MAKING JOBS A PRIORITY

TIIF

TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# TIIF Council Meeting

## 4/30/2025

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Delaware

DIVISION OF SMALL BUSINESS

# Agenda

- Welcome and Introductions
- Approval of the November 14, 2024, Meeting Minutes
- Status of Previous Approvals
- Review of and Vote on Requests for Extension and Progress Payments*
- Review of Received Grant Applications*
- 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

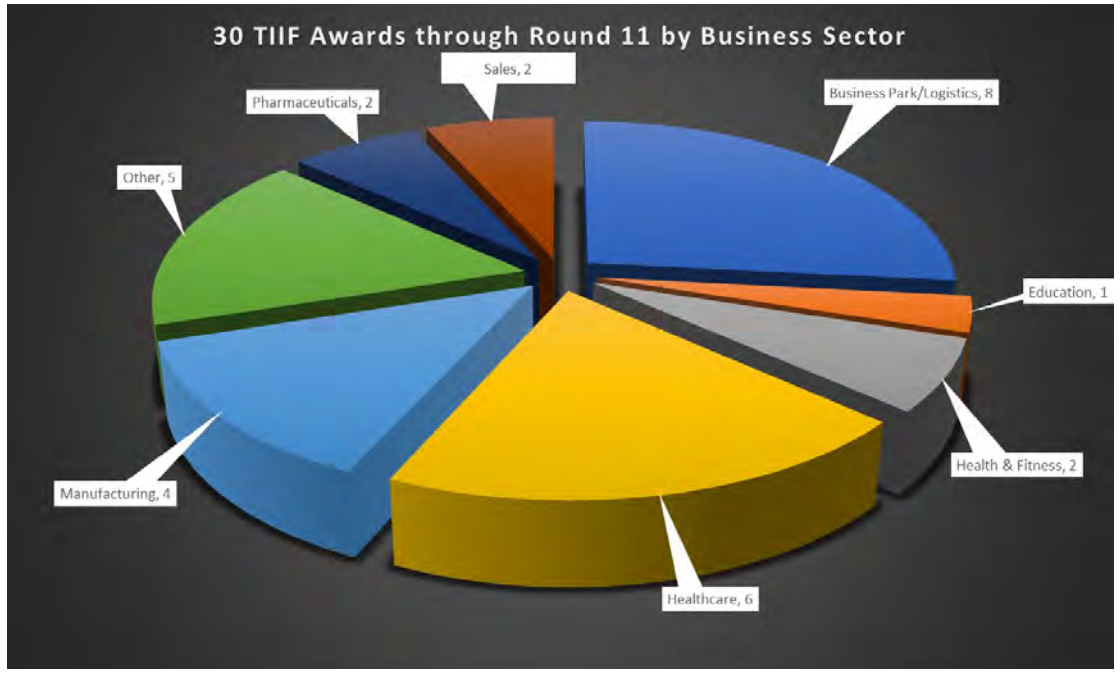
| 2025 Delaware Traffic Fatalities as of 4/28/2025 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | | | 2023 | | |
| | | Year-to-Date | | Totals | Year-to-Date | | Totals |
| **Fatalities** | **24** | *38* | ↓ -37% | *130* | *54* | ↓ -56% | *137* |
| Delaware Residents | 17 | *34* | ↓ -50% | *110* | *40* | ↓ -58% | *110* |
| **Person Types** | | | | | | | |
| **Vehicle Occupant** | **13** | *22* | ↓ -41% | *65* | *38* | ↓ -66% | *89* |
| **Pedestrian** | **9** | *9* | 0% | *34* | *9* | 0% | *28* |
| **Bicyclist** | **1** | *3* | ↓ -67% | *5* | *2* | ↓ -50% | *5* |
| **Motorcyclist** | **0** | *3* | ↓ -100% | *21* | *5* | ↓ -100% | *14* |
| **Other Person Type** | **1** | *1* | 0% | *5* | *0* | ↑ N/A | *1* |
| **Crash Types** | | | | | | | |
| **Curve Related** | **2** | *4* | ↓ -50% | *23* | *11* | ↓ -82% | *28* |
| **Roadway Departure** | **9** | *13* | ↓ -31% | *42* | *27* | ↓ -67% | *69* |
| **Intersection Related** | **5** | *13* | ↓ -62% | *48* | *16* | ↓ -69% | *37* |
| **Median Crossover** | **0** | *0* | N/A | *0* | *3* | ↓ -100% | *8* |
| **Wrong Way** | **2** | *1* | ↑ 100% | *4* | *0* | ↑ N/A | *1* |
| **Work Zone** | **1** | *2* | ↓ -50% | *5* | *5* | ↓ -80% | *9* |




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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 Roads
Post-Crash Care

# Status of Previous Approvals



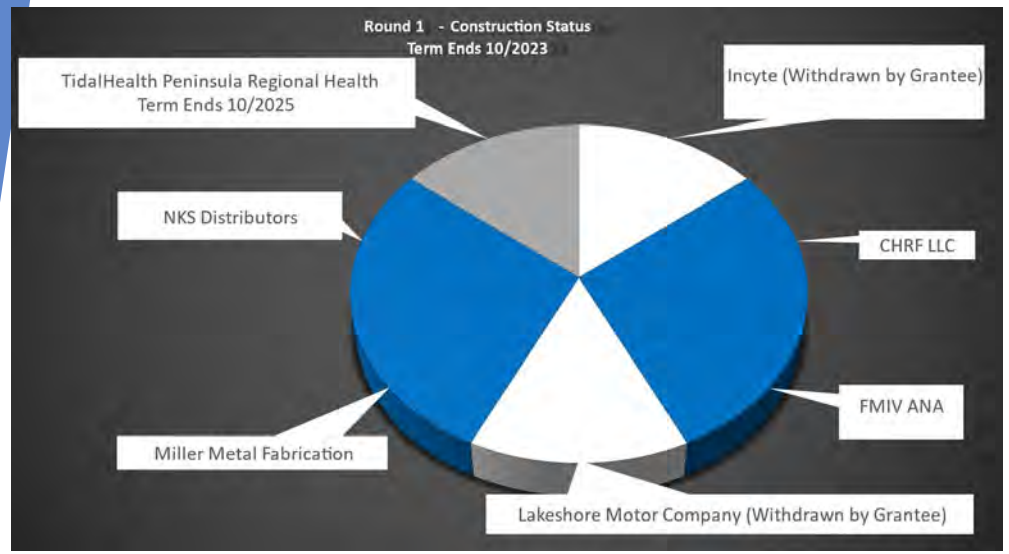

Total amount awarded to date:
**$50,726,811.03**

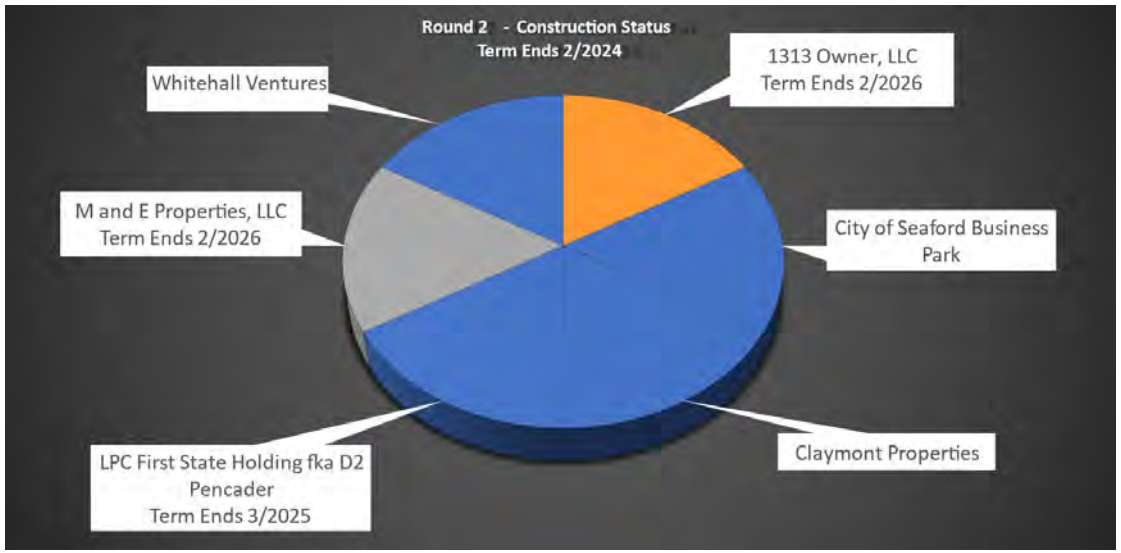
Total jobs created/maintained: **11,705**

Current Amount Available for Awards:
**$13,293,188.97**

| Project Name | Awarded Amount | | # of Jobs Created | # of Jobs Relocated/ Maintained | Construction Started Y/N/C(omplete) |
|---|---|---|---|---|---|
| **ROUND ONE (Term Ends 10/2023)** | Award Amount | Total Jobs | | | |
| Incyte **(Grant term extended to 10/2025)** FORFEITED GRANT as of 3/2024 | $ - | 0 | 0 | 0 | N/A |
| CHRF LLC | $ 250,000.00 | 67 | 18 | 49 | C |
| FMIVII LLC | $ 600,000.00 | 159 | 159 | | C |
| Lakeshore Motor Company FORFEITED GRANT as of 10/2023 | $ - | 0 | 0 | 0 | N/A |
| Miller Metal Fabrication | $ 313,000.00 | 96 | 6 | 90 | C |
| NKS Distributors | $ 1,151,816.90 | 137 | 4 | 133 | C |
| TidalHealth Peninsula Regional, Inc. **(Grant term extended to 10/2025)** | $ 3,570,000.00 | 150 | 150 | | N |
| TOTAL | $ 5,884,816.90 | | 337 | 272 | |
| **ROUND TWO (Term Ends 2/2024)** | Award Amount | Total Jobs | | | |
| 1313 Owner, LLC **(Grant term extended to 2/2026)** | $ 825,000.00 | 2800 | 1000 | 1800 | Y |
| City of Seaford -Ross Business Park | $ 750,156.00 | 1100 | 1100 | 0 | C |
| Claymont Properties | $ 395,091.62 | 4630 | 4630 | 0 | C |
| LPC First State Holding (fka D2 Pencader) | $ 4,489,794.93 | 182 | 182 | | Y |
| M and E Properties, LLC **(Grant term extended to 2/2026)** | $ 225,000.00 | 10 | 8 | 2 | N |
| Whitehall Ventures | $ 1,100,000.00 | 72 | 72 | | C |
| TOTAL | $ 7,785,042.55 | | 6992 | 1802 | |
| **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 | 90 | | Y |
| STA Pharmaceutical USA | $ 2,100,000.00 | 500 | 500 | | Y |
| Light Action/City of Wilmington **(Grant term extended to 11/2027)** | $ 3,673,800.00 | 80 | 16 | 64 | N |
| The Challenge Program LLC/City of Wilmington **(Grant term extended to 11/2027)** | $ 1,003,300.00 | 19 | 12 | 7 | N |
| TOTAL | $ 9,277,100.00 | | 618 | 71 | |
| **ROUND FOUR (Term Ends 3/2025)** | Award Amount | Total Jobs | | | |
| Bayhealth Route 9 | $ 978,722.41 | 69 | 61 | 8 | C |
| TOTAL | $ 978,722.41 | | 61 | 8 | |
| **ROUND FIVE (Term Ends 8/2025)** | Award Amount | Total Jobs | | | |
| Devreco LLC | $ 396,814.00 | 37 | 37 | | C |
| Plantations Medical Center LLC | $ 1,685,979.36 | 161 | 161 | | C |
| TOTAL | $ 2,082,793.36 | | 198 | | |
| **ROUND SIX (Term Ends 2/2026)** | Award Amount | Total Jobs | | | |
| Snead Property Management LLC | $ 128,005.36 | 24 | 24 | | C |
| City of Milford Industrial Park | $ 2,766,799.89 | 43 | 43 | | N |
| TOTAL | $ 2,894,805.25 | | 67 | | |
| **ROUND SEVEN (Term Ends 6/2026)** | Award Amount | Total Jobs | | | |
| McCormick & Associates of Middletown LLC | $ 105,298.00 | 14 | 8 | 6 | N |
| TOTAL | $ 105,298.00 | | 8 | 6 | |
| **ROUND EIGHT (Term Ends 8/2026)** | Award Amount | Total Jobs | | | |
| PR-Stoltz Ventures LLC | $ 4,028,130.00 | 610 | 610 | | Y |
| KSIP I Piccard LLC **(Add'l funding term ends 8/2025)** | $ 2,900,855.00 | 135 | 135 | | Y |
| TOTAL | $ 6,928,985.00 | | 745 | | |
| **ROUND NINE (Term Ends 12/2026)** | Award Amount | Total Jobs | | | |
| Agile Cold Claymont LLC | $ 2,342,581.00 | 130 | 130 | | Y |
| Seaford Commercial 28 LLC | $ 4,695,879.00 | 115 | 115 | | N |
| SC Habitat for Humanity, Inc. | $ 1,969,000.00 | 43 | 17 | 26 | N |
| TOTAL | $ 9,007,460.00 | | 262 | 26 | |
| **ROUND TEN (Term Ends 5/2027)** | Award Amount | Total Jobs | | | |
| City of Milford Funding Increase **(Grant term ends 2/2026)** | $ 2,283,730.37 | | | | N |
| FDPN Management LLC (Manufactoring/Distribution/Warehouse) | $ 974,505.59 | 140 | 140 | | N |
| Lewes Georgetown Professional Park (Healthcare Offices) | $ 1,979,089.00 | 48 | 24 | 24 | N |
| TOTAL | $ 5,237,324.96 | | 164 | 24 | |
| **ROUND ELEVEN (Term Ends 09/2027)** | Award Amount | Total Jobs | | | |
| SCMC Long Neck LLC | $ 544,462.60 | 44 | 20 | 24 | N |
| TOTAL | $ 544,462.60 | 44 | 20 | 24 | |
| **GRAND TOTALS** | **$ 50,726,811.03** | | 9472 | 2233 | |

# Status of Previous Approvals (continued)



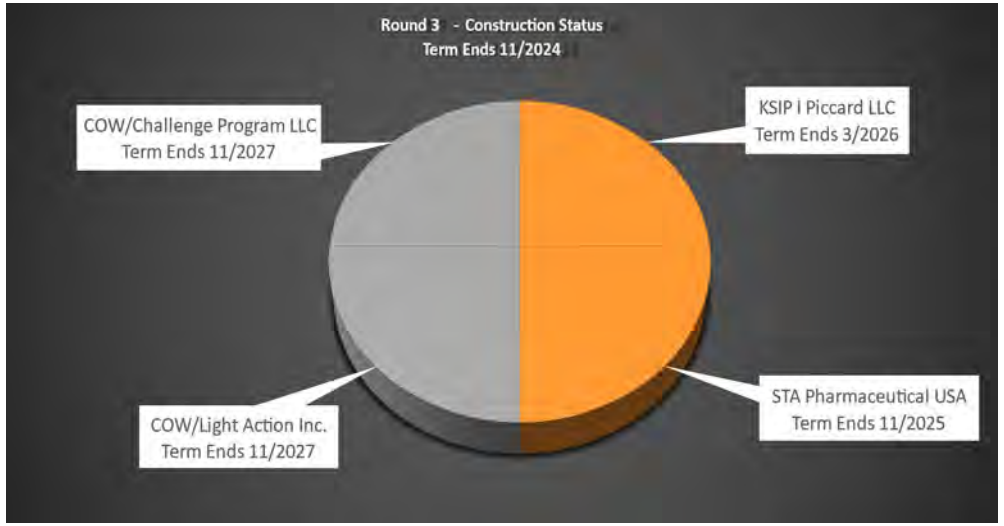



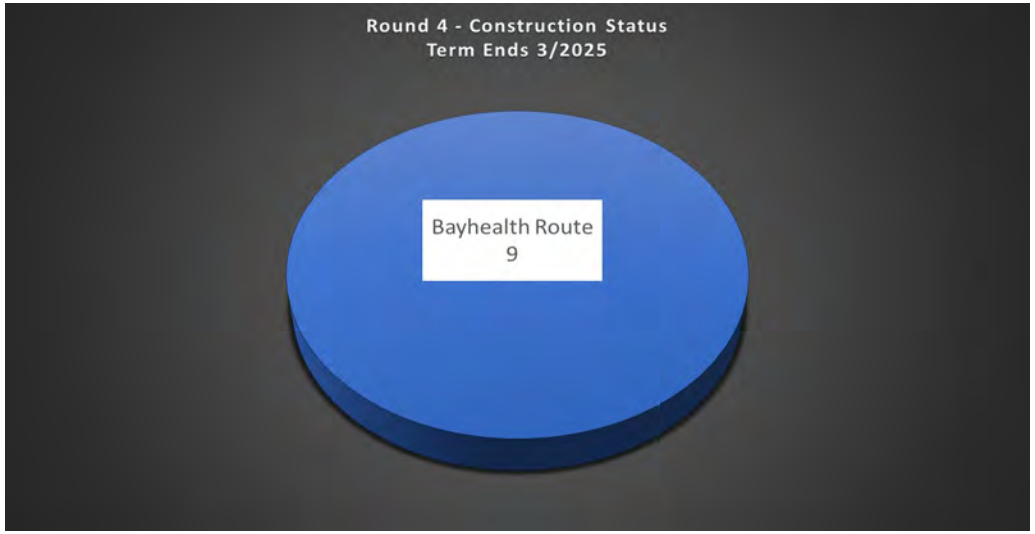

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**In Progress**

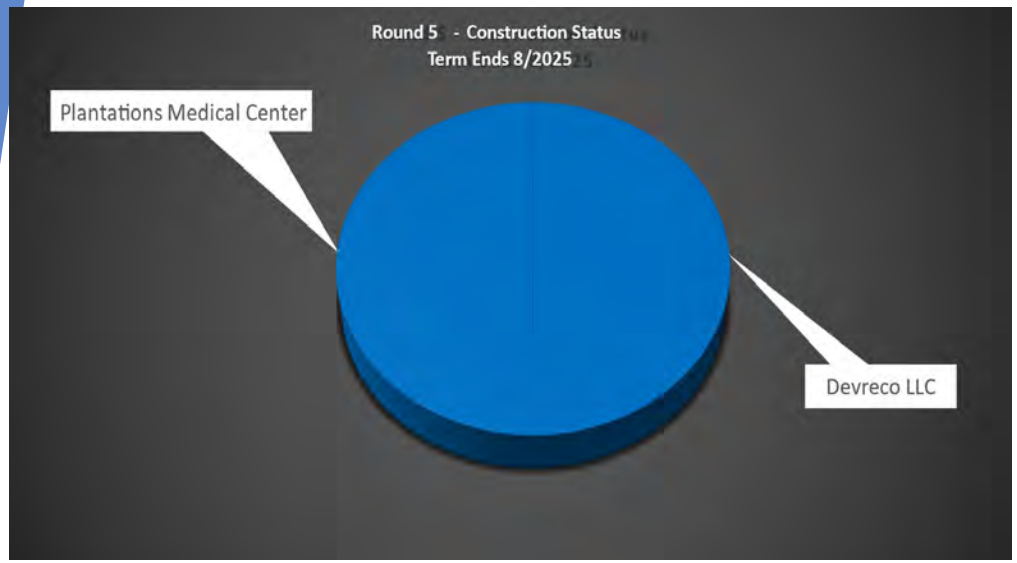
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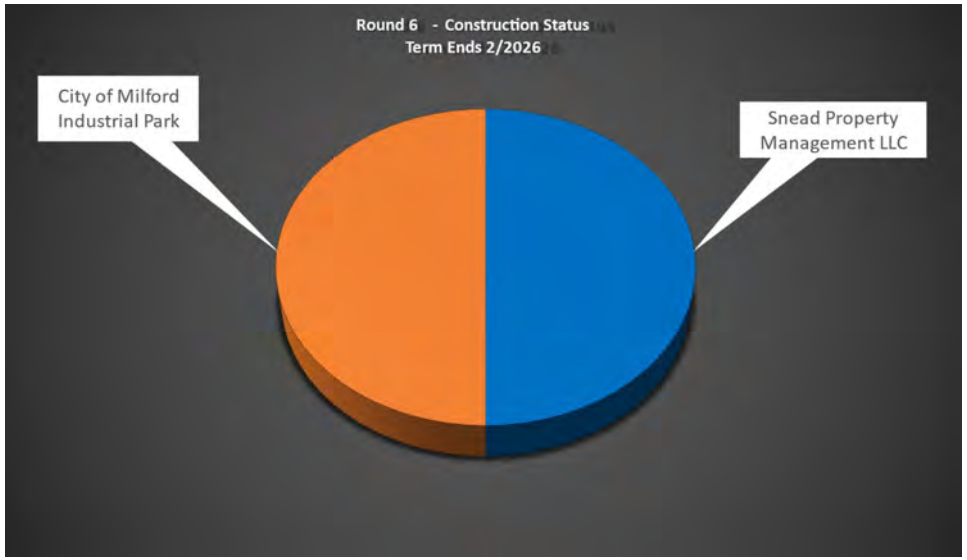



