DelDOT
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DSB | DELAWARE DIVISION OF SMALL BUSINESS

MAKING JOBS A PRIORITY

TIIF

TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

TIIF Council Meeting

November 18, 2026

Agenda

- Welcome, Introductions and Council Updates
- Approval of the August 18, 2026, and September 28, 2026, Meeting Minutes
- Review of and Vote on Request for Extension*
- Review of and Vote on Received Grant Applications*
- Public Comment
- Future Meeting Announcement
- Adjournment

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

Welcome, Introductions and Council Updates

- 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.

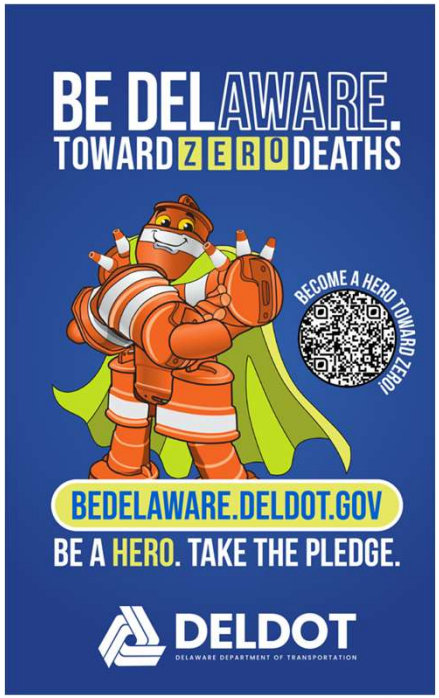
We seek the best value for every dollar spent for the benefit of all.

Everyone.

We engage our customers and employees with respect and courtesy as we deliver our services.

SAFETY

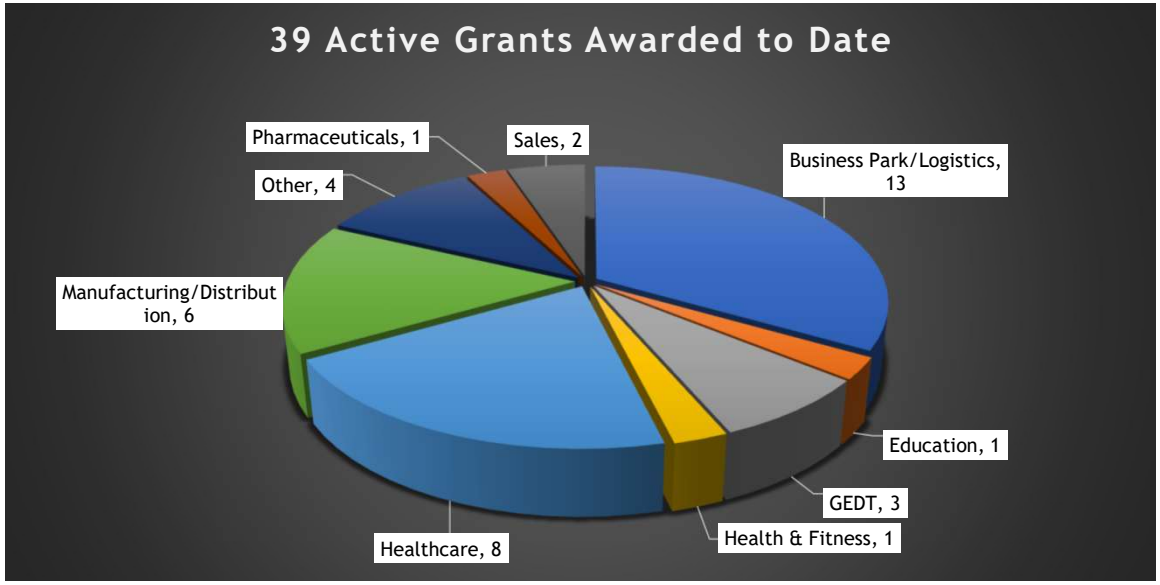
2026 Delaware Traffic Fatalities as of 11/12/26									
	2026	2025				2024			
	Year-to-date	Year-to-Date			Total	Year-to-Date			Total
Fatalities	96	101	↓	-5%	117	118	↓	-19%	130
Delaware Residents	86	76	↑	+13%	90	99	↓	-13%	110
Person Types									
Vehicle Occupant	51	57	↓	-11%	67	61	↓	-16%	65
Pedestrian	23	21	↑	+10%	27	27	↓	-15%	34
Bicyclist	6	4	↑	+50%	4	5	↑	+20%	5
Motorcyclist	15	17	↓	-12%	17	20	↓	-25%	21
Other Person Type	1	2	↓	-50%	2	5	↓	-80%	5
Crash Types									
Curve Related	18	13	↑	+38%	15	21	↓	-14%	23
Roadway Departure	37	43	↓	-14%	50	39	↓	-5%	42
Intersection Related	27	32	↓	-16%	37	44	↓	-39%	48
Median Crossover	3	1	↑	+200%	2	0	↑	+100%	0
Wrong Way	0	4	↓	-100%	4	4	↓	-100%	4
Work Zone	3	6	↓	-50%	7	5	↓	-40%	5



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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



Active Grants

Total jobs created/maintained:
13,068

Current Amount Available for Awards:
$8,319,387.61

Total amount of active grants awarded to date:
$74,793,787.39

Project Name	Investment Level Area	Awarded Amount	Total Jobs
ROUND ONE			
Incyte **(Grant term extended to 10/2025) FORFEITED GRANT as of 3/2024**	1	$ -	0
CHRF LLC	1	$ 250,000.00	67
FMIVII LLC	1	$ 600,000.00	159
Lakeshore Motor Company **FORFEITED GRANT as of 10/2023**	1	$ -	0
Miller Metal Fabrication	2	$ 313,000.00	96
NKS Distributors	2	$ 1,151,816.90	137
TidalHealth Peninsula Regional, Inc. **(Grant term extended to 10/2025)**	2	$ 3,570,000.00	150
TOTAL		$ 5,884,816.90	609
ROUND TWO			
1313 Owner, LLC **(Grant term extended to 2/2026) FORFEITED GRANT as of 2/2026**	1	$ 825,000.00	2800
City of Seaford -Ross Business Park	1	$ 750,156.00	1100
Claymont Properties	1	$ 395,091.62	4630
LPC First State Holding (fka D2 Pencader)	1 and 2	$ 4,489,794.93	182
M and E Properties, LLC **FORFEITED GRANT as of 11/2025**	3	$ -	0
Whitehall Ventures	2	$ 1,100,000.00	72
TOTAL		$ 7,560,042.55	8784
ROUND THREE			
KSIP I Piccard LLC (fka Churchmas 273 LLC) **(Grant term ends 3/2026)**	1	$ 2,500,000.00	90
STA Pharmaceutical USA **(Grant term extended to 11/2025)**	1	$ 2,100,000.00	500
Light Action/City of Wilmington **(Grant term extended to 11/2027)**	1	$ 3,673,800.00	80
The Challenge Program LLC/City of Wilmington **(Grant term extended to 11/2027**	1	$ 1,003,300.00	19
TOTAL		$ 9,277,100.00	689
ROUND FOUR			
Bayhealth Route 9	3	$ 978,722.41	69
TOTAL		$ 978,722.41	69
ROUND FIVE			
Devreco LLC	1 and 2	$ 396,814.00	37
Plantations Medical Center LLC	2	$ 1,685,979.36	161
TOTAL		$ 2,082,793.36	198
ROUND SIX			
Snead Property Management LLC	1	$ 128,005.36	24
City of Milford Industrial Park	1 and 2	$ 2,766,799.89	43
TOTAL		$ 2,894,805.25	67
ROUND SEVEN			
McCormick & Associates of Middletown LLC **FORFEITED GRANT as of 5/2026**	1	$ 105,298.00	0
TOTAL		$ 105,298.00	0
ROUND EIGHT			
PR-Stoltz Ventures LLC	3	$ 4,028,130.00	610
KSIP I Piccard LLC Funding Increase **(Add'l funding term ends 8/2025)**	1	$ 2,900,855.00	135
TOTAL		$ 6,928,985.00	745

