



**Fort DuPont Redevelopment and Preservation Corporation
Board of Directors Meeting**

**Wednesday, September 10, 2025
9:30 a.m.**

Delaware City Fire Hall
815 5th Street, Delaware City, DE 19706

AGENDA

1. Call to Order
2. Introduction of New Board Member – Representative Kendra Johnson
3. Roll Call
4. Approval of Minutes
 - a. FDRPC Corporation Meeting – July 9, 2025
 - b. FDRPC Executive Committee Minutes – July 28, 2025
5. Treasurer’s Report:
 - a. FY 2025 Final
 - b. FY 2026 July Financials & Proposed Budget – Second Reading and Adoption
6. Executive Director’s Report
7. Delaware City Updates
8. Public Comment
9. 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, §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.}
10. Actions to be voted upon from Executive Session (if applicable)
11. Next meeting date – October 8, 2025
12. Adjournment

Please note: Pursuant to 29 Del. C 10004(e)(2), this Agenda may be changed to include additional items including executive sessions or to delete items that arise at the time of the meeting.

Potential executive session pursuant to 29 Del. C. 10004(b)(9) (“Personnel matters in which the names, competency and abilities of individuals employees...are discussed.”)

Potential executive session pursuant to 29 Del. C. 10004(b)(2) (“discussions regarding sales or leases of real property) and 29 Del C. 10004 (b)(6) (discussion of the content of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents).

Potential executive session pursuant to 29 Del. C. 1004 (b)(4) (“Strategy sessions, including those involving legal advice or opinion from an attorney-at-law...”) and 29 Del. C. 10004(b)(6) (discussion of the contents of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents.

**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:

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING**

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on July 28, 2025, via Zoom with the anchor location at the FDRPC office at: 260 Old Elm Ave, Delaware City, DE 19706, with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the FDRPC Executive Committee meeting to order at 9:34 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident) (arrival 9:21 a.m.)
Ms. Britany Loveland (City Manager – Delaware City)
Ms. Wendy Rodgers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Ms. Valerie Miller, FDRPC Planner
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP

STATUS ON KEY PROJECTS

Mr. Tim Slavin, FDRPC Executive Director, provided updates on the following projects:

Canal Bank Revetment

The project is now ready to launch. A tentative pre-construction meeting with all parties is scheduled for August 18, 2025. A community update meeting will be held between August 21 and 31, depending on the availability of the firehall. The site is anticipated to mobilize on Tuesday, September 2, 2025. FDRPC has had nothing but good experience on the bidder of this project, A-Del Construction. They completed the roundabout and the dip project, both of which were very disruptive projects, with little to no issues. The revetment portion of the project is projected to last four months. FDRPC's out-of-water period is March 1 through June 30. Mr. Slavin is anticipating this will be a 'disruptive' project, including noise and dust. In response, FDRPC will ramp up communication with the community and more project supervisors will be on-site. How existing property lines are tied into the promenade is critical. The only remaining issue is the upcoming Environmental Appeals Board hearing which will be further discussed in Executive Session.

Bio Basins

Bio basin 4 is complete.

Old Battery Lane

One unit is under lease and occupied. The other three are listed and being shown by Emory Hill

Theater

Most of the materials from the conceptual study by Tevebaugh have been received, including bubble diagrams, schematics, and some architectural details. Time and cost details are still needed. The next step is a public listening session to be led by Mr. Doug Ericksen, FDRPC Board Member, and Ms. Kelli Racca, Friends of Fort DuPont Board Member. Key decisions still need to be made regarding programming.

Cultivation

Office of Management and Budget Director Brian Maxwell and Deputy Director Anne Visalli visited the campus last week.

Mr. Slavin has also requested visits from Governor Myers, Lt. Gov. Gay, Delaware Representative. Franklin Cooke, and U.S. Representative Sarah McBride.

Public Programming

The Fort Folk Fest has been very successful. The next concert is Friday, August 15 from 7-9pm.

Other

Delaware City is now a focus of a proposed data center. Mr. Slavin attended the public meeting, which was well attended. FDRPC will continue to keep their eye on the project.

EXECUTIVE SESSION

Mr. Scoglietti moved to recess into executive session, seconded by Ms. Loveland and unanimously carried.

Meeting recessed at 9:15 a.m. Meeting reconvened at 10:04 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

There was no action to be taken as a result of the executive session.

ADJOURNMENT

Meeting Adjourned at 10:04 a.m.