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# Status of Previous Approvals (continued)



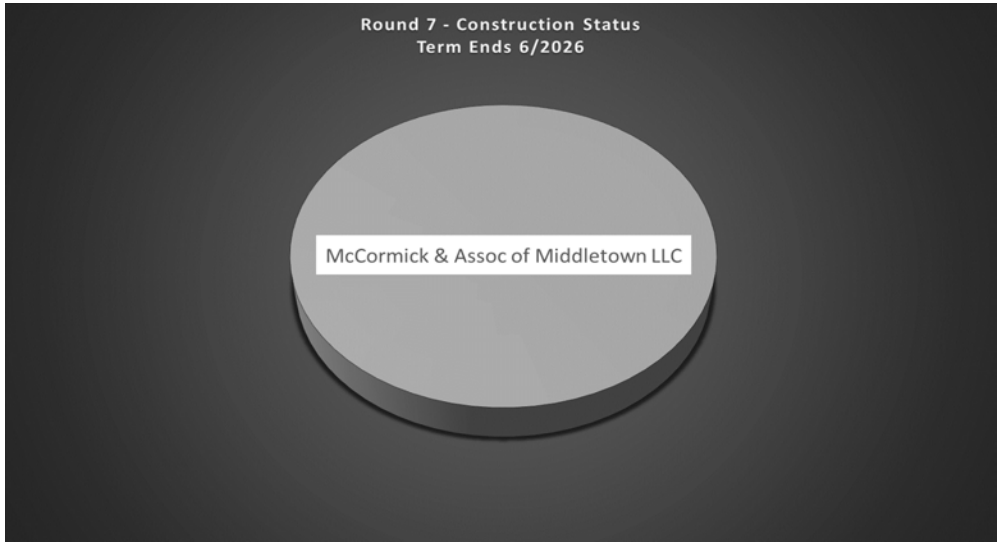



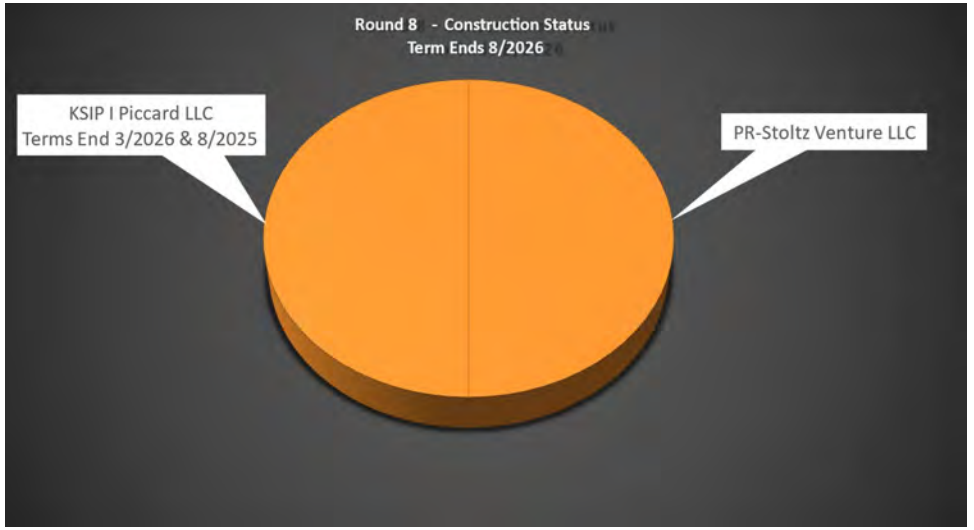

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In Progress

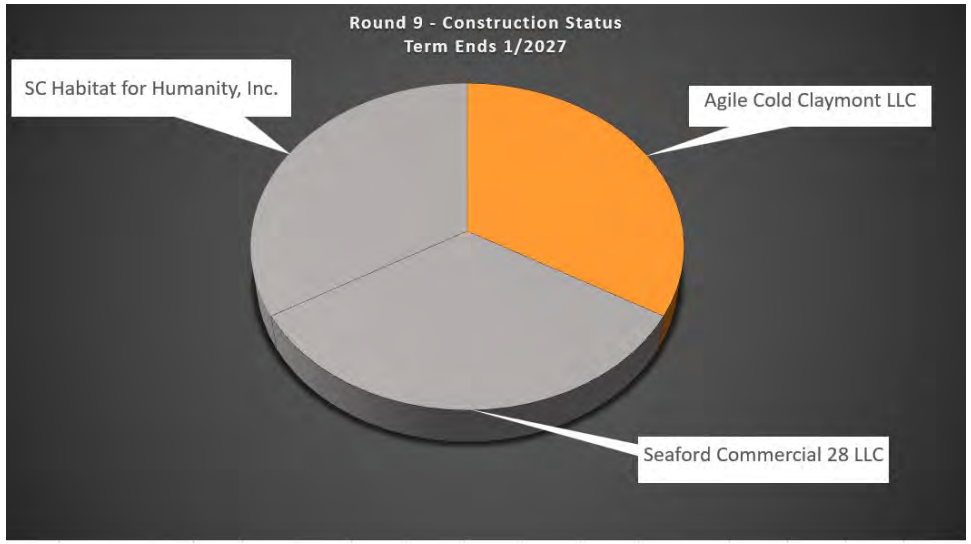
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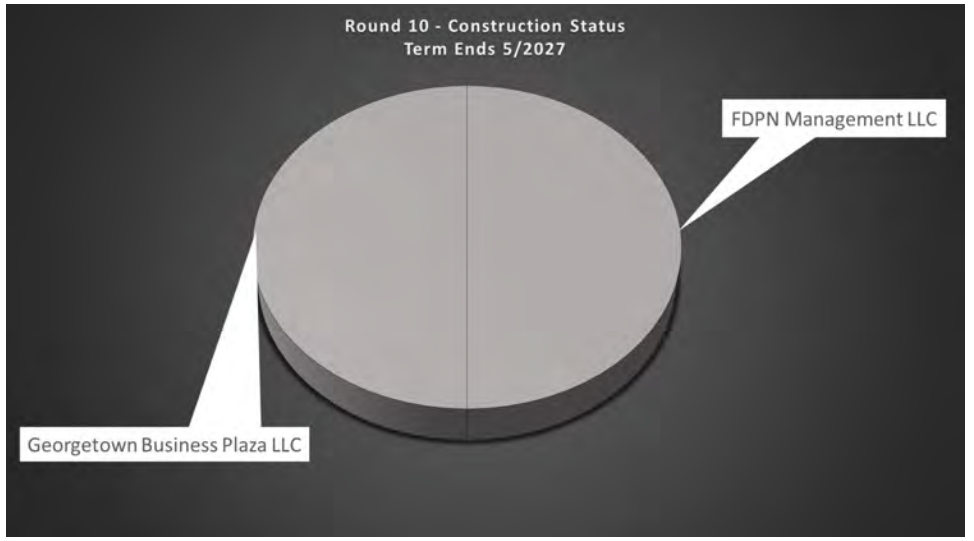



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# Status of Previous Approvals (continued)



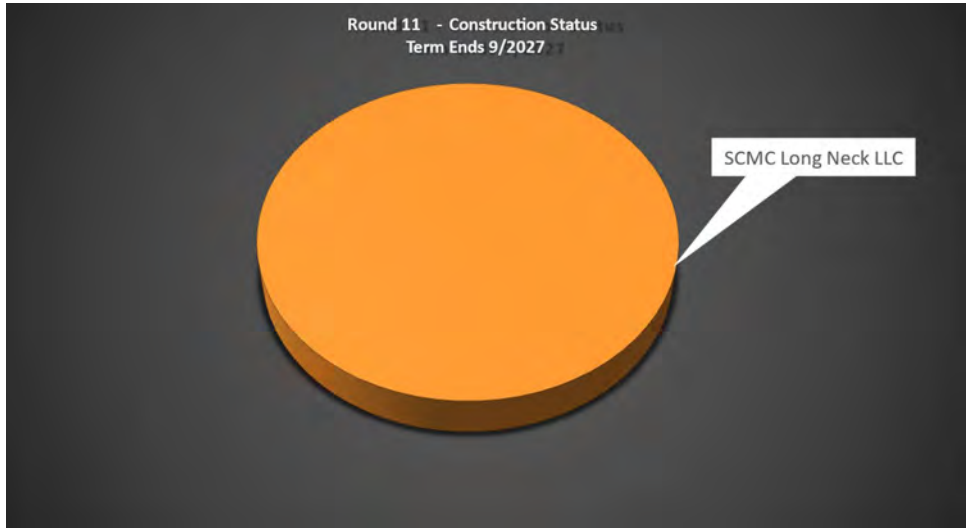




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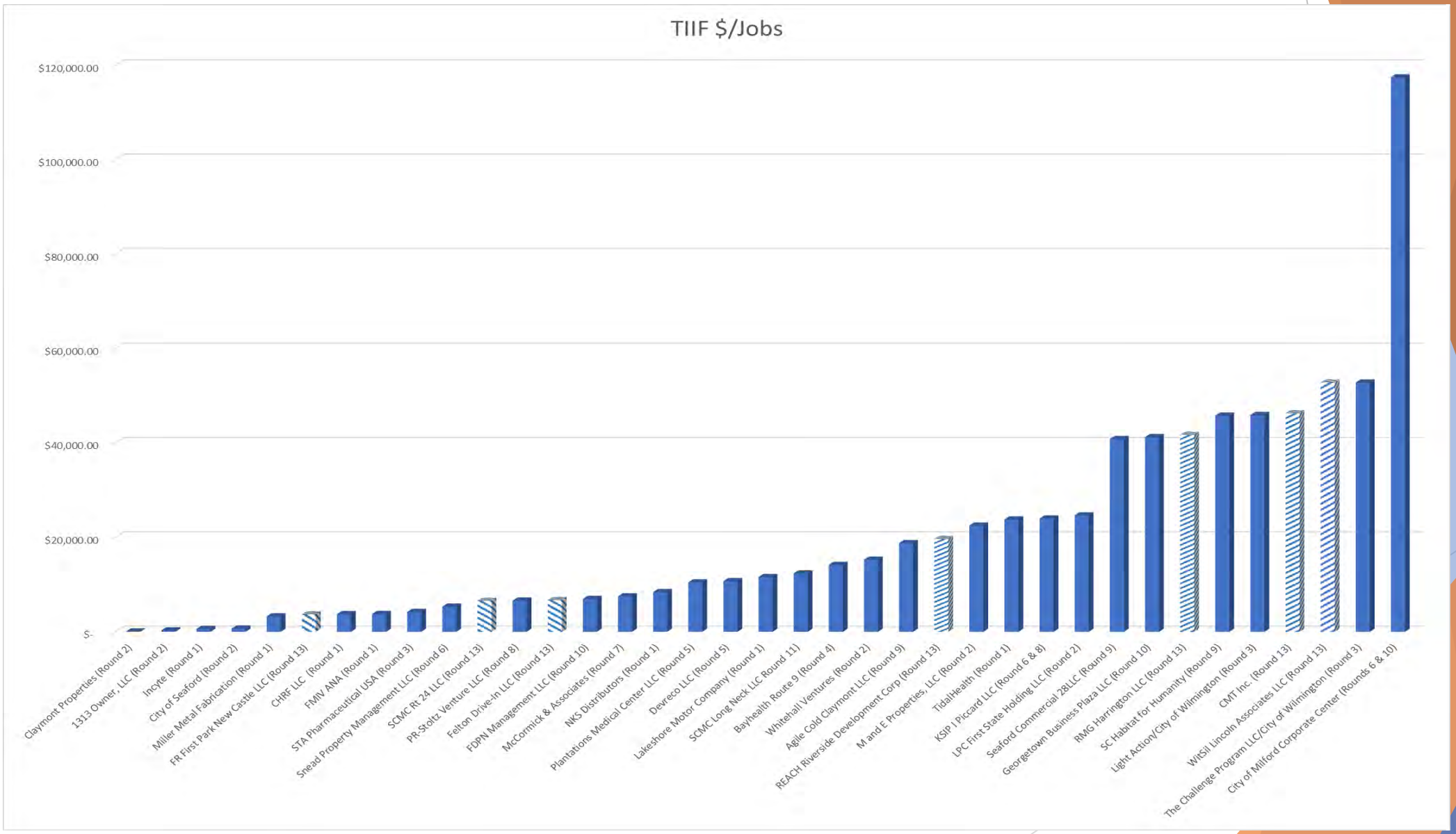
In Progress

Not Started



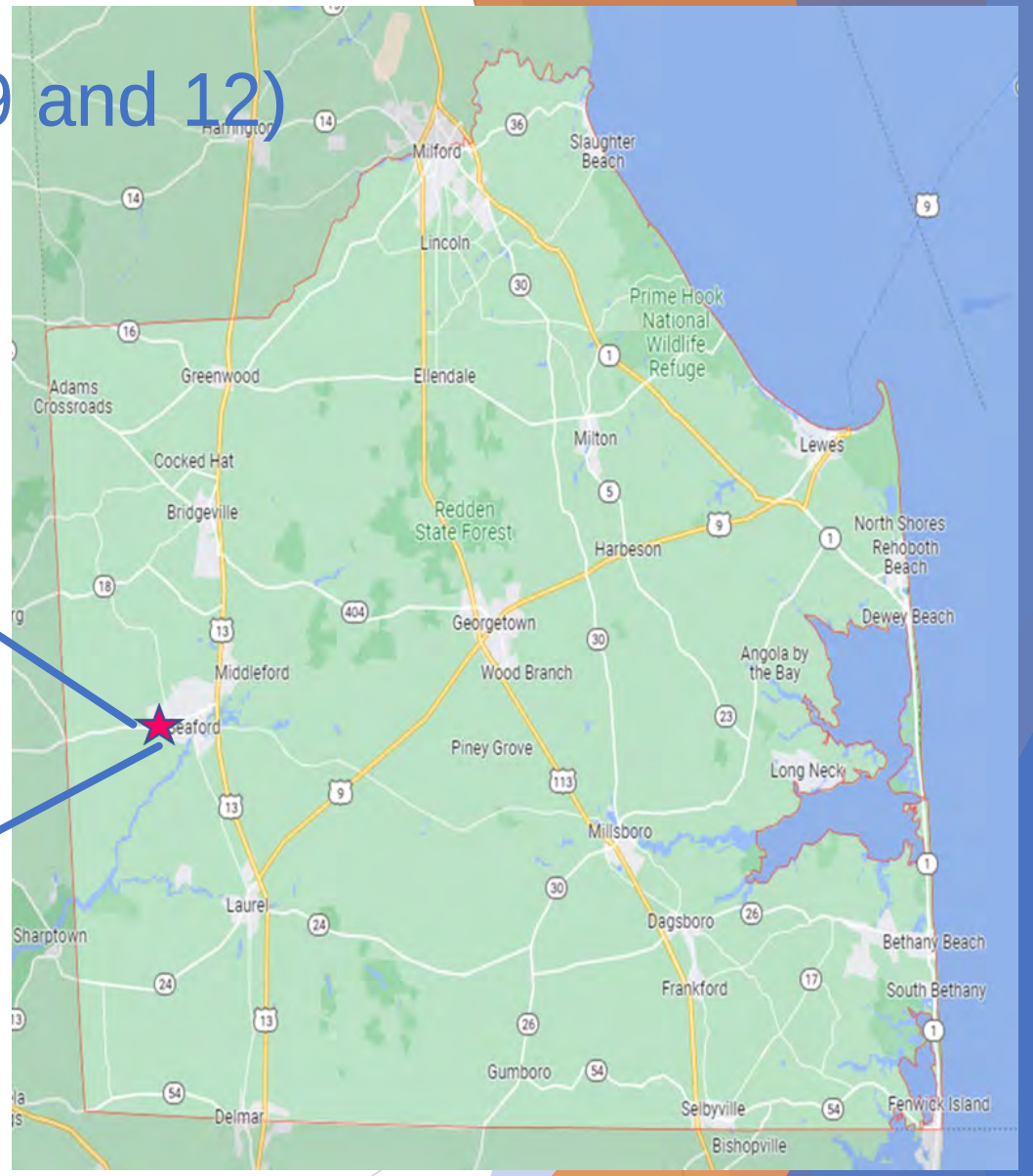

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# TIIF All Rounds Awards Comparison