Project Name	Awarded Amount	
ROUND NINE		
Agile Cold Claymont LLC	$ 2,342,581.00	130
Seaford Commercial 28 LLC	$ 4,695,879.00	115
SC Habitat for Humanity, Inc.	$ 1,969,000.00	43
TOTAL	$ 9,007,460.00	288
ROUND TEN		
City of Milford Funding Increase **(Grant term ends 2/2026)**	$ 2,283,730.37	0
FDPN Management LLC (Manufactoring/Distribution/Warehouse)	$ 974,505.59	140
Lewes Georgetown Professional Park (Healthcare Offices)	$ 1,979,089.00	48
TOTAL	$ 5,237,324.96	188
ROUND ELEVEN		
SCMC Long Neck LLC	$ 544,462.60	44
TOTAL	$ 544,462.60	44
ROUND TWELVE		
NO AWARDS	$ -	0
TOTAL	$ -	0
ROUND THIRTEEN		
CMT Inc.	$ 1,481,492.10	32
Felton Drive-In LLC	$ 322,429.80	72
FR First Park New Castle LLC	$ 1,606,018.35	435
REACH Riverside Development Corp	$ 2,005,553.00	102
RMG Harrington LLC	$ 375,543.25	9
SCMC Rt 24 LLC	$ 465,614.00	71
WitSil Lincoln Associates LLC	$ 1,795,300.00	34
TOTAL	$ 8,051,950.50	755
ROUND FOURTEEN		
Two Farms Inc Store 428 Milton	$ 1,848,036.30	24
TOTAL	$ 1,848,036.30	24
ROUND FIFTEEN		
City of Harrington Industrial Park	$ 2,939,865.34	62
TOTAL	$ 2,939,865.34	62
ROUND SIXTHTEEN		
School Bell Crossing- Route 40 LLC	$ 1,430,000.00	49
Seaford Industrial LLC	$ 4,101,834.32	173
TOTAL	$ 5,531,834.32	222
ROUND SEVENTEEN		
City of Dover	$ 2,044,375.00	50
Delmar Business Center LLC	$ 4,417,479.19	148
DuPont Propertoies LLC	$ 145,176.71	100
Wine Worx Real Estate Holdings LLC	$ 111,307.00	26
TOTAL	$ 6,718,337.90	324
GRAND TOTALS	**$ 75,591,835.39**	**13068**

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TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Status of Previous Approvals

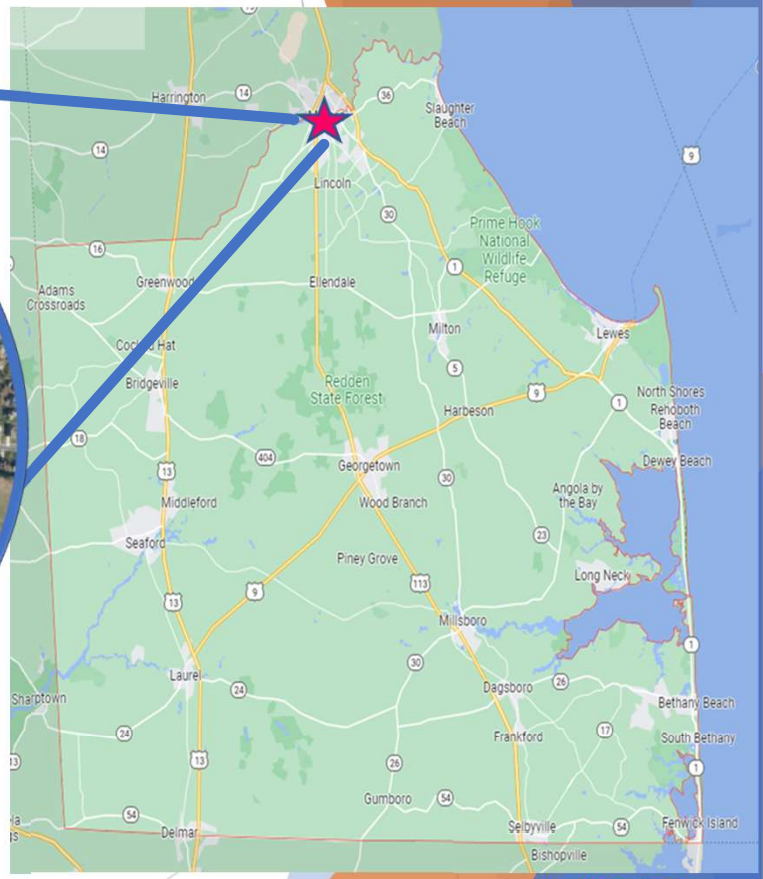
Grantee	Funding Amount	Term End	Round	Notes
Incyte		Oct-25	1	(Grant term extended to 10/2025) FORFEITED GRANT as of 3/2024
CHRF LLC	$250,000.00	Oct-23	1	
FMIVII LLC	$600,000.00	Oct-23	1	
Lakeshore Motor Company		Oct-23	1	FORFEITED GRANT as of 10/2023
Miller Metal Fabrication	$313,000.00	Oct-23	1	
NKS Distributors	$1,151,816.90	Oct-23	1	
TidalHealth Peninsula Regional, Inc.	$3,570,000.00	Oct-27	1	(Grant term extended to 10/2025),(Grant term extended to 10/2026) (Grant term extended to 10/2027)
1313 Owner, LLC	$825,000.00	Feb-26	2	(Grant term extended to 2/2026) Remaider withdrawn from by Grantee
City of Seaford -Ross Business Park	$750,156.00	Feb-24	2	
Claymont Properties	$395,091.62	Feb-24	2	
LPC First State Holding (fka D2 Pencader)	$4,489,794.93	Mar-25	2	
M and E Properties, LLC		Feb-24	2	FORFEITED GRANT as of 11/2025
Whitehall Ventures	$1,100,000.00	Feb-24	2	
KSIP I Piccard LLC (fka Churchmas 273 LLC)	$2,500,000.00	Mar-26	3	(Grant term ends 3/2026)
STA Pharmaceutical USA	$2,100,000.00	Nov-25	3	(Grant term extended to 11/2025)
Light Action/City of Wilmington	$3,673,800.00	Nov-27	3	(Grant term extended to 11/2027)
The Challenge Program LLC/City of Wilmington	$1,003,300.00	Nov-27	3	(Grant term extended to 11/2027)
Bayhealth Route 9	$978,722.41	Mar-25	4	
Devreco LLC	$396,814.00	Aug-25	5	
Plantations Medical Center LLC	$1,685,979.36	Aug-25	5	
Snead Property Management LLC	$128,005.36	Feb-26	6	
City of Milford Industrial Park	$2,766,799.89	Feb-27	6	Funding request in 2024
McCormick & Associates of Middletown LLC		Jun-26	7	EXPIRED
PR-Stoltz Ventures LLC (Blue Diamond)	$4,028,130.00	Oct-26	8	(Grant term extended to 10/2027)
KSIP I Piccard LLC	$2,900,855.00	Aug-25	8	(Add'l funding term ends 8/2025)
Agile Cold Claymont LLC	$2,342,581.00	Jan-27	9	
Seaford Commercial 28 LLC	$4,695,879.00	Jan-27	9	
SC Habitat for Humanity, Inc.	$1,969,000.00	Jan-27	9	
City of Milford Funding Increase	$2,283,730.37	Feb-27		(Grant term ends 2/2026)
FDPN Management LLC (Manufactoring/Distribution/Warehouse)	$974,505.59	May-27	10	
Lewes Georgetown Professional Park (Healthcare Offices)	$1,979,089.00	May-27	10	
SCMC Long Neck LLC	$544,462.60	Sep-27	11	
CMT Inc.	$1,481,492.10	Jul-28	13	
Felton Drive-In LLC	$322,429.80	Jul-28	13	
FR First Park New Castle LLC	$1,606,018.35	Jul-28	13	
REACH Riverside Development Corp	$2,005,553.00	Jul-28	13	
RMG Harrington LLC	$375,543.25	Jul-28	13	
SCMC Rt 24 LLC	$465,614.00	Jul-28	13	
WitSil Lincoln Associates LLC	$1,795,300.00	Jul-28	13	
Two Farms Inc Store 428 Milton	$1,848,036.30	Mar-29	14	
City of Harrington Industrial Park	$2,939,865.33	May-29	15	
School Bell Crossing - Route 40 LLC	$1,430,000.00	Sep-29	16	
Seaford Industrial LLC	$4,101,834.32	Sep-29	16	
City of Dover	$2,044,375.00		17	
Delamar Business Center LLC	$4,417,479.91		17	
DuPont Properties LLC	$145,176.71		17	
Wine Worx Real Estate Holdongs LLC	$111,307.00		17	

