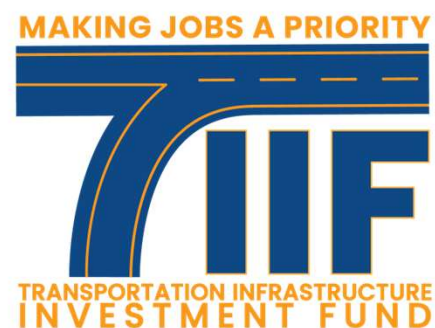




TIIF Council Meeting

June 4, 2026

Agenda

- ▶ Welcome and Introductions
- ▶ Review of and Vote on Received Grant Application
- ▶ Public Comment
- ▶ Future Meetings Announcement
- ▶ Adjournment

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

Welcome and Introductions

- ▶ 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 06/04/26

	2026	2025			2024		
	Year-to-date	Year-to-Date		Total	Year-to-Date		Total
Fatalities	47	39	↑ +21%	117	56	↓ -16%	130
Delaware Residents	44	30	↑ +47%	90	47	↓ -6%	110
Person Types							
Vehicle Occupant	27	20	↑ +35%	67	32	↓ -16%	65
Pedestrian	9	11	↓ -18%	27	11	↓ -18%	34
Bicyclist	2	1	↑ +100%	4	3	↓ -33%	5
Motorcyclist	8	6	↑ +33%	17	7	↑ +14%	21
Other Person Type	1	1	0%	2	3	↓ -67%	5
Crash Types							
Curve Related	11	6	↑ +83%	15	10	↑ +10%	23
Roadway Departure	19	18	↑ +6%	50	21	↓ -10%	42
Intersection Related	10	10	0%	37	23	↓ -57%	48
Median Crossover	1	0	↑ +100%	2	0	↑ +100%	0
Wrong Way	0	2	↓ -100%	4	1	↓ -100%	4
Work Zone	2	3	↓ -33%	7	2	0%	5

BE DELAWARE.
TOWARD ZERO DEATHS



BEDELAWARE.DELDOT.GOV

BE A HERO. TAKE THE PLEDGE.





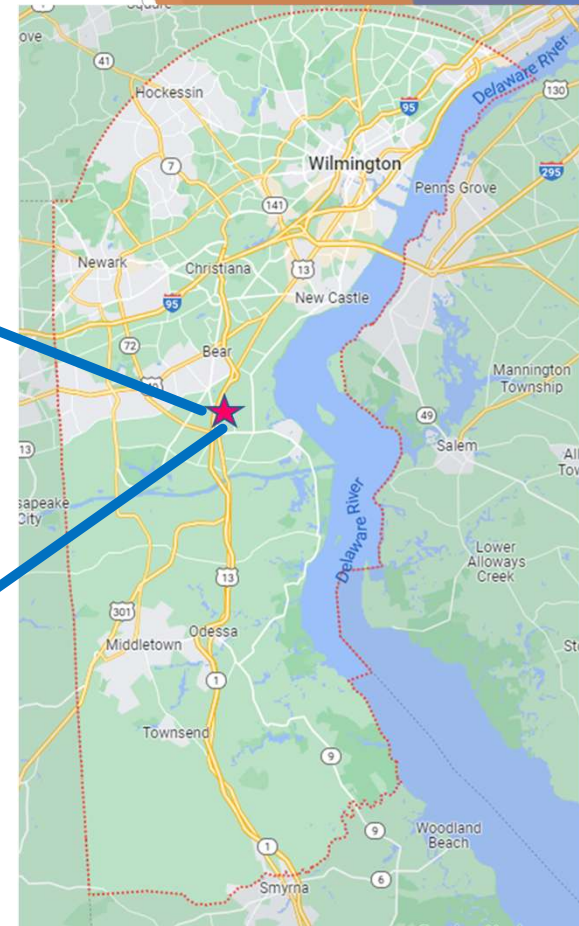
Generally Excluded Development Types (GEDTs)

- ▶ 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)

Two Farms Inc. Store 369 Pulaski Highway



613 Pulaski Hwy (US 40), Bear



Two Farms Inc. Store 369 Pulaski Highway

- ▶ Project Description: A 4,649-sf convenience store with fueling station
 - ▶ Site is located within a Level 1 State Strategies Investment Area
- ▶ TIIF Scope of Work (DelDOT-approved plans dated 2/11/25):
 - ▶ Modification of the existing crossover of US 13 at Fir Avenue to create a Restricted Crossover U-Turn (RCUT)
 - ▶ Engineering, contingency
- ▶ Employment Standard: 24 jobs created in Year 3
- ▶ Public Endorser: Marcus A. Henry, County Executive, New Castle County

Two Farms Inc. Store 369 Pulaski Highway



Two Farms Inc. Store 369 Pulaski Highway

1. How Jobs Creation Differs From Other Similar GEDT's:

Royal Farms' jobs creation differs from similar GEDTs, through its focus on the integration of service, training, and career advancement opportunities. While many retail employers focus only on front-of-store duties, Royal Farms workers, including Customer Service Associates and Team Leaders, perform a variety of tasks that cross over into food service. What sets Royal Farms apart from its competitors, is a "promote-from-within" mentality that offers a clearer and more structured career path than many entry-level retail jobs. Royal Farms associates have numerous opportunities for advancement and participate in a comprehensive training program that sets them up for success as they move up the ladder. The company offers a comprehensive paid 12-14 week training program for management candidates, which includes e-learning, classroom instruction and hands-on training. Employees also have access to Royal Farms University, a virtual training program that assists leaders with their professional development.

employee stock ownership plan (Wawa) and paid parental leave (Wawa and Dash-In). Benefits unique to Royal Farms include: the ability to invest in 401k plans on the first day of employment with 100% company match on the first 3% of contributions and 50% matching on the next 2% of contributions, paid bereavement leave, telehealth coverage (medical) and legal shield coverage (attorney services). Royal Farms *part-time* employees may be eligible for some of the benefits available to full-time employees, depending on the number of hours worked.

