Transportation Infrastructure Investment Fund Council

Meeting Minutes

May 13, 2025
10:00 a.m.
Virtual via Zoom and In-Person (Delaware Room, DelDOT Admin. Bldg.)

Members Present:
Representative Bill Bush (ACTING CHAIR)
Senator Jack Walsh
Ms. Cornelia Johnson
Mr. Bill Strickland
Dr. Martin Nunlee

Guests:

Susanne Laws	Delaware Department of Transportation
George Lees	Delaware Department of Justice – DAG for DelDOT
Tami Venn	Delaware Department of Transportation
Stephanie Foster	Delaware Department of Transportation
Sanyee Barjogar	Delaware Department of Transportation
Joanna Colson	Delaware Division of Small Business (DSB)
Kristina Robinson	Delaware Division of Small Business (DSB)
Dave Ford	REACH Riverside Development Corp.
Senator Lockman	
Sean Matthews	
Julie Fedele	
Tanya Hettler	
Katie Tabeling	

Agenda Item # 1: Welcome and Introductions

Discussion: Ms. Laws welcomed everyone.

Rep. Bill Bush called for roll call of the Council. Mr. Lees conducted roll call.

Quorum was confirmed.

Agenda Item # 2: Review of Received TIIF Grant Application

REACH Riverside Development Corp:

Discussion: Ms. Laws provided an overview of the project, which includes a new and expanded Kingswood Community Center as part of the Imani Village redevelopment in the city of Wilmington, in a Level 1 investment area. It will include an early learning academy and a

pediatrics healthcare center. She stated that representatives of the applicant are available for any questions from the Council.

Ms. Laws provided a summary of the TIIF Scope of Work which includes reconstructing E. 26th Street between US 13 (Northeast Boulevard) and Bowers Street, including dedicated bike lanes, median separation of travel lanes, lighting, new sidewalk and shared-use path, traffic signal modifications, pedestrian crosswalks, engineering design and construction contingency.

Ms. Colson provided an overview of the applicant's financial stability, stating the Kingswood Community Center currently employs 46 individuals, and plans to create 56 additional full-time positions with an average annual salary of $65,461.07. The effective execution of this initiative is projected to result in a yearly increase of $381,865.00 in both state and local tax revenue. During the compliance review conducted by DSB, no significant labor laws infractions or compliance issues were identified. The company did not require a business license because it is a nonprofit, a status confirmed by DSB through a review of the applicant's IRS letter.

Ms. Laws reviewed the performance measures. She stated in summary that this applicant requested $2,005,553.00.

Dr. Nunlee asked if these improvements would be implemented even if funding is not provided.

Ms. Laws stated that the question pertains to the City of Wilmington, as these streets are maintained by the city, not the state.

Mr. Ford stated that the construction will proceed as planned with the thoroughfare as the gateway to the community, as described. It will serve as the main access point not only to the Kingswood Community Center but also to the entire mixed-income community of Imani Village. He stated the development team is committed to sourcing resources for the project to benefit the community.

Dr. Nunlee clarified his initial question by further asking if these improvements would have been made regardless of whether or not this development was happening.

Mr. Ford explained that if TIIF funding was not available, the developer would still pursue fundraising to complete this project, and further clarified that 26th Street is a brand-new boulevard that does not currently exist.

Public Comment: None

Executive Session: None

Rep. Bush asked for a motion to recommend an award to REACH Riverside Development Corp in the amount of $2,005,553.00. Dr. Nunlee made the motion, and Sen. Walsh seconded.

Roll call vote was taken:
Rep. Bush: For
Mr. Walsh: For
Mr. Strickland: For
Dr. Nunlee: For
Ms. Johnson: For

The motion was approved to recommend award to REACH Riverside Development Corp in the amount of $2,005,553.00.

Agenda Item # 3: Public Comment

None

Agenda Item # 4: Future Meetings

Discussion: Ms. Laws stated that the next deadline for TIIF application submissions is Monday, May 19, 2025. The next Council meeting is scheduled for Tuesday, August 5, 2025.

Agenda Item # 5: Adjournment

Dr. Nunlee moved to adjourn the meeting, and Sen. Walsh seconded. The meeting was adjourned at 10:31 a.m.

Minutes Prepared by: Tami Venn, DelDOT Planning
Stephanie Foster, DelDOT Development Coordination
Minutes Reviewed by: Susanne K Laws, P.E., DelDOT Development Coordination

Approved by TIIF Council on 9/17/25