DelDOT
www.deldot.gov

DSB | DELAWARE DIVISION OF SMALL BUSINESS




# TIIF Council Meeting

## 9/17/2025

# Agenda

- Welcome and Introductions
- Approval of the April 30, 2025, and May 13, 2025, Meeting Minutes
- Status of Previous Approvals
- Review of and Vote on Request for Extension*
- Review of Received Grant Application*
- 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

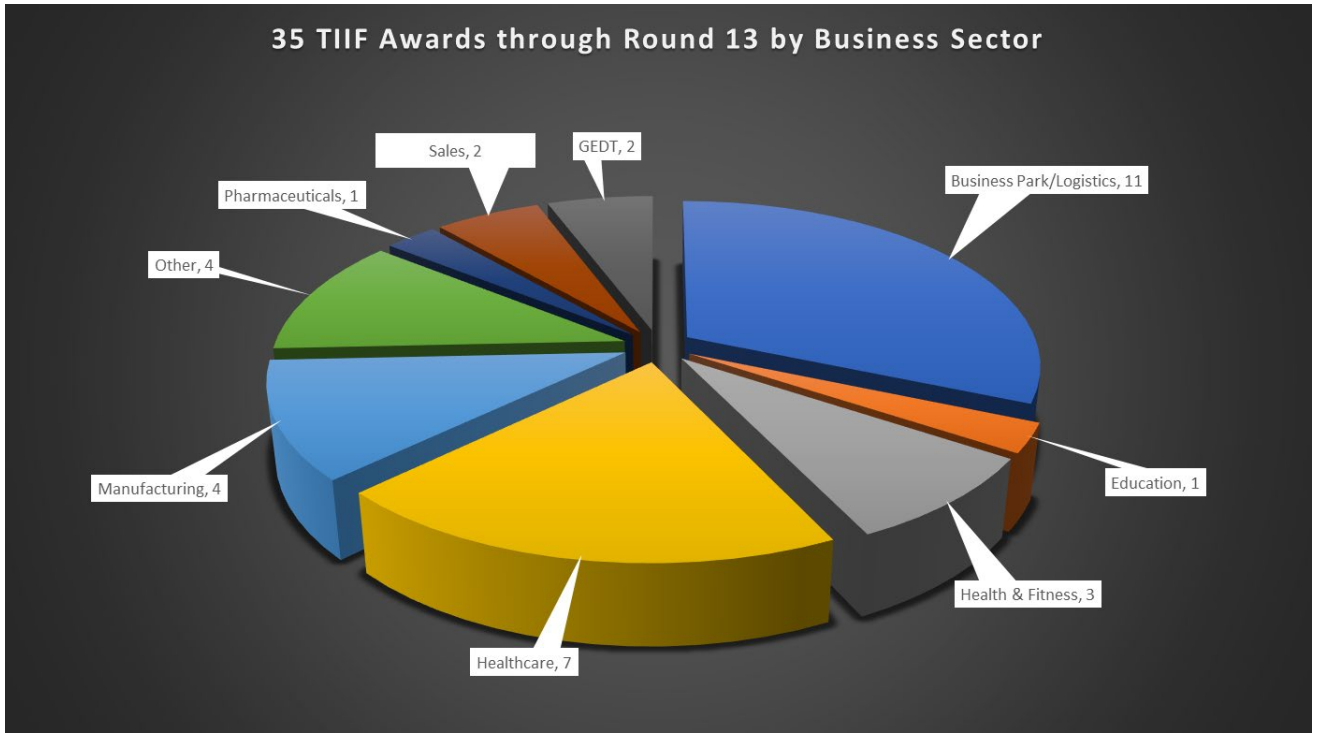
| 2025 Delaware Total Fatalities as of 09/15/25 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | | | | 2023 | | | |
| | Year-to-date | Year-to-Date | | | Total | Year-to-Date | | | Total |
| Fatalities | 76 | 90 | ↓ | -16% | 130 | 103 | ↓ | -26% | 137 |
| Delaware Residents | 56 | 75 | ↓ | -25% | 110 | 82 | ↓ | -32% | 110 |
| **Person Types** | | | | | | | | | |
| Vehicle Occupant | 37 | 47 | ↓ | -21% | 65 | 71 | ↓ | -48% | 89 |
| Pedestrian | 19 | 19 | | 0% | 34 | 15 | ↑ | +27% | 28 |
| Bicyclist | 3 | 3 | | 0% | 5 | 3 | | 0% | 5 |
| Motorcyclist | 15 | 17 | ↓ | -12% | 21 | 13 | ↑ | +15% | 14 |
| Other Person Type | 1 | 4 | ↓ | -75% | 5 | 1 | | 0% | 1 |
| **Crash Types** | | | | | | | | | |
| Curve Related | 11 | 15 | ↓ | -27% | 23 | 23 | ↓ | -52% | 28 |
| Roadway Departure | 33 | 31 | ↑ | +6% | 42 | 55 | ↓ | -40% | 69 |
| Intersection Related | 23 | 37 | ↓ | -38% | 48 | 26 | ↓ | -12% | 37 |
| Median Crossover | 1 | 0 | ↑ | +100% | 0 | 8 | ↓ | -87% | 8 |
| Wrong Way | 3 | 3 | | 0% | 4 | 1 | ↑ | +200% | 1 |
| Work Zone | 4 | 5 | ↓ | -20% | 5 | 8 | ↓ | -50% | 9 |




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND


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 Land Use
Safer Roads
Post-Crash Care

