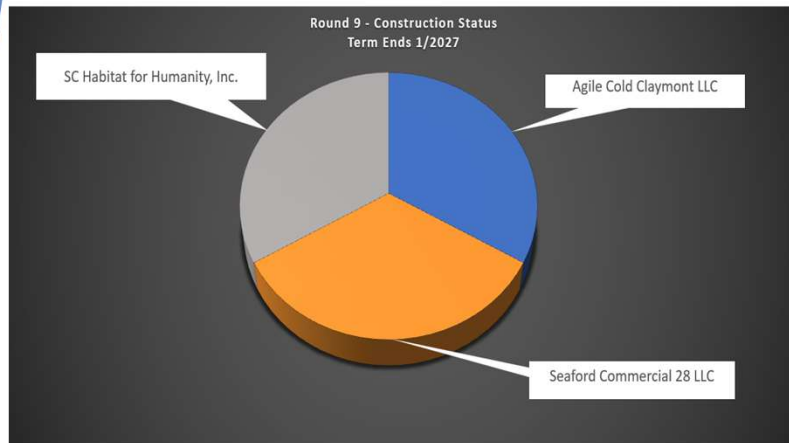
Not Started



Status of Previous Approvals (continued)



Status of Previous Approvals (continued)

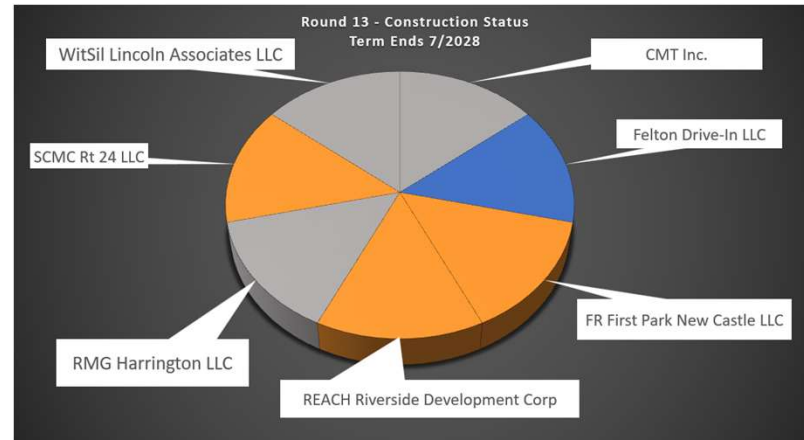
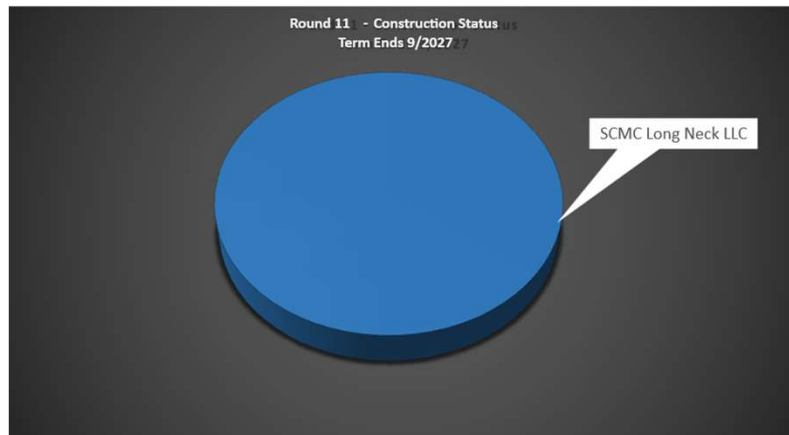


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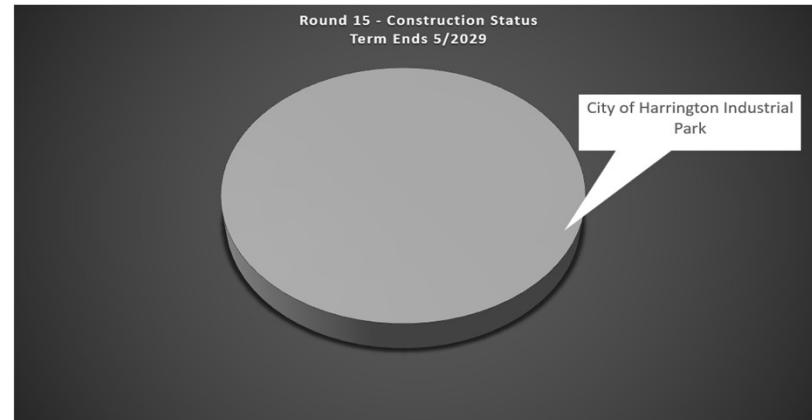
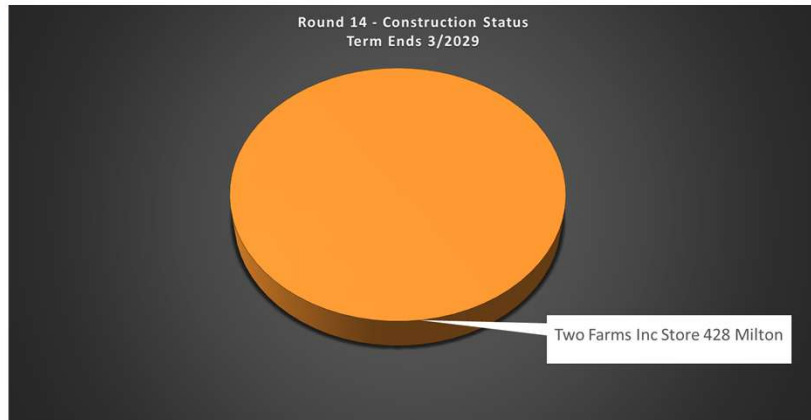
Complete