# Seaford Commercial 28 LLC (Rounds 9 and 12) Progress Payments Report

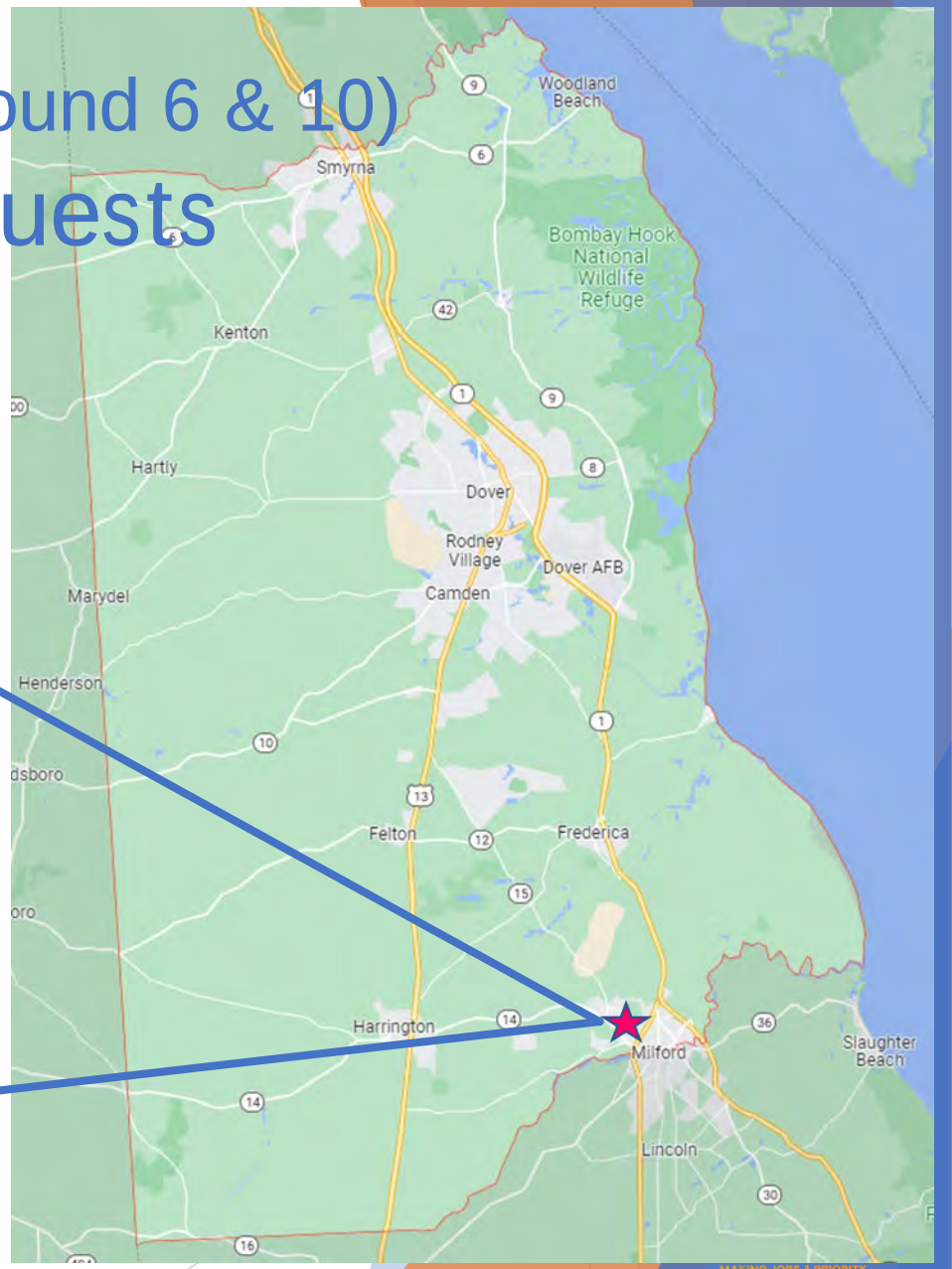



1023 W. Stein Highway, Seaford

# City of Milford Corporate Center (Round 6 & 10) Extension & Progress Payments Requests



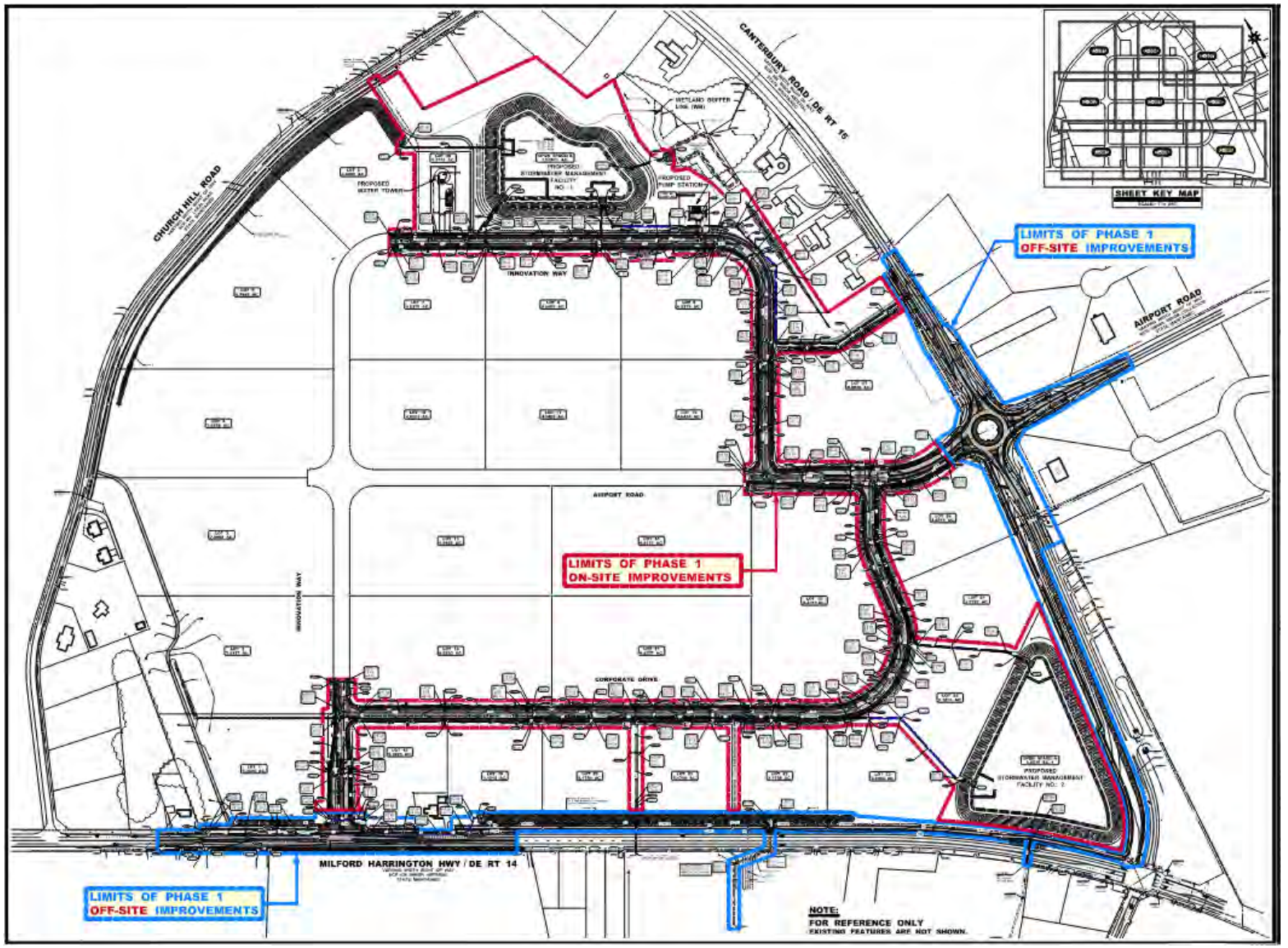



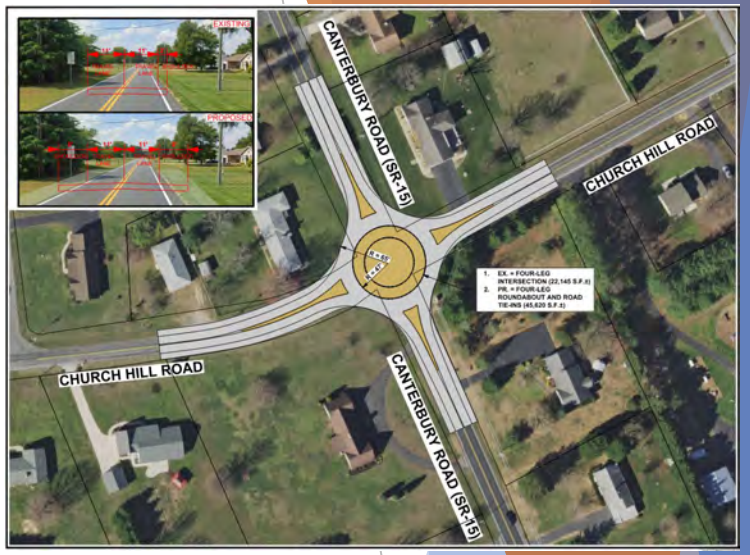

Milford-Harrington Highway, Milford, near intersection with Canterbury Road

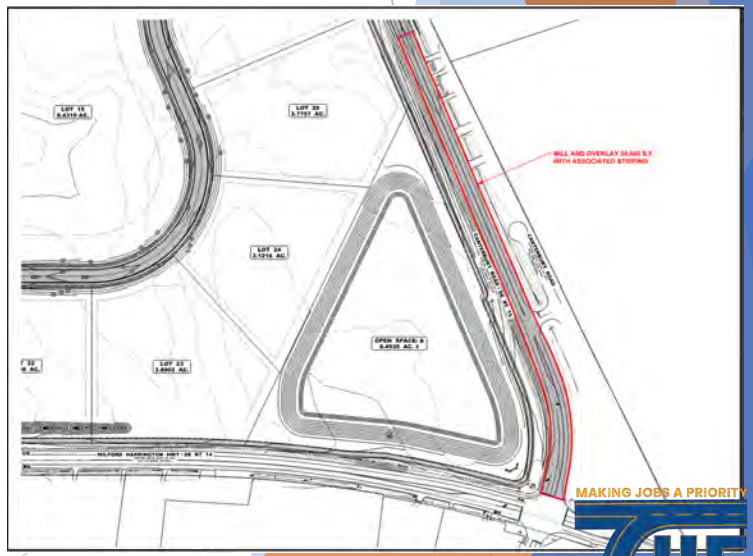
# City of Milford Corporate Center (Round 6 & 10)

- Project Description: ***Approved in Round 6 (November 2022)*** for an award of $2,766,799.89, signed TIIF Agreement dated February 1, 2023. ***Approved in Round 10 (April 2024)*** for an additional award of $2,283,730.37 for a total of **$5,050,530.26**, signed TIIF Amendment to Agreement dated May 15, 2024, with no change to 3-year term of original agreement (expires February 1, 2026).
- TIIF Scope of Work: ***Phase 1 As approved in Round 6 (before the final Traffic Impact Study (TIS):*** Four-legged roundabout at Canterbury Road/Airport Road/Site entrance, associated utility relocations, 8-foot shoulders on Canterbury Road along site frontage; full movement entrance on Milford-Harrington Highway with dedicated left turn lane and right turn lane with 5-foot bike lane; shared-use path along both frontages and pedestrian crossing at Canterbury Road/Milford-Harrington Highway signalized intersection.
  - ***Phase 2/3 As approved in Round 10 (identified in final TIS):*** four-legged single lane roundabout at Canterbury Road/Church Hill Road north of site, mill and overlay of Church Hill Road along site frontage, mill and overlay of Canterbury Road between Airport Road and Milford-Harrington Highway.
- Status of project: City awarded a publicly bid construction contract to George & Lynch, Inc. on 11/25/24 for Phase 1 road improvements. Phase 1 Construction completion expected in March 2026. Design of Phase 2 roundabout underway.

# City of Milford Corporate Center (Round 6 & 10)



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# City of Milford Corporate Center (Round 6 & 10)

- The Applicant has requested interim progress payments at DelDOT's discretion as generally reflected in the approved Record Plan Phasing Notes:

## DELDOT PHASING NOTES

THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED.

1. **PHASE 1 IMPROVEMENTS** SHALL CONSIST OF THE FOLLOWING:
   a. CONSTRUCTION OF A FULL-MOVEMENT ACCESS TO DE 15 CANTERBURY RD (KCR 388), OPPOSITE AIRPORT RD, PER THE DELDOT-APPROVED ENTRANCE PLANS.
   b. CONVERSION OF THE EXISTING INTERSECTION OF DE 15 CANTERBURY RD AND AIRPORT RD INTO A SINGLE LANE ROUNDABOUT, PER THE DELDOT-APPROVED ENTRANCE PLANS.
   c. CONSTRUCTION OF A FULL-MOVEMENT ACCESS TO DE 14 MILFORD HARRINGTON HWY (KCR 036) WITH AUXILIARY LANES, PER THE DELDOT-APPROVED ENTRANCE PLANS.

   **PHASE 1 IMPROVEMENTS** SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE **1ST** CERTIFICATE OF OCCUPANCY FOR THE SITE.

2. **PHASE 2 IMPROVEMENTS** SHALL CONSIST OF THE FOLLOWING:
   a. CONVERSION OF THE EXISTING INTERSECTION OF DE 15 CANTERBURY RD (KCR 388) AND CHURCH HILL RD (KCR404) INTO A SINGLE LANE ROUNDABOUT, PER THE DELDOT-APPROVED OFF-SITE CONSTRUCTION PLANS.
   b. PROVIDE A 2" MILL AND OVERLAY OF CHURCH HILL RD (KCR 404), EXTENDING FROM THE LIMITS OF THE PHASE 2 ROUNDABOUT WORK TO THE LIMIT OF THE ACTUAL PROPERTY FRONTAGE.

   OFF-SITE CONSTRUCTION PLANS FOR THE **PHASE 2 IMPROVEMENTS** SHALL BE SUBMITTED TO DELDOT FOR REVIEW PRIOR TO THE ISSUANCE OF THE **1ST** CERTIFICATE OF OCCUPANCY FOR THE SITE, AND CONSTRUCTION OF THE **PHASE 2 IMPROVEMENTS** COMPLETED PRIOR TO THE ISSUANCE OF **2ND** CERTIFICATE OF OCCUPANCY.

3. **PHASE 3 IMPROVEMENTS** SHALL CONSIST OF THE FOLLOWING:
   a. EXTENDING THE WESTBOUND DE 14 MILFORD HARRINGTON HWY (KCR 036) RIGHT-TURN LANE AND SOUTHBOUND DE 15 CANTERBURY RD (KCR 388) LEFT-TURN LANE AT THE INTERSECTION OF DE 14 MILFORD HARRINGTON HWY, DE 15 CANTERBURY RD (KCR AND HOLLY HILL RD (KCR 447), AND ASSOCIATED TRAFFIC SIGNAL MODIFICATIONS, PER THE DELDOT-APPROVED OFF-SITE CONSTRUCTION PLANS.
   b. PROVIDE A 2" MILL AND OVERLAY OF DE 15 CANTERBURY RD (KCR 388) EXTENDING FROM THE LIMITS OF THE EXTENDED TURN LANES TO THE PHASE 1 ROUNDABOUT LIMIT OF PHASE 1 WORK.

   OFF-SITE CONSTRUCTION PLANS FOR THE **PHASE 3 IMPROVEMENTS** SHALL BE SUBMITTED TO DELDOT FOR REVIEW PRIOR TO THE ISSUANCE OF THE **2ND** CERTIFICATE OF OCCUPANCY FOR THE SITE, AND CONSTRUCTION OF THE **PHASE 3 IMPROVEMENTS** SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF **3RD** CERTIFICATE OF OCCUPANCY.

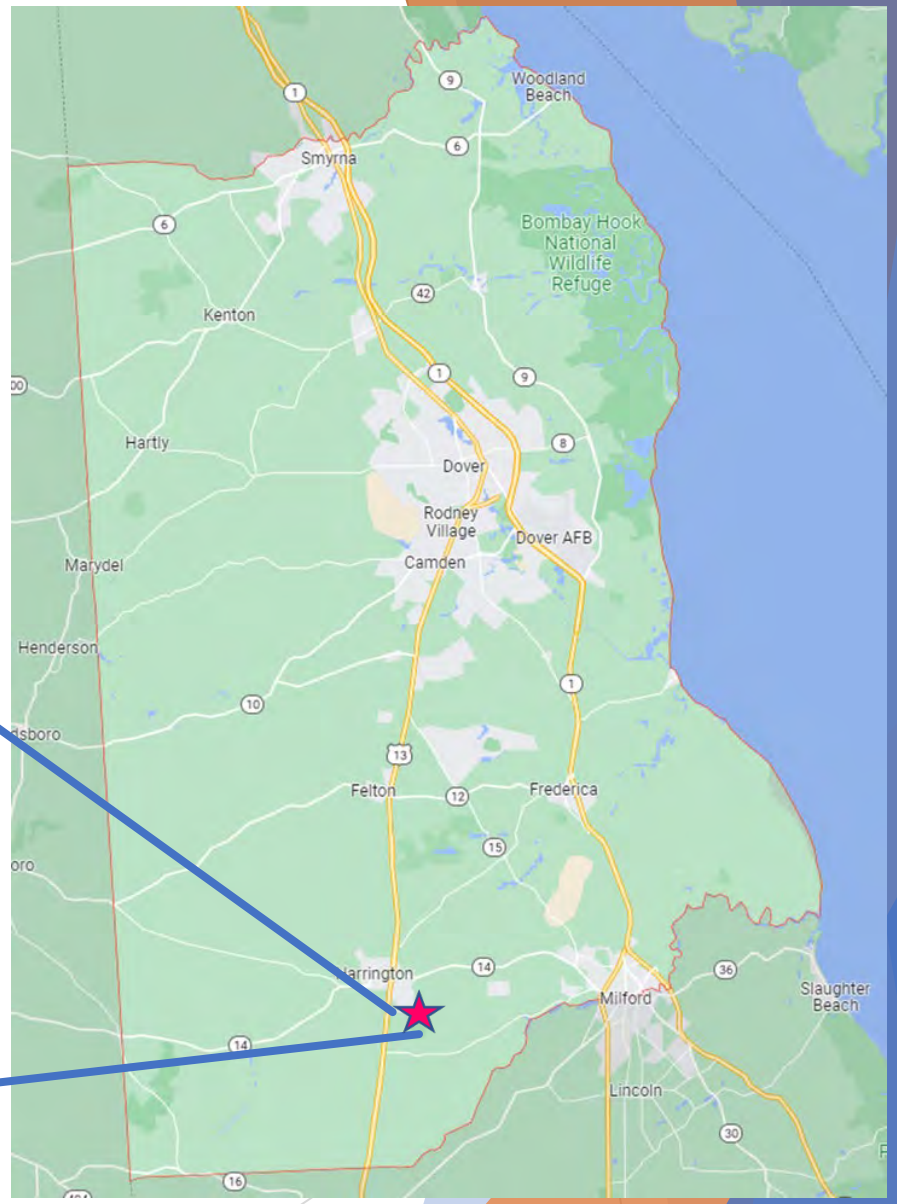
# City of Milford Corporate Center (Round 6 & 10)

- The Grantee has requested that the grant term be extended by an additional year, to expire February 1, 2027.
- The Grantee has requested interim progress payments at DelDOT's discretion as generally reflected in the approved Record Plan Phasing Notes.

- Discussion
- Executive Session (as necessary)
- Public Comment
- Votes (Extension Request and Progress Payments Request)

# CMT Inc.




17959 S. Dupont Highway, Harrington

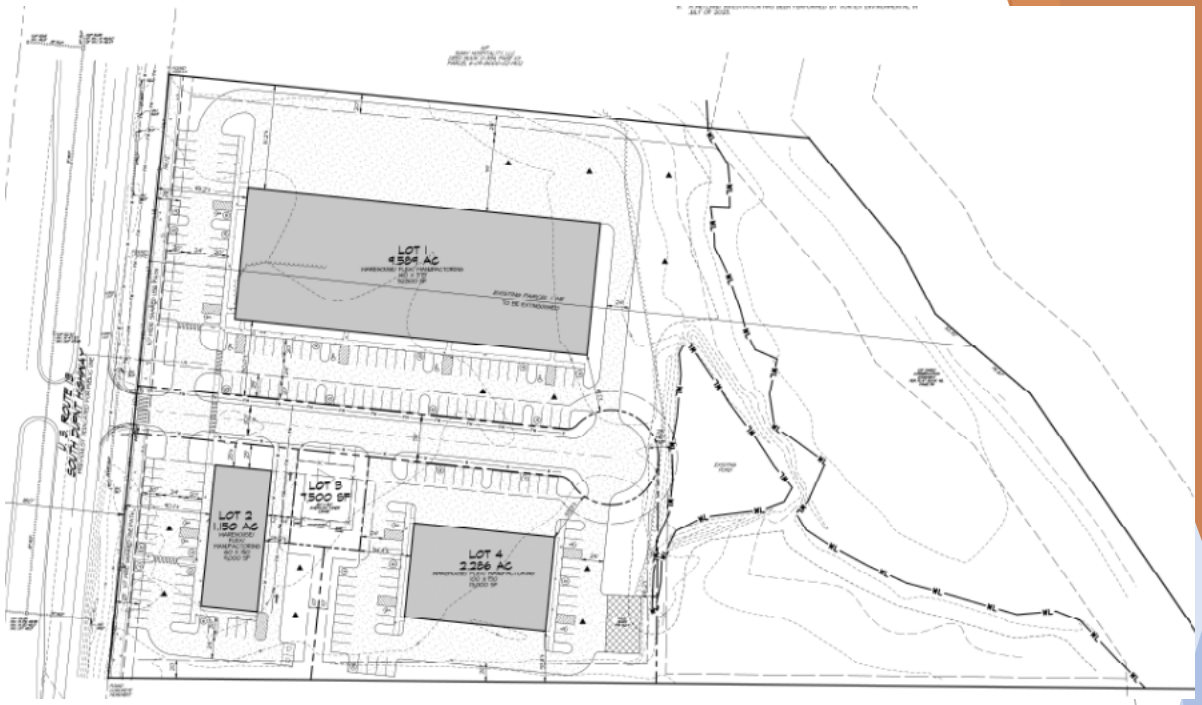
# CMT Inc.

- Project Description: Three warehouse/flex/manufacturing buildings (small business incubator space) totaling approximately 61,480 sq. ft. on three separate lots. Lots to be sold individually, fronting on proposed City-maintained street with cul-de-sac. Site plan provides for future interconnectivity via cross access easement to the north.
  - Site is located within a Level 1 State Strategies Investment Area.
- TIIF Scope of Work:
  - Single right-in/right-out/left-in site entrance (opposite existing full movement crossover) w/ right turn lane and bike lane and left turn lane modifications to crossover
  - New 500 ft. long municipal street with cul-de-sac
  - Shared use path along frontage
  - Engineering design and construction inspection
- Employment Standard: 32 new jobs created in Year 3
- Public Endorser: Amanda Marlow, Assistant City Manager, City of Harrington

# CMT Inc.



S DUPONT HIGHWAY - BUSINESS CAMPUS LOT 1






S DUPONT HIGHWAY - BUSINESS CAMPUS LOT 2



S DUPONT HIGHWAY - BUSINESS CAMPUS LOT 4

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# CMT Inc.

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

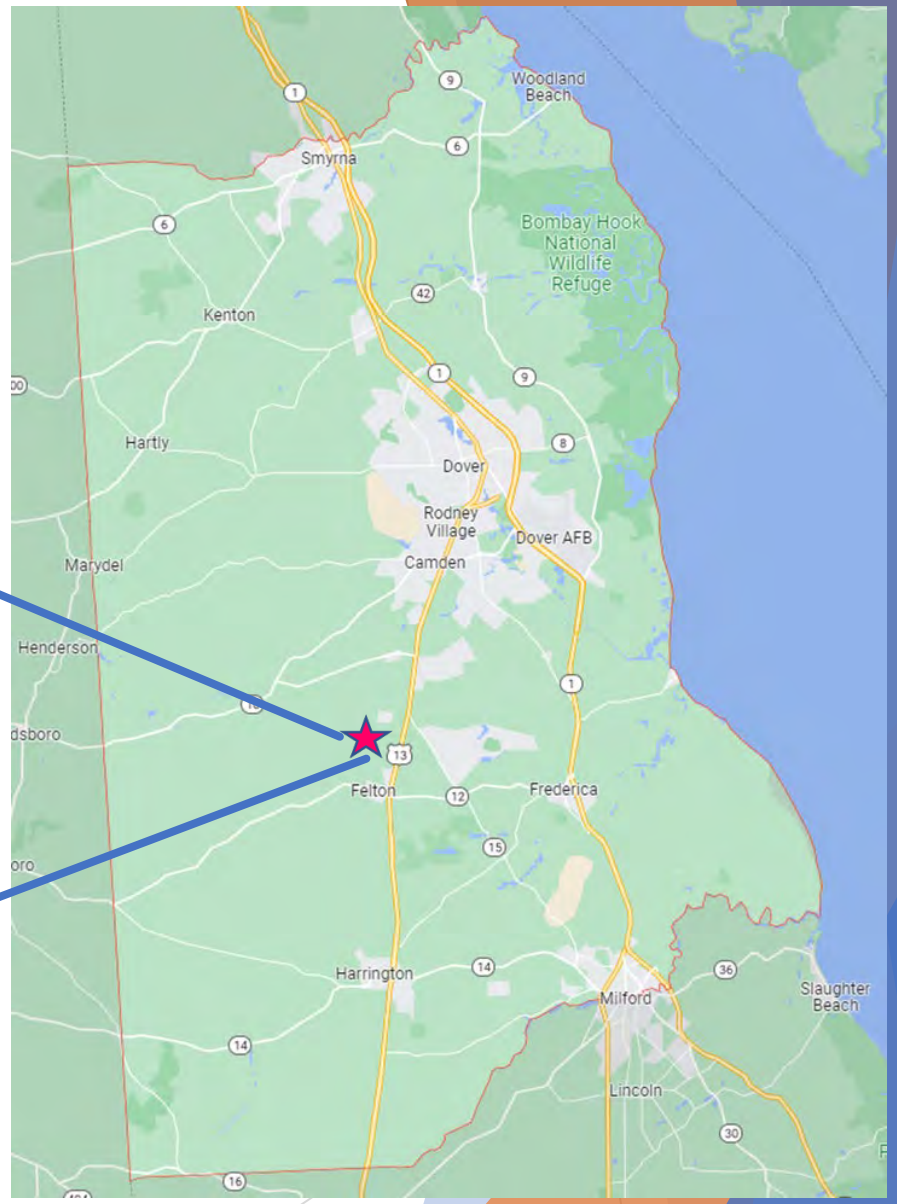
| CMT Inc./Small Business Incubator Flex Space | US 13 NB, Harrington Coviello Way (new) | $1,481,492.10 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 32 | |
| Public Benefit - Transportation Safety | Crossover conversion to lefts-in only, right turn lane at entrance | |
| Public Benefit - Transportation Connectivity | Cross access easement to north | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) - US 13 | $61.44 | |
| Public Benefit - Services | | |
| State Strategies Investment Level | 1 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $46,296.63 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 12 jobs | $11,601-$47,150 |
| | 22% tax bracket: 20 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) | 22.00% | |
| Other Currnt Grant Funding Sources/Applications | $700,000.00 | Site Readiness |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $249,448.98 | |

# CMT Inc.

- Summary: The Applicant has requested $1,481,492.10
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# Felton Drive-In LLC




9758 S. Dupont Highway, Felton

# Felton Drive-In LLC

- Project Description: Phase 1: six buildings (small trades business flex/warehouse space) totaling approximately 60,0000 sq. ft. comprising 24 individual suites. Phase 2: additional 190,000 sq. ft. (for total of 250,000 sq. ft.). Site is redevelopment of former Felton Drive-In theater.
  - Site is located within a Level 2 State Strategies Investment Area.
- TIIF Scope of Work:
  - Rights in/rights out site entrance on US 13 southbound, right turn lane with bike lane, sidewalk across frontage connected to transit stop, tree removal in clear zone.
  - Engineering design, construction, contingency.
- Employment Standard: 72 new jobs created in Year 3
- Public Endorser: Linda Parkowski, Executive Director, Kent Economic Partnership

# Felton Drive-In LLC



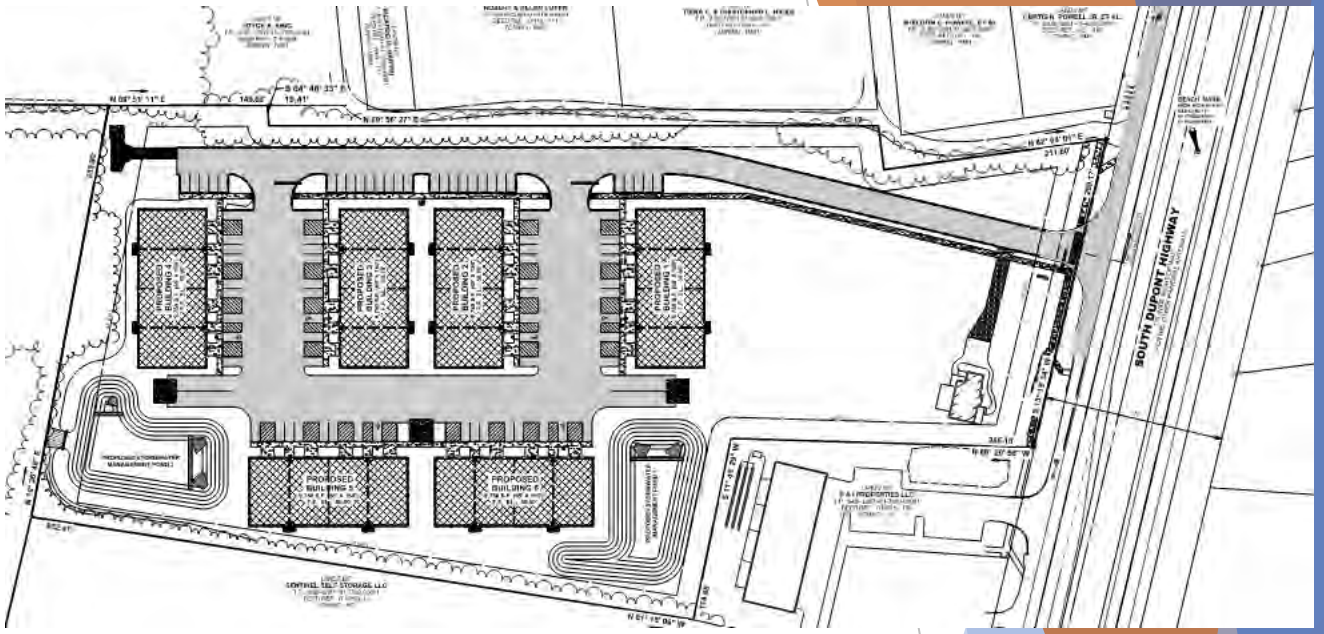

FRONT ELEVATION

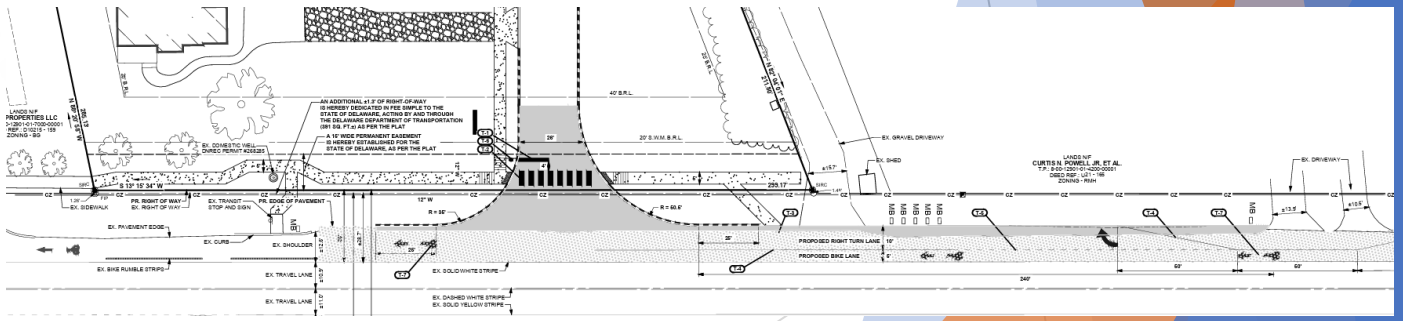



SIDE ELEVATIONS




REAR ELEVATION



# Felton Drive-In LLC

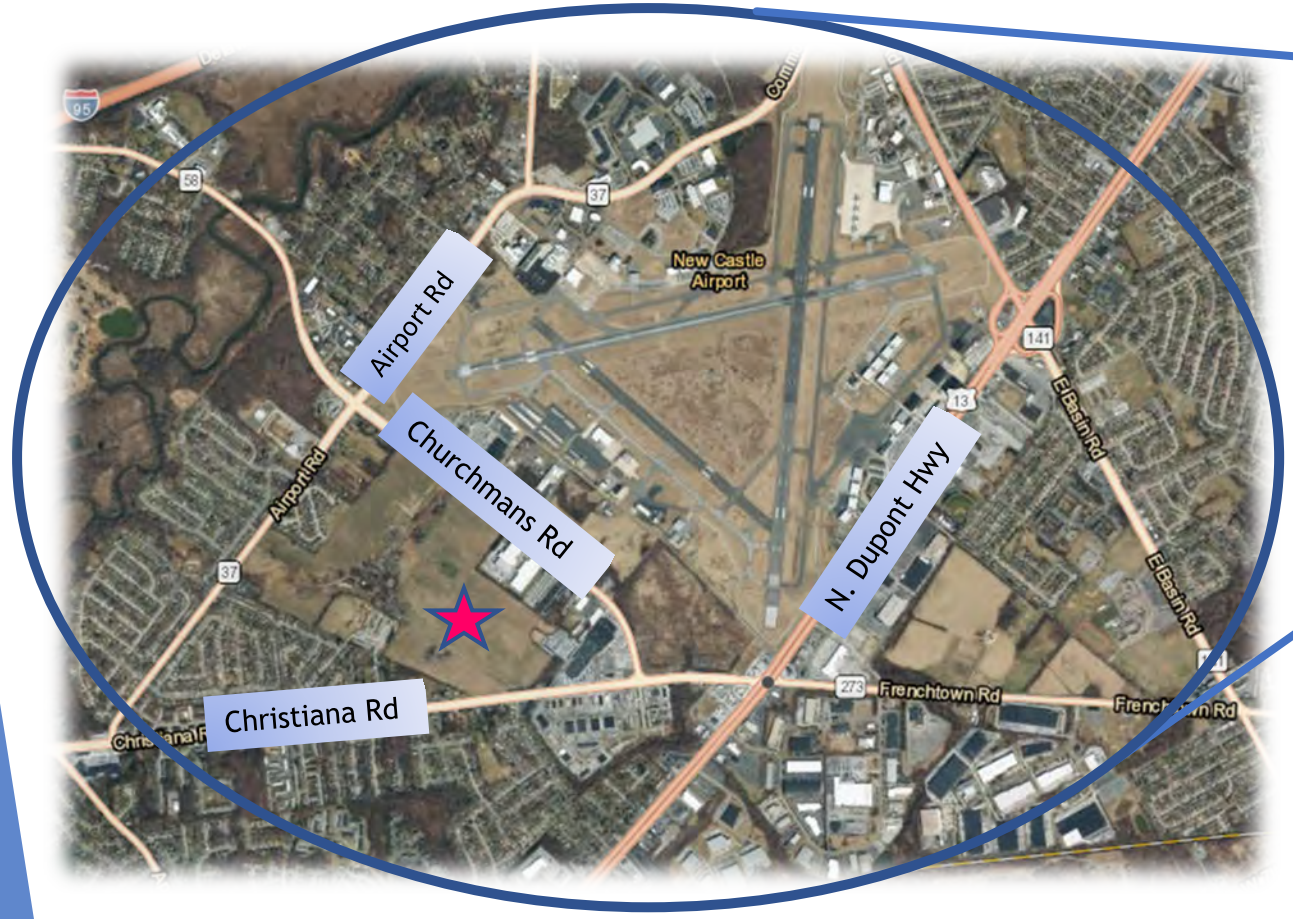
- Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no major labor law violations
- Performance Measures:

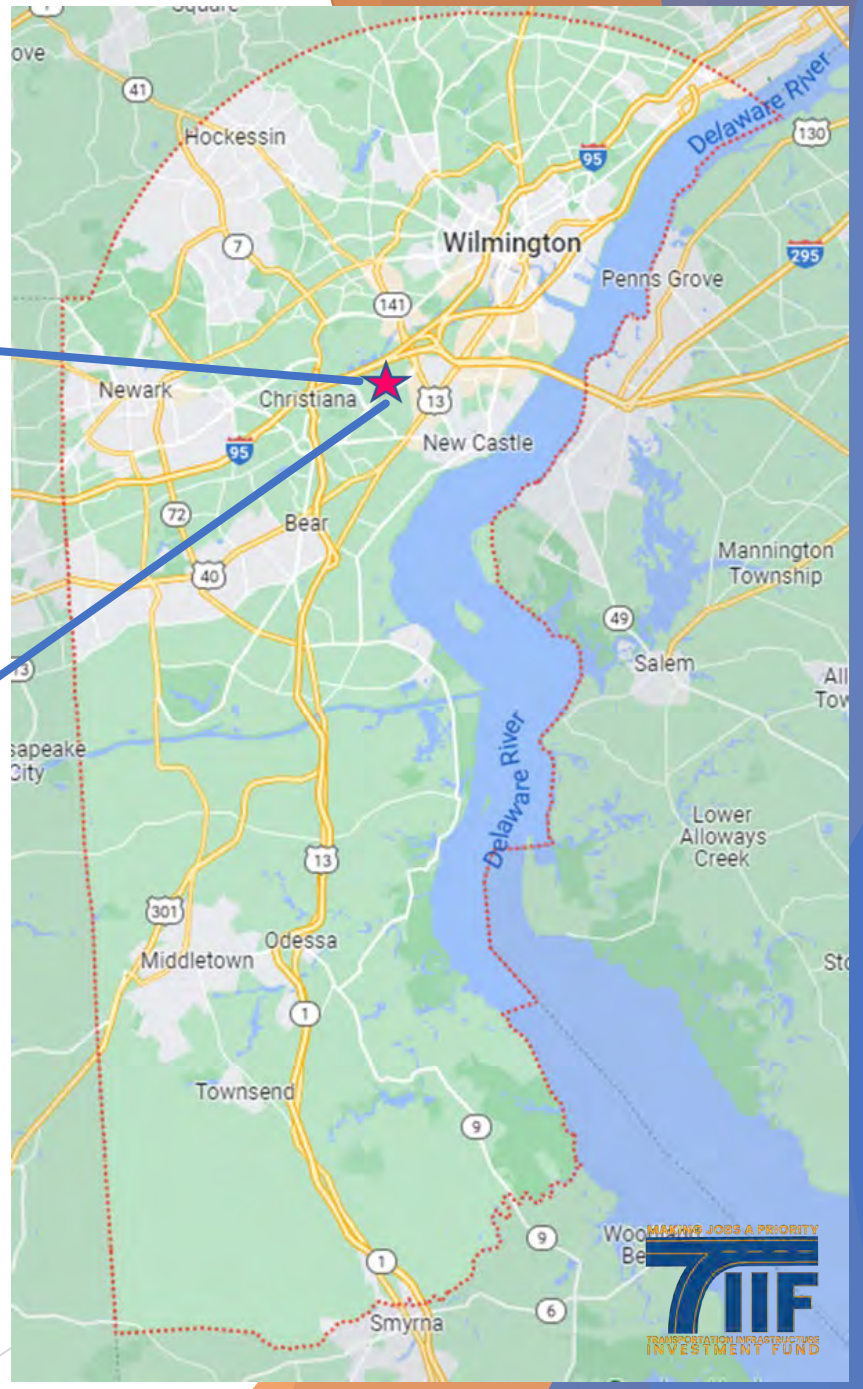
| Felton Drive-In LLC/Flex Warehous Incubator Space | US 13 SB | $ 322,429.80 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 72 | |
| Public Benefit - Transportation Safety | Tree removal in clear zone | |
| Public Benefit - Transportation Connectivity | Sidewalk connection to south | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) | $13.81 | |
| Public Benefit - Services | Transit stop | |
| State Strategies Investment Level | 2 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $4,478.19 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 24 jobs | $11,601-$47,150 |
| | 22% tax bracket: 48 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) | 1.98% | |
| Other Current Grant Funding Sources/Applications | $1,000,000.00 | Site Readiness |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $581,248.60 | |

# Felton Drive-In LLC

- Summary: The Applicant has requested $322,429.80
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# FR First Park New Castle LLC




Christiana Rd (SR 273), New Castle

# FR First Park New Castle LLC

- Project Description: Two speculative industrial park buildings totaling approximately 837,200 sq. ft. (one building 611,520 sq. ft. and one building 225,680 sq. ft.) with a potential for seven tenants; ownership to be maintained by applicant
  - Site is located within a Level 1 State Strategies Investment Area.
- TIIF Scope of Work:
  - Christiana Road: full movement site entrance with auxiliary lanes as 4th leg of currently signalized intersection with Prangs Lane, signal upgrades, ped crossings, transit stop, sidewalk connection to site; and
  - Churchmans Road: full movement site entrance with auxiliary lanes opposite County Road 339A, widening, mill and overlay, shared use path across frontage.
  - Engineering design, construction, contingency.
- Employment Standard: 435 new jobs created in Year 3
- Public Endorser: George Smiley, New Castle County Councilman, 7th District

# FR First Park New Castle LLC



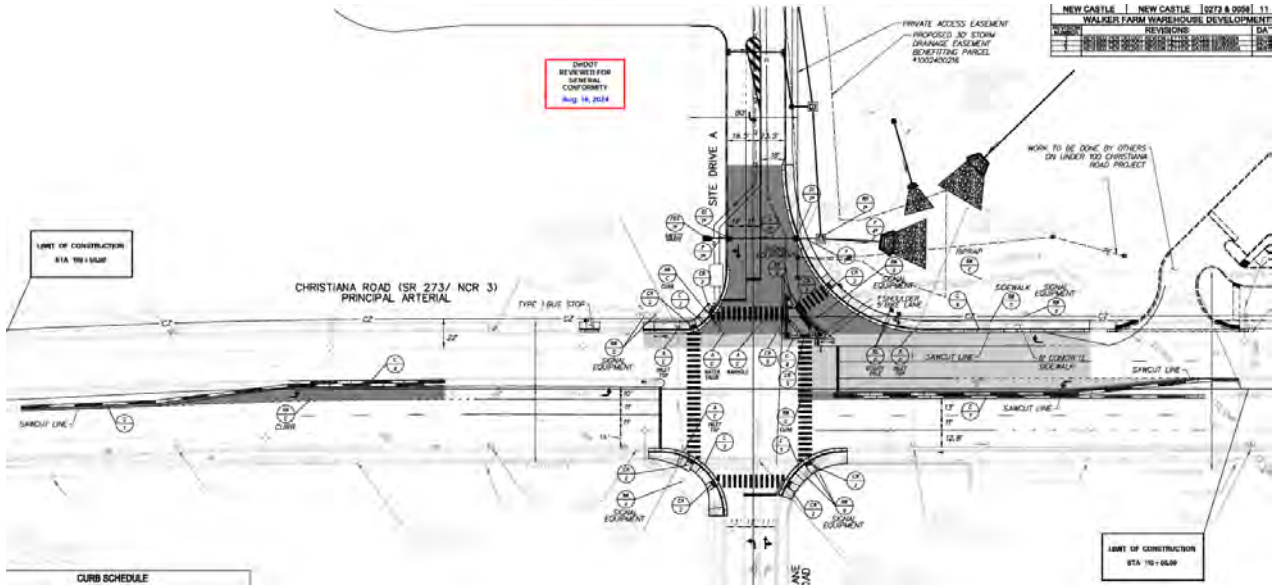

View of driveway and Building B from New Churchmans Road

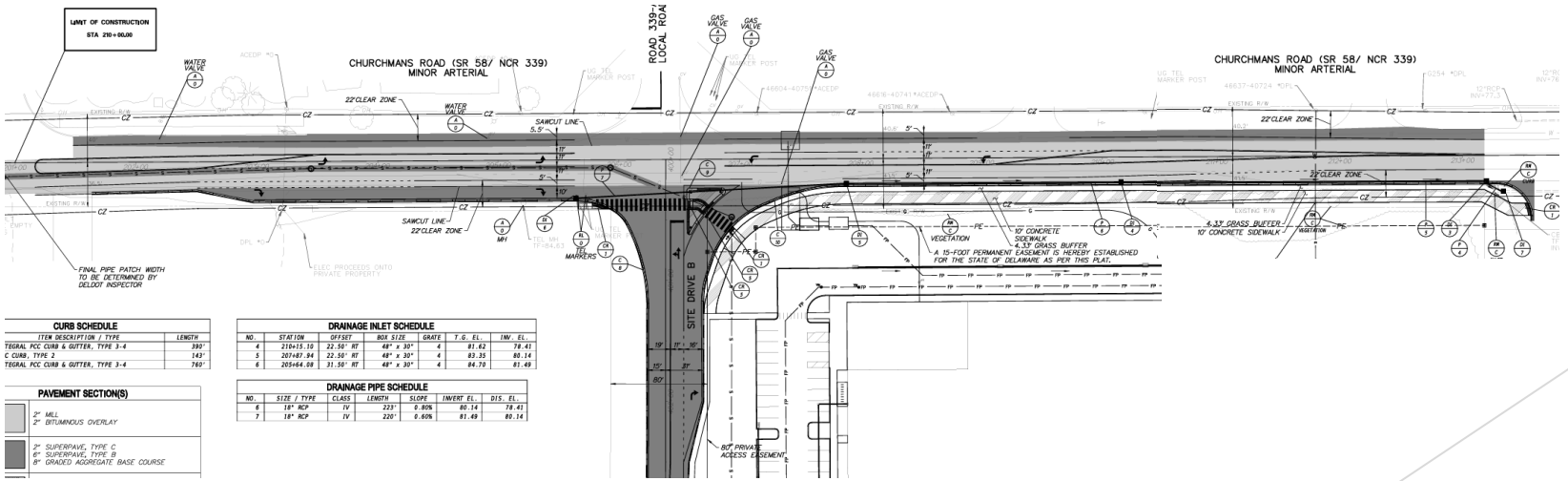



Onsite northeast view of Building A



# FR First Park New Castle LLC



# FR First Park New Castle LLC

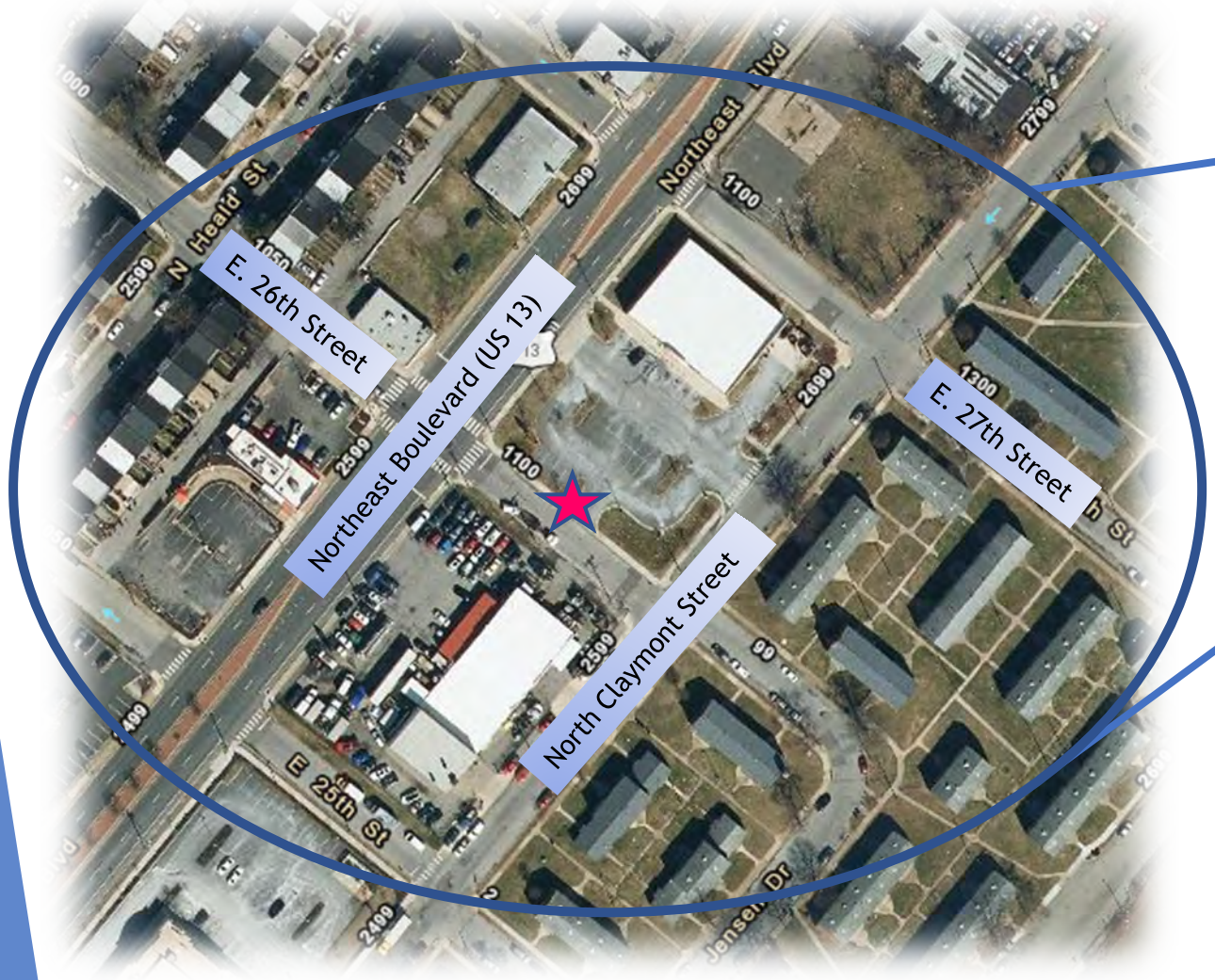
- Financial Stability: *CONFIDENTIALITY OF FINANCIALS WAS REQUESTED* No items of concern; validly organized and in good standing; no compliance issues with other state agencies, no major labor law violations
- Performance Measures:

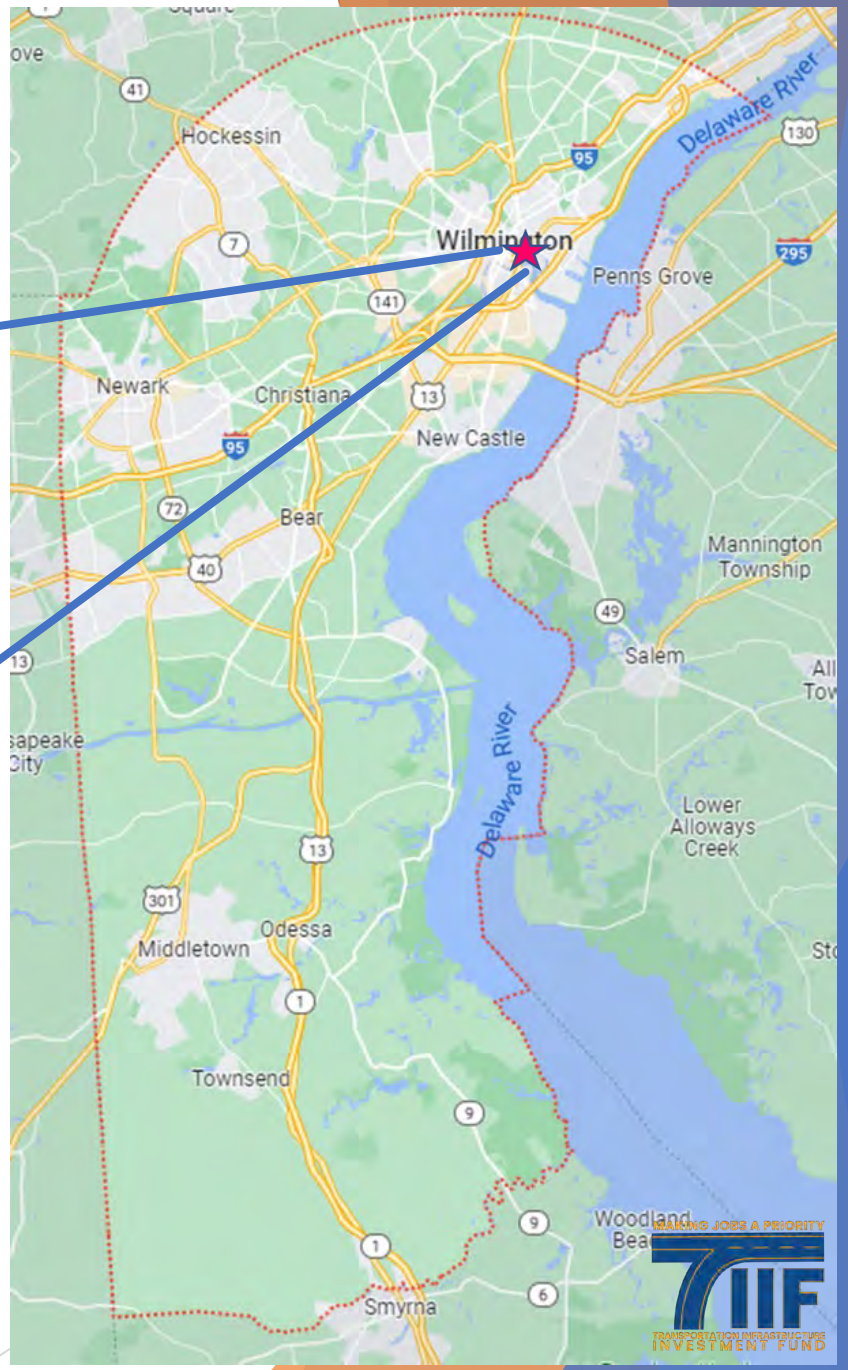
| FR First Park New Castle LLC/Flex warehouses | Christiana Rd/SR 273 and Churchmans Rd/SR 58 | $ 1,606,018.35 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 435 | |
| Public Benefit - Transportation Safety | Ped crossings on all 4 legs of signalized intersection | |
| Public Benefit - Transportation Connectivity | | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) | $39.50 | |
| Public Benefit - Services | Transit stop | |
| State Strategies Investment Level | 1 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $3,692.00 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: jobs | $11,601-$47,150 |
| | 22% tax bracket: 435 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) | 7.06% | |
| Other Currnt Grant Funding Sources/Applications | $1,400,000.00 | Site Readiness |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $3,173,008.63 | |

# FR First Park New Castle LLC

- Summary: The Applicant has requested $1,606,018.35
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# REACH Riverside Development Corp.



