



FORT DUPONT

2025

IMPACT REPORT

Building a Vibrant Legacy  
at Fort DuPont

A year of progress in preservation,  
environmental renewal and community life

# Year in Review

## A Message from the Executive Director

Dear Friends,

Fort DuPont is where history, land, and community come together. Our work is guided by four key pillars: Preserve History, Heal the Environment, Support Housing & Reuse, and Expand Economic Opportunity.

In 2025, we turned our plans into action across the campus and the surrounding area.

**Pillar 1 | Preserve History:** We restored historic buildings around the campus, including two duplexes on Old Battery Lane. These homes are now occupied, adding to our rental inventory of 16 homes. We also welcomed two new commercial tenants from Delaware, which has increased activity and helped with the upkeep of historic buildings.

**Pillar 2 | Heal the Environment:** We made progress on environmental and infrastructure improvements. The construction of the Branch Canal bank revetment moved forward to address erosion and safety issues and to prepare for the future Promenade. We continued to clean up brownfields across the campus, including a request for an additional Operable Unit to support responsible redevelopment in the Town Center.

**Pillar 3 | Support Housing & Reuse:** We moved forward with planning and design for new housing and reuse projects.

Work on the Town Center subdivision continued, with four new single-family lots on Old Elm Avenue scheduled to go on sale in 2026. We also made progress on planning for future development at the Southfields site.

**Pillar 4 | Expand Economic Opportunity:** The community came alive with arts, culture, and public programs, boosting economic activity. The Friends of Fort DuPont hosted 10 public events, which drew over 500 participants and brought new energy to the campus.

Throughout the year, we prioritized transparency and collaboration through open meetings, annual audits, and ongoing engagement with residents, partners, and public leaders. We invite you to explore our progress, partnerships, and future plans in this impact report.

With gratitude,



Tim Slavin  
Executive Director  
Fort DuPont Redevelopment  
and Preservation Corporation

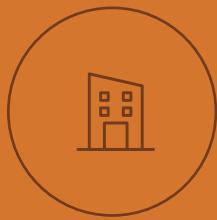


# Impact at a Glance

## By the Numbers



**\$34** million in new assessed value added to New Castle County and Delaware City tax rolls through new construction and historic rehabilitation.



**54** new homes constructed.  
**10** historic residences restored.



**13** historic structures stabilized in accordance with U.S. Department of the Interior standards.



**5** brownfield areas remediated.



**5** bioretention basins created in stormwater management system.



**10** public events hosted.

**FEMA-funded canal bank stabilization and pedestrian trail project.**

# Who We Are

## Fort DuPont: A historic campus moving toward a vibrant tomorrow

Since its creation in 2014, Fort DuPont Development and Preservation Corporation has combined historic preservation, environmental restoration, and smart growth to unlock one of Delaware's most unique redevelopment opportunities. Our mission is to revitalize Fort DuPont through adaptive reuse, new housing, infrastructure renewal, and public access – ensuring this place becomes a lasting legacy for Delawareans.

## Progress to Date

### Organized by Impact Pillar

#### Preserve History

13 historic structures stabilized in accordance with U.S. Department of the Interior standards, preserving long-term reuse potential.

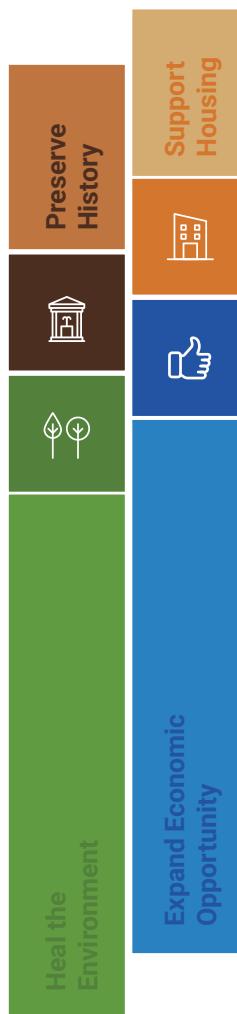
10 historic residences restored, supporting residential growth and historic preservation.

