

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on July 9, 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 9:44 a.m.

**BOARD MEMBERS PRESENT**

Mr. John McMahon (Board Chair)  
Mr. David Edgell (Office of State Planning)  
Mr. Doug Erickson (Delaware City Resident)  
Mr. Michael Graci (Fort DuPont Resident)  
Ms. Winvenia Graham (Delaware City Resident)  
Ms. Britany Loveland (Delaware City Manager)  
Senator Spiros Mantzavinos (Capital Improvements Committee)  
Ms. Wendy Rogers (Fort DuPont Resident)  
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)

**BOARD MEMBERS ABSENT**

Mr. Rony Balthazar-Lopez (Secretary of State)  
Mr. Kurt Foreman (Delaware Prosperity Partnership)  
Ms. Ruth Ann Miller (Controller General of the State of Delaware)  
Mr. Greg Patterson (Department of Natural Resources and Environmental Control (DNREC))  
Ms. Ann Visalli (Office of Management and Budget)

**STAFF MEMBERS PRESENT**

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

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND  
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF MAY  
14, 2025**

**Mr. Graci moved for the approval of the FDRPC Board meeting minutes of May 14, 2025. The motion was seconded by Mr. Foreman and unanimously carried.**

**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 June 2025 and noted the following:

- 4010 State Appropriation – The remaining \$700,000 was drawn down in May, so this figure is now zeroed out.
- Gross Profit, or bottom line of page 1 is up about \$748,000 that encompasses most of the state appropriation that was drawn down.
- 6709 Building 24-FDRPC's Office – Increase of \$9,000 for office painting.
- 6713 Building 55 Chapel – Up \$5,000 for the month.
- 6738 Duplexes on OBL – Up \$40,000 over the month for competition of work.
- Brady Lane – Up \$64,000 for infrastructure work done.
- 6773 Biobasins – Up \$20,000 for the month.
- In total, Item 6700 Total Improvements was up \$164,000 for the month of May.
- 6800 Utilities – Up \$14,000 for May, but most of this is being reimbursed by tenants on-site.
- 6700 Total Operating Expense – Up \$8,000 over the month.
- 7100 Common Area Maintenance – Up \$19,000, but still comfortably within budget. Most of this expense is grass cutting.
- 7700 Payroll Expenditures – Up \$60,000 over the month, which is tracking nicely for the budget.
- 7850 Total Insurance – No change in this number.
- Net Income was \$256,870, which is consistent with the drawdown of the remaining state appropriate balance of \$700,000 during the month.

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

#### **RESOLUTION: VEHICLE PURCHASES AND DISPOSAL**

Mr. Slavin presented a resolution authorizing the Corporation to purchase two vehicles during Fiscal Year 2026, with individual purchase prices not to exceed \$55,000 and \$75,000, respectively. The resolution further authorized Mr. Slavin to negotiate and execute any necessary loan modifications and related documents. The resolution also ratified all prior actions taken by the Executive Director and other officers in connection with the vehicle acquisition and financing.

The resolution appointed Mr. Robert Scoglietti to act on behalf of the Corporation in all matters related to the purchase of the new vehicles and appointed Mr. Slavin to oversee the sale of two existing vehicles during FY 2026.

**Senator Mantzavinos moved for the approval of the resolution to proceed with the resolution for vehicle purchases and disposal. The motion was seconded by Mr. Graci and unanimously carried. A signed certification of the resolution by Chair John McMahon is included in the official records.**

#### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of May 1, 2025 to June 30, 2025 and noted the following:

**Branch Canal Bank Revetment Project** – All internal approvals from the Delaware Emergency Management Agency (DEMA) have been completed. However, according to recent

communication with DEMA, the project is still awaiting final approval from the Federal Emergency Management Agency (FEMA). In the meantime, progress has been paused at the local level due to an appeal filed with the Environmental Appeals Board challenging the issuance of the Subaqueous Lands Permit.

**Bio Basins** – Reconstruction of bio basin #4 was delayed by weather (16 days of rain) issues throughout May. The site was re-mobilized in June and is currently 80 percent complete. Plantings for bio basin #5 will occur in the fall.

**Funding Streams** – The most recent Strategic Plan identified the need to diversify funding streams to support the Corporation’s mission. In alignment with this objective, FDRPC has pursued a range of grant opportunities. While the Corporation’s recent application for the EPA Brownfields Assessment Grant was not awarded, it received a competitive score. The EPA has recommended that FDRPC apply to the Targeted Brownfields Assessment (TBA) Program, and staff are currently finalizing that application.