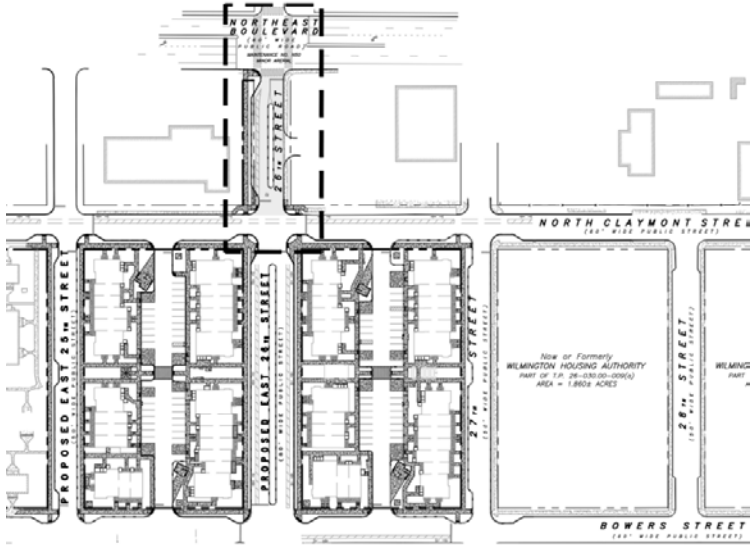

E. 26th Street and Northeast Boulevard (US 13), Wilmington

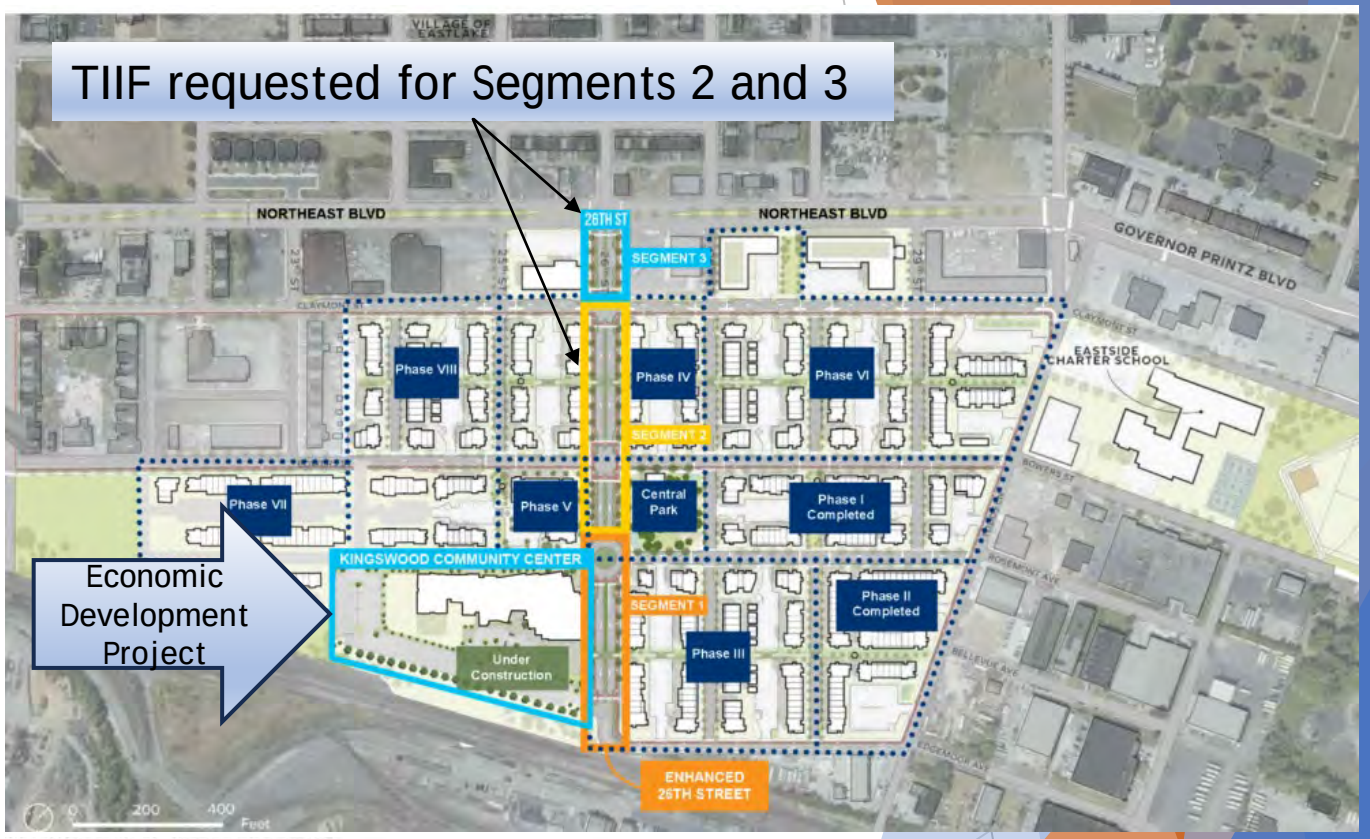
# REACH Riverside Development Corp.

- Project Description: New and expanded Kingswood Community Center, including an early learning academy and worldclass pediatrics healthcare center, to support the development of Imani Village (693 new, mixed-income housing units) in the City of Wilmington.
- TIIF Scope of Work:
  - Reconstruction of E. 26th Street between US 13 (Northeast Blvd.) and Bowers Street to include dedicated bike lanes, median separation of travel lanes, lighting, new sidewalk and shared-use path, traffic signal modifications, pedestrian crossings.
  - Engineering design, construction, construction contingency.
- Employment Standard: 56 new jobs created in Year 3
- Public Endorser: Sean Park, Director, Office of Economic Development, City of Wilmington

# REACH Riverside Development Corp.






**REACH Riverside Development Corporation**
**26th Street, Imani Village, & Kingswood CC Construction Timing**

| Project Segment/Element | Start Date | End Date | 2024 Q3 | 2024 Q4 | 2025 Q1 | 2025 Q2 | 2025 Q3 | 2025 Q4 | 2026 Q1 | 2026 Q2 | 2026 Q3 | 2026 Q4 | 2027 Q1 | 2027 Q2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 26th STREET SEGMENT 1 Edgemoor to South Side of Bowers (concurrent with Imani Village Phase 3 Housing) | Q1 2025 | Q3 2026 | | | | | | | | | | | | |
| 26th STREET SEGMENT 2 Bowers to Claymont (concurrent with Imani Village Phase 4 Housing) | Q3 2025 | Q1 2027 | | | | | | | | | | | | |
| 26th STREET SEGMENT 3 Claymont to NE Blvd (concurrent with Imani Village Phase 4 Housing) | Q3 2025 | Q1 2027 | | | | | | | | | | | | |
| Imani Village Housing Phase 3 | Q1 2025 | Q3 2026 | | | | | | | | | | | | |
| Imani Village Housing Phase 4 | Q3 2025 | Q1 2027 | | | | | | | | | | | | |
| Kingswood Community Center | Q3 2024 | Q4 2025 | | | | | | | | | | | | |

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# REACH Riverside Development Corp.

- 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:

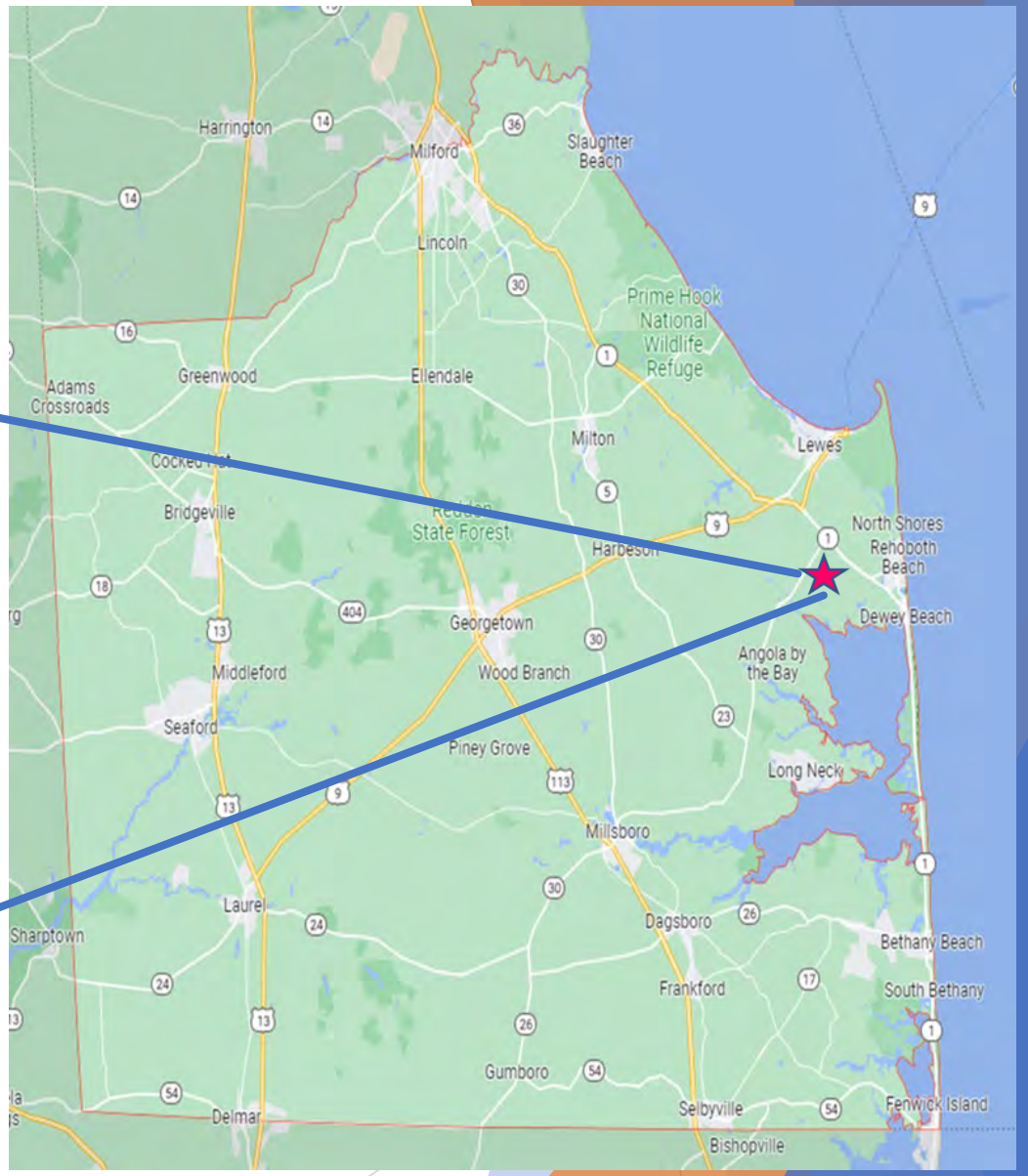
| REACH Riverside Development Corporation/Community Center | 26th Street, Wilmington | $2,005,553.00 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 102 | 56 new (22 Nemours Children's Health), 46 existing |
| Public Benefit - Transportation Safety | Separated bike lane, ped crossings | |
| Public Benefit - Transportation Connectivity | Part of E. 26th St future grid system | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) | $164.67 | Based on US 13 volume |
| Public Benefit - Services | Transit stop | |
| State Strategies Investment Level | 1 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $19,662.28 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 5 jobs | $11,601-$47,150 |
| | 22% tax bracket: 40 jobs | $47,151-$100,525 |
| | 24% tax bracket: 11 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) | 3.86% | |
| Other Currnt Grant Funding Sources/Applications | | Multiple |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $381,865.00 | |

# REACH Riverside Development Corp.

- Summary: The Applicant has requested $2,005,553.00
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# SCMC Rt 24 LLC




Healthy Way, Rehoboth Beach

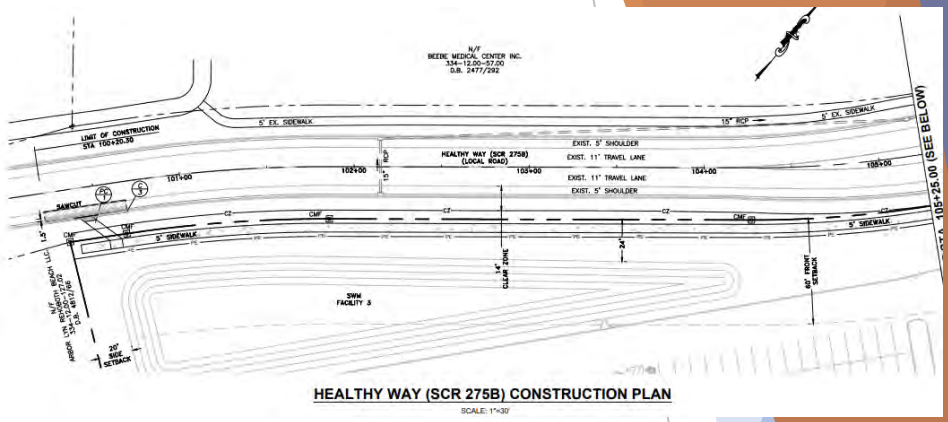
# SCMC Rt 24 LLC

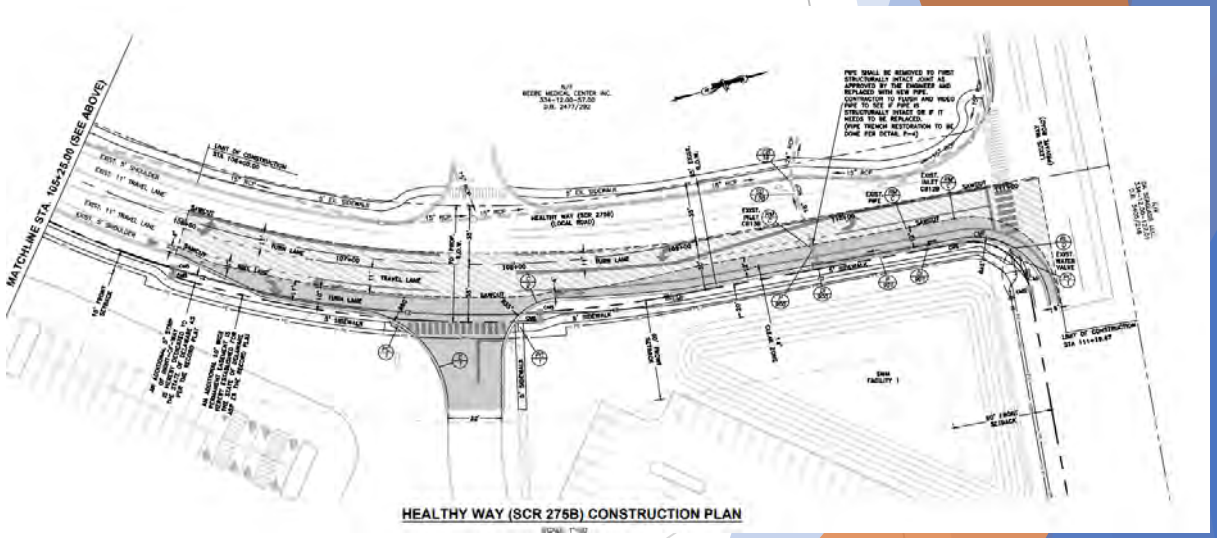
- Project Description: A 3-story 60,000 sq. ft. professional medical office building to be occupied by Beebe Medical new primary and specialty care (general surgery, dermatology, urology and women's health) practices. Planned second phase includes an additional 74,000 sq. ft. medical/professional space.
  - Site is surrounded by areas that fall 95$^{th}$ to 100$^{th}$ percentile for Population Over Age 64; within 2 miles from areas of 80$^{th}$ to 90$^{th}$ percentile for Unemployment Rate indices; and within 1 mile from areas of 90$^{th}$ to 95$^{th}$ percentile for heart disease per EPA's Environmental Justice Mapping Tool.
  - Site is located within Levels 1 & 2 State Strategies Investment Area, and in Henlopen Transportation Improvement District (TID)
- TIIF Scope of Work:
  - Full movement site entrance, widening and restriping of Healthy Way to create a protected left turn lane and right turn lane into the site entrance, sidewalk across frontage, widening for future right turn lane onto Lexus Way (future Airport Road extended)
  - Engineering design, construction contingency
- Employment Standard: 71 new jobs created by Year 3
- Public Endorser: Sen. Russ Huxtable, SD 6 and Rep. Claire Snyder-Hall, RD 14

# SCMC Rt 24 LLC






MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# SCMC Rt 24 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:

**SCMC Rt 24 LLC/Beebe Healthcare offices** **Healthy Way** **$ 465,614.00**

| Performance Measures | Data | |
|---|---|---|
| Total Jobs Created/Maintained by Year 3 | 71 | |
| Public Benefit - Transportation Safety | Dedicated turn lanes at entrance, right turn lane at intersection | |
| Public Benefit - Transportation Connectivity | Sidewalk across frontage | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) | $645.79 | Healthy Way |
| Public Benefit - Services | | |
| State Strategies Investment Level | 1 & 2 | Henlopen TID |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $6,557.94 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 22 jobs | $11,601-$47,150 |
| | 22% tax bracket: 27 jobs | $47,151-$100,525 |
| | 24% tax bracket: 11 jobs | $100,526-$191,950 |
| | 32% tax bracket: 6 jobs | $191,951-$243,725 |
| | 35% tax bracket: 5 jobs | $243,726-$609,350 |
| | 37% tax bracket: N/A jobs | >$609,350 |
| Developer Financial Commitment (TIIF $ Investment/Developer Site $ Investment) | 3.29% | |
| Other Currnt Grant Funding Sources/Applications | | |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $308,130.00 | |