APPROVED:

**Fort DuPont Redevelopment and Preservation Corporation
FY 2026 Proposed Budget**

Presentation code	Actual FY 24	Actual FY 25	Budget FY25	Proposed FY 26
Income				
4010 State Appropriation	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 3,000,000.00
4015 Previously Aauthorized State Funding	\$ 7,000.00	\$ 600,000.00	\$ -	\$ -
4100 Rental Income	\$ 202,543.72	\$ 250,967.27	\$ 218,221.29	\$ 250,967.00
4101 Old Battery Lane Duplexes			\$ 80,000.00	100,800.00
4100 Garden Plot Rental		\$ 1,050.00	\$ 1,050.00	1,050.00
4100-Commercial DNREC		\$ 10,500.00	\$ 10,500.00	\$ 10,500.00
4100-Garden Plot Rental	\$ 1,050.00	\$ -		\$ 600.00
4100-Commercial OMB		\$ -	\$ 9,315.00	\$ 9,315.00
4130 Cam Revenue		\$ -		\$ -
4131 Lawncare - Cam (State Tenants)	\$ 41,394.00	\$ 12,840.00	\$ 16,040.00	\$ 16,040.00
4132 Snow/Ice - Cam (State Tenants)	\$ 25,196.00	\$ 12,598.00	\$ 25,112.00	\$ 25,112.00
Total 4130 Cam Revenue	\$ 66,590.00	\$ 25,438.00	\$ 41,152.00	\$ 41,152.00
4110 Special Event Revenue	\$ 5,550.00	\$ 4,000.00	\$ 5,600.00	
4111 Misc Events	\$ 1,900.00	\$ -	\$ -	
Total 4110 Special Event Revenue	\$ 7,450.00	\$ 4,000.00	\$ 5,600.00	
4150 Tenant Reimbursements	\$ -	\$ -		\$ -
4151 Utility Reimbursements	\$ 89,505.23	\$ 217,392.18	\$ 133,776.00	\$ 217,392.18
Total 4150 Tenant Reimbursements	\$ 89,505.23	\$ 217,392.18	\$ 133,776.00	\$ 217,392.18
Total 4100 Rental Income	\$ 367,138.95	\$ 497,797.45	\$ 499,614.29	\$ 631,776.18
4200 Real Estate Sales	\$ 125,000.00	\$ 96,000.00	\$ 125,000.00	\$ -
4300 Grants	\$ -			\$ -
4310 National Trust for Historic Preservation	\$ -			\$ 5,000.00
4311-Canal Branch Revetement				\$ -
Total 4300 Grants			\$ -	\$ 5,000.00
4500 HTC Credits	\$ -	\$ -	\$ 188,000.00	\$ 188,000.00
Gain On Sale Of Equipment				\$ -
Total Income	\$ 2,749,138.95	\$ 3,443,797.45	\$ 3,062,614.29	\$ 3,824,776.18
Cost Of Goods Sold	\$ -	\$ -		\$ -
5000 *Cost Of Goods Sold	\$ -	\$ -		\$ -
Total Cost of Goods Sold	\$ -	\$ -		\$ -
Gross Profit	\$ 2,749,138.95	\$ 3,443,797.45	\$ 3,062,614.29	\$ 3,824,776.18