# Status of Previous Approvals



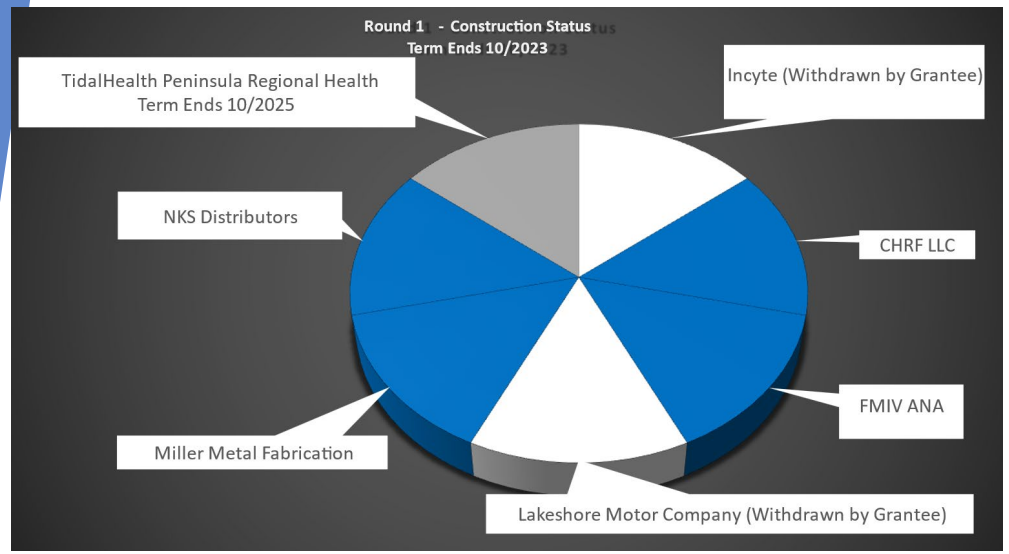

Total amount awarded to date:
**$58,778,761.53**

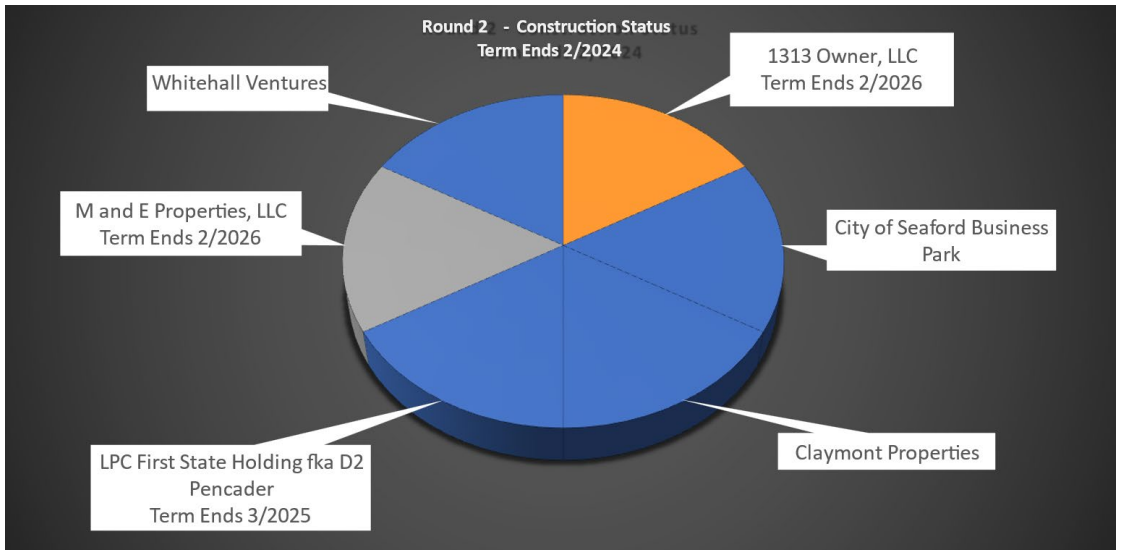
Total jobs created/maintained: **12,460**

Current Amount Available for Awards:
**$15,279,558.79**

| 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 **(Grant term extended to 11/2025)** | $ 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 | | Y |
| 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 | Y |
| TOTAL | $ 544,462.60 | 44 | 20 | 24 | |
| **ROUND TWELVE** | **Award Amount** | **Total Jobs** | | | |
| NO AWARDS | | | | | |
| TOTAL | $ - | 0 | 0 | 0 | |
| **ROUND THIRTEEN (Term Ends )** | **Award Amount** | **Total Jobs** | | | |
| CMT Inc. | $ 1,481,492.10 | 32 | 32 | | N |
| Felton Drive-In LLC | $ 322,429.80 | 72 | 72 | 0 | N |
| FR First Park New Castle LLC | $ 1,606,018.35 | 435 | 435 | | N |
| REACH Riverside Development Corp | $ 2,005,553.00 | 102 | 56 | 46 | N |
| RMG Harrington LLC | $ 375,543.25 | 9 | 9 | | N |
| SCMC Rt 24 LLC | $ 465,614.00 | 71 | 71 | | N |
| WitSil Lincoln Associates LLC | $ 1,795,300.00 | 34 | 34 | | N |
| TOTAL | $ 8,051,950.50 | | 709 | 46 | |
| **GRAND TOTALS** | **$ 58,778,761.53** | | 10181 | 2279 | |