Several recent grant applications have been successful. These include:

1. A \$5,000 award from the National Trust for Historic Preservation for a conceptual study of the theater;
2. A \$5,000 grant from the Delaware Preservation Fund (DPF) to support the same study; and
3. A \$2,500 grant from the Cynthia Woods Mitchell Fund for Historic Interiors, administered by the National Trust for Historic Preservation, to support the study of the theater’s interior restoration.

These awards represent support from highly respected preservation funders. In addition, the Friends of Fort DuPont were awarded \$200,000 from the Delaware Community Reinvestment Fund (CRF) for the preparation of construction documents for the theater.

**Theater Update** – FDRPC has engaged Tevebaugh Architects to complete a conceptual study of the historic theater. Preliminary findings indicate that approximately 5,000 square feet of additional space will be needed to accommodate modern programmatic requirements, including an adjacent lobby, restrooms, and features to ensure ADA compliance. The next step in the process will be a public listening tour to gather community input. A complete set of construction documents is anticipated within the next year. It is important to note that the theater is located within a designated Brownfield site, lies in a flood zone, and is subject to federal 6(f) protections.

**Community Update Meeting** – On May 28, a community update meeting was held at the Fire Hall with roughly 30 people in attendance. Speakers included FDRPC staff and Friends of Fort DuPont Board member, Kelli Racca.

**Friends of Fort DuPont** – The Friends have an active summer calendar of events being held at the Pavilion on the Parade Ground. These mostly free events have been well received by the community.

**Mr. Ericson moved for the acceptance of the Executive Director’s report, seconded by Ms. Loveland and unanimously carried.**

## **PROPOSED FY 2026 BUDGET**

Mr. Slavin provided an overview of the first reading of the proposed FY 2026 budget. The second reading will occur at the August Board meeting. He noted it is a fiscally conservative budget, with no revenue sources included that are unconfirmed. The guaranteed increase in state appropriation funding is however included. Mr. Slavin expressed his appreciation to all those involved for the increase in funding. Potential sources of revenue include a scheduled payment from Bluewater, income for Letters of Intent received on real estate projects, and other real estate sales. None of these sources have been forecasted.

The budget meets all FDRPC's fiscal policies related to reserves, including a contingency, asset, and budget reserve. The budget does allow for a little more than \$1 million for capital project funding for various projects throughout the campus, a portion of which will be FDRPC's share of the canal bank revetement project.

There are some revenue enhancements, including the Old Battery Lane duplexes. On the expense side of this project, the loan transfers from a construction loan to a regular mortgage loan, thus reducing the monthly payment to Applied Bank. If other sources are secured in the future, a budget amendment will be made.

## **DELAWARE CITY UPDATES**

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

- On Monday, a city-wide public safety incident occurred involving an armed suspect at large. The situation was promptly addressed by law enforcement, and the individual was safely apprehended later that same day.
- The RFP for paving Clinton Street and parts of Canal Street has been released.
- The Delaware City Library ADA ramp project is underway. New carpets will also be installed in the library and the senior center.
- Delaware City was awarded all three grants it applied for through the Community Reinvestment Fund (CRF).
- New assessment rolls have been released.
- PAC is closed for the summer. The lunch meal program they previously offered during the school year will now be taken over by the library for the summer.
- The next upcoming City Council meeting is July 21, 2025. The auditor will be presenting that night.

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

**Mr. Scoglietti 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. Erickson and unanimously carried.**

The meeting recessed at 10:11 a.m.

**RECONVENE**

Ms. Rogers moved to reconvene the FDRPC Board meeting, seconded by Ms. Graham and unanimously carried. Meeting reconvened at 11:10 a.m.

**ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION**

**Ms. Loveland moved to proceed with the submission of subdivision of Old Battery Lane and the Quartermaster District. The motion was seconded by Ms. Graham and unanimously carried.**

**Mr. Graci moved to authorize the Executive Director and legal counsel to expedite the consideration of current appeal of the subaqueous permit before the Environmental Appeals Board based on the urgency required that any delay could impact the availability of federal funding and that it is a public safety issue. The motion of was seconded by Mr. Erickson and unanimously carried.**

**NEXT MEETING DATE**

The next meeting is scheduled for August 13, at 9:30 a.m.

**AJOURNMENT**

**Mr. Graci moved for adjournment. The motion was seconded by Ms. Graham and unanimously carried.**

Meeting Adjourned at 11:12 a.m.

Approved: September 10, 2025