#### Heal the Environment

Five brownfield areas remediated, unlocking redevelopment potential and ensuring environmental safety.

Stormwater management system with five bioretention basins, improving climate resilience.

Ongoing investment in sustainability, including planning for an elevated bike and pedestrian trail and exploration of an electric microgrid with Energize Delaware.



#### Support Housing & Reuse

54 new homes constructed, supporting residential growth within a historic campus setting.

#### Expand Economic Opportunity

\$34 million in new assessed value added to New Castle County and Delaware City tax rolls through new construction and historic rehabilitation.

New Route 9 roundabout enhancing safety and access.

FEMA-funded canal bank stabilization and pedestrian trail project, enhancing connectivity.

Strengthened community partnerships through creation of the Friends of Fort DuPont nonprofit and hosting of public events, enhancing cultural and civic engagement.

# Campus Map & Pipeline

What comes next is clear: continued preservation, deeper environmental remediation, expanded housing options, and economic growth rooted in partnership and trust.

## Delivered

- 1 Old Battery Lane Duplexes – 4 historically preserved housing units

## Underway

- 2 Canal Bank Revetment & Promenade – shoreline stabilization and public waterfront improvements
- 3 War Department Theater – new exterior windows and doors
- 4 Post Exchange (PX) Building – new front exterior windows and doors
- 5 Archive Building – adaptive reuse project

## Next / Planned

- 6 Town Center Subdivision – residential build-out featuring 31 newly subdivided lots
- 7 Shoreline Trail – Phase 1 – planned shoreline trail connection (Next/Planned)
- 8 Chapel – exterior rehabilitation
- 9 DNREC Maintenance Building – new construction
- 10 Southfields – new residential development

## Landmarks

- 11 Mortar Battery
- 12 Fort DuPont State Park
- 13 Battery Elder
- 14 Reed & Gibson Battery
- 15 POW Building
- 16 Guard Tower





# Pillar 1: Preserve History

## Historic rehabilitation, trail development and infrastructure renewal advance

We continue to make improvements across our campus, ranging from large infrastructure projects along the Branch Canal, to smaller preservation projects to historic structures.

Two historic duplexes along Old Battery Lane have been brought back into use. The project resulted in four residential rental units of 5,276 sq ft and represents the first of as many as 38 residential rental units in the new Town Center section of the campus. These rehabilitations demonstrate how adaptive reuse can support housing needs while preserving the historic character of the site.



4 residential rental units of 5,276 sq ft



38 residential rental units in the new Town Center



# Pillar 2: Heal the Environment

**The Branch Canal bank revetment and Promenade will address public safety concerns along the canal bank, while also providing pedestrian and bike trail along the canal. This work addresses long-standing erosion and stormwater challenges while improving public access and safety along the canal. The project will improve sightlines and viewsheds to and from Fort DuPont and Delaware City.**

The Branch Canal revetment project reached an important milestone, with FEMA funding awarded for stabilization of the south bank and design approvals secured. The work will address erosion, invasive species and stormwater issues along the canal and lay the foundation for a bike and pedestrian connection from Route 9 to the DNREC boat ramp.

Stormwater improvements also continued, with four of five bioretention basins nearing completion and planning underway for pump station replacement and campus-wide drainage upgrades.

## Trails, environmental stewardship and campus enhancements

Design progressed on an elevated bike and pedestrian trail that will encircle much of the campus. The trail, now about 75 percent designed, is envisioned as both a recreational amenity and a modest protective berm. This project brings together environmental remediation, recreation, and long-term resilience within a single campus-wide trail system. The project is coordinated with shoreline protection, brownfield remediation and broader park-planning efforts. FDRPC continued to work with DNREC and the EPA on brownfield assessment and cleanup, including a federal proposal to expand testing and remediation across additional acres.