2. How the GEDT will create or stimulate secondary jobs growth:

By improving public safety in the vicinity of Pulaski Highway and Fir Avenue, and improving the level of service and safety in this area through the introduction of turn lanes, frontage upgrades, a multi-use pathway along the Pulaski Highway frontage, and a new RCUT, this project will help to stimulate secondary jobs in this area, by allowing pedestrians and cyclists to safely access the property. The potential for job creation in this area of the County was a key consideration of the County when it agreed to be a public sponsor. Parts of Eastbound US 40 have already been redeveloped. The resulting safety improvements will enable older neighboring commercial properties to be aggregated and redeveloped with new retail uses that require more employees without having to dedicate large portions of land for public right-of-way.

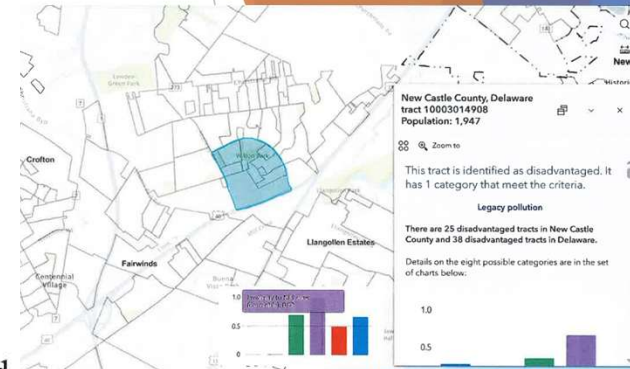
Two Farms Inc. Store 369 Pulaski Highway

3. Results of Environmental Justice Analysis:

An Environmental Justice (EJ) Analysis was performed by Verdantas, LLC (See Exhibit G) which yielded the following results:

- According to the DNREC EJ Area Viewer, the study area does contain a community identified as “Disadvantaged.”
- Minority populations are identified as an EJ population within the study area. However, the proposed project will not cause disproportionately high and adverse effects on minority populations.
- Limited English Proficiency (LEP) populations are not identified as an EJ population within the study area, and the proposed project will not cause disproportionately high and adverse effects on LEP populations.
- Low-income populations are not identified as an EJ population within the study area that could potentially receive disproportionately high and adverse effects as a result of the project.

An analysis of potential impacts and benefits to the minority community, including right-of-way, displacement, traffic, noise, air quality, and social that may occur because of proposed project implementation was conducted. The results of Verdantas’ analysis indicated that 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.



Two Farms Inc. Store 369 Pulaski Highway

- ▶ Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies
- ▶ IMPLAN Summary: State and local revenue projection \$212,918.18

Tax Results							
Impact	^	Sub County ...	Sub County S...	County	State	Federal	Total
1 - Direct		\$5,061.50	\$16,842.32	\$6,837.12	\$97,587.42	\$247,938.91	\$374,267.27
2 - Indirect		\$1,620.57	\$5,367.41	\$2,178.89	\$30,756.31	\$74,548.92	\$114,472.11
3 - Induced		\$2,060.97	\$6,837.01	\$2,775.48	\$34,993.18	\$68,515.80	\$115,182.44
Totals		\$8,743.04	\$29,046.74	\$11,791.49	\$163,336.92	\$391,003.63	\$603,921.81

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

Two Farms Inc. Store 369 Pulaski Highway

► Performance Measures:

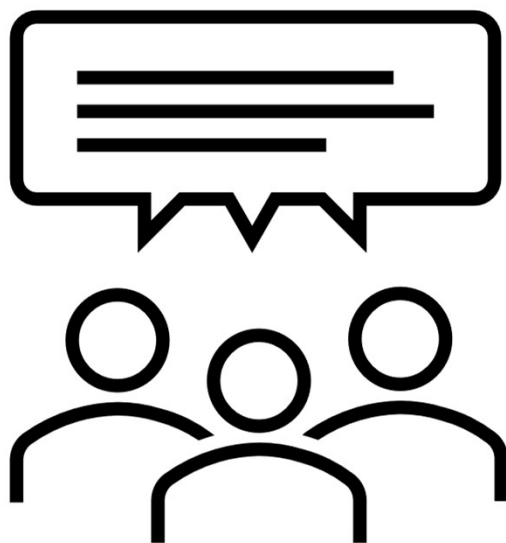
Two Farms Inc. Store 369 Pulaski Highway/Convenience Store	US 40/School Bell Road	\$ 231,432.61
Performance Measures	Data	
Total Jobs Created/Maintained by Year 3	24	
Public Benefit - Transportation Safety	RCUT safety improvement at existing crossover	
Public Benefit - Transportation Connectivity		
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads)	\$9.63	
Public Benefit - Services		
State Strategies Investment Level	1	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$9,643.02	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 23 jobs	\$11,601-\$47,150
	22% tax bracket: 1 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)	1/41	2.45%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$212,918.18	

Two Farms Inc. Store 369 Pulaski Highway

- ▶ Summary: The Applicant has requested \$231,432.61
- ▶ Discussion
- ▶ Executive Session (as necessary)
- ▶ Public Comment
- ▶ Vote

Executive Session (AS NEEDED)

Public Comment



Future Meetings

- ▶ Next Council meeting is Tuesday, August 18, 2026, at 10:30 a.m. (for applications received by May 26, 2026, deadline)
- ▶ Next submission deadline is Monday, August 31, 2026
- ▶ 2026 deadlines and meeting dates are published on the TIIF website, de.gov/tiif



Adjourn

Thank You