Color Legend	
	Forfeited
	Complete
	Expires Soon (Notify)
	Expires/ Expired
	Not Started
	In Process

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TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

City of Milford – Extension Request





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

City of Milford – Extension Request

- Project Description: Development of approximately 1.6 million square feet of light industrial, manufacturing, warehousing, and office space in Kent County, Delaware.
- TIIF Scope of Work:
  - Roundabout at Canterbury Road/Airport Road/Site entrance, associated utility relocations, shoulders on Canterbury Road along site frontage;
  - Full movement entrance on Milford-Harrington Hwy with dedicated left turn lane and right turn lane with bike lane; shared-use path along both frontages
  - Roundabout at the intersection of Route 15 and Church Hill Road.
  - Improve traffic flow, increase intersection capacity, and enhance roadway safety.
  - Engineering design, construction inspection, contingencies
- Employment Standard: 43
- Public Endorser: Colin R.M.J. Bonini, State Senator

City of Milford – Extension Request

- History: The Applicant was awarded $2,766,799.89 February 1, 2023 in Round 6
- Signed TIIF Agreement March 23, 2023
- Original Agreement Expires February 1,2026
- First Amendment for funding increase $2,283,730.37 approved April 2, 2024
- Second Amendment for 1 year extension approved April 30, 2025 and to expire February 1, 2027 total grant $5,050,530.26
- Submitted 2 year extension request to the Department August 31, 2026.

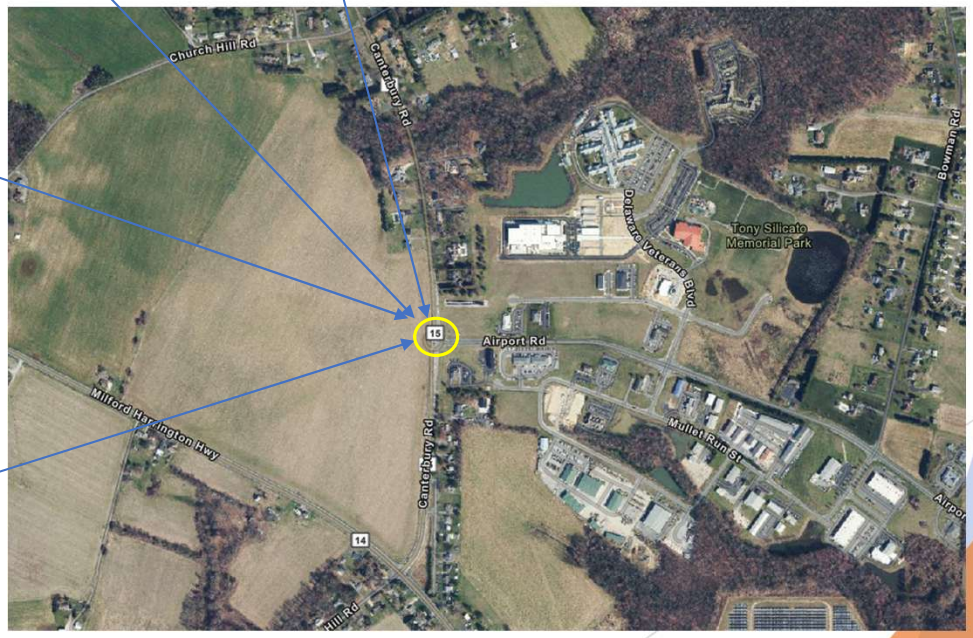
City of Milford – Extension Request









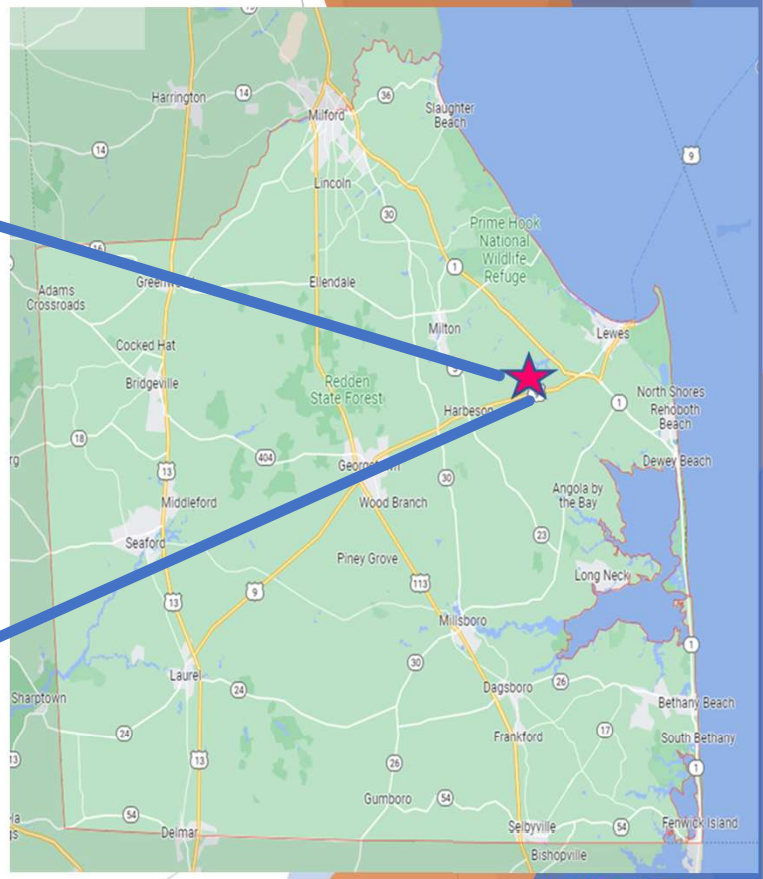


City of Milford – Extension Request

- Summary: The Applicant has requested 2-year extension
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Sussex County Habitat for Humanity – Extension Request





Lewes-Georgetown Highway (US 9), Lewes

Sussex County Habitat for Humanity – Extension Request

- Project Description: A 20,000 sq. ft. expansion of the existing ReStore facility to increase donated product and sales to offset costs within SCHFH's administrative and program departments, i.e., home construction and home repairs, creating more affordable homeownership opportunities and cost-saving services for low-income local residents.
- TIIF Scope of Work:
  - Widening and restriping of US 9 to create a protected left turn lane and right turn lane into the site entrance, utility relocation, increased entrance width and curbed radii
  - Engineering design, construction inspection, contingencies
- Employment Standard: 17 (9 new full-time and 8 existing part- to full-time) new jobs proposed in Year 3
- Public Endorser: Senator Russ Huxtable, 6th District

Sussex County Habitat for Humanity – Extension Request

- History: The Applicant was awarded $1,969,000.00 November 16, 2023 in Round 9
- Signed TIIF Agreement March 11,2024
- Agreement Expires January 3, 2027
- Submitted 6 month extension request to the Department August 31, 2026.