Pedestrian and bike trail along the canal



FEMA funding awarded for stabilization of the south bank



# Pillar 3: Support Housing & Reuse

**Housing and reuse efforts also continued to advance Fort DuPont as a livable, mixed-use campus. In addition to restored historic residences, we welcomed two commercial tenants from the state of Delaware, increasing daily activity on site and supporting long-term vitality.**

As we look ahead to 2026, we are preparing to complete the subdivision process for the Town Center, with as many as 34 new residential units expected alongside mixed-use opportunities at the Tilton Building. Four new single-family residential lots were created along Old Elm Avenue and will be available for sale in 2026. Planning also continues for future mixed-use development at the Southfields site.



Two commercial tenants from the state of Delaware



As many as 34 new residential units expected alongside mixed-use opportunities at the Tilton Building



Four new single-family residential lots were created along Old Elm Avenue and will be available for sale in 2026



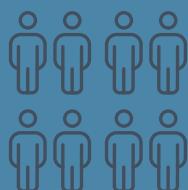
# Pillar 4: Expand Economic Opportunity

These programs, partnerships, and investments reflect our broader economic impact. Through new housing, infrastructure improvements, public amenities, and community programming, Fort DuPont continues to add value not only to the campus, but to Delaware City and New Castle County as a whole.

Major preservation and development work continued across the campus. The board approved an updated Land Use Master Plan, outlining a clear framework for mixed-use development, historic preservation and open space across areas such as the Marina District, South Field and the Active Recreation area. This plan provides a clear framework for future housing, reuse, open space, and infrastructure investment across the campus.



10 public events



500 participants and brought new energy to the campus.

# Community Activation

## A growing hub for arts, culture and community

In 2025, Fort DuPont continued to grow as a shared civic and cultural space, bringing residents, visitors, and partners together through arts, education, and outdoor programming. We hosted nearly 500 individuals and families at 10 public events held on our campus. Partners included:



Delaware  
Shakespeare



Urban Sketchers



Delaware Friends  
of Folk



Tri-State Bird Rescue



Fort DuPont State  
Park (Nature Walk)



Military re-enactment  
organizations

FDRPC also participated in events in Delaware City, including the Juneteenth Celebration, the National Night Out, and Delaware City Day. In addition, staff volunteered their time to assist the Delaware City Library, the Delaware City Rotary Club, the Food Closet of Delaware City, and the Delaware Food Bank. These efforts strengthened relationships, encouraged local participation, and reinforced Fort DuPont's role as a welcoming community asset.

# Community Activation

## Community Voices

### Claire Wyngaard

"There are more great things to do in Delaware City than ever before with the addition of the Fort DuPont Redevelopment and Preservation Commission. Thanks to the Friends of Fort DuPont nonprofit, which has organized outdoor concerts, nature education and history tours, I'm so glad to have fun events close to home."



### Jon Kidd

"On Friday evenings from June through September, sounds of jazz, Celtic, blues and Americana floated over the parade ground as the sun set. An appreciative audience complimented each performance."



### Rebecca Howell, Urban Sketchers

"We spent two wonderful Sunday afternoons sketching at Fort DuPont. We welcomed everyone from council members to neighbors, Girl Scouts and professional artists. Sketchers used watercolor and ink to capture historic buildings, track shipping containers on the Delaware River and document summer landscape scenes."



### Vanesa Simon, Mariposa Arts and DelShakes Board Member

"Partnering with Fort DuPont allowed us to create a magical evening with text and laughter under a setting sun in one of Delaware's most unique spaces. The joy shared and the conversations among neighbors reminded me why these connections matter so much."



### Loree Elton, Delaware City Library

"Collaborations like these help us create meaningful experiences that connect people, nature and the greater Delaware City community. Nothing brings people together like snacks, shared creativity and a mission to make the local squirrels happy."



### Sheila Bravo, Delaware Alliance for Nonprofit Advancement

"The Fort DuPont Redevelopment and Preservation Corporation has brought new life and prosperity to the Delaware City area through its efforts to repurpose the historical military base. Its investment in new homes, refurbishment of historical buildings, restoration of the environment and creation of outdoor amenities have made a tremendous impact, and there are plans for more."



# Stewardship & Finances

## Annual reporting, audits and new grants build long-term trust

The FY 26 FDRPC budget is attached to this report. Monthly financial reports are made at each board meeting. All financials of FDRPC are audited by a third-party annually, and copies of those audits are available on our website at [fortdupont.org/documents](http://fortdupont.org/documents)

At the close of 2025, FDRPC has more than \$1 million in pending grant requests from a variety of federal, state, and private resources. These funds support a range of capital projects, environmental work, and planning efforts that advance responsible redevelopment across the campus. Grants received to date include:

**\$5,000**

National Trust for Historic Preservation

**\$5,000**

Delaware Preservation Fund

**\$2,500**

Cynthia Woods Mitchell Fund for Historic Interiors

In its first full year of operations, the Friends of Fort DuPont (a separate, 501(c)(3) organization) received nearly \$8,000 in cash donations. These contributions helped expand community programming and public events on campus.

# Balance Sheet

(Unaudited)

As of June 30, 2025

(This financial statement has not been audited, reviewed, or compiled by an independent accountant.)

Distribution account	Total
Bank Accounts	
1120 Applied checking - 6787	20,292.77
1140 CAPITAL - WSFS 6466	789,797.01
<b>Total for Bank Accounts</b>	<b>\$810,089.78</b>
Accounts Receivable	
1260 Accrued Interest Receivable	6,197.72
1270 Lease Receivable	91,817.56
1400 Note Receivable	2,100,000.00
Accounts Receivable (A/R)	118,927.12
<b>Total for Accounts Receivable</b>	<b>\$2,316,942.40</b>
Other Current Assets	
Canal Bank Revetment	30,654.03
CP-001 CP-001 Bike Path	92,307.30
CP-002 CP-002 POW Bldg 82	37,129.79
CP-003 DNREC Maintenance Shop	103,688.91
CP-007 CP-007 Park Amenities	42,171.00
Total for CP-10 OBL Duplexes	\$0.00
CP-11 Living Shoreline	300,974.84
CP-14 Bakery Bldg 28	91,562.79
CP-15 Building 30	46,424.86
CP-16 Building 35	-0.11
CP-19 Building 14	9,874.00
CP-1 Site Development	596,408.10
CP-20 Building 19	197,901.36
CP-21 Pump House	158,032.00
CP-22 Community Garden	37,068.40
CP-2B Paynter Building	850,935.20
CP-2 Restoration	5,600.35
Building 24 Theater	123,063.09
Building 52 Tilton	157,297.73
Building 55 - Chapel	344,758.42
Building 25	-0.30
Building 45	-0.47
Wingate	7,250.50

<b>Total for CP-2 Restoration</b>	<b>\$637,969.32</b>
CP-3 Canal District	2,111,800.19
CP-4 Marina	536,493.52
CP-5 Arts Center	24,494.99
CP-7 Mortar Bunker	228,036.23
CP-8 Stables	523,702.38
CP-9 Apartments	3,250.00
CP - Bio Basin	418,462.50
Pavilion	4,855.54
Total for 1300 Construction in Process	\$7,084,197.14
Prepaid Expenses	0.42
<b>Total for Other Current Assets</b>	<b>\$7,084,197.56</b>
<b>Total for Current Assets</b>	<b>\$10,211,229.74</b>
Fixed Assets	
1317 Accumulated Depreciation	-9,617,318.79
1318 Building Improvements	423,515.63
1500 Equipment	208,284.30
Buildings	43,179,104.45
Land	3,260,443.37
Land Improvements	585,519.57
<b>Total for Fixed Assets</b>	<b>\$38,039,548.53</b>
Other Assets	
1510 Other Building Assets	7,558,138.67
1511 Infrastructure Held	3,178,327.98
Amounts held by Agent- Emory Hill	27,575.00
<b>Total for Other Assets</b>	<b>\$10,764,041.65</b>
<b>Total for Assets</b>	<b>\$59,014,819.92</b>
Liabilities and Equity	
Accounts Payable	63,905.84
Total for Accounts Payable	\$63,905.84
Credit Cards	
Credit Card	0.00
WSFS CC	0.00
<b>Total for Credit Cards</b>	<b>\$0.00</b>

<b>Other Current Liabilities</b>	
2100*OE Payroll Liabilities	462.88
2200 SECURITY DEPOSIT	23,167.98
Total for 2200 SECURITY DEPOSIT	\$23,167.98
2250 Prepaid Rent	4,407.02
APPLIED BANK LOAN #0810	587,334.00
Deferred Inflow - Leases	86,190.87
<b>Total for Other Current Liabilities</b>	<b>\$701,562.75</b>
<b>Total for Current Liabilities</b>	<b>\$765,468.59</b>
Long-term Liabilities	
2400 Applied Bank Construction Loan	865,029.42
Total for Long-term Liabilities	\$865,029.42
Total for Liabilities	\$1,630,498.01
Equity	
32000 Retained Earnings	57,296,379.59
Net Income	87,942.32
<b>Total for Equity</b>	<b>\$57,384,321.91</b>
<b>Total for Liabilities and Equity</b>	<b>\$59,014,819.92</b>

# Partners

## Strong partners, shared progress



Delaware Natural Resources and Environmental Control



Army Corps of Engineers



Delaware City



Delaware Department of Transportation



Delaware Division of Historical and Cultural Affairs



New Castle County



Delaware Office of Management and Budget



Delaware National Guard



Delaware City Library



Delaware City Rotary

# Team

## Leadership and staff committed to Fort DuPont's mission

### The FDRPC Board of Directors

#### **John McMahon, Chair**

Appointed by Governor Matthew Meyer

#### **Hon. Greg Patterson,**

Secretary, Department of Natural Resources and Environmental Control

#### **Bert Scogletti, Treasurer**

Designee of Controller General

#### **Ann Visalli**

Designee of Director of the Office of Management and Budget

#### **David Edgell**

Director, Office of State Planning Coordination

#### **Kurt Foreman**

President and CEO, Delaware Prosperity Partnership

#### **Britney Loveland**

City Manager, Delaware City

#### **Hon. Spiros Mantzavinos**

State Senator

Appointed by Honorable Larry Walsh, Co-Chair, Bond Bill Committee

#### **Rep. Kendra Johnson**

State Representative

Appointed by Honorable Deborah Heffernan, Co-Chair, Bond Bill Committee

#### **Rony Baltazar-Lopez**

Designee of Secretary of State

#### **Winvenia Graham**

Resident of Delaware City

Appointment by Honorable David Sokola, President Pro Tem of the Delaware Senate

#### **Doug Eriksen**

Resident of Delaware City

Appointed by Governor

#### **Michael Graci**

Resident of Fort DuPont

Appointed by Governor

#### **Wendy Rogers**

Resident of Fort DuPont

Appointed by Speaker of the House

### FDRPC Staff

#### **Tim Slavin**, Executive Director

**Janice Moturi**, Deputy Director/Controller

**Shane Martin**, Capital Projects Manager

**Crystal Pini-McDaniel**, Operations Manager I

**Valerie Miller**, Planner

#### **Lawrence MacLaren**, Grounds and Maintenance

Technician IV

**Stan Stahecki**, Grounds and Maintenance Technician II

**Will Drummond**, Grounds and Maintenance Technician II



**FORT DUPONT**

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Delaware City, DE 19706

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