Presentation code	Actual FY 24	Actual FY 25	Budget FY25	Proposed FY 26
Expenses				
Reserves				
Budget Reserve policy	\$ -	\$ -		\$ 180,481.56
Contingency reserve	\$ -	\$ -		\$ 38,000.00
Capital Asset Replacement fund	\$ -	\$ -		\$ 150,000.00
Total Budget Reserve Policy	\$ -	\$ -		\$ 368,481.56
6460 Environmental	\$ 106,077.93	\$ -	\$ 118,000.00	\$ 60,354.84
6464 Soil Analysis	\$ 12,100.00	\$ 8,420.50	\$ -	\$ 32,879.82
Total 6460 Environmental	\$ 118,177.93	\$ 8,420.50	\$ 118,000.00	\$ 93,234.66
6480 Special Event Expenses	\$ 6,651.05	\$ 956.39	\$ 6,000.00	\$ 2,706.67
6486 Pints & Pumpkins		\$ 3,038.44		\$ 3,038.44
6487 Family Movie Night		\$ 1,619.61		\$ 1,619.61
6488 Friends Group		\$ 45.97		\$ 45.97
Total 6480 Special Event Expenses		\$ 5,660.41		\$ 7,410.69
6500 Professional Fees				
6501 Clerical		\$ 3,427.60		\$ 3,427.60
6505 Prof Fees - Engineering	\$ 12,967.43	\$ 37,163.28	\$ 183,000.00	\$ 45,305.29
6505-02 Master Planning	\$ 68,565.98	\$ 15,311.40	\$ 59,285.18	
Total 6505 Prof Fees - Engineering	\$ 78,798.48	\$ 15,311.40	\$ 242,285.18	\$ 48,732.89
6515 Prof Fees - Architectural	\$ 1,687.50	\$ -	\$ 1,600.00	\$ 1,209.17
6520R Prof Fees - Legal	\$ 109,722.24	\$ 34,634.42	\$ 200,000.00	\$ 133,929.16
6525R Prof Fees - Accounting	\$ 69,880.00	\$ 45,125.00	\$ 51,500.00	\$ 50,108.97
6545 Roadways/Utilities	\$ 249.49	\$ -	\$ -	\$ 2,745.16
Total 6500 Professional Fees	\$ 260,337.71	\$ 95,070.82	\$ 495,385.18	\$ 236,725.34
6535 Permitting	\$ 4,606.38	\$ 390.00	\$ 8,300.00	\$ 6,496.86
6600R Fees - Other	\$ -	\$ -	\$ -	\$ -
6601 Professional Memberships		\$ 3,615.00	\$ -	\$ 3,615.00
6610 Bank Fees	\$ 573.37	\$ 165.82	\$ -	\$ 1,157.58
6625 Bank Charges	\$ 16.95	\$ 278.37	\$ 1,000.00	\$ 300.00
6627 Applied Bank Fees	\$ 13.00	\$ -	\$ 20.00	\$ 20.00
Total 6625 Bank Charges	\$ 29.95	\$ -	\$ 9,000.00	\$ 320.00
6631 Del City Rental Tax	\$ -	\$ -	\$ 3,988.68	\$ 1,994.34
Total 6600R Fees - Other	\$ 603.32	\$ 3,780.82	\$ 13,988.68	\$ 13,263.78
6700 Improvements	\$ 1,902.50	\$ 20,710.77	\$ 700,000.00	\$ 934,000.00
Total 6700 Improvements	\$ 20,629.33	\$ 1,277,110.09	\$ 700,000.00	\$ 934,000.00
6800 Site Utilities				
6810 Electric	\$ 205,807.55	\$ 169,617.16	\$ 212,776.00	\$ 171,382.04
6815 Gas	\$ (2,044.83)	\$ 18,921.70	\$ 4,000.00	\$ 18,921.70
6820 Water	\$ 14,711.69	\$ 10,358.27	\$ 14,000.00	\$ 31,781.14
6825 Sewer	\$ 8,808.48	\$ 26,713.12	\$ 12,000.00	\$ 24,164.27
6830 Phone/Internet	\$ -	\$ 435.31		\$ 435.31
6835 Trash	\$ 3,060.00	\$ 2,295.00	\$ 4,000.00	\$ 4,632.74
Total 6800 Site Utilities	\$ 230,342.89	\$ 228,340.56	\$ 246,776.00	\$ 251,317.20
7000 Operating Expenses				
7009 Computer Support	\$ 8,741.42	\$ 11,350.05	\$ 6,000.00	\$ 11,350.05
7010 Office Supplies	\$ 17,792.43	\$ 13,238.40	\$ 15,500.00	\$ 19,130.27
7015 Taxes & Licenses	\$ 488.63	\$ 265.00	\$ 300.00	\$ 265.00
7020 Travel	\$ 271.93	\$ 2,037.21	\$ 5,000.00	\$ 5,000.00
7025 Meals and Per Diem	\$ 708.86	\$ 1,037.00		\$ 6,197.08
7026 Conference Registration				\$ 1,000.00
7030 Utilities - Office	\$ 33,682.97	\$ 36,685.23	\$ 14,076.00	\$ 47,685.23
7035 Phone/Internet - Office	\$ 152.18	\$ 625.00	\$ 3,600.00	\$ 4,338.39
7040 Repairs & Maintenance	\$ 3,972.10	\$ 8,276.46	\$ 6,000.00	\$ 8,276.46
7051 Uniforms	\$ 3,990.07	\$ 3,097.27	\$ 3,000.00	\$ 5,000.00
Total 7000 Operating Expenses	\$ 69,800.59	\$ 76,611.62	\$ 53,476.00	\$ 108,242.48

Presentation code	Actual FY 24	Actual FY 25	Budget FY25	Proposed FY 26
7100 Common Area Maintenance	\$ -	\$ -	\$ 25,000.00	\$ -
7105 Lawn Care	\$ 113,840.00	\$ 87,080.00	\$ 114,000.00	\$ 116,308.16
7110 Storm Water Management	\$ -	\$ -	\$ 3,100.00	\$ 1,599.00
7115 Pest Control	\$ 1,612.78	\$ 1,994.00	\$ 1,700.00	\$ 2,250.26
7120 Fire & Security Monitoring	\$ 4,292.00	\$ 3,291.00	\$ 4,600.00	\$ 4,362.54
7125 Snow & Ice Removal	\$ 9,160.00	\$ 26,757.20	\$ 10,000.00	\$ 26,757.20
7130 Building Repairs & Maintenance	\$ 2,462.50	\$ -	\$ 2,500.00	\$ 8,361.16
7140 Landscaping Maintenance	\$ 98,114.35	\$ 74,160.89	\$ 73,000.00	\$ 86,047.28
7141 Auto	\$ 5,620.91	\$ 9,137.29	\$ 5,000.00	\$ 6,000.00
7145 Equipment Expense	\$ 2,442.25	\$ 9,959.16	\$ 15,000.00	\$ 9,959.16
7146 Supplies	\$ -	\$ 317.51	\$ -	\$ 2,340.97
7830 Utilities	\$ 13,843.18	\$ 10,210.51	\$ 20,000.00	\$ 16,192.73
Total 7100 Common Area Maintenance	\$ 251,387.97	\$ 222,907.56	\$ 273,900.00	\$ 280,178.45
7200 Debt Expense	\$ -	\$ -	\$ -	\$ -
7205 P & I - Applied Bank 810	\$ 150,473.69	\$ 118,204.42	\$ -	\$ 50,740.54
7206 P & I - Applied 0380	\$ -	\$ -	\$ -	\$ 72,076.20
7210 Dmhef Repayment	\$ 1,667.56	\$ 3,462.00	\$ -	\$ -
7225 Debt Expense Wsfs Loan	\$ 996.74	\$ -	\$ -	\$ -
7226 Car Loan 1	\$ -	\$ -	\$ -	\$ 9,776.52
7227 Car loan 2	\$ -	\$ -	\$ -	\$ 13,330.44
Total 7200 Debt Expense	\$ 153,137.99	\$ 121,666.42	\$ 134,586.00	\$ 145,923.70
7300 Depreciation Expense	\$ 1,089,635.41	\$ 1,089,635.41	\$ -	\$ -
7500 Marketing Expenses	\$ -	\$ -	\$ 42,000.00	\$ -
7510 Advertising & Promotion	\$ -	\$ -	\$ -	\$ -
7550 Website & Social Media	\$ 15,904.53	\$ -	\$ -	\$ -
7555 Marketing - Other	\$ 28,780.00	\$ 42,000.00	\$ -	\$ 42,000.00
Total 7500 Marketing Expenses	\$ 44,684.53	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
7700 Payroll Expenditures	\$ 18,270.83	\$ -	\$ -	\$ 6,590.40
7710 401K	\$ 9,967.60	\$ 7,505.50	\$ 17,500.00	\$ 12,215.32
7720 Employee Benefits - Health	\$ 80,518.40	\$ 199,814.66	\$ 80,528.40	\$ 208,206.88
7721 Employee Benefits - Dental	\$ (19.67)	\$ 315.43	\$ 92.00	\$ -
7722 Employee Benefits - Vision	\$ -	\$ 1,106.30	\$ 1,021.20	\$ -
7723 Employee Benefits - Fsa	\$ -	\$ 1,561.71	\$ 1,148.40	\$ -
7724 Employee Benefits - Std/Ltd	\$ -	\$ 4,425.34	\$ 3,585.92	\$ 4,788.74
7725 Employee Benefits - Ancillary	\$ -	\$ 3,054.33	\$ 3,560.54	\$ -
7730 Payroll Tax Expense	\$ 43,087.75	\$ 42,568.33	\$ 41,335.00	\$ 42,031.25
7740 Salaries & Wages	\$ 600,144.32	\$ 670,524.11	\$ 646,727.13	\$ 686,282.76
7750 Payroll Service Fees	\$ 3,372.67	\$ 184.74	\$ 2,627.44	\$ 2,522.52
Total 7700 Payroll Expenditures	\$ 755,341.90	\$ 931,060.45	\$ 798,126.03	\$ 936,892.82
7850 Insurance	\$ (40,388.25)	\$ -	\$ 135,249.93	\$ -
7851 General Liability	\$ -	\$ 19,612.91	\$ -	\$ 19,612.91
7852 Flood Insurance	\$ 9,574.12	\$ 6,181.00	\$ -	\$ 6,181.00
7853 Property	\$ 93,733.93	\$ 91,530.13	\$ -	\$ 91,530.13
7855 Workers Comp Insurance	\$ 248.00	\$ 7,051.00	\$ -	\$ 8,411.81
7856 Auto	\$ 15,361.00	\$ 10,843.00	\$ -	\$ 25,062.32
7857 D & O/ E&O Insurance	\$ 8,855.00	\$ 8,367.80	\$ -	\$ 8,367.80
Total 7850 Insurance	\$ 87,383.80	\$ 143,585.84	\$ 135,249.93	\$ 159,165.97

Presentation code	Actual FY 24	Actual FY 25	Budget FY25	Proposed FY 26
Administrative Expenses	\$ -	\$ -		\$ -
Legal Fees - Operating	\$ 824.00	\$ -	\$ -	\$ -
Property Management & Other Expense	\$ 78,796.26	\$ 59,288.73	\$ 31,803.63	\$ 35,048.70
7810 Bank Charges		\$ 80.00	\$ 900.00	\$ -
7870 Rent Or Lease		\$ 3,593.80		\$ -
7880 Repair & Maintenance	\$ -	\$ -		\$ 150,000.00
7890 Payroll	\$ -	\$ -		\$ -
7900 Security	\$ -	\$ -		\$ -
7910 Supplies	\$ 417.12	\$ -	\$ -	\$ -
Total Property Management & Other Expense	\$ 88,966.02	\$ 62,962.53	\$ 32,703.63	\$ 185,048.70
Total Expenses	\$ 3,175,859.77	\$ 4,312,818.03	\$ 3,058,491.45	\$ 3,771,997.22
Net Operating Income	\$ (426,720.82)	\$ (869,020.58)	\$ 4,122.84	\$ 52,778.96
Other Income	\$ -	\$ -	\$ -	\$ -
Other Miscellaneous Income	\$ 115,274.42	\$ 2,766.48	\$ -	\$ -
Reimbursed Expenses		\$ -	\$ -	\$ -
Total Other Income	\$ 115,274.42	\$ 2,766.48	\$ -	\$ -
Other Expenses	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 1,000.00	\$ 500.00	\$ -	\$ -
Total Other Expenses	\$ 1,000.00	\$ 500.00	\$ -	\$ -
Net Other Income	\$ (310,446.40)	\$ (865,754.10)	\$ 4,122.84	\$ 52,778.96
Net Income	\$ (310,446.40)	\$ (371,573.63)	\$ 4,122.84	\$ 52,778.96

Fort DuPont Redevelopment and Preservation Corporation
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
July 2025 - June 2026

Jul 2025

	Actual	Budget	over Budget	% of Budget
Income				
4010 State Appropriation		\$ 3,000,000.00	\$ (3,000,000.00)	0.00%
4100 Rental Income	\$ 16,274.40	\$ 250,967.00	\$ (234,692.60)	6.48%
4100-46 Obl Duplexes		\$ 100,800.00	\$ (100,800.00)	0.00%
4100-Dnrec		\$ 10,500.00	\$ (10,500.00)	0.00%
4100-Garden Plot Rental		\$ 1,650.00	\$ (1,650.00)	0.00%
4100- Omb		\$ 9,315.00	\$ (9,315.00)	0.00%
4110 Special Event Revenue		\$ -	\$ -	
4111 Misc Events	\$ 75.00	\$ -	\$ 75.00	
Total 4110 Special Event Revenue	\$ 75.00	\$ -	\$ 75.00	
4130 Cam Revenue		\$ -	\$ -	
4131 Lawncare - Cam (State Tenants)		\$ 16,040.00	\$ (16,040.00)	0.00%
4132 Snow/Ice - Cam (State Tenants)		\$ 25,112.00	\$ (25,112.00)	0.00%
Total 4130 Cam Revenue	\$ -	\$ 41,152.00	\$ (41,152.00)	0.00%
4150 Tenant Reimbursements		\$ -	\$ -	
4151 Utility Reimbursements	\$ 11,239.70	\$ 217,392.18	\$ (206,152.48)	5.17%
Total 4150 Tenant Reimbursements	\$ 11,239.70	\$ 217,392.18	\$ (206,152.48)	5.17%
Total 4100 Rental Income	\$ 27,589.10	\$ 631,776.18	\$ (604,187.08)	4.37%
4300 Grants		\$ 5,000.00	\$ (5,000.00)	0.00%
4500 Htc Credits		\$ 188,000.00	\$ (188,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds		\$ -	\$ -	
4821 Canal District - Phase 1D	\$ 14,789.25	\$ -	\$ 14,789.25	
Total 4800 Bank Loans - Budgeted Proceeds	\$ 14,789.25	\$ -	\$ 14,789.25	
Total Income	\$ 42,378.35	\$ 3,824,776.18	\$ (3,782,397.83)	1.11%
Gross Profit	\$ 42,378.35	\$ 3,824,776.18	\$ (3,782,397.83)	1.11%

Jul 2025

	Actual	Budget	over Budget	% of Budget
Expenses				
Reserves				0.00%
Budget Reserve policy		\$ 180,481.56	\$ (180,481.56)	
Contingency reserve		\$ 38,000.00	\$ (38,000.00)	
Capital Asset Replacement Fund		\$ 150,000.00	\$ (150,000.00)	
Total Budget Reserve	\$ -	\$ 368,481.56	\$ (368,481.56)	0.00%
6460 Environmental		\$ 60,354.84	\$ (60,354.84)	0.00%
6464 Soil Analysis		\$ 32,879.82	\$ (32,879.82)	0.00%
Total 6460 Environmental	\$ -	\$ 93,234.66	\$ (93,234.66)	0.00%
6470 Feasibility Studies		\$ -	\$ -	
6720X Marina		\$ -	\$ -	
Total 6470 Feasibility Studies	\$ -	\$ -	\$ -	
6480 Special Event Expenses	\$ 500.00	\$ 2,706.67	\$ (2,206.67)	18.47%
6486 Pints & Pumpkins		\$ 3,038.44	\$ (3,038.44)	0.00%
6487 Family Movie Night		\$ 1,619.61	\$ (1,619.61)	0.00%
6488 Friends Group	\$ 228.46	\$ 45.97	\$ 182.49	496.98%
Total 6480 Special Event Expenses	\$ 728.46	\$ 7,410.69	\$ (6,682.23)	9.83%
6500 Professional Fees		\$ -	\$ -	
6505 Prof Fees - Engineering		\$ 48,732.89	\$ (48,732.89)	0.00%
6505-02 Master Planning	\$ 14,305.25	\$ -	\$ 14,305.25	
6505-20 Branch Canal		\$ -	\$ -	
Total 6505 Prof Fees - Engineering	\$ 14,305.25	\$ 48,732.89	\$ (34,427.64)	29.35%
6515 Prof Fees - Architectural		\$ 1,209.17	\$ (1,209.17)	0.00%
6520R Prof Fees - Legal	\$ 4,238.11	\$ 133,929.16	\$ (129,691.05)	3.16%
6525R Prof Fees - Accounting		\$ 50,108.97	\$ (50,108.97)	0.00%
6545 Roadways/Utilities		\$ 2,745.16	\$ (2,745.16)	0.00%
Total 6500 Professional Fees	\$ 18,543.36	\$ 236,725.35	\$ (218,181.99)	7.83%
6535 Permitting	\$ 195.00	\$ 6,496.86	\$ (6,301.86)	3.00%
6600R Fees - Other		\$ -	\$ -	
6601 Professional Memberships		\$ 3,615.00	\$ (3,615.00)	0.00%
6610 Bank Fees		\$ 1,157.58	\$ (1,157.58)	0.00%
6625 Bank Charges		\$ 300.00	\$ (300.00)	0.00%
6627 Applied Bank Fees		\$ 20.00	\$ (20.00)	0.00%
Total 6625 Bank Charges	\$ -	\$ 320.00	\$ (320.00)	0.00%
6631 Del City Rental Tax		\$ 1,994.34	\$ (1,994.34)	0.00%
Total 6600R Fees - Other	\$ -	\$ 7,086.92	\$ (7,086.92)	0.00%
6700 Improvements		\$ 934,000.00	\$ (933,742.50)	0.03%
6709 Building 24-FDRPC Office	\$ 257.50	\$ -		
6710 Improvements: Batteries	\$ 2,085.00			
6713 Building 55 Chapel	\$ 1,093.75			
6738 Duplexes on OBL	\$ 14,684.00			
6749 Pump House	\$ 11,500.00			
6773 Bio Basins	\$ 62,674.50			
Total 6700 Improvements	\$ 92,294.75	\$ 934,000.00	\$ (841,705.25)	9.88%

Jul 2025

	Actual	Budget	over Budget	% of Budget
6800 Site Utilities		\$ -	\$ -	
6810 Electric	\$ 65.16	\$ 171,382.04	\$ (171,316.88)	0.04%
6815 Gas		\$ 18,921.70	\$ (18,921.70)	0.00%
6820 Water	\$ 2,033.03	\$ 31,781.14	\$ (29,748.11)	6.40%
6825 Sewer	\$ 1,937.23	\$ 24,164.27	\$ (22,227.04)	8.02%
6830 Phone/Internet		\$ 435.31	\$ (435.31)	0.00%
6835 Trash	\$ 615.00	\$ 4,632.74	\$ (4,017.74)	13.28%
Total 6800 Site Utilities	\$ 4,650.42	\$ 251,317.20	\$ (246,666.78)	1.85%
7000 Operating Expenses		\$ -	\$ -	
7009 Computer Support		\$ 11,350.05	\$ (11,350.05)	0.00%
7010 Office Supplies	\$ 146.60	\$ 19,130.27	\$ (18,983.67)	0.77%
7015 Taxes & Licenses		\$ 265.00	\$ (265.00)	0.00%
7020 Travel		\$ 5,000.00	\$ (5,000.00)	0.00%
7025 Meals And Entertainment		\$ 7,197.08	\$ (7,197.08)	0.00%
7030 Utilities - Office		\$ 47,685.23	\$ (47,685.23)	0.00%
7035 Phone/Internet - Office	\$ -	\$ 4,338.39	\$ (4,338.39)	0.00%
7040 Repairs & Maintenance		\$ 8,276.46	\$ (8,276.46)	0.00%
7051 Uniforms		\$ 5,000.00	\$ (5,000.00)	0.00%
Total 7000 Operating Expenses	\$ 146.60	\$ 108,242.48	\$ (108,095.88)	0.14%
7100 Common Area Maintenance		\$ -	\$ -	
7105 Lawn Care	\$ 33,320.00	\$ 116,308.16	\$ (82,988.16)	28.65%
7110 Storm Water Management		\$ 1,599.00	\$ (1,599.00)	0.00%
7115 Pest Control		\$ 2,250.26	\$ (2,250.26)	0.00%
7120 Fire & Security Monitoring	\$ 210.00	\$ 4,362.54	\$ (4,152.54)	4.81%
7125 Snow & Ice Removal		\$ 26,757.20	\$ (26,757.20)	0.00%
7130 Building Repairs & Maintenance	\$ 800.00	\$ 8,361.16	\$ (7,561.16)	9.57%
7140 Landscaping Maintenance	\$ 5,900.53	\$ 86,047.28	\$ (80,146.75)	6.86%
7141 Auto	\$ 180.00	\$ 6,000.00	\$ (5,820.00)	3.00%
7145 Equipment Expense		\$ 9,959.16	\$ (9,959.16)	0.00%
7146 Supplies	\$ 2,420.71	\$ 2,340.97	\$ 79.74	103.41%
7830 Utilities		\$ 16,192.73	\$ (16,192.73)	0.00%
7831 Water & Sewer		\$ -	\$ -	
Total 7830 Utilities	\$ -	\$ 16,192.73	\$ (16,192.73)	0.00%
Total 7100 Common Area Maintenance	\$ 42,831.24	\$ 280,178.46	\$ (237,347.22)	15.29%
7200 Debt Expense		\$ 23,106.96	\$ (23,106.96)	0.00%
7205 P & I - Applied Bank 810	\$ 5,405.25	\$ 50,740.54	\$ (45,335.29)	10.65%
7206 P & I - Applied 0380	\$ 6,006.35	\$ 72,076.20	\$ (66,069.85)	8.33%
7210 Dmhef Repayment		\$ -	\$ -	
Total 7200 Debt Expense	\$ 11,411.60	\$ 145,923.70	\$ (134,512.10)	7.82%
7500 Marketing Expenses	\$ 6,427.22	\$ 42,000.00	\$ (35,572.78)	15.30%

Jul 2025

	Actual	Budget	over Budget	% of Budget
7700 Payroll Expenditures		\$ 6,590.40	\$ (9,792.25)	0.00%
7710 401K	\$ 1,593.16	\$ 12,215.32	\$ (10,622.16)	13.04%
7720 Employee Benefits - Health	\$ 12,655.29	\$ 189,052.23	\$ (176,396.94)	6.69%
7721 Employee Benefits - Dental	\$ 163.14	\$ -	\$ 163.14	
7722 Employee Benefits - Vision	\$ 85.10	\$ -	\$ 85.10	
7723 Employee Benefits - Fsa		\$ 4,788.74	\$ (4,788.74)	0.00%
7730 Payroll Tax Expense	\$ 5,915.11	\$ 42,031.25	\$ (36,116.14)	14.07%
7740 Salaries & Wages	\$ 78,286.86	\$ 686,282.76	\$ (607,995.90)	11.41%
Total 7740 Salaries & Wages	\$ 78,286.86	\$ 686,282.76	\$ (607,995.90)	11.41%
7750 Payroll Service Fees	\$ 184.74	\$ 2,522.52	\$ (2,337.78)	7.32%
Total 7700 Payroll Expenditures	\$ 98,883.40	\$ 946,685.07	\$ (847,801.67)	10.45%
7850 Insurance	\$ 1,825.79	\$ -	\$ 1,825.79	
7851 General Liability	\$ 11,621.49	\$ 19,612.91	\$ (7,991.42)	59.25%
7852 Flood Insurance		\$ 6,181.00	\$ (6,181.00)	0.00%
7853 Property	\$ 53,678.54	\$ 91,530.13	\$ (37,851.59)	58.65%
7855 Workers Comp Insurance	\$ 714.00	\$ 8,411.81	\$ (7,697.81)	8.49%
7856 Auto	\$ 1,192.00	\$ 25,062.32	\$ (23,870.32)	4.76%
7857 D & O/ E&O Insurance	\$ 8,539.81	\$ 8,367.80	\$ 172.01	102.06%
Total 7850 Insurance	\$ 77,571.63	\$ 159,165.97	\$ (81,594.34)	48.74%
Property Management & Other Expense		\$ 35,048.70	\$ (35,048.70)	0.00%
7880 Repair & Maintenance		\$ 150,000.00	\$ (150,000.00)	0.00%
Total Property Management & Other Expense	\$ -	\$ 185,048.70	\$ (185,048.70)	0.00%
Total Expenses	\$ 722,165.24	\$ 3,771,997.62	\$ (3,049,832.38)	19.15%
Net Operating Income	\$ (679,786.89)	\$ 52,778.56	\$ (732,565.45)	-1288.00%
Net Income	\$ (679,786.89)	\$ 52,778.56	\$ (732,565.45)	-1288.00%



Executive Director Monthly Report

For the period August 1, 2025, to August 31, 2025

The meeting of the Board of Directors is scheduled for September 10, 2025, at 9:30 a.m. at the Delaware City Fire Hall.

Capital Projects

Branch Canal Revetment

The project is ready to mobilize, pending a decision by the Environmental Appeals Board (EAB). A hearing by EAB on the appeal filed will be heard on September 22, 2025.

Chapel Restoration

FDRPC's application to the National Park Save America's Treasures program was unsuccessful. Staff will now pivot to using existing resources to finish the exterior shell of the building, including new front entranceway, window rehabilitation, and the possible demolition of the modern era addition on the rear of the building. A contract to complete the entranceway to the Chapel building has been approved. This includes a new porch and sitework.

Theater Redevelopment

Tevebaugh Architects has submitted the conceptual study for the theater project. Doug Eriksen (FDRPC board member) and Kelli Racca (Friends of Fort DuPont board member) have taken lead on analyzing key findings, existing conditions, and next steps prior to advancing to design.

Capital Projects Underway

Post Exchange

The front concrete steps have been replaced, and the lower-level windows have been bricked in (which will address flood zone issues). A new front door and transom have been ordered and will be installed prior to December 31, 2025. Electrical service inside the building was upgraded.

Infrastructure Issues on Maple Boulevard

FDRPC is replacing a total of six (6) stormwater inlets along Maple Boulevard. The existing infrastructure had collapsed, leaving large holes between the curblineline and the street. All new inlets will also have trash rack protection, which will relieve the intrusion of debris which accumulates further downstream in the system at the pumphouse.

Operational Updates

FY 25 Audit

The entrance conference for the FY 25 Audit was rescheduled for September 5, 2025.

Del-One Transition

The transition to Del-One is progressing as planned. ACH transfers, vehicle loans, and the line of credit are in place. Final items pending are the issuance of credit cards and completion of payroll setup. The cut-over date for new services has been set for September 30, 2025.

Executive Committee Meeting

The Executive Committee met on August 26, 2025. The next meeting is scheduled for Monday, September 29, 2025.

Community Engagement

Friends of Fort DuPont, Inc.

Their next meeting of the board of directors of the Friends of Fort DuPont is scheduled for September 18, 2025.

The Board of Directors of the Everett Theater in Middletown toured the theater and held a meeting at Fort DuPont. The Everett Theater has reciprocated by inviting the board of the Friends of Fort DuPont for a tour of the Everett Theater on September 18, 2025.

The Friends of Fort DuPont have received a grant of \$ 7,310 for programming for FY 26.

Fort Folk Fest

The final outdoor Fort Folk Fest will take place on Friday September 19, 2025 at 7:00 pm.

Cultivation Tours

General Frank Vavala (ret.): September 3, 2025

Ted Ohl (architect): September 5, 2025

Rep. Kendra Johnson: September 8, 2025

Lt. Gov. Kyle Evans Gay: September 9, 2025.