# SCMC Rt 24 LLC

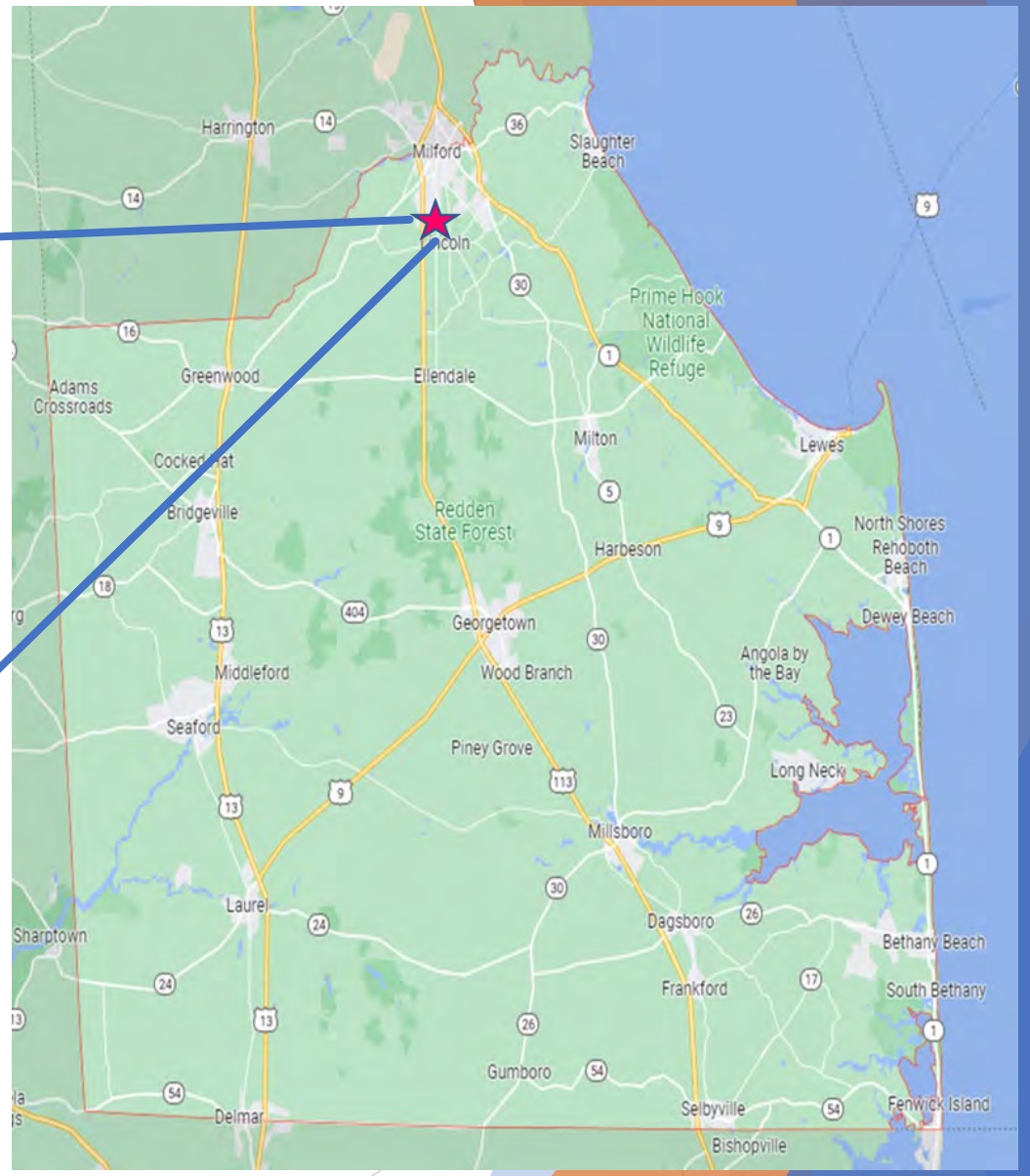
- Summary: The Applicant has requested $465,614.00
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# Generally Excluded Development Types (GEDTs)

- Employment Standard Guidelines revised as of 11/14/24
- 4 additional criteria to evaluate
- Limits on eligible transportation improvements

# WitSil Lincoln Associates LLC




Dupont Boulevard (US 113) and Johnson Road/Fitzpatrick Road, Milford

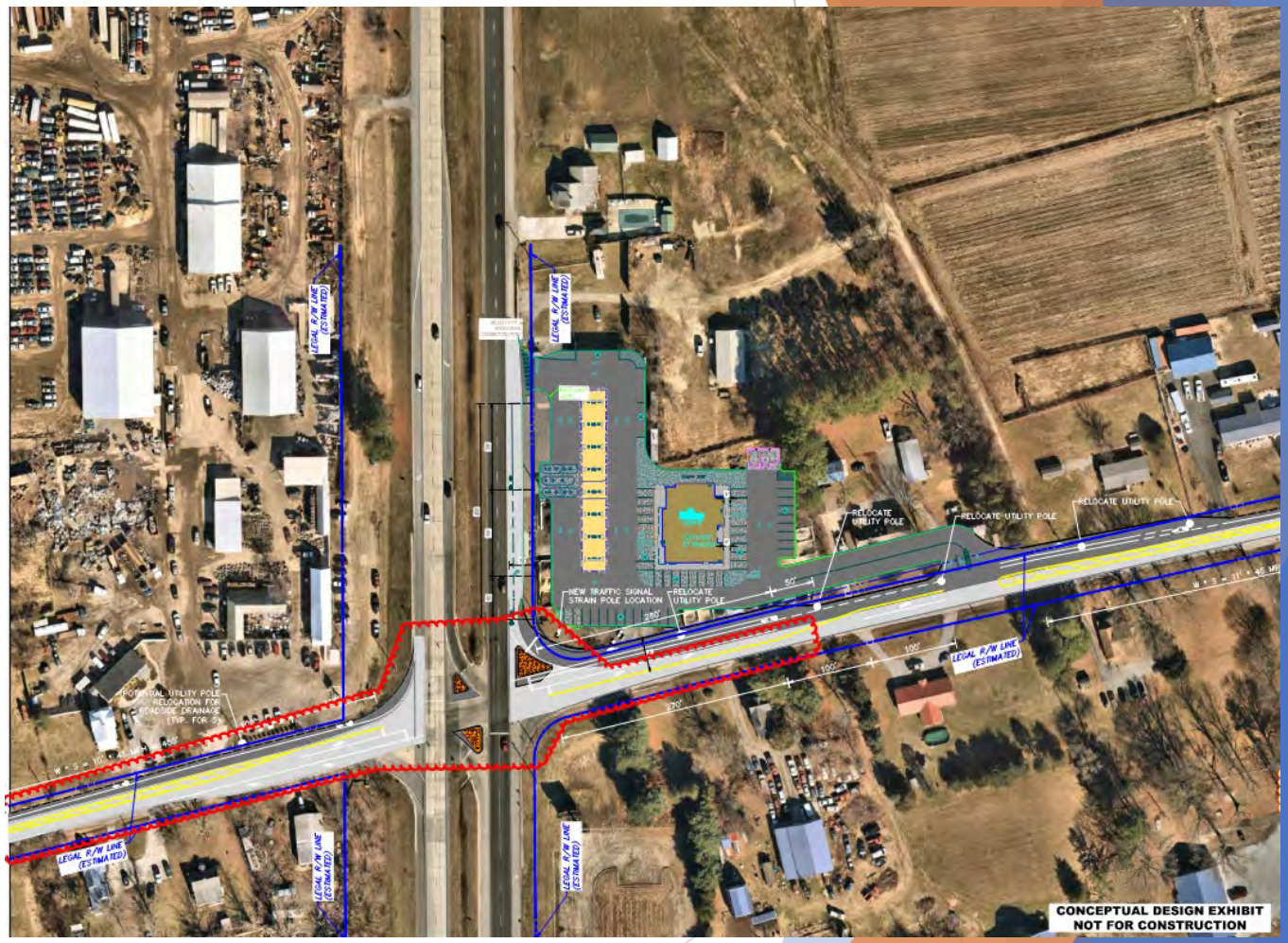
# WitSil Lincoln Associates LLC

- Project Description: A 5,915 sq. ft. convenience store with fueling station (to be leased by Wawa for a 20-year period)
  - Site is located within a Level 3 State Strategies Investment Area.
- TIIF Scope of Work:
  - Widening and restriping of Fitzpatrick Road and Johnson Road to provide dedicated left, through and right turn lanes, with associated traffic signal modifications and pedestrian crossings.
  - Engineering design, construction inspection, utility relocation, construction contingency
- Employment Standard: 34 new jobs (9 managers/team leads and 25 customer service associates) proposed in Year 3
- Public Endorser: Senator David L. Wilson, 18th District

# WitSil Lincoln Associates LLC





# WitSil Lincoln Associates LLC

Exhibit: Employment Impact **(Wawa only)**

| Job Titles | Job Type | # Jobs | Estimated Minimum Wages | Benefits Included |
|---|---|---|---|---|
| General Manager | Professional or Managerial | 1 | $60,000 per year | Yes |
| Assistant General Manager | Professional or Managerial | 1 | $50,960 per year | Yes |
| Food and Beverage Manager | Professional or Managerial | 1 | $47,216 per year | Yes |
| Customer Service Supervisor | Professional or Managerial | 1 | $39,312 per year | Yes |
| Team Supervisors | Professional or Managerial | 3 | $36,400 per year | Yes |
| Lead Customer Service Associates | Skilled Labor | 2 | $35,000 per year | Yes |
| Customer Service Associates | Unskilled & Semi Skilled | 25 | $35,000 per year | Yes |

**•Demonstrate by extensive narrative how their particular jobs creation differs from other similar GEDT's. For example: upward mobility, turnover rates, benefits, pay, educational opportunities:**

All full-time employees are also offered the following benefits.
•Employee Stock Ownership Plan (ESOP):
All stores are company and employes owned. Employees own approximately 40% of the company through an Employee Stock Ownership Program (ESOP).
•401(k) Plan:
Employees are able to defer a portion of their income to use pre-tax dollars to save for retirement. There is also a company match available for those enrolled in this program.
•PTO (Paid Time Off) & Paid Parental Leave:
Paid time off accrues as soon as the employee starts working. This time can be used for rest/relaxation, sick leave, and/or other personal reasons. New parents also receive up to 6 weeks paid for the birth or adoption of a child.
•Medical, Dental, & Vision Coverage (including Prescription benefits):
Comprehensive and basic care medical plans are offered to employees, including dependents and spousal/domestic partners. There are also multiple levels prescription plans as well as vision and dental coverage available.
•Reimbursement Accounts:
Employees have access to enroll in Flexible Spending Accounts, Health Savings Accounts, and a Dependent Care Flexible Savings Account.
•Disability & Life Insurance:
Short- and long-term disability and life insurance options are available to employees
•Wellness Program:
This program provides benefits, resources, and rewards to support the wellbeing of employees and their families. The program focuses on mental health, financial wellness, and condition management.
•Educational Assistance:
Educational assistance is available to employees each year to help them achieve their higher education goals.

Upward mobility is available to all employees. Employees can move and be promoted within the store as well as move to corporate positions if desired. There is commitment to on-the-job development, training, and education assistance to ensure employees gain the knowledge they need to pursue ambitions and further their careers. Over 80% of our store leadership roles are filled through the internal talent development program.

## Anticipated Supplemental Growth

Based on discussions to date by the Ownership Team, the below list of anticipated development to follow Wawa's opening within the immediate vicinity of the subject intersection includes, but is not limited to, the following, to include approximate number of jobs with respective salary:

- Quality Sit-Down Restaurant: 60 jobs (all above $50K; 5-6 jobs above $75K)
- Commercial Car Wash: 12 jobs (3-4 over $37k)
- Commercial Auto Retail: 6 jobs (2-3 over $37K)
- Day Care Facility: 15 jobs (3-4 over $37K)
- Liquor Store: 5 jobs (2-3 over 37k)

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# WitSil Lincoln Associates LLC

## EJScreen Environmental and Socioeconomic Indicators Data

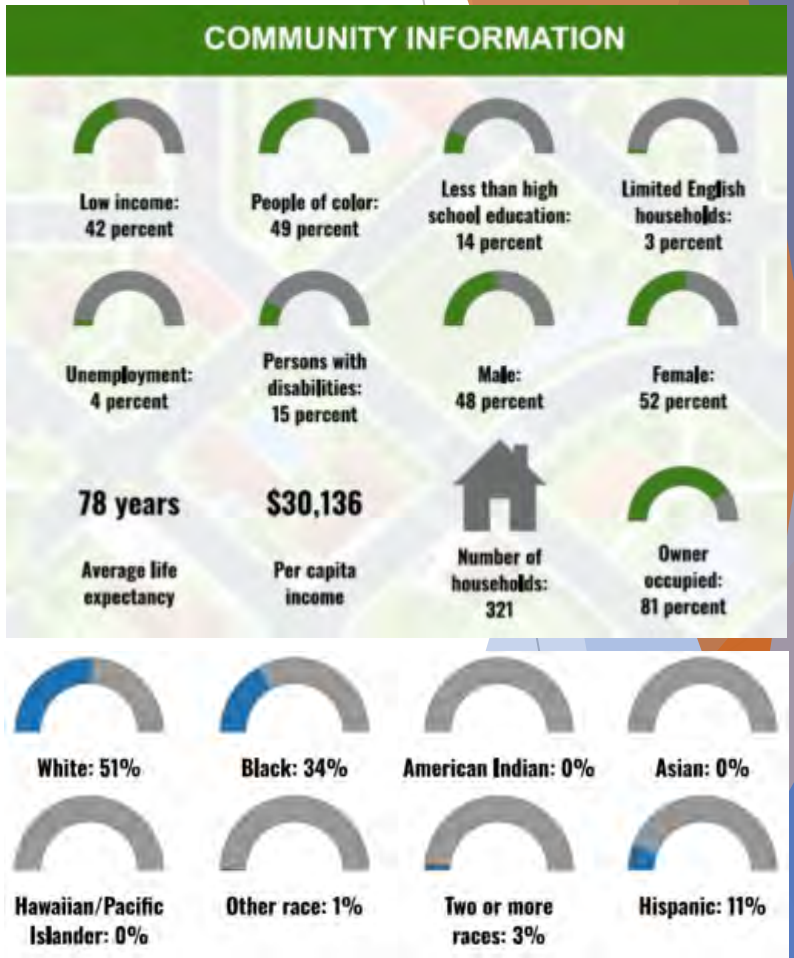
| SELECTED VARIABLES | VALUE | STATE AVERAGE | PERCENTILE IN STATE | USA AVERAGE | PERCENTILE IN USA |
|---|---|---|---|---|---|
| **ENVIRONMENTAL BURDEN INDICATORS** | | | | | |
| Particulate Matter 2.5 ($\mu g/m^3$) | 6.87 | 7.24 | 36 | 8.45 | 16 |
| Ozone (ppb) | 59.9 | 59.7 | 54 | 61.8 | 48 |
| Nitrogen Dioxide ($NO_2$) (ppbv) | 4.9 | 6.4 | 31 | 7.8 | 22 |
| Diesel Particulate Matter ($\mu g/m^3$) | 0.0818 | 0.149 | 20 | 0.191 | 21 |
| Toxic Releases to Air (toxicity-weighted concentration) | 7.4 | 4,300 | 7 | 4,600 | 8 |
| Traffic Proximity (daily traffic count/distance to road) | 130,000 | 890,000 | 21 | 1,700,000 | 20 |
| Lead Paint (% Pre-1960 Housing) | 0.18 | 0.26 | 54 | 0.3 | 46 |
| Superfund Proximity (site count/km distance) | 0 | 0.83 | 0 | 0.39 | 0 |
| RMP Facility Proximity (facility count/km distance) | 0.26 | 0.51 | 41 | 0.57 | 49 |
| Hazardous Waste Proximity (facility count/km distance) | 0.98 | 2.6 | 40 | 3.5 | 44 |
| Underground Storage Tanks (count/$km^2$) | 1.4 | 2.2 | 54 | 3.6 | 57 |
| Wastewater Discharge (toxicity-weighted concentration/m distance) | 4.5 | 10000 | 26 | 700000 | 30 |
| Drinking Water Non-Compliance (points) | 0 | 0.34 | 0 | 2.2 | 0 |
| **SOCIOECONOMIC INDICATORS** | | | | | |
| Demographic Index USA | 1.74 | N/A | N/A | 1.34 | 71 |
| Supplemental Demographic Index USA | 1.84 | N/A | N/A | 1.64 | 66 |
| Demographic Index State | 2.02 | 1.39 | 78 | N/A | N/A |
| Supplemental Demographic Index State | 1.76 | 1.39 | 76 | N/A | N/A |
| People of Color | 49% | 38% | 66 | 40% | 64 |
| Low Income | 42% | 25% | 82 | 30% | 72 |
| Unemployment Rate | 5% | 5% | 59 | 6% | 57 |
| Limited English Speaking Households | 3% | 2% | 77 | 5% | 68 |
| Less Than High School Education | 14% | 9% | 75 | 11% | 69 |
| Under Age 5 | 6% | 5% | 68 | 5% | 64 |
| Over Age 64 | 21% | 22% | 59 | 18% | 67 |

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: http://www.epa.gov/ttn/naaqs/aqmguide/airtoxics/data_update

## Lincoln Report

1 mile Ring Centered at 38.870040,-75.438703
Population: 894
Area in square miles: 3.14

### COMMUNITY INFORMATION




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# WitSil Lincoln Associates LLC

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

Tax Results

| Impact | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|---|---|---|---|---|---|---|
| 1 - Direct | $4,065.48 | $13,530.31 | $6,655.88 | $119,029.32 | $392,988.50 | $536,269.48 |
| 2 - Indirect | $2,638.95 | $8,716.36 | $4,287.78 | $52,660.01 | $105,199.78 | $173,502.88 |
| 3 - Induced | $3,169.43 | $10,461.59 | $5,146.31 | $61,234.37 | $111,610.38 | $191,622.09 |
| Totals | $9,873.86 | $32,708.26 | $16,089.97 | $232,923.70 | $609,798.67 | $901,394.46 |

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

# WitSil Lincoln Associates LLC

- Performance Measures:

| WitSil Lincoln Assoc. LLC/Wawa Convenience Store with Gas | Dupont Boulevard (US 113) Johnson Road (SCR207) | $1,795,300.00 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 34 | |
| Public Benefit - Transportation Safety | Signalized ped crossings | |
| Public Benefit - Transportation Connectivity | - | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) [Dupont Blvd. + Johnson Rd. = 24,286 ADT] | $73.92 | |
| Public Benefit - Services | LOS increase at intersection | |
| State Strategies Investment Level | 3 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $52,802.94 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 31 jobs | $11,601-$47,150 |
| | 22% tax bracket: 3 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) | 31.06% | |
| Other Currnt Grant Funding Sources/Applications - Retention and CapEx Grants | | |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $291,595.79 | |