Sussex County Habitat for Humanity – Extension Request

Site work





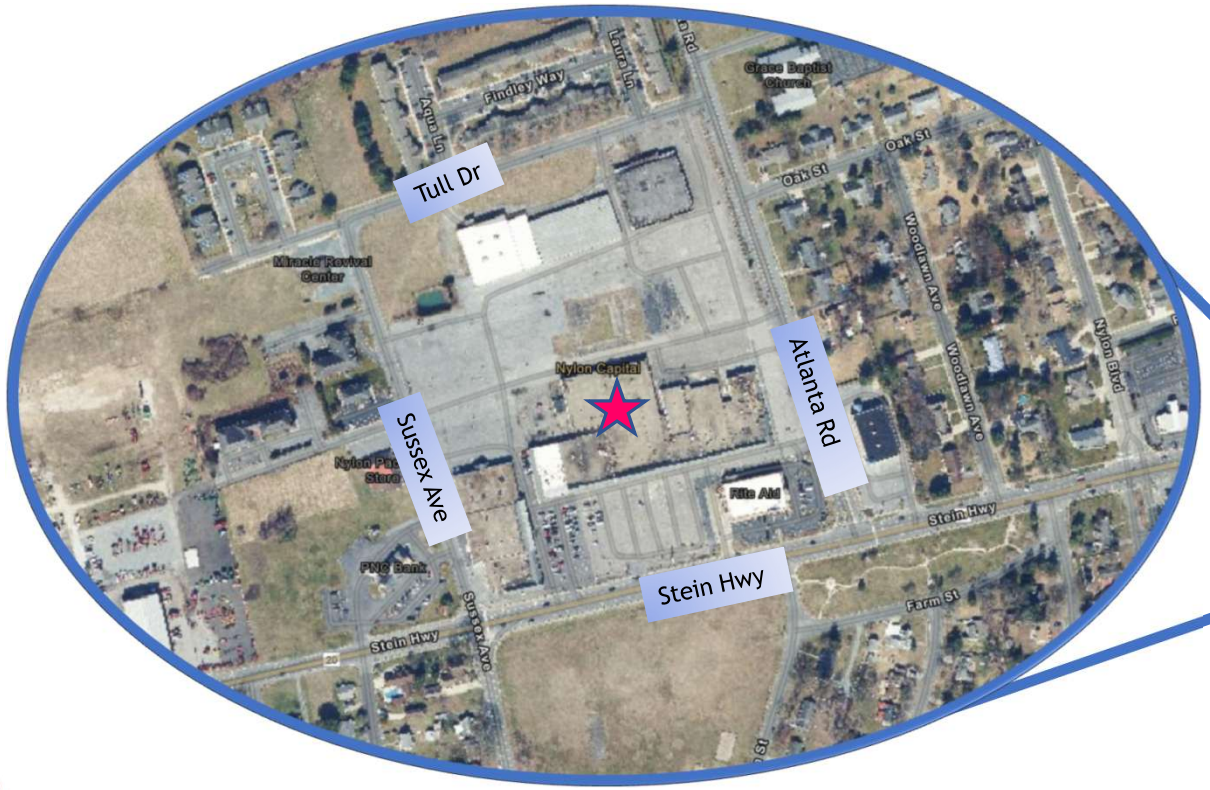


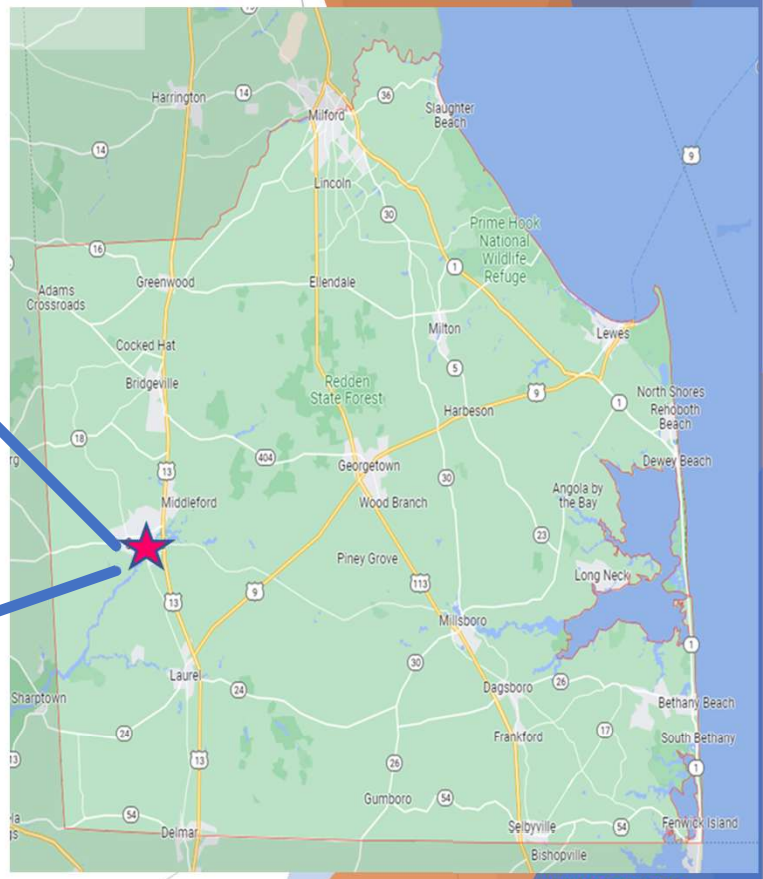


Sussex County Habitat for Humanity – Extension Request

- Summary: The Applicant has requested 6-month extension
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Seaford Commercial 28 LLC – Extension Request





1023 W. Stein Highway, Seaford

Seaford Commercial 28 LLC – Extension Request

- Project Description: Redevelopment of former Nylon Capital Shopping Center to create a workforce training and opportunity hub, to include The Mill coworking space, an education component, a healthcare component, applied behavioral therapy center for special needs children, childcare/early childhood education totaling over 70,000 sq. ft., plus an existing and proposed retail component.
- TIIF Scope of Work:
  - W. Stein Highway: Mill & overlay, updated striping, signage & curb ramps, utility relocations (underground to eliminate poles in ped facilities and out of clear zone).
  - Atlanta Road: Mill & overlay, restriping to create center 2-way left turn lane, sidewalk along site frontage, ped crossing at Oak Street, utility relocations (underground)
  - Sussex Avenue: Mill & overlay, sidewalk along site frontage, consolidate access points, additional lighting, utility relocations
  - S. Tull Drive: Mill & overlay, eliminate access points, additional lighting
  - Engineering design, construction inspection, construction contingencies and utility relocation contingencies
- Employment Standard: 115 jobs created in Year 3
- Public Endorser: Trisha Newcomer, Director of Economic Development & Community Relations, City of Seaford

Seaford Commercial 28 LLC – Extension Request

- History: The Applicant was awarded $4,695,879.00 November 16, 2023 in Round 9
- Signed TIIF Agreement March 11, 2024
- Agreement Expires January 3, 2027
- Submitted 1 year extension request to the Department October 16, 2026.