# Status of Previous Approvals (continued)



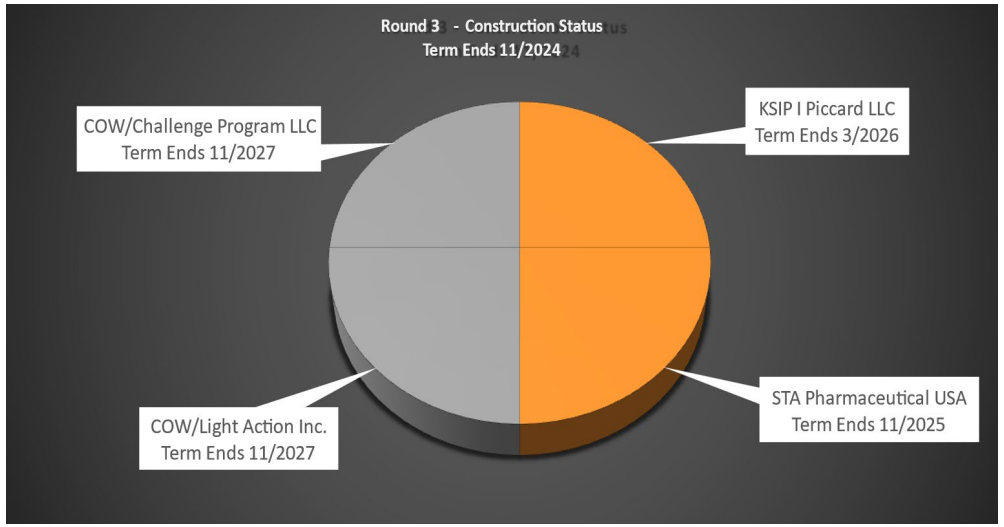



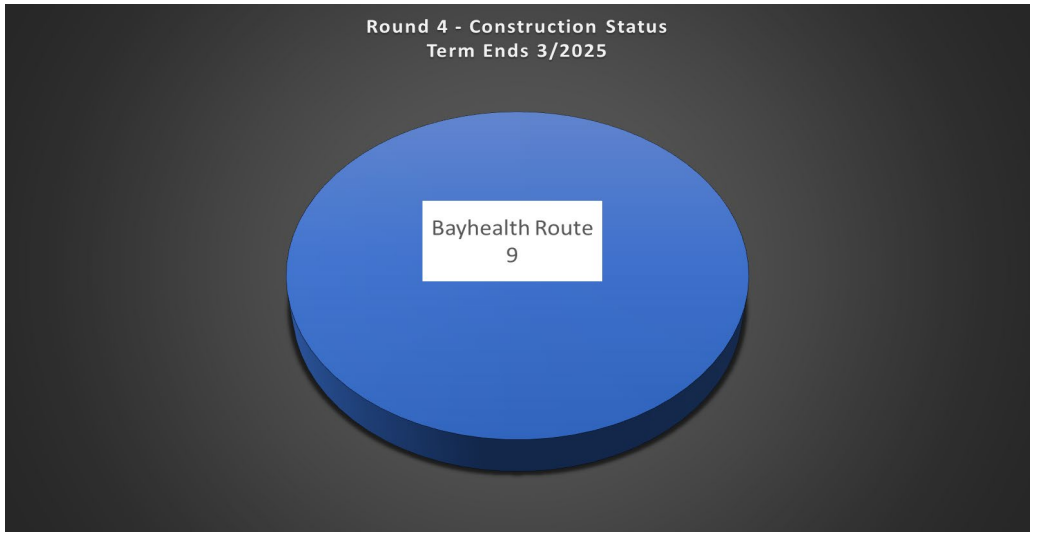

**Legend:**

**Complete**

**In Progress**

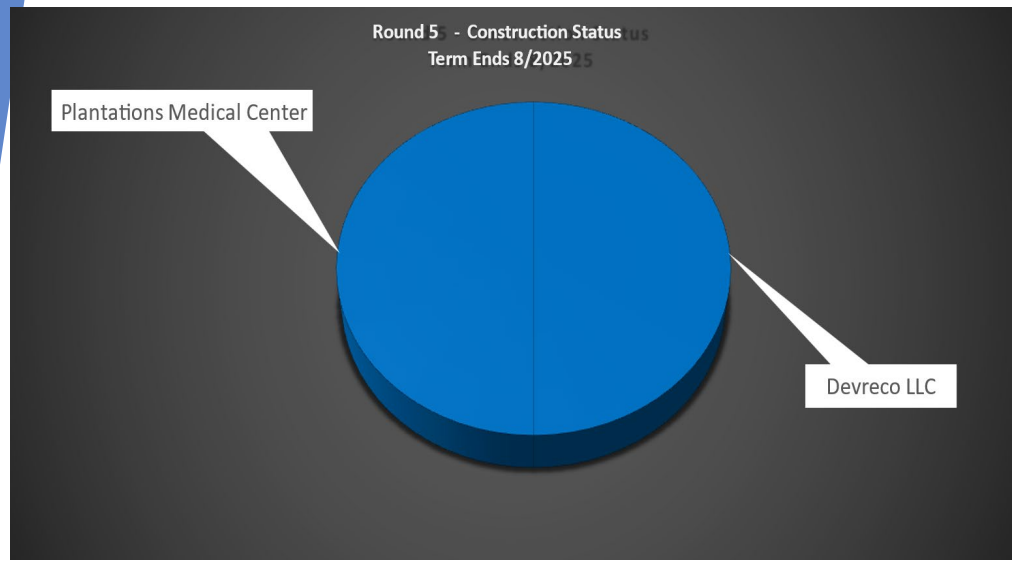
**Not Started**

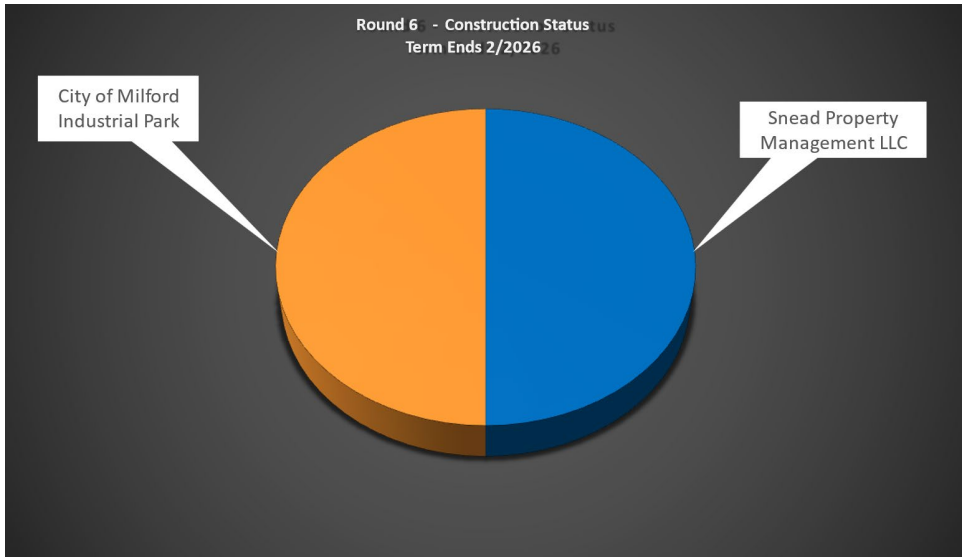



MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# Status of Previous Approvals (continued)



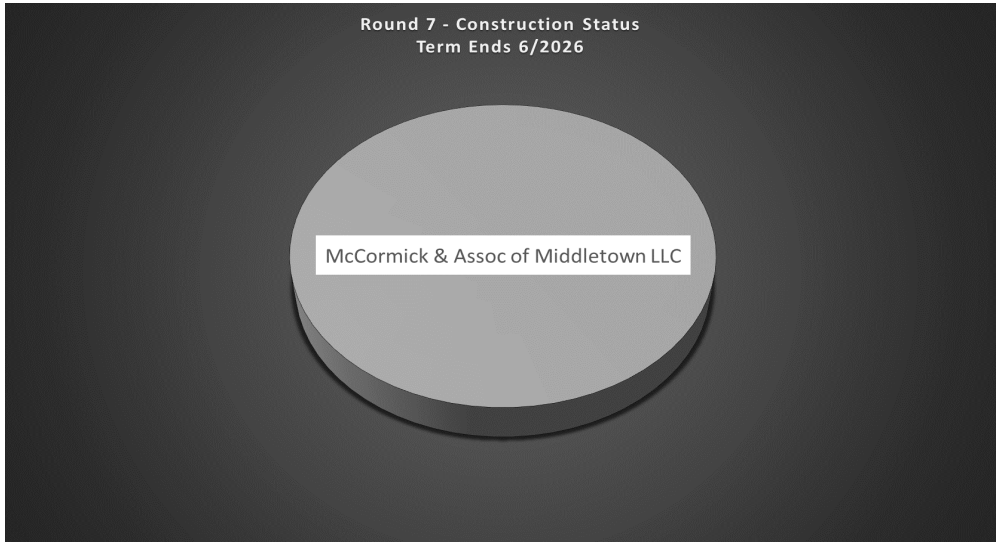



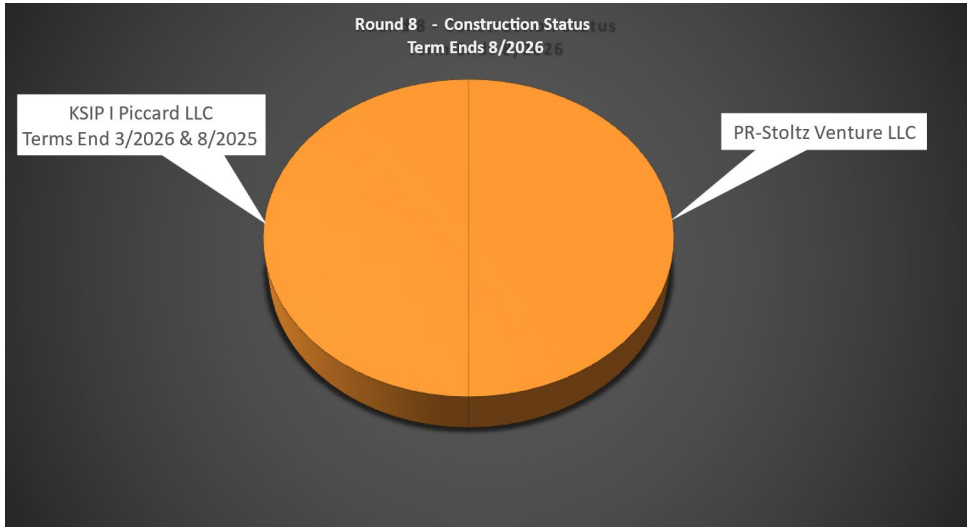

Legend:

Complete

In Progress

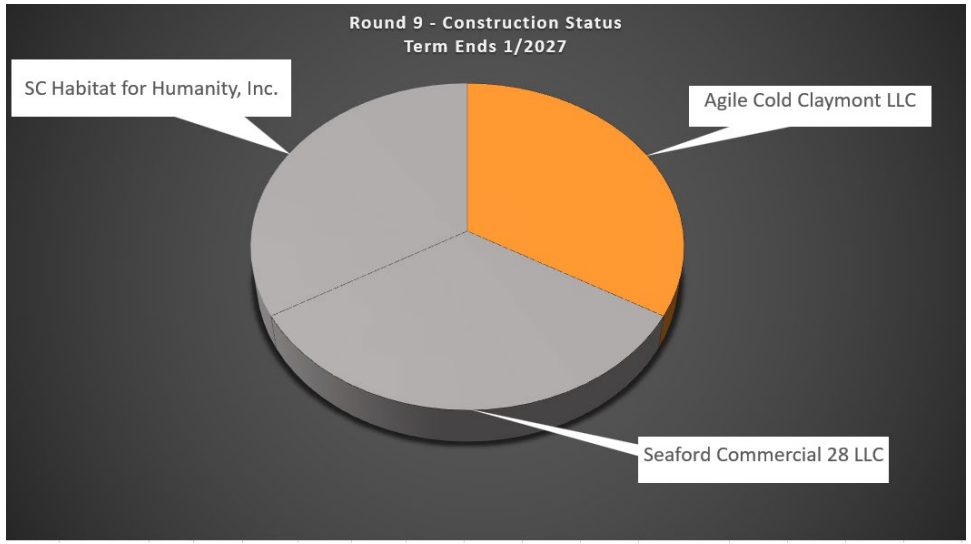
Not Started

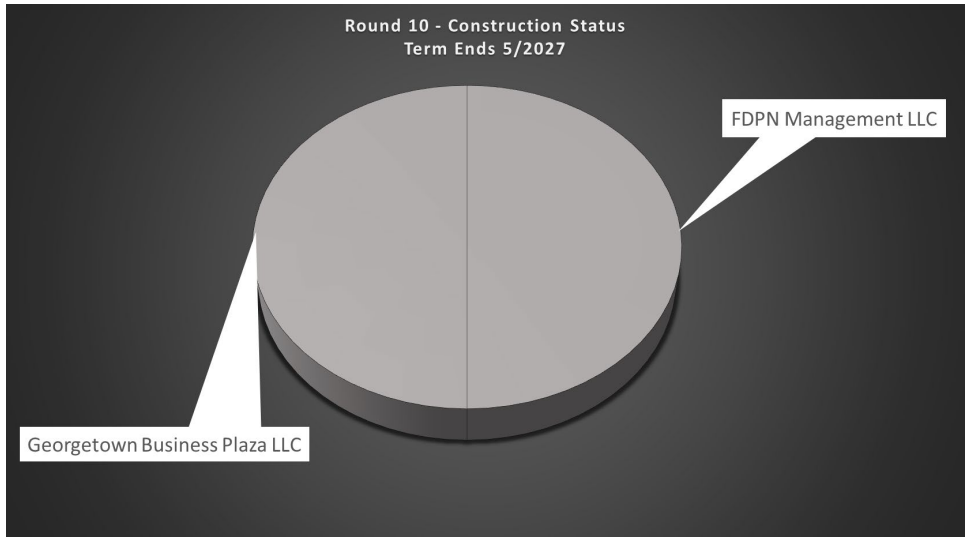



MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# Status of Previous Approvals (continued)



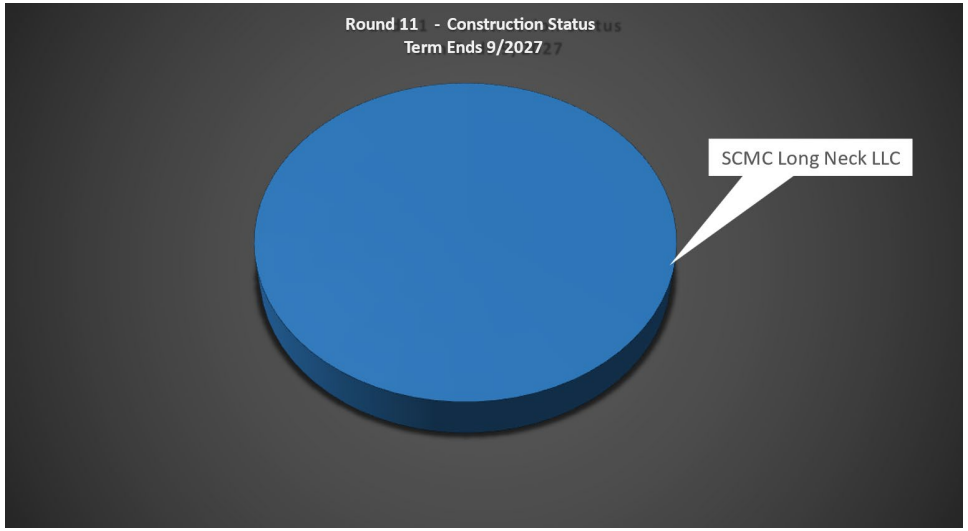



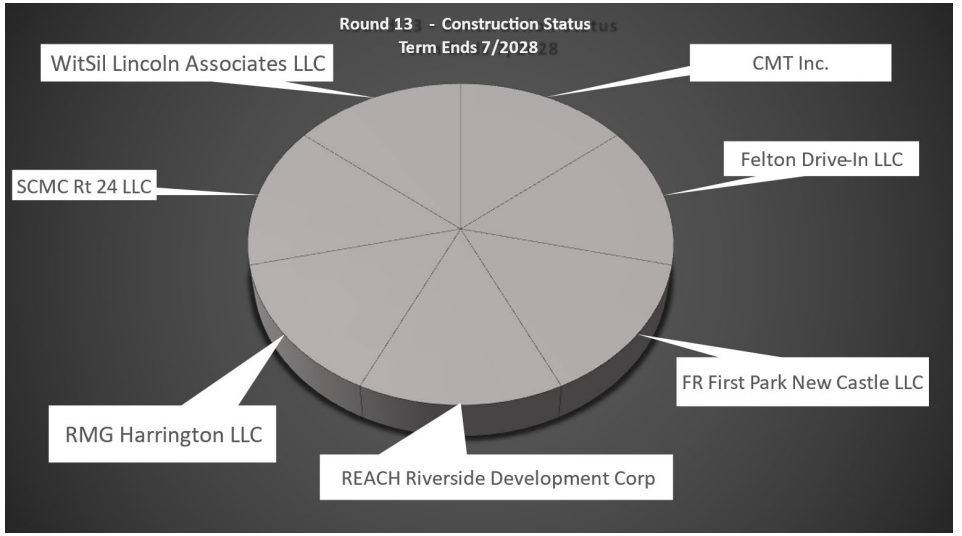

Legend:

Complete

In Progress

Not Started

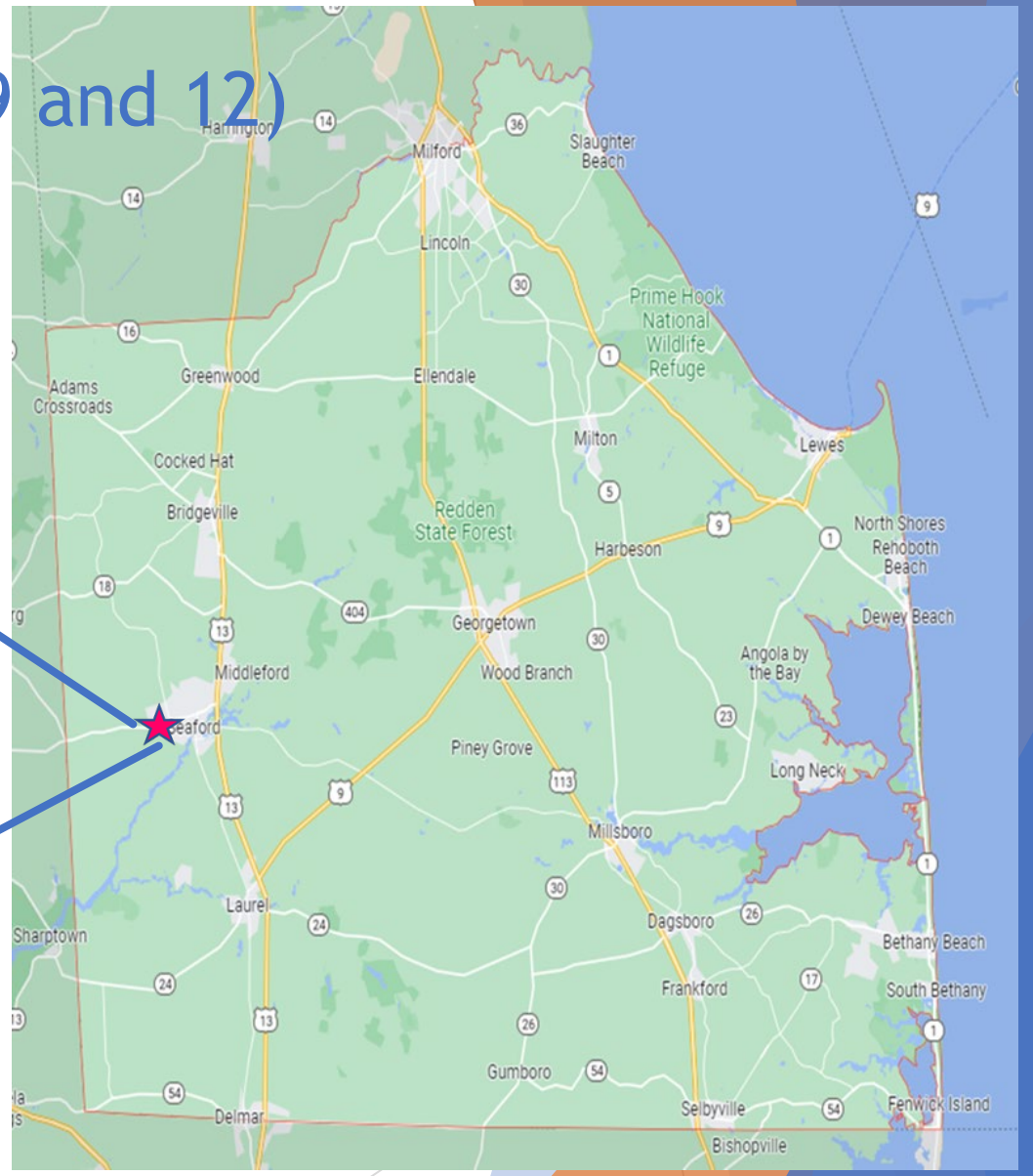



MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

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




1023 W. Stein Highway, Seaford

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

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

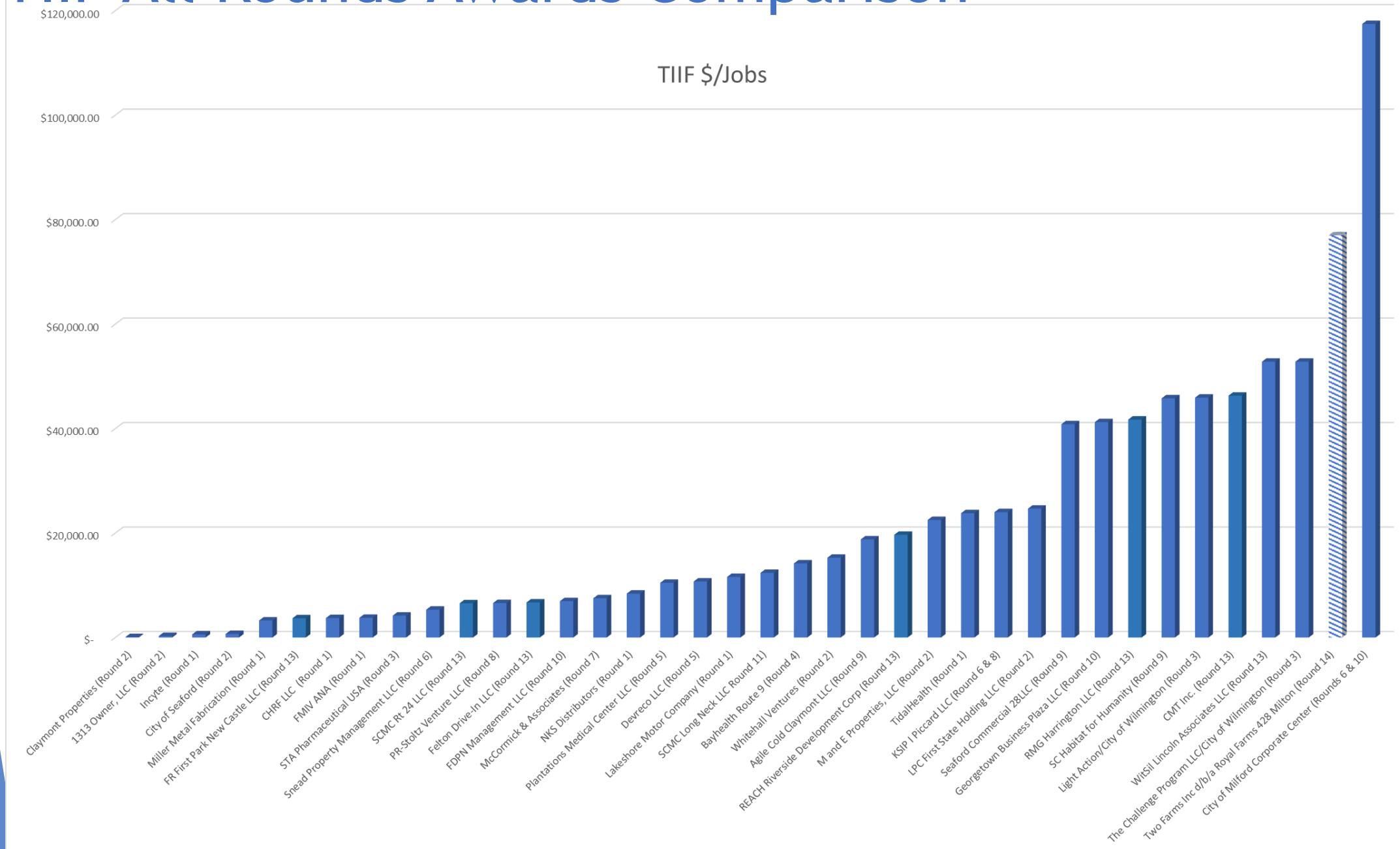



Structure of progress payments (estimated end dates):

1. Utility relocations (Feb 2026)
2. Atlanta Road and Stein Highway (July 2026)
3. Sussex Avenue and Tull Drive (Sept 2026)
4. Inspections and closeout (Nov 2026)

