

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING**

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on March 12, 2025, at the Delaware City Fire Hall, 815 5th Street, Delaware City, with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting to order at 9:34 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Mr. Greg Patterson (Department of Natural Resources and Environmental Control (DNREC))
Ms. Ann Visalli (Office of Management and Budget)
Ms. Wendy Rogers (Fort DuPont Resident)
Mr. Michael Graci (Fort DuPont Resident)
Mr. Doug Erickson (Delaware City Resident)
Ms. Britany Loveland (Delaware City Manager)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)

BOARD MEMBERS ABSENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Mr. Rony Balthazar-Lopez (Secretary of State)
Mr. David Edgell (Office of State Planning)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Ms. Winvenia Graham (Delaware City Resident)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP.
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP.
Ms. Crystal Pini-McDaniel, FDRPC Operations Manager
Ms. Valerie Miller, FDRPC Planner

OTHERS PRESENT

None

APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF JANUARY 17, 2025

Mr. Scoglietti moved for the approval of the FDRPC Board meeting minutes of December 11, 2024. The motion was seconded by Mr. Erickson and unanimously carried.

RECESS INTO EXECUTIVE SESSION – DISCUSSIONS REGARDING SALES OR LEASES OF REAL PROPERTY

Mr. Erickson moved to recess into Executive Session pursuant to 29 Del. C. §10004(b)(2) Preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property and §10004(b)(4) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body. The motion was seconded by Mr. Scoglietti and unanimously carried.

The meeting recessed at 9:40 a.m. and reconvened at 10:06 a.m.

TREASURER'S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed FDRPC's Budget Vs. Actuals: Budget FY 25 P&L for July 2024 – June 2025, as of January 2025 and noted the following:

- 4010 State Appropriation – Actual is up \$600,000 from the November report. This is because FDRPC drew down monies that were not part of this year's state appropriation. Rather, it was from a previous mini bond bill for capital projects. Therefore, there is still \$700,000 of this fiscal year's appropriation available to be drawn down.
- 4100 Rental Income Residential – Actual is \$167,035. However, there is some recoding work needs to be done into line items 4131 and 4132. Payments will be sorted out by next month's meeting.
- 4151 Utility Reimbursements – Utility reimbursements were up \$14,000 over last meeting.
- 4200 Real Estate Sales – Reflects the lot at 1311 Officers Row being for sale in the amount of \$125,000.
- 4500 HTC or Historic Tax Credits – Tax credits, in the amount of \$188,000, are still outstanding, dependent upon the completion of the duplexes and application for the credits.
- 6500 Professional Fees – Actual expenditures are up about \$10,000. Most of this is accounting and bookkeeping invoices.
- 6700 Improvements – Total improvements is up roughly \$85,000 since the November report. This increase is due to construction of the biobasins.
- 6800 Site Utilities – Total utilities have increased by about \$32,000 to \$168,669.
- 7100 Common Area Maintenance – Increased by over \$22,000, of which \$16,224 was for snow and ice removal, or line item 7125.
- 7700 Payroll Expenditures – Increased by \$100,000 but are tracking nicely to be online with the budget.
- 7850 Insurance – Increased by \$8,202 since the last report.

Mr. Graci moved for the acceptance of the Treasurer's Report, seconded by Mr. Erickson and unanimously carried.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of February 1, 2025 to February 28, 2025 and noted the following:

Branch Canal Revetment – The canal bank revetment project, which is replacing the canal bank from Rt. 9 to the Fish and Wildlife boat ramp, now has all permits are in-hand. Notification from FEMA the amended budget has been approved was received. The total project budget is \$1.6 million, of which

90% is reimbursable. The small gap, or the remaining 10%, will be budgeted for in FY26. The capital project right behind this is the completion of the promenade, which will be programmed into the FY26 expenses. Work restrictions have to be navigated as to when workers can be in the water. Also, a line-of-credit (LOC) must be obtained for the construction to cash flow of the project. The LOC issue will be brought up in the April Board meeting.

Old Battery Lane – All utility hookup issues are complete. Final sitework is underway for the two duplexes, including painting, grading, and sidewalks. Emory Hill has been alerted these units are coming online. Within the next two weeks, Certificates of Occupancy (CO) will be applied for from Delaware City.

Marina Village – The Dovetail Cultural Resources Group report will be delivered within the next week. This report will help to inform DNREC of the decision regarding the 6F protections.

Biobasins – Biobasins 1, 2, and 3 are complete. Biobasin 5 is complete except for the planting. Biobasin 4 required a redesign from DNREC. Approvals were just received, and mobilization will begin shortly. The goal is to get the storm water management certified by DNREC and move into maintenance mode.

Theater – Tevebaugh Architects completed a 3-D scan of the theater. Currently, they are working on an existing conditions report of the building. They will be attending the Friends of Fort DuPont Board meeting and creating a schedule for soliciting project input from the community to better inform programming. Soon, Tevebaugh will also be asked to present to the FDRPC Board, as well.

Energize Delaware – Energize Delaware will have a presentation to the Board in April. A proposal was received from them to: 1) convert all the meters on campus over to radio-read meters; and 2) create a +/-5 acre solar field on campus, with the goal of creating FDRPC 100% renewable. The question is where to site the solar field. Mr. Tony DePrima has been the lead on this with Energize Delaware. He will be at the April meeting to present the finances, including a generous grant from Energize Delaware. Caveat includes quite a few tax credits that may or not be there in the near future.

FY24 Audit – The FY24 audit is complete. Mr. George Fournaris, of Belfint Lyons Shuman, FDRPC's auditing firm, will be at the April meeting to present the audit to the Board.

New FEMA Grants – Three new grant proposals have been prepared for FEMA, totaling just shy of \$400,000. All three are design work. These include: 1) the pump station; 2) Polktown Rd/Old Battery Ln drainage; and 3) berm and trail around the perimeter of the campus.

Briefings – Briefings were held with Brian Maxwell, OMB Director, and Ann Visalli, OMB Deputy Director, and with Secretary Patterson and his senior team.

DDD Expansion – FDRPC is working with Britney Loveland on the expansion of the Delaware City Downtown Development District (DDD). There is additional acreage available. FDRPC would like to connect part of the campus to the Delaware City DDD to layer development incentives.

Mr. Graci moved for acceptance of the Executive Director's Report, seconded by Mr. Erickson and unanimously carried.

COMMITTEE REPORTS

FDRPC Finance and Audit Committee Meeting of January 17, 2025

Mr. Eriksen moved for acceptance of the FDRPC Finance and Audit Committee Report of July 19, 2024. The motion was seconded by Ms. Rogers and unanimously carried.

DELAWARE CITY UPDATES

Ms. Britney Loveland, Delaware City Manager, provided the following Delaware City updates:

- No formal election took place since only two candidates filed for the two available Council positions and only one candidate filed for the mayor position. Therefore, Ms. Elizabeth Lynn Dilliplane and Mr. George Dudlek were re-elected to City Council and Mr. Paul H. Johnson was re-elected as Mayor.
- Delaware City is finalizing their FY24 audit.
- The Artesian water main replacement project on Clinton Street will be repaved in the very near future, with an estimated project completion date of March 24, 2025.
- Delaware City is completing an application to FEMA for large scale flood mitigation. This will be a two-year project.
- The Delaware City Library is receiving a new ADA-compliant entrance ramp. This should be completed by the end of March 2025.
- The HVAC issues in the Library and Community Center are still ongoing, with next steps estimated by the end of the week.
- There have been incidents of bird flu within City limits, mainly due to the large numbers of turkey vultures. Please visit the City's website for resources on what to do if a dead bird is found on your property.
- The Juneteenth celebration begins on May 24, 2025 through June 22, 2025. Numerous events will be held during this time. Please visit juneteenth-delcity.org for details.

PUBLIC COMMENT

None.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Mr. Patterson moved for the FDRPC Executive Director to move forward on the proposed subdivision of the Hansen properties and surrounding lots. The motion was seconded by Mr. Graci and unanimously carried.

Mr. Graci moved for the FDRPC Executive Director to accept the offer for the sale of 1311 Officers Row. The motion was seconded by Mr. Erickson and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for April 9, 2025, at 9:30 a.m.

AJOURNMENT

Mr. Erickson moved for adjournment. The motion was unanimously carried.

Meeting Adjourned at 10:41 a.m.

Approved: April 9, 2025