Seaford Commercial 28 LLC – Extension Request











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TIIF

TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

Seaford Commercial 28 LLC – Extension Request



Stein Highway looking east



Stein Highway looking east



Stein Highway looking west

Seaford Commercial 28 LLC – Extension Request



Stein Highway looking west

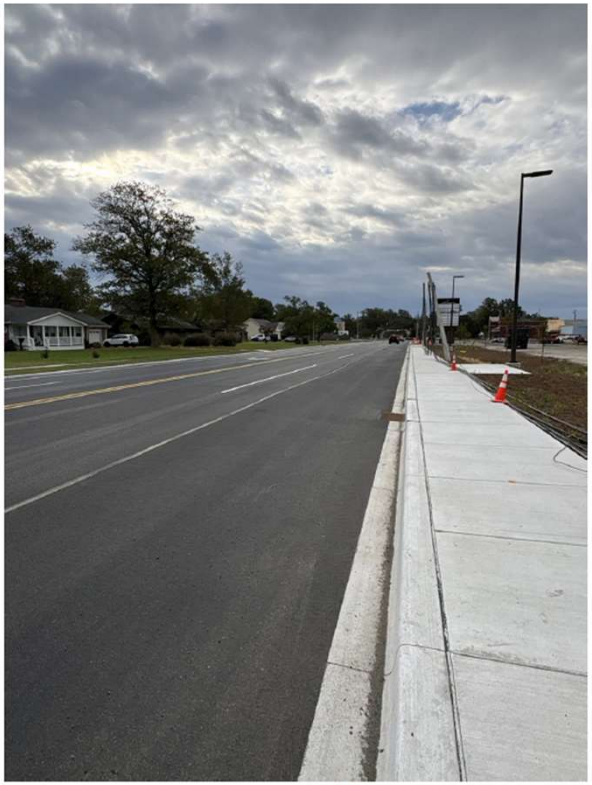


Atlanta Road looking north

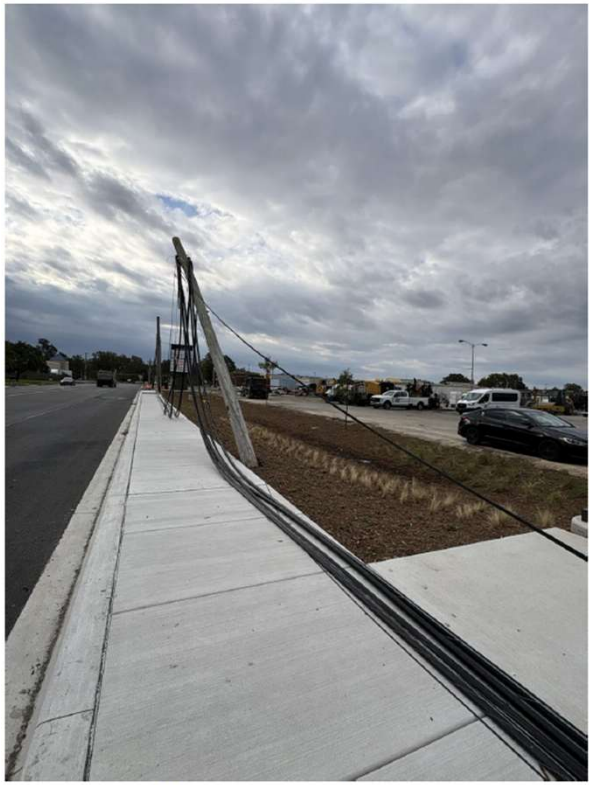


Atlanta Road looking north

Seaford Commercial 28 LLC – Extension Request



Atlanta Road looking south



Atlanta Road looking south



Sussex Avenue looking north

Seaford Commercial 28 LLC – Extension Request



Sussex Avenue looking south



Tull Drive looking east

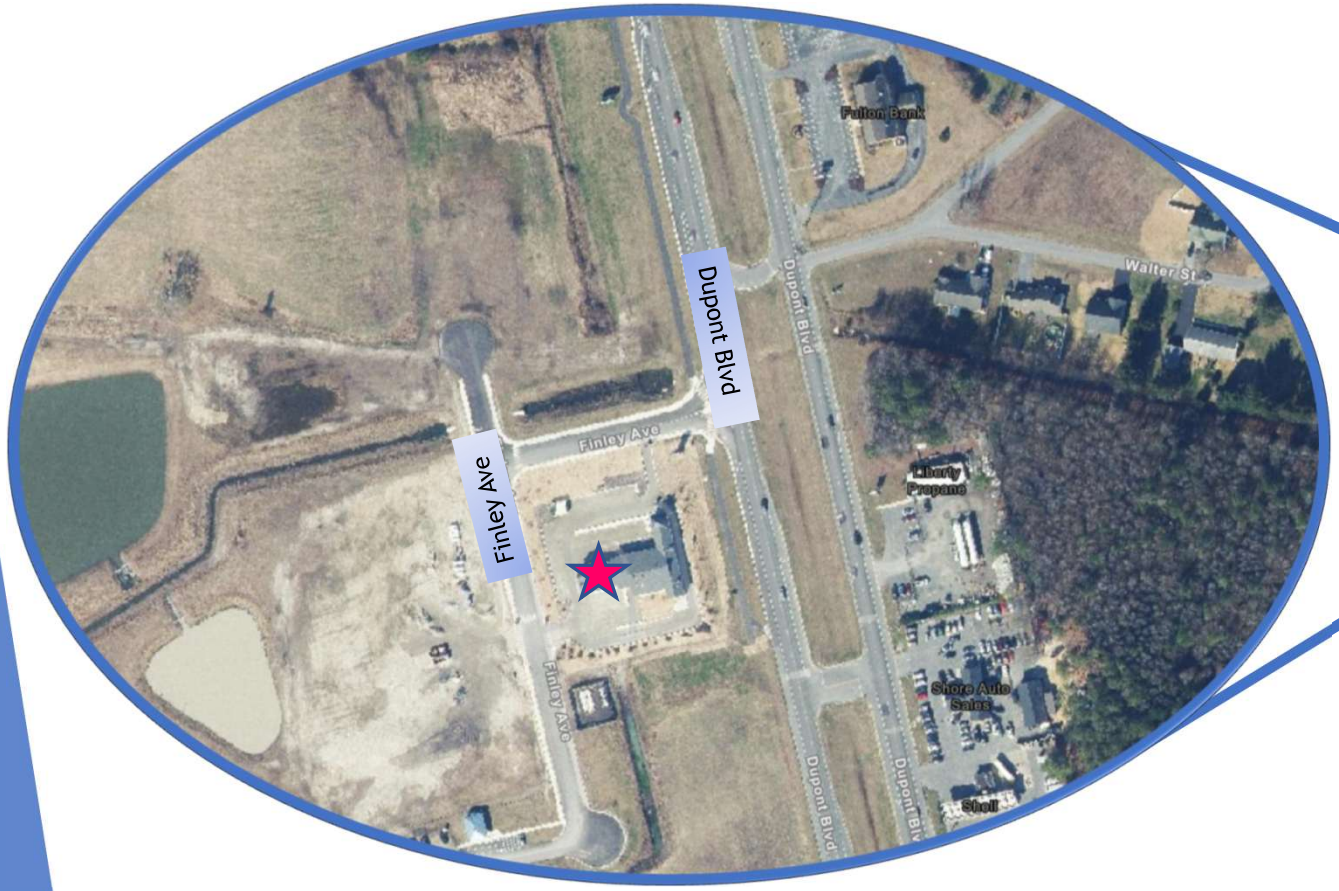


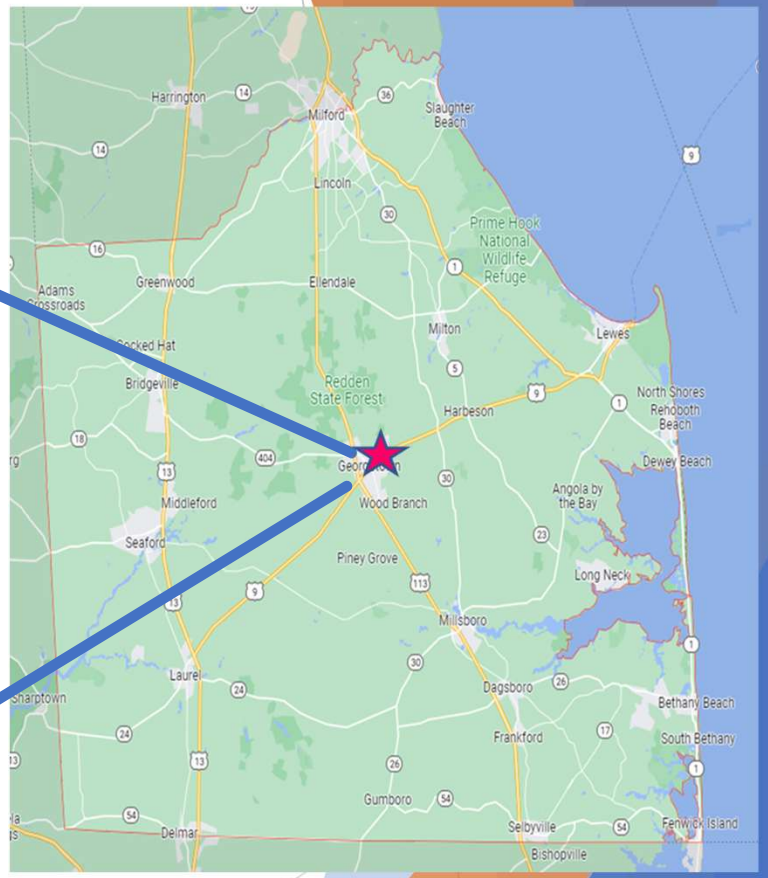
Tull Drive looking west

Seaford Commercial 28 LLC – Extension Request

- Summary: The Applicant has requested 1 year extension
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