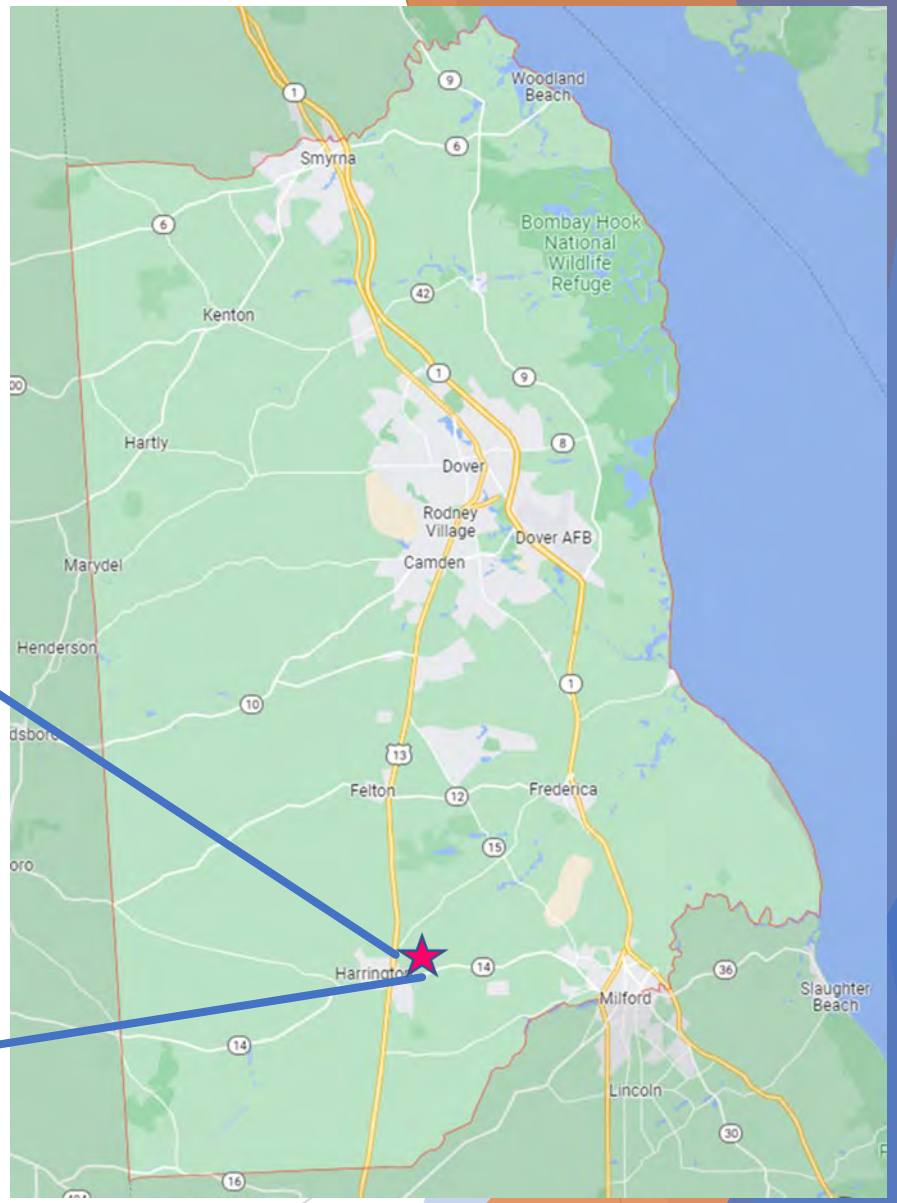
MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# WitSil Lincoln Associates LLC

- Summary: The Applicant has requested $1,795,300.00
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# RMG Harrington LLC




16515 S Dupont Highway, Harrington

# RMG Harrington LLC

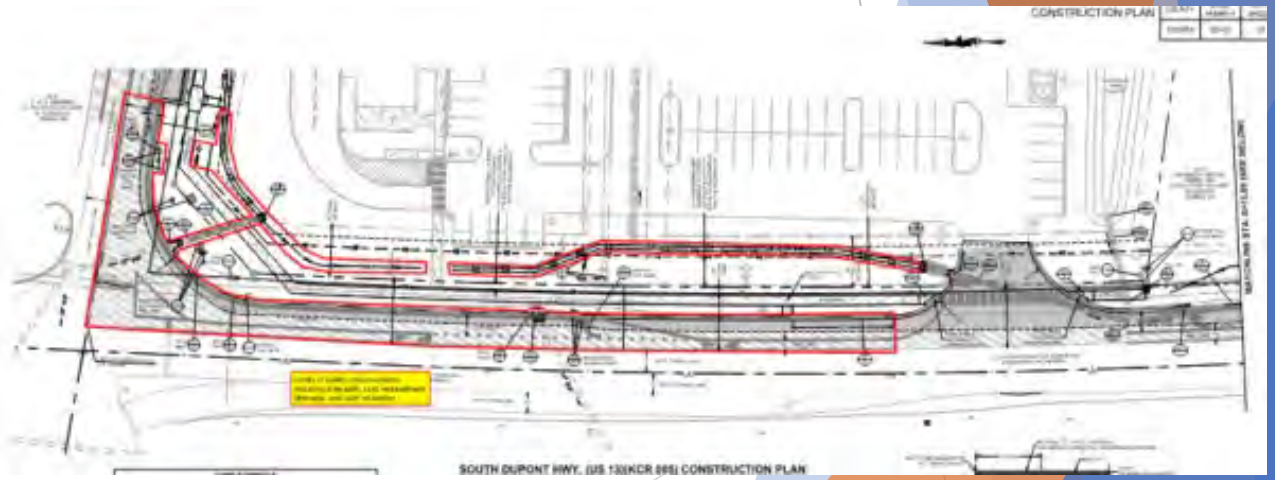
- Project Description: A 2,348 sq. ft. coffee shop with drive-through (to be leased by Starbucks for a 10-year period with 2–10-year extension options)
  - Site is located within a Level 2 State Strategies Investment Area.
- TIIF Scope of Work:
  - Widening on US 13 NB and Jackson Ditch Road EB for a dedicated bike lane, curb replacement, storm drainage and pole relocation outside of clear zone.
  - Engineering design, construction inspection, utility relocation, construction contingency
- Employment Standard: 9 new jobs (1 manager, 3 supervisors and 5 store clerks) proposed in Year 3
- Public Endorser: Amanda Marlow, Assistant City Manager, City of Harrington

# RMG Harrington LLC









# RMG Harrington LLC

**B. Employment Standard** attachment

The proposed Starbucks in Harrington will not only create nine new jobs ranging from management to skilled labor, but it will also support the community with both full-time and part-time positions, catering to those in need of stable, flexible employment. These opportunities are complemented by Starbucks' extensive benefits package, which includes stock options, 401(k), medical and mental health coverage, paid parental leave, family sick leave, student loan assistance, savings programs, and accrued paid vacation.

However, the impact of Starbucks extends beyond providing jobs. Research by professors at Columbia University reveals that when Starbucks enters neighborhoods without a similar coffee shop, the local entrepreneurship rate tends to increase. Specifically, a new Starbucks leads to a seven-year surge in local entrepreneurship, with a rise of 5-11.8% in the rate of neighborhood startups. Professors Jinkyong Choi, Jorge Guzman, and Mario L. Small of Columbia Business School and the Sociology Department point out that Starbucks, as a "Third Place," fosters a collaborative environment where entrepreneurs can meet, exchange ideas, and refine their plans. This network effect provides invaluable support for starting and growing businesses, such as brainstorming, finding funding sources, and navigating challenges.

In this way, the Starbucks Harrington will not only serve as a hub for job opportunities but will also cultivate a thriving entrepreneurial ecosystem, contributing to a stronger, more dynamic local business community.

**Investing in People and the Future**

In addition to its economic contributions, Starbucks is committed to investing in the community's long-term success. Through initiatives like the Starbucks College Achievement Plan, the company will provide access to higher education opportunities for its employees, helping them build careers and break down barriers to upward mobility. Starbucks will also engage in local community programs, creating partnerships with local organizations to ensure that its growth benefits everyone in Harrington.

Starbucks'…benefits package…includes stock options, 401(k), medical and mental health coverage, paid parental leave, family sick leave, student loan assistance, savings programs, and accrued paid vacation.

**Fueling Entrepreneurship Through Networks**

The power of "third places" extends beyond social connections—they play a critical role in the success of local entrepreneurs. Entrepreneurs rely heavily on their network of contacts to get advice, secure resources, and open doors. A welcoming space like Starbucks, where individuals from diverse backgrounds and industries can meet, can provide exactly that type of network. Research has shown that the introduction of coffee shops, especially Starbucks, in neighborhoods that previously had few or no coffeehouses significantly boosts local entrepreneurship.

One study examined U.S. neighborhoods where Starbucks opened new locations, comparing census tracts that received a Starbucks with those that were scheduled to receive one but did not. Over the subsequent seven years, areas that gained a Starbucks saw an increase in the number of startups by 9.1% to 18% per year. The key factor driving this growth appears to be the networks that these coffeehouses create, providing a platform for local entrepreneurs to connect, collaborate, and innovate.

**Stimulating Economic Growth**

Beyond creating a space for social interaction and entrepreneurial networking, Starbucks' presence in Harrington will have tangible economic benefits for the town. The store will provide much-needed jobs, but it will also attract more foot traffic, benefiting nearby local businesses. Residents and visitors who stop in for a cup of coffee will likely explore other parts of the town, boosting sales for small shops, restaurants, and services. This uptick in local commerce will create a ripple effect, helping to strengthen the town's economic base.

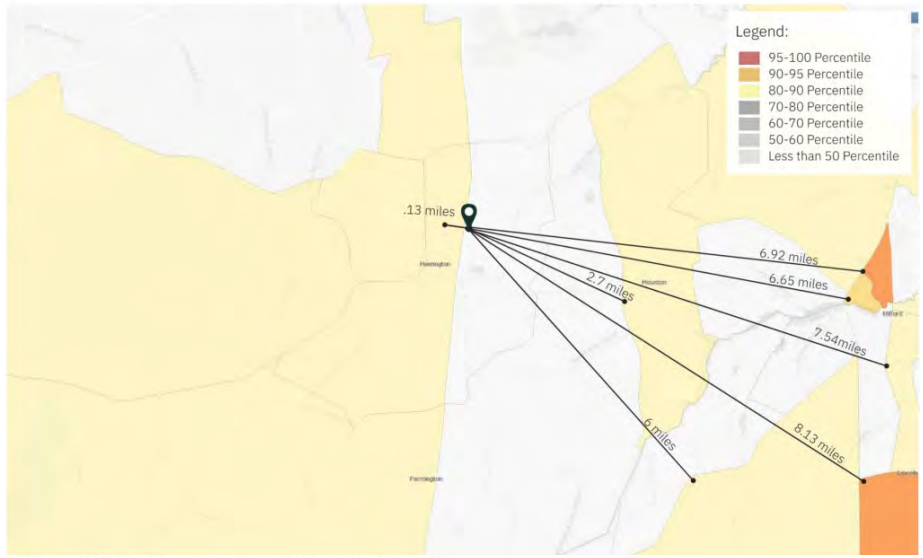
Moreover, Starbucks' arrival will signal to other businesses and investors that Harrington is an attractive location for growth. The visibility and vitality brought by a national brand like Starbucks can help put the town on the map for additional investments, which could further enhance the economic prospects for local businesses, entrepreneurs, and workers.

# BROWN'S BRANCH CENTER

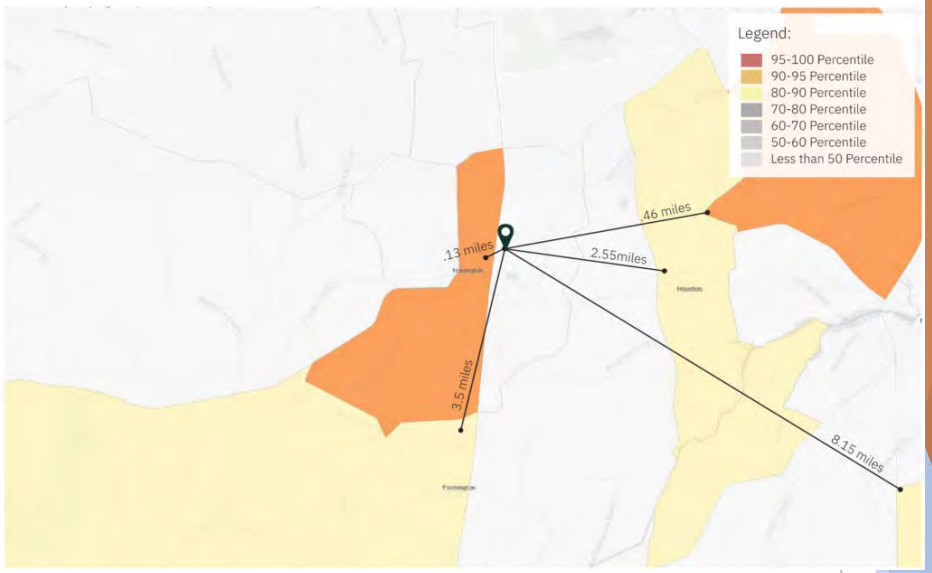
MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# RMG Harrington LLC

MAP: LOW INCOME



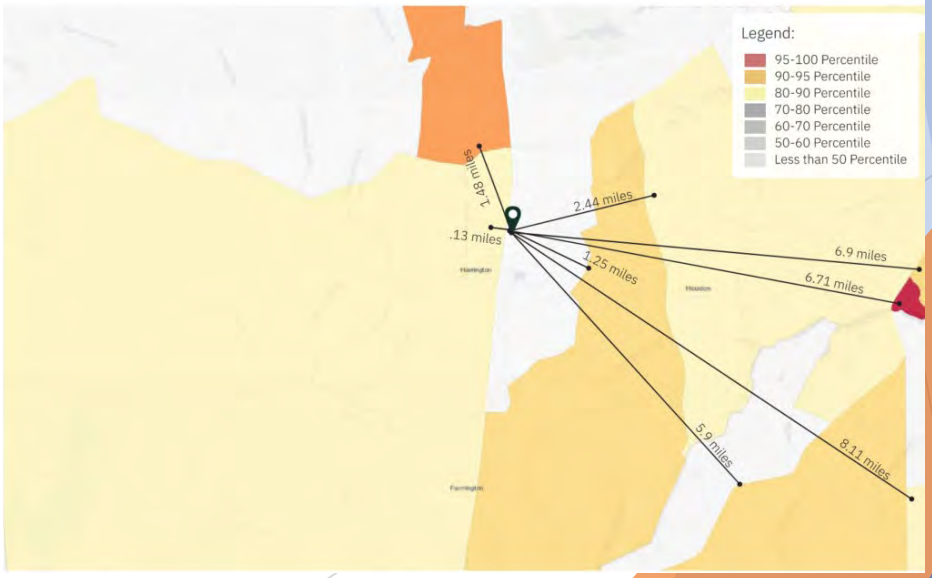

MAP: UNEMPLOYMENT RATE




MAP: LESS THAN HIGHSCHOOL EDUCATION




MAP: BROADBAND GAPS




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# RMG Harrington 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
- IMPLAN Summary:

Tax Results

| Impact | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|---|---|---|---|---|---|---|
| 1 - Direct | $26,144.38 | $83,592.72 | $42,403.71 | $492,541.65 | $694,938.54 | $1,339,620.99 |
| 2 - Indirect | $20,758.06 | $66,184.59 | $33,573.17 | $414,689.69 | $822,079.97 | $1,357,285.48 |
| 3 - Induced | $9,134.43 | $29,392.27 | $14,909.69 | $171,234.63 | $314,028.95 | $538,699.96 |
| Totals | $56,036.86 | $179,169.57 | $90,886.57 | $1,078,465.98 | $1,831,047.45 | $3,235,606.43 |

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

# RMG Harrington LLC

- Performance Measures:

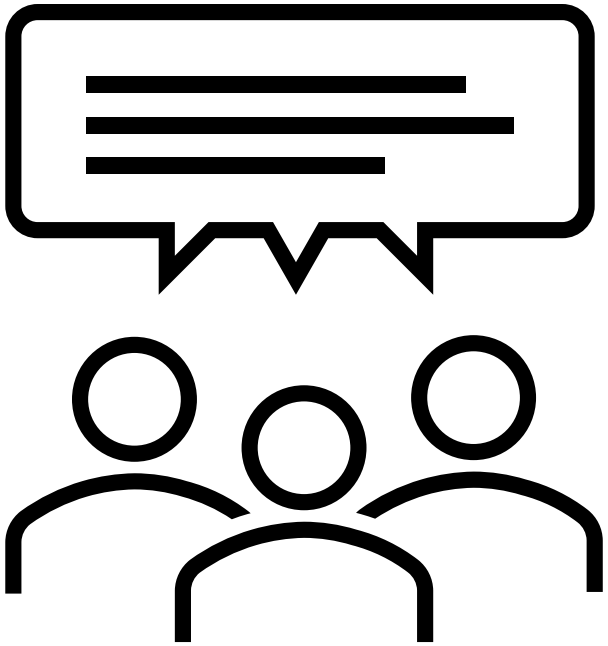
| RMG Harrington LLC/Starbucks | US 13/Jackson Ditch Rd | $ 375,543.25 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 9 | |
| Public Benefit - Transportation Safety | Relocate pole from clear zone<br>Bike box at intersection | |
| Public Benefit - Transportation Connectivity | | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) | $13.99 | US 13 + Jackson Ditch Rd |
| Public Benefit - Services | | |
| State Strategies Investment Level | 2 | |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $41,727.03 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 8 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) | 8.82% | |
| Other Currnt Grant Funding Sources/Applications | | |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $1,404,559.00 | |

# RMG Harrington LLC

- Summary: The Applicant has requested $375,543.25
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# Executive Session (AS NEEDED)

# Public Comment



# Future Meetings

- Next submission deadline is Monday, May 19, 2025
- Next Council Meeting is Tuesday, August 5, 2025, at 11 a.m.
- 2025 Meeting dates are published on the TIIF website, de.gov/tiif

# Adjourn

Thank You!

MAKING JOBS A PRIORITY

TIIF

TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND