Transportation Infrastructure Investment Fund Council

Meeting Minutes

September 28, 2026
10:30 a.m.
Virtual via Zoom and In-Person (Farmington Felton Room, DelDOT Admin. Bldg.)

Members Present:
Joe Westcott (CHAIR)
Representative Bill Bush
Senator Jack Walsh
Ms. Julia Geha
Dr. Martin Nunlee
Mr. Bill Strickland
Mr. Larry Windley

Guests:

Wendy Polasko	Delaware Department of Transportation
George T. Lees III	Delaware Department of Justice – DAG for DelDOT
Ken Feaster	Delaware Department of Justice – DAG for DelDOT
Lorie Walker	Delaware Department of Transportation
Jazmine Mathieu	Delaware Department of Transportation
Jeff Van Horn	Delaware Department of Transportation
Kristiana Robinson	Delaware Division of Small Business
Shawn Tucker	Barnes and Thornburg LLC
Jim Smith	Barnes and Thornburg LLC
Mark Gibson	Dagsboro
Matt Benedict	Gregg & Ferrara
Angel Aguilar	Tidal Health
Kenneth Youssef	Morris & Ritchie Associates

Agenda Item # 1: Welcome and Introductions

Discussion: Ms. Polasko thanked the Council for attending this supplemental meeting, and introduced the DelDOT staff in attendance, and turned the meeting over to Chair Joe Westcott.

Mr. Westcott welcomed everyone. He led the roll call for the Council.

Quorum was confirmed.

Agenda Item # 2: Review of Request for Extension Transportation Infrastructure Investment Fund Grant Applications, including Executive Session*, Public Comment and

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Council Vote

PR Stoltz Venture LLC – Blue Diamond (New Castle, DE)

Discussion: Ms. Polasko reviewed the project History: The Applicant was awarded $4,028,130.00 in Round 8. Signed TIIF Agreement October 5, 2023. Agreement expires October 5, 2026. Submitted extension request to the Department May 26, 2026, with updated information September 15th for a 1-year extension & partial reimbursements.

TIIF Scope of work includes; Federal School Lane: Dedicated northbound right turn lane, widening from US 13 to site entrance, overlay and safety clearing of roadside along entire site frontage. Signalization of Federal School Lane/US 13 intersection. Sidewalk and SUP along site frontages. Dedicated northbound right turn lane on Hamburg to US 13. Signalization and widening of Hamburg Road/River Road (SR 9) intersection. Lengthened southbound left turn lane on Hamburg Road to site entrance. Signalized pedestrian crossing of Hamburg Road. Widening and mill and overlay of River Road (SR 9).

Mr. Westcott opened the discussion to the Council members for questions.

Ms. Geha asked for clarification on the completed work.

Mr. Benedict confirmed that Route 9 work is finalized and the ADA inspection is complete, DelDOT inspection is complete and the punch list is wrapping up this week. The widening of the road is complete, and milling should be finished soon.

Mr. Westcott opened up the meeting for public comments

Public Comments: None
Executive Session: None

Mr. Westcott asked for a motion to consider progress payments. Rep. Bush made the motion, and Sen. Walsh seconded the motion.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Dr. Nunlee: Approve
Mr. Strickland: Approve
Sen. Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

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The motion carried to recommend payments progress for the PR Stoltz Venture LLS – Blue Diamond Project.

Mr. Westcott asked for a motion to allow a 1-year extension for PR-Stoltz Venture LLC – Blue Diamond. Rep. Bush made the motion, and Mr. Nunlee seconded the motion.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve

Dr. Nunlee: Approve
Mr. Strickland: Approve
Sen. Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion carried to allow a 1-year extension for the PR Stoltz Venture LLS – Blue Diamond Project.

Agenda Item # 3: Review of Request for Extension Transportation Infrastructure Investment Fund Grant Applications, including Executive Session*, Public Comment and Council Vote

Peninsula Regional Inc. TidalHealth (Millsboro, DE)

Discussion: Ms. Polasko reviewed the project History: Project Description: Approved in Round 1 for an award of $3,570,000.00, signed TIIF Agreement dated October 12, 2020. TIIF Scope of Work: Two right-in/right-out entrances with turn lanes, a bus stop, Closure of median crossover, Shared-use path. Submitted extension requests to the Department August 11, 2026, with updated information on August 27th for a 1-year extension.

Mr. Westcott opened the discussion to the Council members for questions.

Mr. Westcott asked if there had been any changes to the employment numbers being created.

Mr. Aguilar stated that no changes to the initial phase of 150 employees, but we believe that number will increase over time.

Ms. Geha asked what caused the delays on this project.

Mr. Youssef explained that there were a number of challenges with regard to securing off-

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site utilities but that these are now in construction. And significant improvements outside the right-of-way also caused some delays, including almost a mile of off-site drainage, which has now been completed.

Mr. Westcott opened up the meeting for public comments

Public Comments: None
Executive Session: None

Mr. Westcott asked for a motion to consider the extension request. Rep. Bush made the motion, and Sen. Walsh seconded the motion.

Roll call vote was taken:

Rep. Bush: Approve
Ms. Geha: Approve
Dr. Nunlee: Approve
Mr. Strickland: Approve
Sen. Walsh: Approve
Mr. Windley: Approve
Mr. Westcott: Approve

The motion carried to allow a 1-year extension for the Peninsula Regional Inc. TidalHealth Project.

Agenda Item # 4: Adjournment

Sen. Walsh moved to adjourn the meeting, and Mr. Westcott seconded.

Roll call vote was taken:
Mr. Westcott: Yes
Rep. Bush: Yes
Sen. Walsh: Yes
Mr. Strickland: Yes
Dr. Nunlee: Yes
Ms. Geha: Yes
Mr. Windley: Yes

The meeting was adjourned at 10:48 a.m.

Minutes Prepared by: Lorie Walker, DelDOT Economic Development Coordination
Minutes Reviewed by: Wendy Polasko, P.E., DelDOT Economic Development Coordination

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Approved by TIIF Council on

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