79 G Town LLC



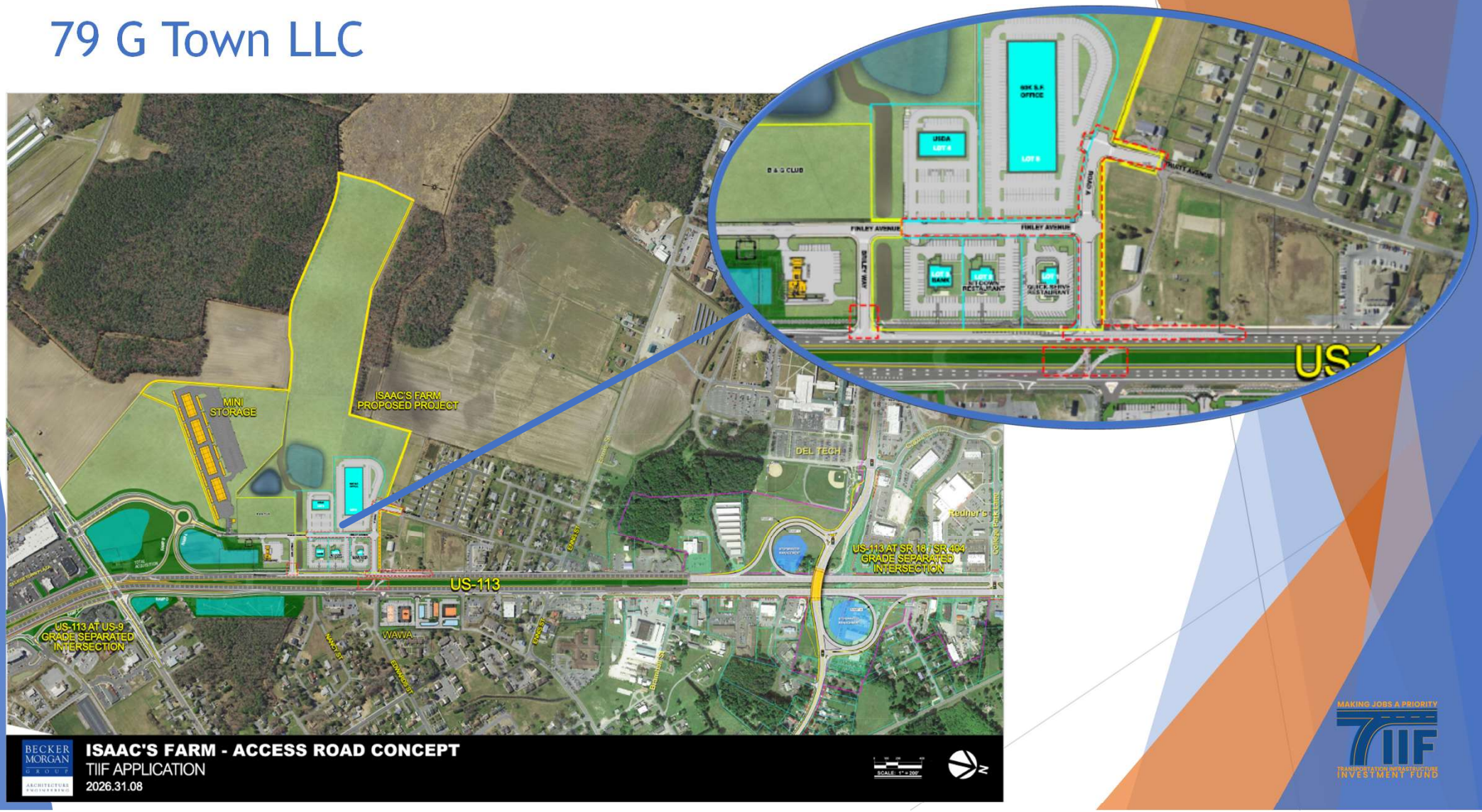


33016 Finley Ave, Georgetown

79 G Town LLC (GEDT)

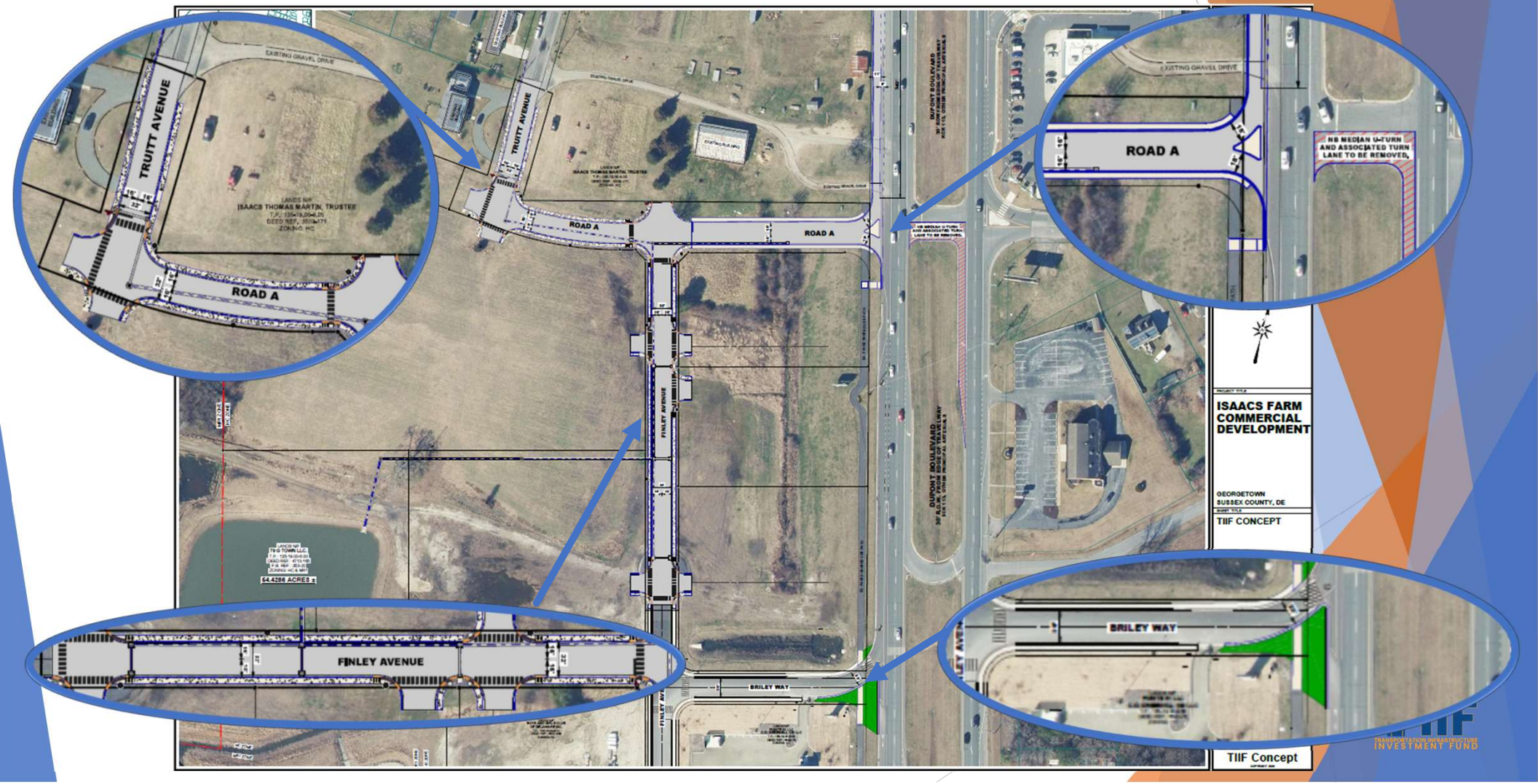
- Project Description: There will be a total of five commercial sites. The first phase is completed which consist of a Self-Storage facility, Car wash, and a future Boys & Girls Club. The remainder sites have not yet been secured but the developer anticipates a quick serve restaurant, a sit-down restaurant, a bank, a 12,000 sf office user and a 60,000 sf office/medical user.
- Site is located within Level 1 State Strategies Investment Area
- TIIF Scope of Work
  - Construct a new roadway segment connecting Finley Ave to Truitt Ave to improve local traffic circulation and connectivity.
  - Install sidewalks along Finley Ave and Truitt Ave to improve pedestrian accessibility and safety.
  - US 113 Median crossover modifications
- Bicycle, drainage, lighting, and roadway improvements associated with the new connection will further improve multimodal access and safety.
- Employment standard: 119 jobs created in year 3
- Public sponsor: Eugene S. Dvornick, Jr., Mayor of Georgetown