In Progress

Not Started

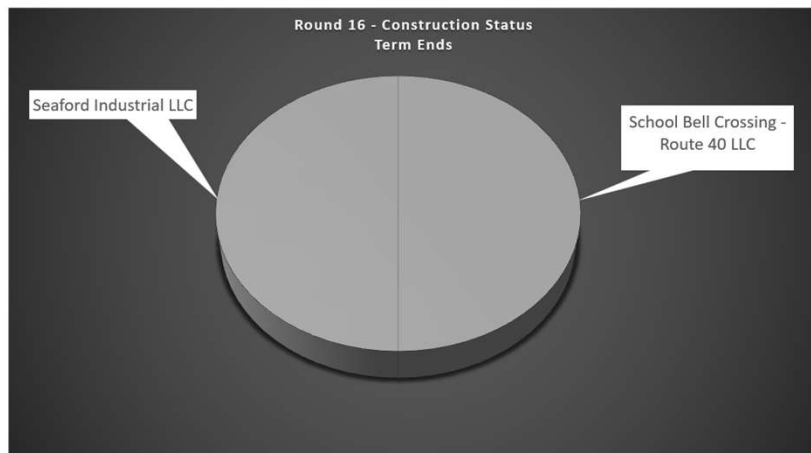


Status of Previous Approvals (continued)

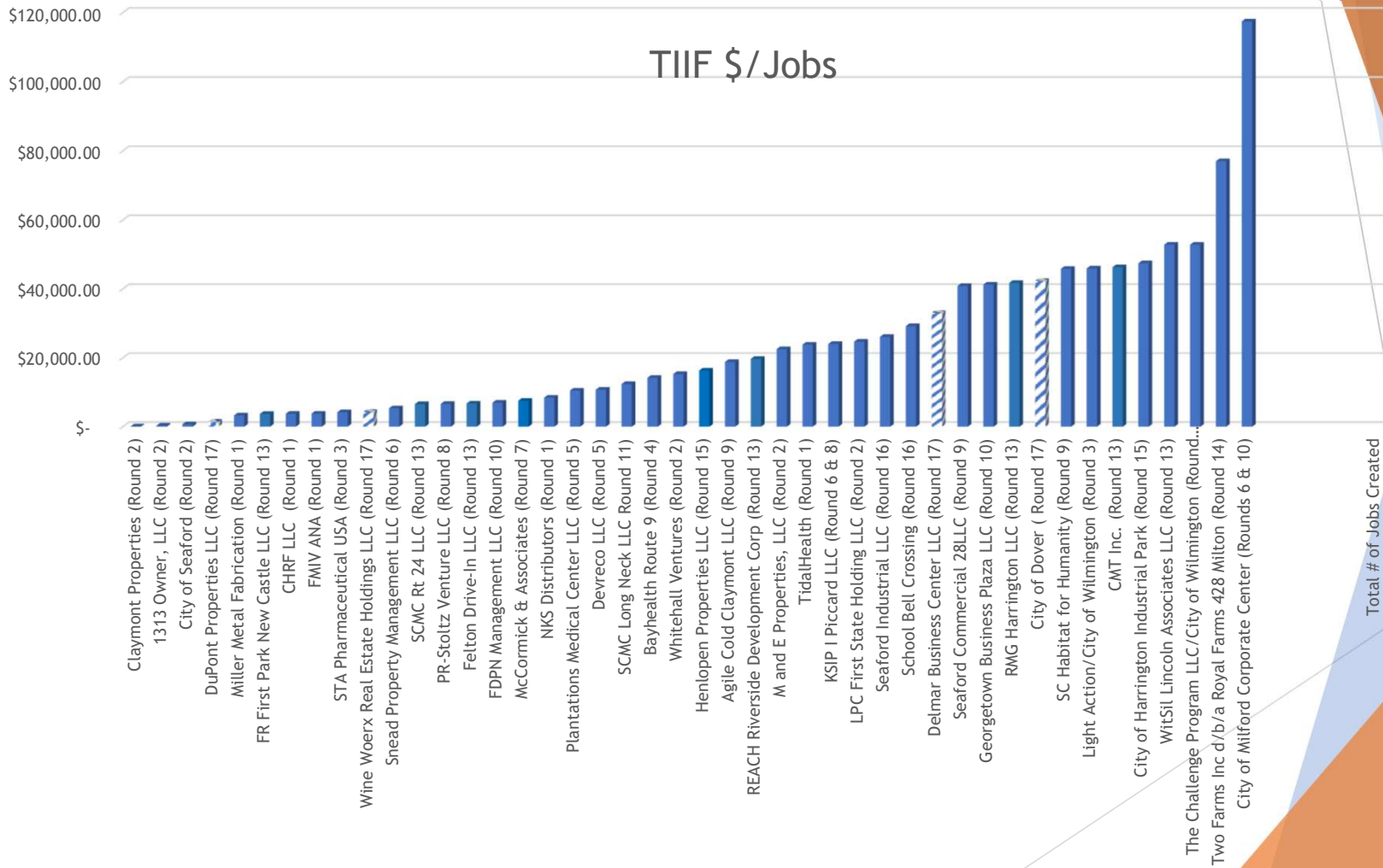


Legend:

- Complete
- In Progress
- Not Started



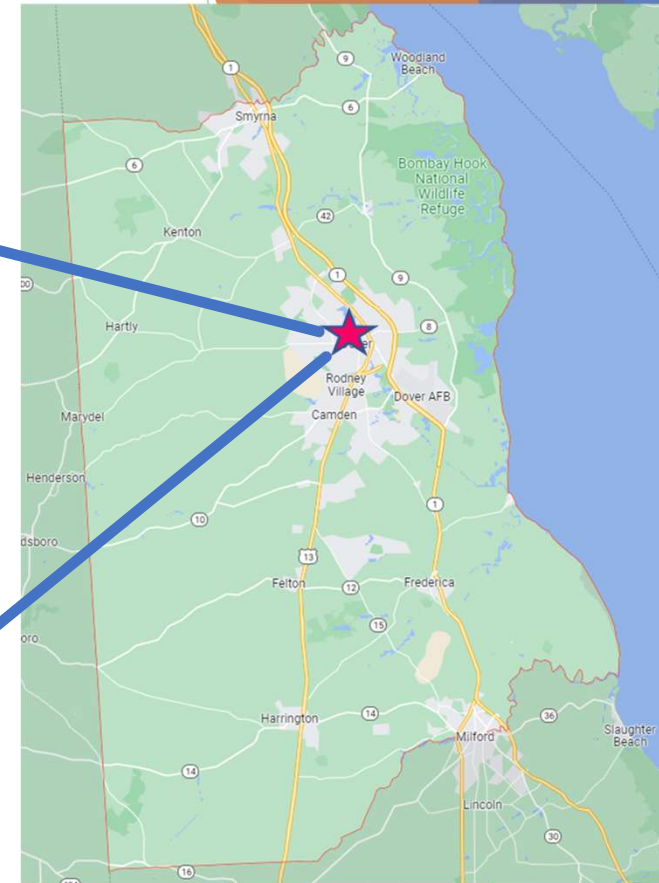
TIIF All Rounds Awards Comparison



City of Dover



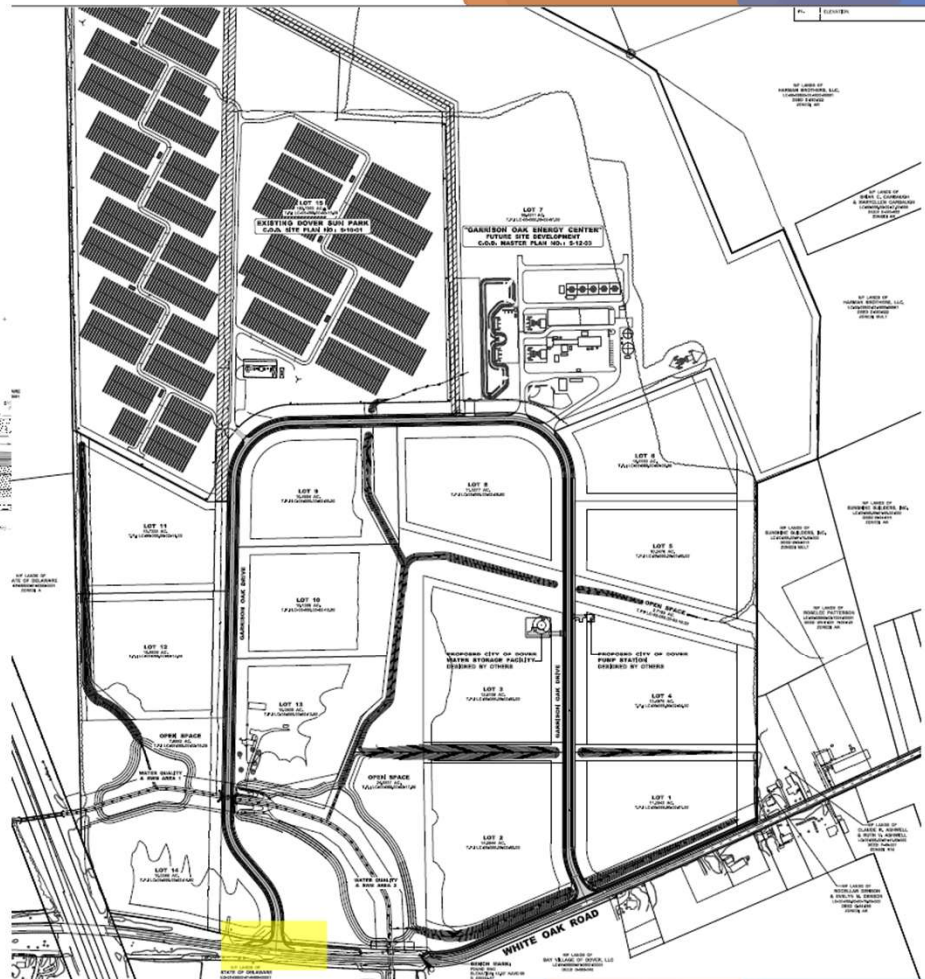
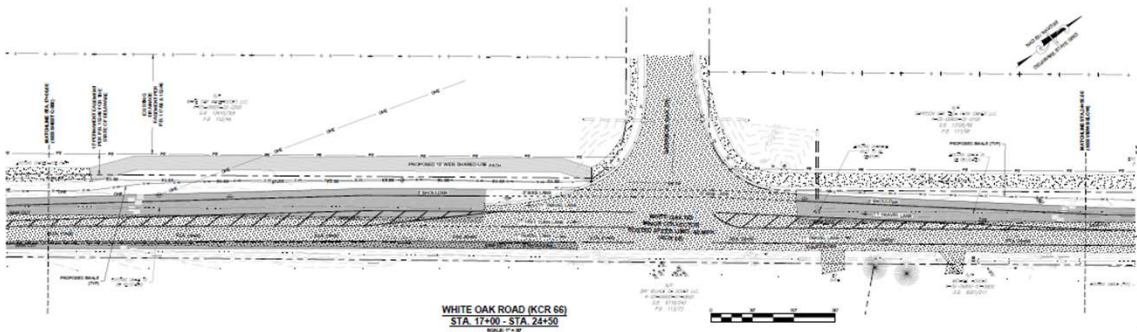
White Oak Rd



City of Dover

- ▶ Project Description: Fourteen industrial zoned properties that provide manufacturing, warehouse/distribution, logistics and energy.
 - ▶ Site is located within Level 1 State Strategies Investment Area
- ▶ TIIF Scope of Work
 - ▶ Road widening, specifically 11' wide travel lanes and 5' 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.
- ▶ Employment standard: 50 jobs created in year 3
- ▶ Public sponsor: Kerri Evelyn Harris, State Representative

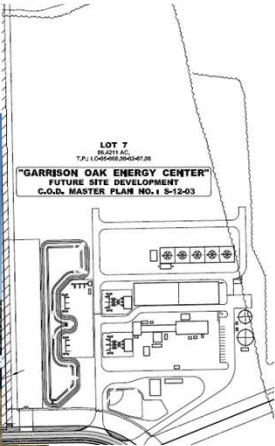
City of Dover



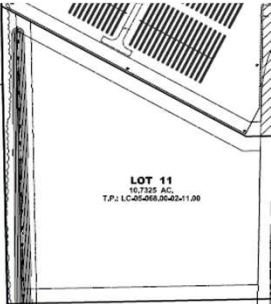
City of Dover



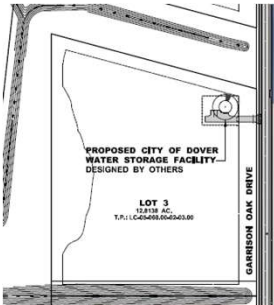
Lot #7- 450 Garrison Oak Drive
Garrison Power Plant



Lot #11- 250 Garrison Oak Drive
BHD Operations Facility – Under Construction



Lot #2- 651 Garrison Oak Drive
Byler's Warehouse



Lot #3- 601 Garrison Oak Drive
Warehouse Approved by Planning Commission

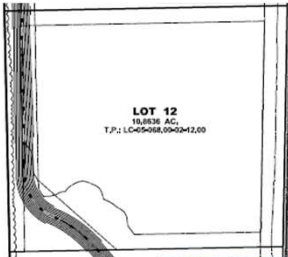
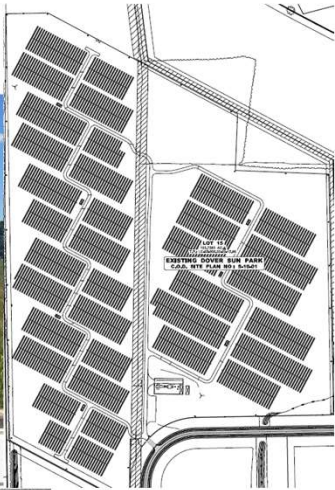
City of Dover



Lot #14- 100 Garrison Oak Drive
City of Dover Substation – Built to Accommodate Park Needs



Lot #15- 350 Garrison Oak Drive
Solar Park



Lot #12- 200 Garrison Oak Drive
Uzin Utz Manufacturing



Lot #13- 151 Garrison Oak Drive
Advantech, Inc.