DelDOT entrance plan approval was issued on April 15, 2025

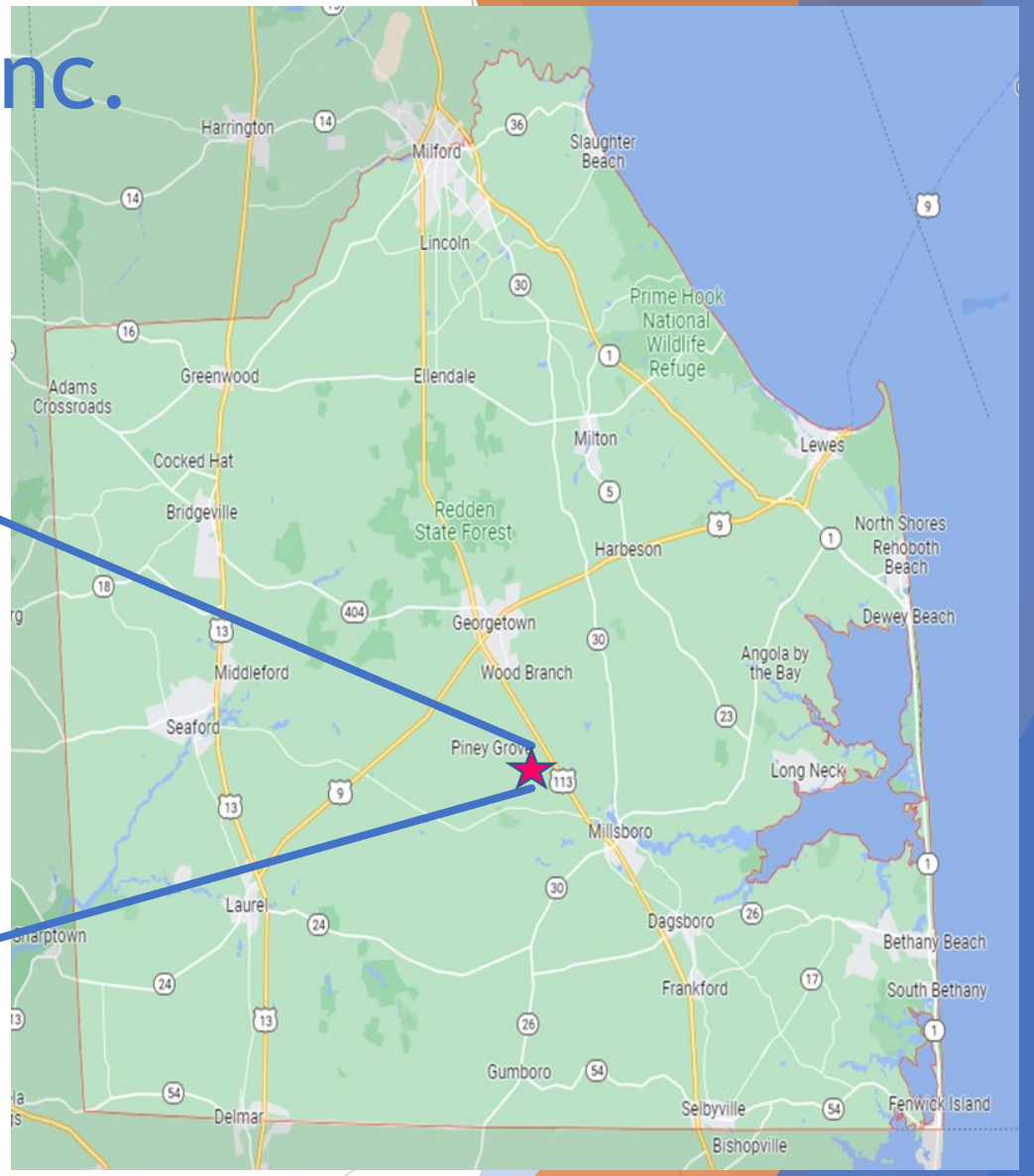
# TIIF All Rounds Awards Comparison




MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# TidalHealth Peninsula Regional, Inc.
# (Rounds 1 & 9) Extension Request

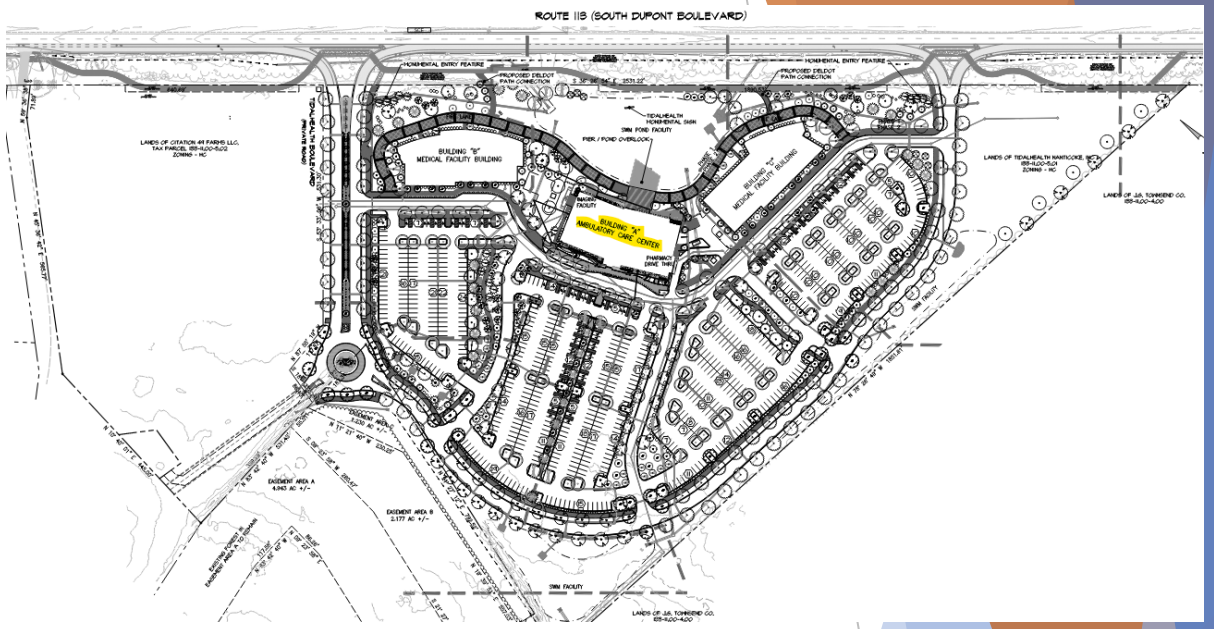



Dupont Boulevard, Millsboro

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND



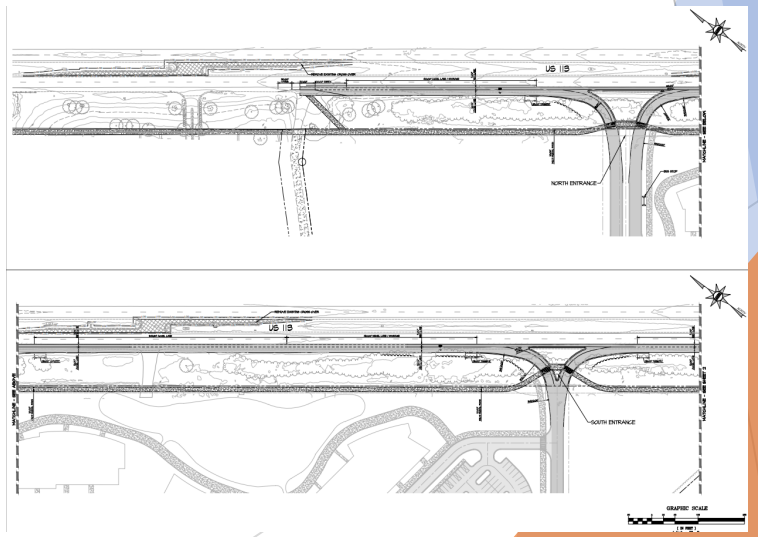

## TidalHealth – Millsboro Medical Campus
## Updated Project Schedule

| | |
|---|---|
| Approval of SWM Facilities / Early Mass Grading | 8/2/25 |
| Completion of Initial Bulk Grading and SWM and Drainage Facilities for DelDOT Entrance Improvements Outside of DelDOT ROW | 10/15/25 |
| Start DelDOT Entrance Construction (approval target date 11/14/25) | 1/5/26 |
| Completion of Remainder of Initial Bulk Grading | 12/31/25 |
| Substantial Completion of DelDOT Entrance TIFF Improvements | 5/1/26 |
| Acceptance of DelDOT Entrance Improvements | 10/1/26 |
| Completion of Phase 1 Site Infrastructure Improvements for Buildings "A" & "B" | 10/1/26 |
| Completion of ACC Building "A" Shell Construction | 3/1/26 |
| Completion of Building "B" Shell Construction | 7/1/27 |
| Completion of Final Building "A" Fit Out and Turnover | 6/1/27 |
| Completion of Building "B" Fit Out and Turnover | 11/30/27 |

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# TidalHealth Peninsula Regional, Inc. (Round 1)

- Project Description: Approved in Round 1 for an award of $3,570,000.00, signed TIIF Agreement dated October 12, 2020. Two-year extension requested in Round 9 and grant term extended to October 12, 2025.
- TIIF Scope of Work (anticipated):
  - Two right-in/right-out entrances with turn lanes, closure of median crossover, shared-use path
- Employment Standard: 150 jobs proposed



# TidalHealth Peninsula Regional, Inc. (Round 1)

- The Grantee has requested that the grant term be extended by an additional year, to expire October 2026

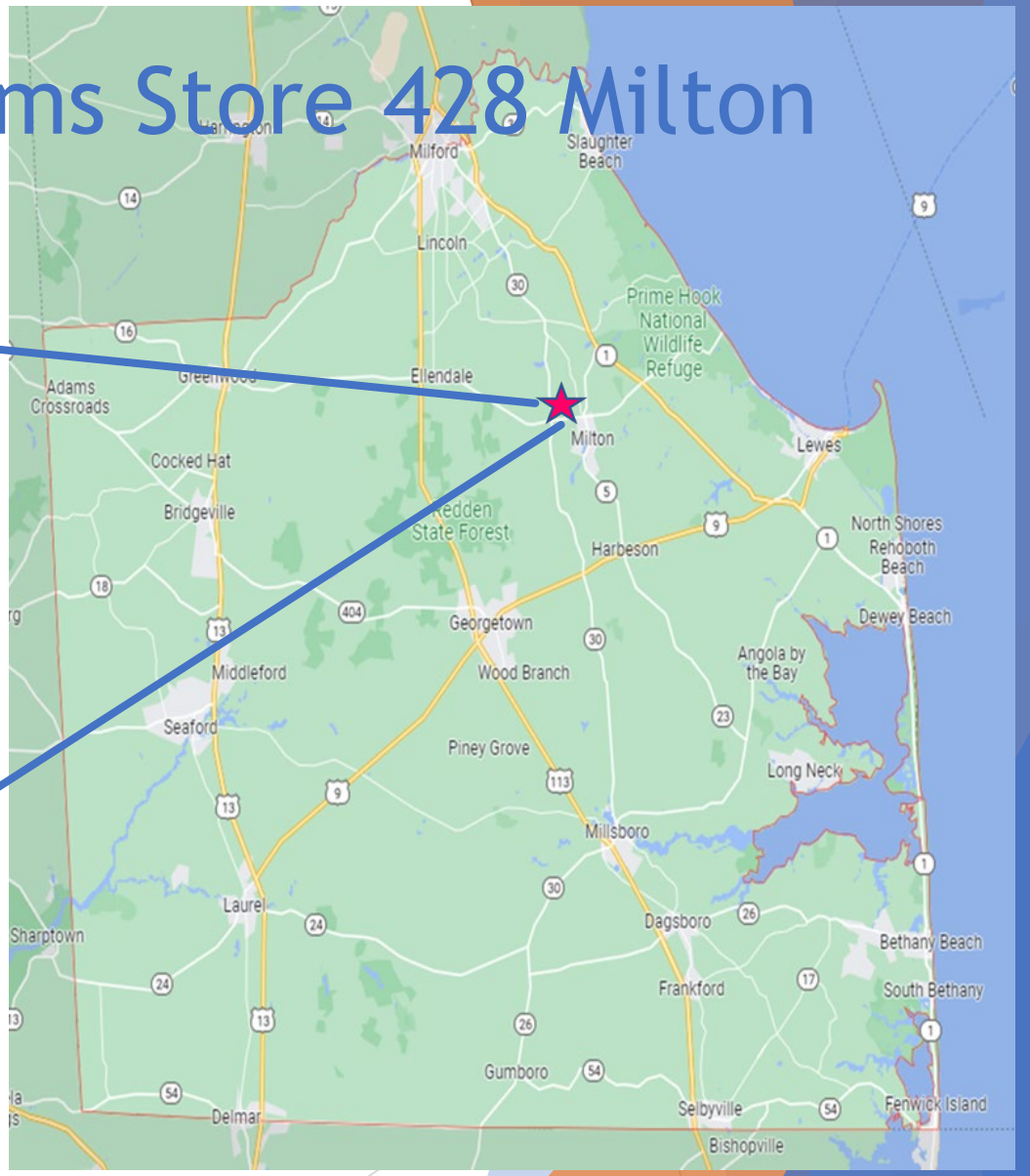
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# Generally Excluded Development Types (GEDTs)

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

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton




Milton Ellendale Highway (SR 16) and Union Street Ext. (SR 5), Milton

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton

- Project Description: A 4,708 sq. ft. convenience store with fueling station
  - Site is located within a Level 1 State Strategies Investment Area and Town of Milton.
  - Site is in the proposed Milton TID; TID intersection improvements are in development
- TIIF Scope of Work:
  - Reconstruction, widening and restriping of Milton Ellendale Highway (SR 16) and Union Street Extended (SR 5) intersection to provide dedicated lefts on both approaches of SR 16, bike lane through intersection, dedicated right on SB SR 5, associated traffic signal modifications, stormwater management of DelDOT runoff, pedestrian crossing and upgraded transit stop.
  - Engineering design, construction inspection, construction contingency
- Employment Standard: 24 new jobs (7 managers/team leads and 17 full-time customer service associates) proposed in Year 3
- Public Endorser: Kristy L. Rogers, Town Manager, Town of Milton

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton










Existing Conditions



# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton

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

All employees are eligible for some level of benefits depending on their FT/PT status. Full-time employees are offered the following benefits:

- 401k plan w/ company match
- PTO with immediate accrual
- Healthcare including dental and vision for employees and spouse/partners
- Telehealth, critical illness, accident, hospital indemnity and legal coverage for all employees
- Disability and life insurance
- Wellness program
- Upward mobility