79 G Town LLC



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TRANSPORTATION INFRASTRUCTURE INVESTMENT FUND

79 G Town LLC (GEDT)



79 G Town LLC

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

79 G Town LLC	33016 Finley Ave, Georgetown, De	$ 3,471,950.00
Performance Measures	**Data**	
Total Jobs Created/Maintained by Year 3	119	20 maintained
Public Benefit - Transportation Safety	Closure of a U-turn	
Public Benefit - Transportation Connectivity	Service Road (Finley) provide bicycle accomodation, sidewalks installation	
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads)		
Public Benefit - Services		
State Strategies Investment Level	1	
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$29,176.05	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)		
	12% tax bracket: 38 jobs	$11,601-$47,150
	22% tax bracket: 64 jobs	$47,151-$100,525
	24% tax bracket: 2 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)	1/3	31.42%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$1,071,157.53	

79 G Town LLC

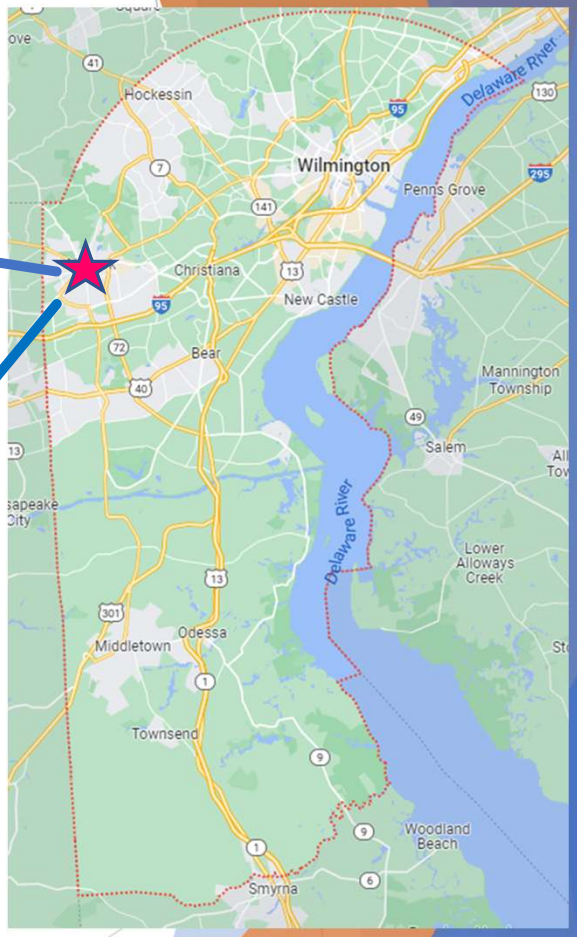
- Summary: The Applicant has requested $3,471,950.00

DelDOT entrance work: $941,055
Finely Ave work: $1,808,445
Ennis Rd crossover: $225,000
Plus construction contingency and engineering fees

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

339 Main Street LLC





339, 341, 349 East Mian St, Newark

339 Main Street LLC

- Project Description: New construction, 5 story building consisting of multi-family (affordable and student housing) & 6000sf of commercial/ retail space/mental health clinic on the base floor
- Site is located within Level 1 State Strategies Investment Area
- TIIF Scope of Work (no entrance work included)
  - Pedestrian crosswalk upgrade to improve pedestrian safety and accessibility along this major roadway.
  - Upgrade drainage/stormwater network
  - Additionally, approximately 180 linear feet of existing overhead utility & communication lines will be relocated underground, improving the streetscape, reducing visual obstructions, and enhancing the corridor's overall appearance.
- Employment Standard: 28 jobs by year 3
- Public Sponsor: Edward S. Osienski, State Representative

339 Main St LLC



Currently



Plans

339 Main Street LLC

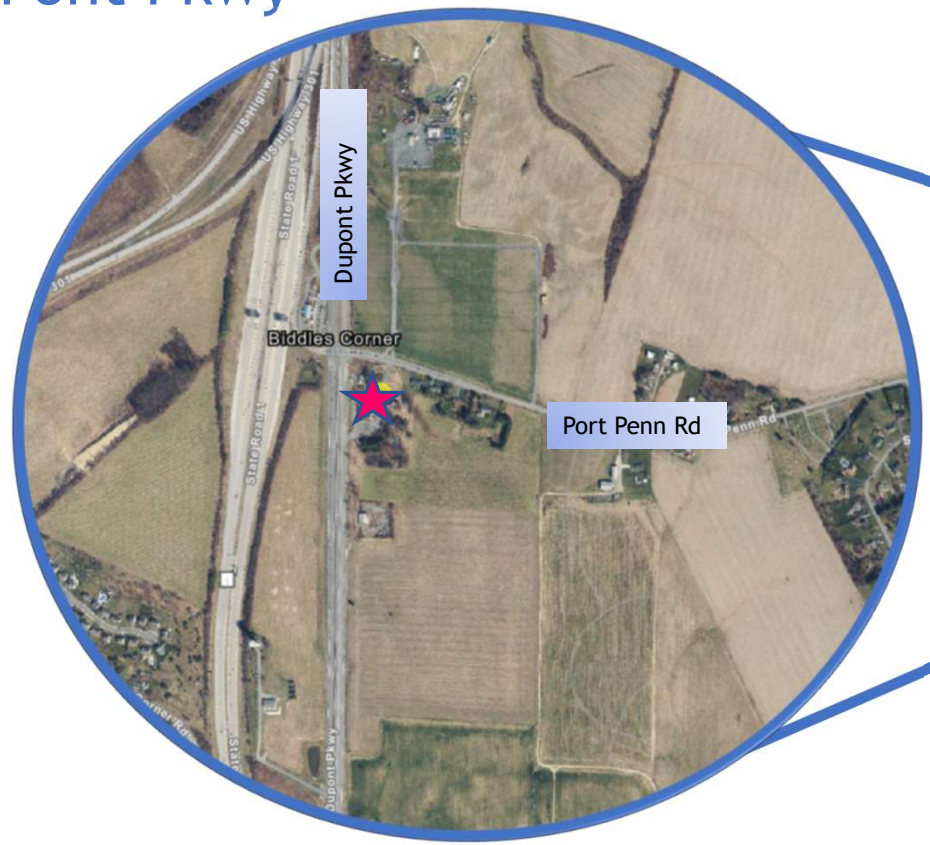
- Financial Stability: No items of concern; validly organized and in good standing; no compliance issues with other state agencies
- Performance Measures:

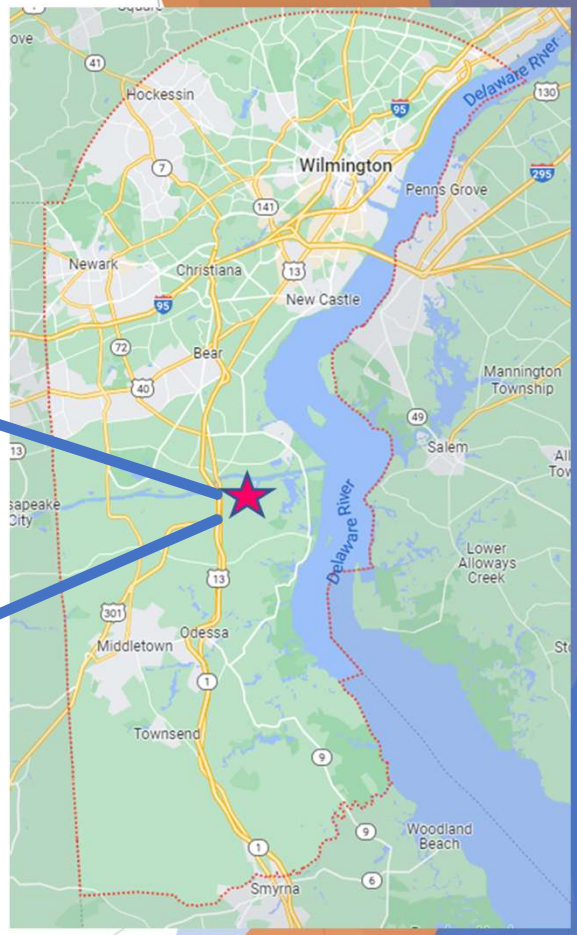
339 Main Street LLC	331, 341, 349 East Main Street, Newark	$183,940.00	GEDT
Performance Measures	**Data**		
Total Jobs Created/Maintained by Year 3	28		
Public Benefit - Transportation Safety	Ped crosswalk		
Public Benefit - Transportation Connectivity	-		
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads)	-		
Public Benefit - Services	-		
State Strategies Investment Level	1		
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$6,569.29		
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2024)			
	12% tax bracket: 14 jobs	$11,601-$47,150	4 jobs<$35k
	22% tax bracket: 10 jobs	$47,151-$100,525	
	24% tax bracket: N/A jobs	$100,526-$191,950	
	32% tax bracket: 1 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)	4/61	6.57%	
Other Currnt Grant Funding Sources/Applications			
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$481,572.32		

339 Main Street LLC

- Summary: The Applicant has requested $183,940.00
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Two Farms Inc.- Store 379 2114 DuPont Pkwy





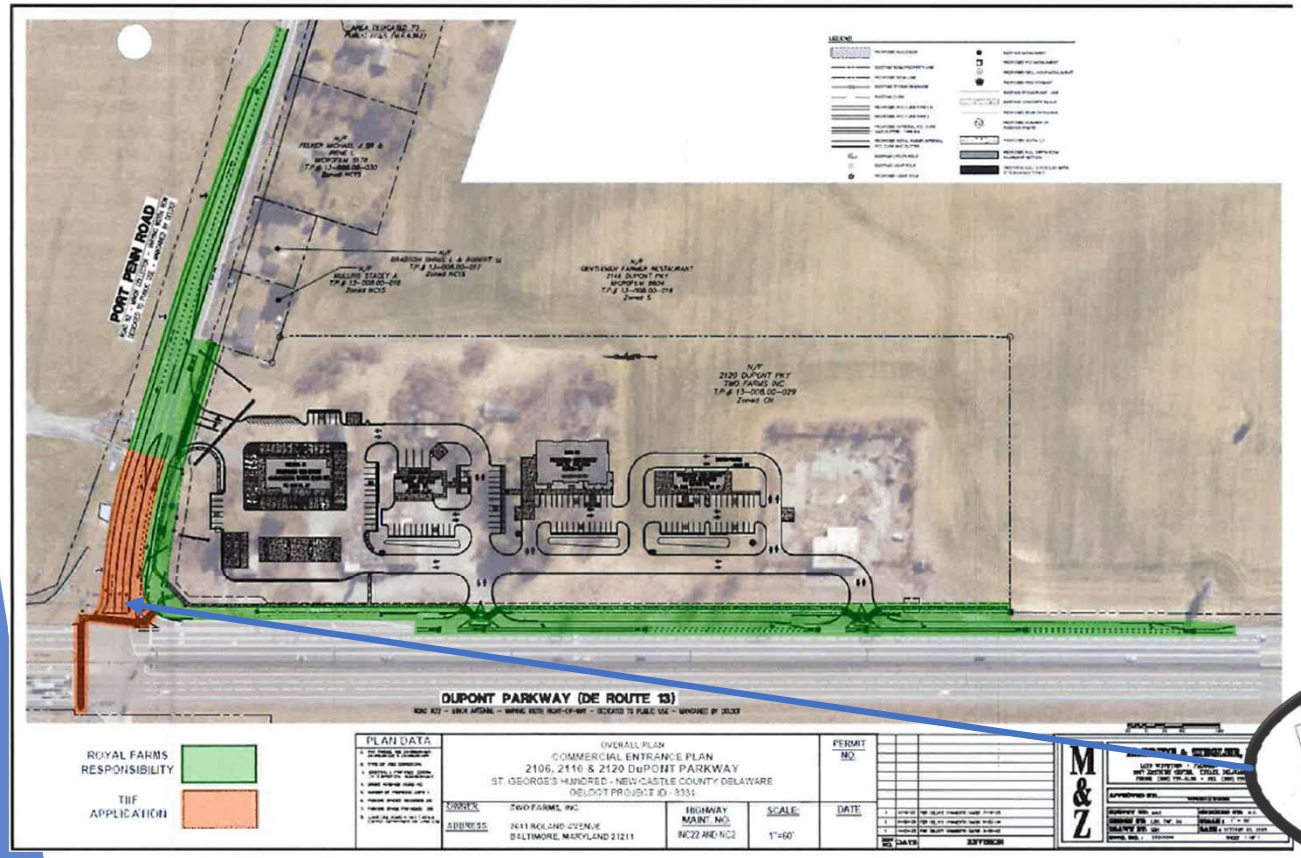
2114 Dupont Pkwy, Middletown

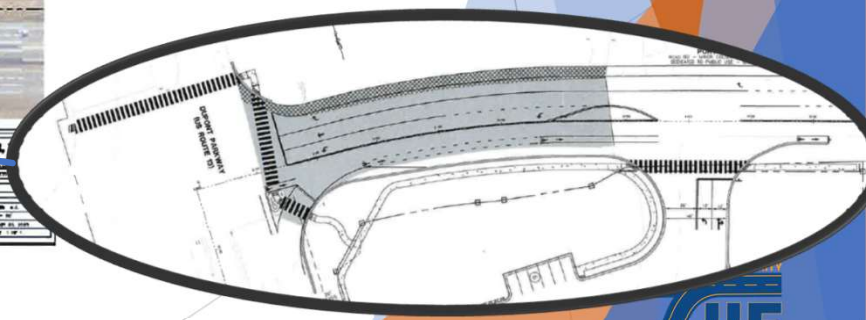
Two Farms Inc.- Store 379 2114 DuPont Pkwy

- Project Description: Four buildings have been approved for this project.
  - Building 1#: 5,408 sq. ft. convenience store.
  - Building #2: 2,535 sq. ft. commercial retail use.
  - Building #3: 8,000 sq. ft. retail use.
  - Building #4: 2,446 sq. ft. retail use.
  - Site is located within a Level 3 State Strategies Investment Area
- TIIF Scope of Work: (no entrance work included)
  - Dedicated westbound left turn lane on Port Penn Road (where the current arrangement combines left and straight movements), traffic signal improvements and new signalized pedestrian crossings across Route 13 and Port Penn Road.
- Employment Standards: 24 jobs in year 3
- Public Sponsor: Marcus Henry, County Executive

Two Farms Inc.- Store 379 2114 DuPont Pkwy







Two Farms Inc.- Store 379 2114 DuPont Pkwy

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

Project Name/Type of Business	Frontage Road	TIIF Investment Requested
Two Farms Inc Store 379 2114 Dupont Pkwy	**2114 Dupont Pkwy, Middletown, De**	**$ 503,581.36**
Performance Measures	**Data**	
Total Jobs Created/Maintained by Year 3	24	
Public Benefit - Transportation Safety	ped crossing, traffic signal improvements	
Public Benefit - Transportation Connectivity		
Public Benefit - Transportation Investment (TIIF $ Investment/ADT Volume on Frontage Roads)	-	
Public Benefit - Services		
State Strategies Investment Level	3	*explain to council
Employment Impact (TIIF $ Investment/Total Jobs Year 3)	$20,982.56	
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)	1/20	4.99%
Other Currnt Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	$180,681.56	

Two Farms Inc.- Store 379 2114 DuPont Pkwy

- Summary: The Applicant has requested $503,581.36
- Discussion
- Executive Session (as necessary)
- Public Comment
- Vote

Future Meetings

- Next submission deadline is Tuesday December 15, 2026
- Next Council meeting is March 16, 2027, at 10:30 a.m.
- 2026 deadlines and meeting dates are published on the TIIF website, de.gov/tiif



Adjourn

Thank You