City of Dover

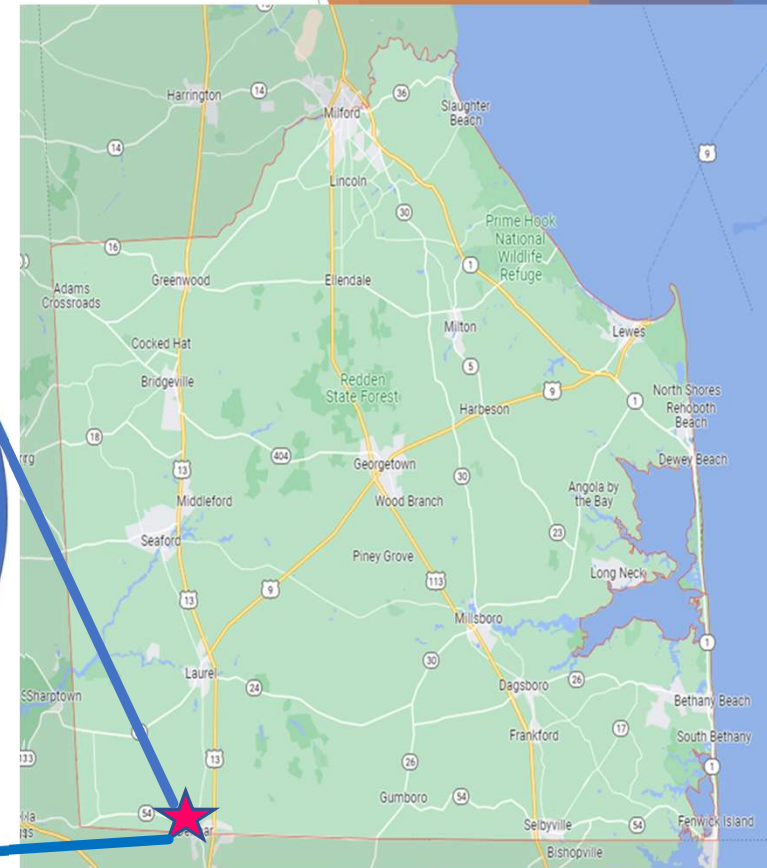
- ▶ Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other state agencies
- ▶ Performance Measures:

Project Name/Type of Business	Frontage Road	TIIF Investment Requested
City of Dover	White Oak rd	\$ 2,044,375.00
Performance Measures	Data	
Total Jobs Created/Maintained by Year 3	50	
	protect left turn lanes at each entrance, road widening to create 11' lanes and 5' shoulders, relocated shared use path	
Public Benefit - Transportation Safety		
Public Benefit - Transportation Connectivity	-	
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)	\$40,887.50	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 25 jobs	\$11,601-\$47,150
	22% tax bracket: 25 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)	1	100.00%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$148,806.22	

City of Dover

- ▶ Summary: The Applicant has requested \$2,044,375.00
- ▶ Discussion
- ▶ Executive Session (as necessary)
- ▶ Public Comment
- ▶ Vote

Delmar Business Center LLC

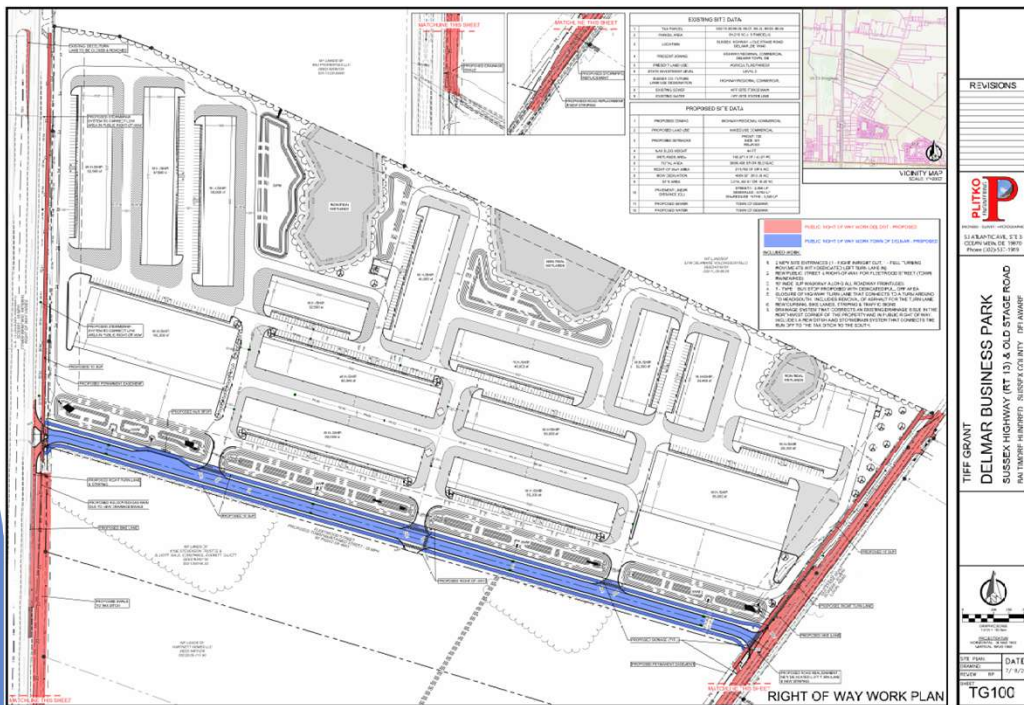


US 13 & Old Stage Rd, Delmar

Delmar Business Center LLC

- ▶ **Project Description:** Consist of fifteen 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.
 - ▶ Site is located within 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 onto Old Stage Road, and a right-in/ right-out on Route 13 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.
 - ▶ Engineering, contingency, inspection
- ▶ **Employment Standard:** 148 jobs created in Year 3
- ▶ **Public Endorser:** Timothy Dukes, State Representative

Delmar Business Center LLC



Delmar Business Center LLC

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

Project Name/Type of Business	Frontage Road	TIIF Investment Requested
Delmar Business Center LLC	US13 & Old Stage rd	\$4,417,479.19
Performance Measures	Data	
Total Jobs Created/Maintained by Year 3	148	
Public Benefit - Transportation Safety	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 Sidewalks and shared-use pedestrian facilities along the public roadway frontage, including a shared-use path to improve pedestrian and bicycle connectivity.	
Public Benefit - Transportation Connectivity		
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)	\$29,847.83	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: N/A jobs	\$11,601-\$47,150
	22% tax bracket: N/A 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)	1/7	14.76%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$753,670.21	

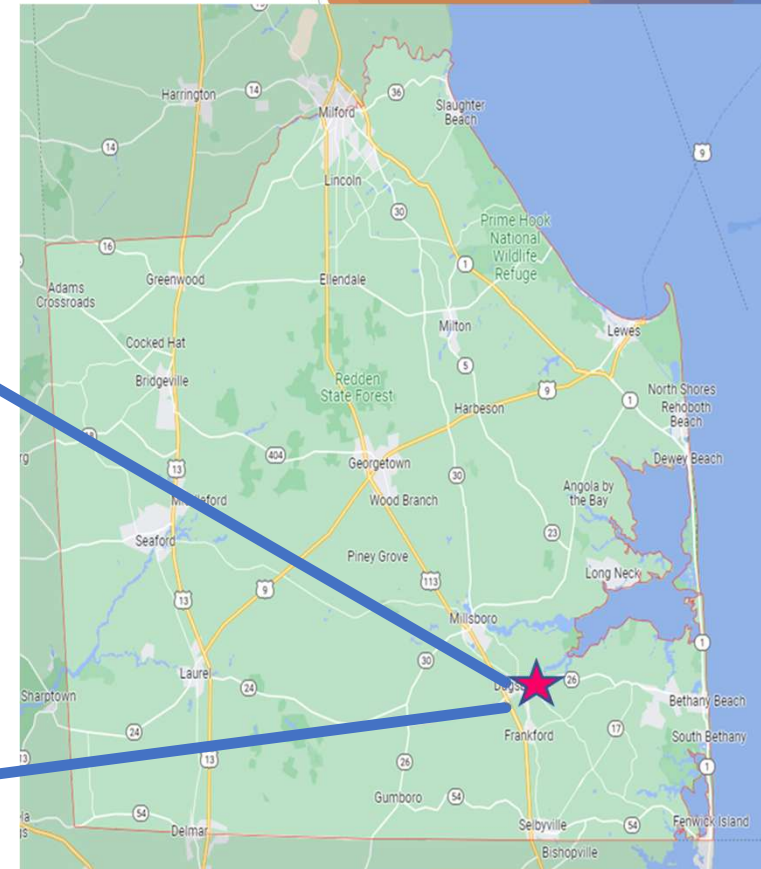
Delmar Business Center LLC

- ▶ Summary: The Applicant has requested \$4,417,479.19
- ▶ Discussion
- ▶ Executive Session (as necessary)
- ▶ Public Comment
- ▶ Vote

DuPont Properties LLC



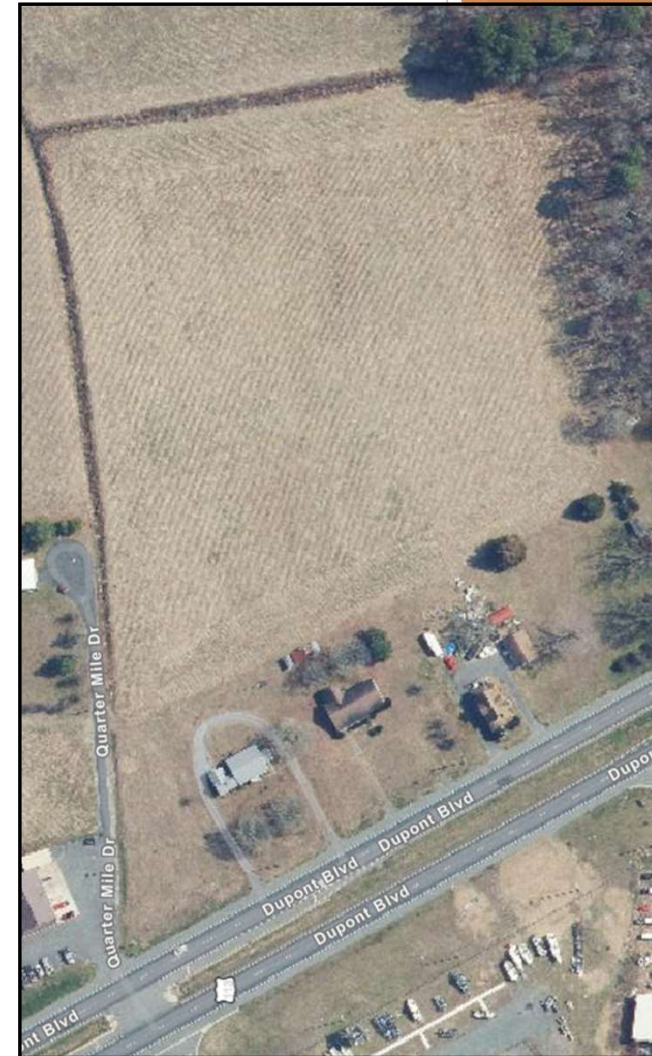
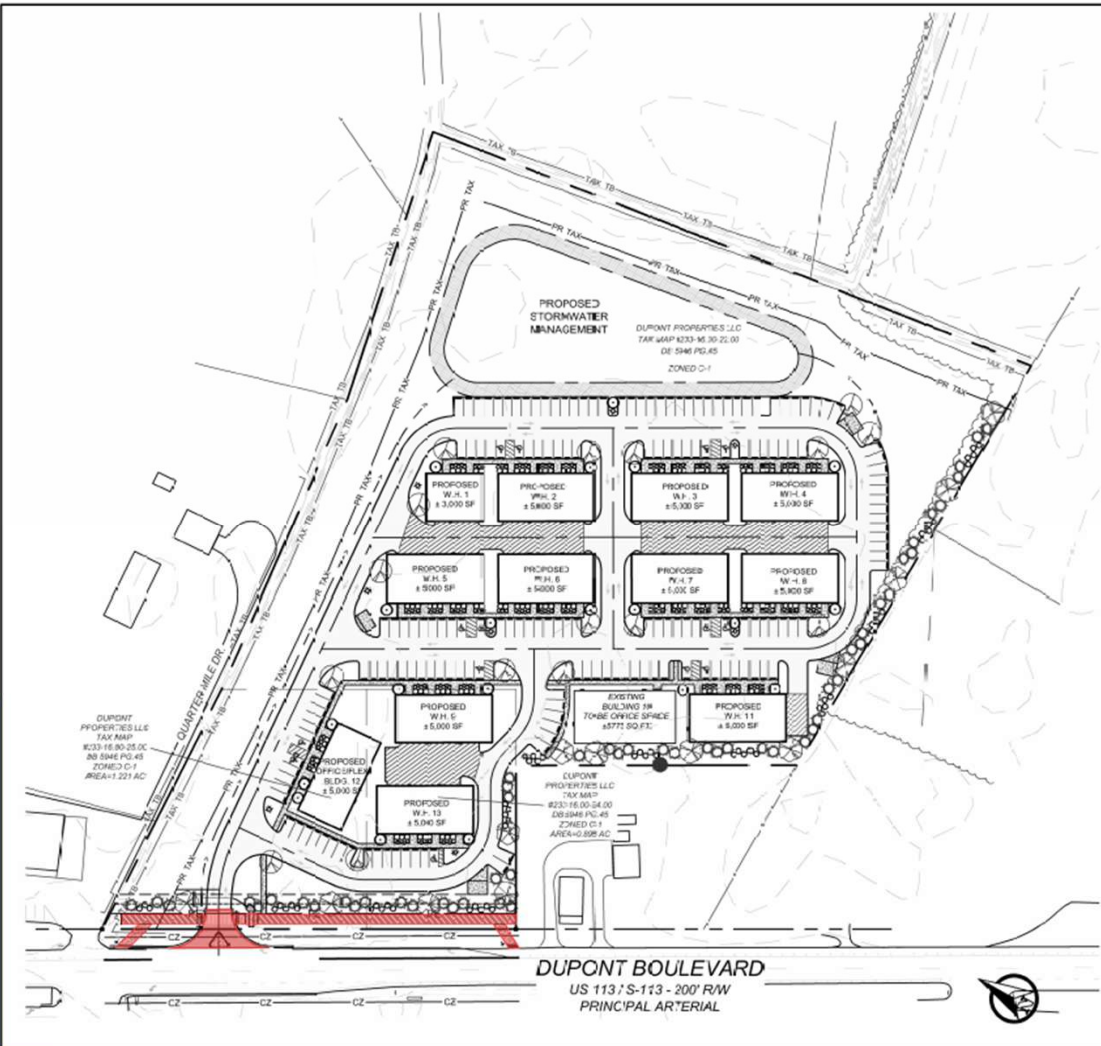
Dupont Blvd, Dagsboro



DuPont Properties LLC

- ▶ **Project Description:** 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
- ▶ **TIIF Scope of Work:**
 - ▶ Extended and repaved turn lanes
 - ▶ New channelized commercial entrance that includes curbing, bike lanes / Pedestrian crosswalks.
 - ▶ Multi-use path built for pedestrian travel along the property
 - ▶ New signage installed for turning movements and safety conditions
 - ▶ Engineering, contingency, inspection
- ▶ **Employment Standard:** 100 in Year 3
- ▶ **Public Endorser:** Andrew Harton, Economic Development Director

DuPont Properties LLC



DuPont Properties LLC

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

Project Name/Type of Business	Frontage Road	TIIF Investment Requested
DuPont Properties LLC	32595 & 32581 DuPont blvd	\$ 145,176.71
Performance Measures	Data	
Total Jobs Created/Maintained by Year 3	100	
Public Benefit - Transportation Safety	multi-use path for ped	
Public Benefit - Transportation Connectivity		
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	-	
Public Benefit - Services		
State Strategies Investment Level	2	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$1,451.77	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 69 jobs	\$11,601-\$47,150
	22% tax bracket: 27 jobs	\$47,151-\$100,525
	24% tax bracket: 4 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)	1/74	1.36%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$469,707.62	

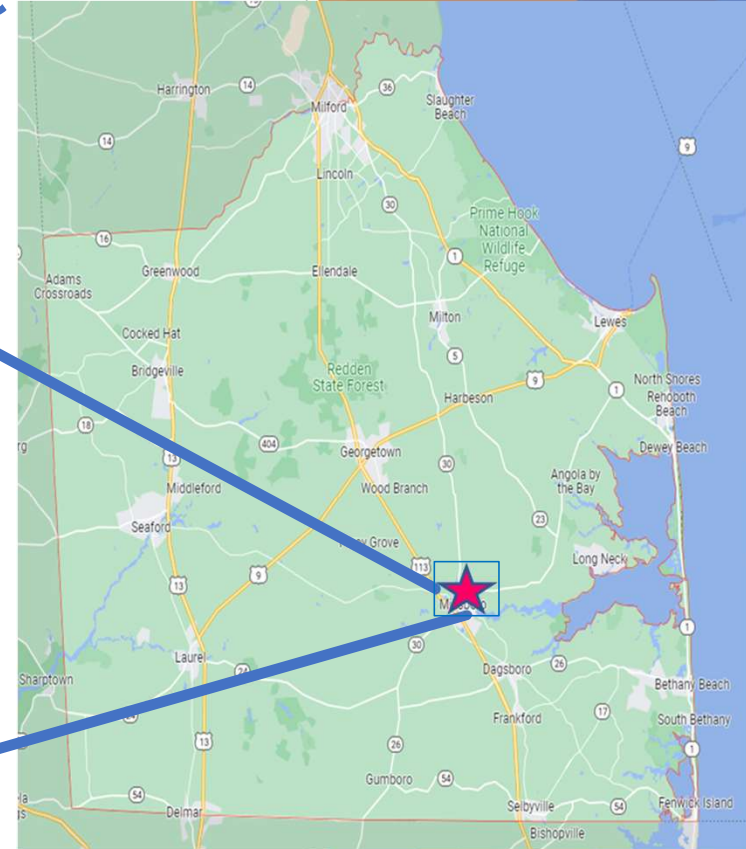
DuPont Properties LLC

- ▶ Summary: The Applicant has requested \$145,176.71
- ▶ Discussion
- ▶ Executive Session (as necessary)
- ▶ Public Comment
- ▶ Vote

Wine Worx Real Estate Holdings LLC



26897 Dickerson Rd, Millsboro



Wine Worx Real Estate Holdings LLC

- ▶ Project Description: 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
- ▶ TIIF Scope of Work:
 - ▶ Hammer head entrance from Dickerson rd. to the property
 - ▶ Continuing the existing shared use path along Dickens and extending north up Handy Rd.
 - ▶ Engineering and contingency
- ▶ Employment Standard: 20 new jobs created in Year 3
- ▶ Public Endorser: Gerald W. Hocker, State Senator

MAKING JOBS A PRIORITY

TIIF

TRANSPORTATION INFRASTRUCTURE
INVESTMENT FUND



Wine Worx Real Estate Holdings 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:

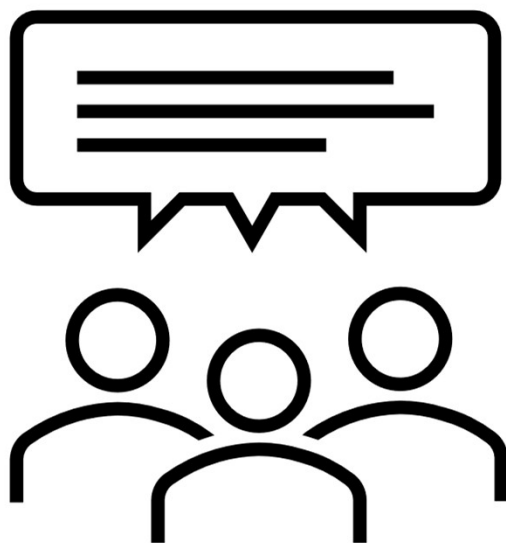
Project Name/Type of Business	Frontage Road	TIIF Investment Requested
Wine Worx Real Estate Holdings LLC	26897 Dickerson rd, Millsboro	\$ 111,307.00
Performance Measures	Data	
Total Jobs Created/Maintained by Year 3	20	6 maintained
Public Benefit - Transportation Safety	-	
Public Benefit - Transportation Connectivity	shared use path	
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)	\$5,565.35	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 15 jobs	\$11,601-\$47,150
	22% tax bracket: 5 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)	2/29	6.93%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$129,670.59	

Wine Worx Real Estate Holdings LLC

- ▶ Summary: The Applicant has requested \$111,307.00
- ▶ Discussion
- ▶ Executive Session (as necessary)
- ▶ Public Comment
- ▶ Vote

Executive Session (AS NEEDED)

Public Comment



Future Meetings

- ▶ Next submission deadline is Monday August 31, 2026
- ▶ Next Council meeting is November 18, 2026, at 10:30 a.m.
- ▶ 2026 deadlines and meeting dates are published on the TIIF website, de.gov/tiif



Adjourn

Thank You