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

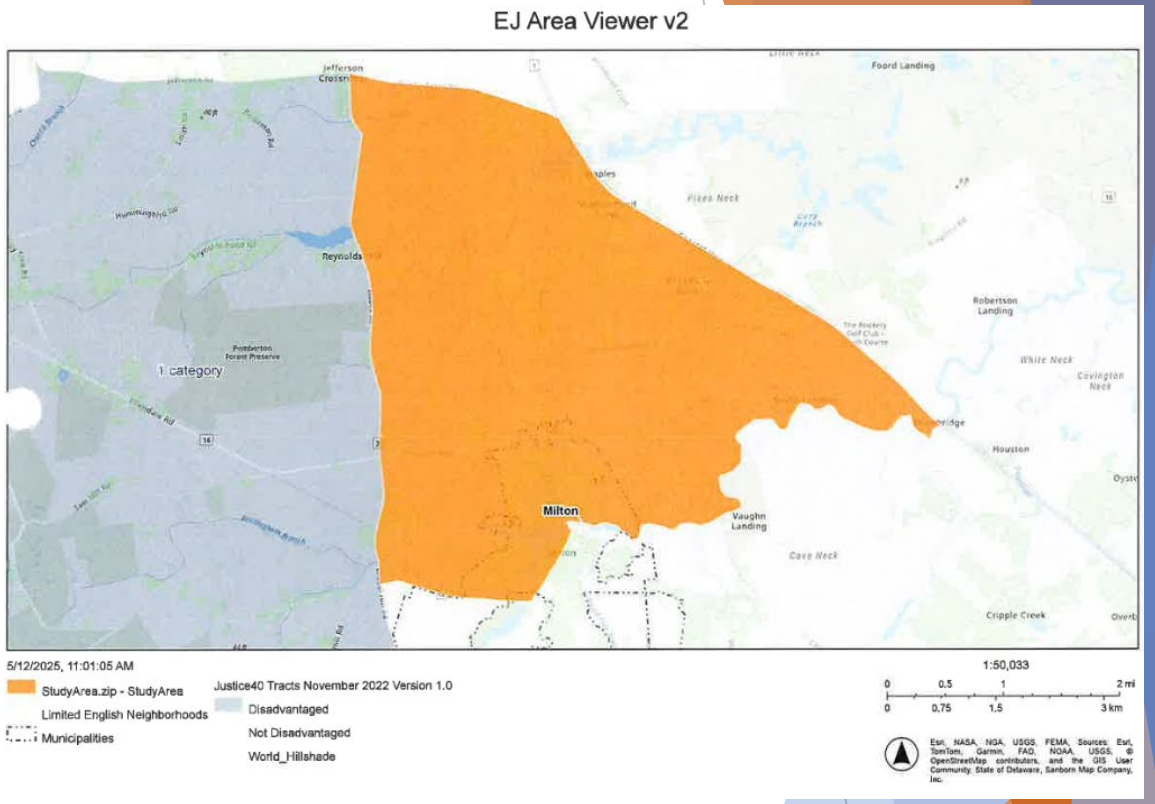
As will be explained in the following Public Purpose section, anticipated project benefits include: improved transportation for pedestrians, cyclists, and public transit users; improved functionality of the intersection at Union Street Extension and Milton-Ellendale Highway; reduced local pollution due to intersection improvements and expanded public transit and non-vehicular transportation opportunities; an added limited shopping opportunity for local residents; and short- and long-term job creation. These study area public benefits would likely not occur if the project weren't implemented, and by improving public safety in the vicinity of the Routes 5 and 16, and improving the level of service in this area through the introduction of new turn lanes, this project will help to stimulate secondary jobs growth in this corridor. Which is why the Town of Milton has agreed to be a public sponsor.

"Improving the level of service in this area through the introduction of new turn lanes, this project will help to stimulate secondary jobs growth in this corridor. Which is why the Town of Milton has agreed to be a public sponsor."

MAKING JOBS A PRIORITY
TIIF
TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton




| Block Group | Total Population | Percent Low Income | Percent Non-White Population | Percent Limited English-Speaking Households |
|---|---|---|---|---|
| 01 | 1,699 | 29% | 23.78% | 2.95% |
| 02 | 1,140 | 22% | 20.18% | 0.65% |
| 03 | 1,183 | 30% | 19.70% | 0.00% |

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton

- 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:

| Impact | Sub County General | Sub County Special Districts | County | State | Federal | Total |
|---|---|---|---|---|---|---|
| 1 - Direct | $8,649.73 | $29,927.63 | $14,329.09 | $154,064.78 | $258,216.24 | $465,187.47 |
| 2 - Indirect | $3,740.95 | $12,771.21 | $6,114.74 | $77,299.59 | $174,984.48 | $274,910.98 |
| 3 - Induced | $2,632.13 | $9,001.84 | $4,310.00 | $49,139.10 | $90,505.86 | $155,588.93 |
| Totals | $15,022.81 | $51,700.68 | $24,753.83 | $280,503.48 | $523,706.58 | $895,687.37 |

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. d/b/a Royal Farms Store 428 Milton

- Performance Measures:

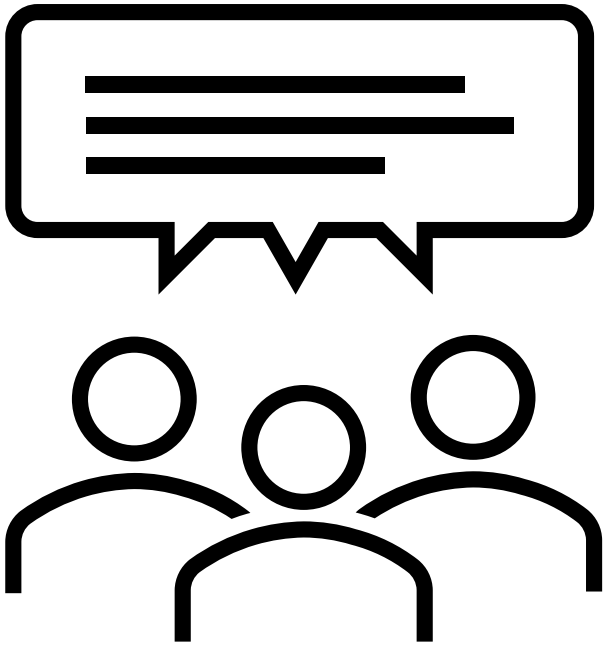
| Two Farms, Inc. Store 428 Milton/ Convenience Store with Gas | SR 16 Milton Ellendale Hwy SR 5 Union Street Ext. | $1,848,036.30 |
|---|---|---|
| **Performance Measures** | **Data** | |
| Total Jobs Created/Maintained by Year 3 | 24 | |
| Public Benefit - Transportation Safety | Dedicated left turn lanes on SR 16, ped crossing of SR 5, bike lane through intersection on SR 16 and SB RTL on SR 5 | |
| Public Benefit - Transportation Connectivity | | |
| Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads) SR 16 + SR 5 = 9650 ADT | $191.51 | |
| Public Benefit - Services | Upgraded transit stop | |
| State Strategies Investment Level | 1 | In proposed Milton TID |
| Employment Impact (TIIF $ Investment/Total Jobs Year 3) | $77,001.51 | |
| Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024) | | |
| | 12% tax bracket: 23 jobs | $11,601-$47,150 |
| | 22% tax bracket: 1 job | $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) | 22.28% | |
| Other Currnt Grant Funding Sources/Applications | | |
| IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase | $371,980.79 | |

# Two Farms, Inc. d/b/a Royal Farms Store 428 Milton

- Summary: The Applicant has requested $1,848,036.30
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

# Executive Session (AS NEEDED)

# Public Comment



# Future Meetings

- Next submission deadline is Tuesday, January 20, 2026
- Next Council Meeting is Tuesday, November 18, 2025, at 11 a.m.
- 2025 Meeting dates are published on the TIIF website, de.gov/tiif

# Adjourn

Thank You!

MAKING JOBS A PRIORITY

TIF

TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND