

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on September 10, 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 9:31 a.m.

**BOARD MEMBERS PRESENT**

Mr. John McMahon (Board Chair)  
Mr. Doug Erickson (Delaware City Resident)  
Mr. Michael Graci (Fort DuPont Resident)  
Ms. Britany Loveland (Delaware City Manager)  
Representative Kendra Johnson (Capital Improvements Committee)  
Senator Spiros Mantzavinos (Capital Improvements Committee)  
Ms. Wendy Rogers (Fort DuPont Resident)  
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)  
Ms. Ann Visalli (Office of Management and Budget) (arrival 9:38 a.m.)  
Mr. Mark Wise (Delaware State Parks, representing Sec. Greg Patterson, DNREC)

**BOARD MEMBERS ABSENT**

Mr. David Edgell (Office of State Planning)  
Mr. Kurt Foreman (Delaware Prosperity Partnership)  
Mr. Rony Balthazar-Lopez (Secretary of State)  
Ms. Ruth Ann Miller (Controller General of the State of Delaware)

**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

**INTRODUCTION OF NEW BOARD MEMBER – REPRESENTATIVE KENDRA JOHNSON**

Following roll call, Chair McMahon introduced Representative Kendra Johnson as the newest member of the FDRPC Board of Directors. Representative Johnson was appointed pursuant to the authority of the General Assembly to designate members to the Corporation's Board. The Board welcomed Representative Johnson and acknowledged her participation as an official voting member going forward.

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF JULY 9, 2025 AND THE EXECUTIVE COMMITTEE MEETING MINUTES OF JULY 28, 2025**

**Mr. Graci moved for the approval of the FDRPC Board meeting minutes of July 9, 2025. The motion was seconded by Sen. Mantzavinos and unanimously carried.**

**Mr. Scoglietti moved for the approval of the FDRPC Executive Committee meeting minutes of July 28, 2025. The motion was seconded by Mr. Erickson and unanimously carried.**

**TREASURER’S REPORT**

Mr. Bert Scoglietti, Treasurer, reviewed FDRPC’s Budget vs. Actuals: Final FY 25 P&L for July 2024 – June 2025, and noted the following:

- 4200 Real Estate Sales – Although \$125,000 was budgeted, \$96,000 was realized after expenses.
- 4500 HTC Credits – Budgeted \$188,000 for historic tax-credits. They will be realized in FY 2026.
- 6460 Environmental Total - \$118,000 was budgeted with an actual of \$8,420.50. Remainder of this will be reflected later in the schedule under ‘Improvements’.
- 6700 Improvements Total – Above budget at roughly \$1.277 million due to biobasins and improvements for completing OBL duplexes.
- 7300 Depreciation Expense – This is a new item not budgeted for, but the actual cost was roughly \$1.09 million.
- 7700 Payroll Expenditures – Slightly above budget but within reason.

Mr. Scoglietti then reviewed the FDRPC FY 2026 Operating and Capital Budget, noting the following minor changes:

- Bluewater payment is not reflected on the budget as of yet. Upon receipt, budget adjustments will be made, if necessary.
- 4010 State Appropriation – Increase to \$3 million for the current fiscal year.
- 4100-46 Obl Duplexes –New line item reflecting projected lease payments on the Old Battery Lane duplexes.
- 4500 HTC - \$188,000 in historic tax-credits have been allocated for this year that were not received in the previous fiscal year.
- There are three new expense items related to reserves: Budget Reserve Policy, Contingency Reserve, and the Capital Asset Replacement Fund. These came out of previous Board meetings to establish reserve policies.
- 6700 Improvements – Budgeted for \$934,000, with a number of projects having already begun drawing funds down.
- 7740 Salaries and Wages – Tracking nicely with the budget, as of this month.
- 7850 Insurance – Appears to be high, but these are not regularly occurring expenses.

**Mr. Graci moved for the acceptance of the full 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 August 1, 2025, to August 31, 2025, and noted the following:

**Branch Canal Bank Revetment Project** – Environmental Appeals Board hearing is scheduled for September 22, 2025, at 9:00 a.m. It is an in-person hearing, as well as online. Upon resolution at the hearing, mobilization could occur as soon as mid-October and would be complete by mid-January. Although quick moving, it is a weather dependent project. The timeline for the promenade would start around mid-November and conclude at the end of February.

**Chapel** – FDRPCs application to the National Park Service's (NPS) Saving America's Treasures program for roughly \$500,000 to restore the Chapel was not successful. The new plan is to finish the exterior shell of the building, including a new front entrance, windows, demolish the rear and site work using existing capital funds.

**Theater** – Doug Erickson, FDRPC Board member, and Kelli Racca, Friends of Fort DuPont Board member, are leading the review of existing conditions prepared by Tevebaugh Architects. Mr. Erickson anticipates having this item on the agenda for the October FDRPC Board meeting. The next step in the process will be the completion of market research. Site visits to comparable historic theaters are also being scheduled. In October, the Friends of Fort DuPont will tour the Everett Theater in Middletown, Delaware.

**PX Building** – The building has received new stairs, the front of the building and one of the sides has been tuckpointed, the basements windows have been bricked up, as a flood mitigation issue, and new front doors have been special ordered.

**Upcoming Subdivisions** – The Town Center Subdivision and the Old Elm Resubdivision applications are now ready to go. They will now enter a public phase starting next week. Information will be socialized to campus residents.

**Cultivation** – Rep. Kendra Johnson, Lt. Gov Kyle Evans Gay, and Retired General Frank Vavala have all visited the campus for tours.

**Mr. Scoglietti moved for the acceptance of the Executive Director's report, seconded by Ms. Rogers and unanimously carried.**

### **DELAWARE CITY UPDATES**

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

- Delaware City received a grant through Energize Delaware for two new police cars.
- The City is also hiring one more police officer to ensure 24-hour coverage.
- The library's front entrance should be completed within the month. The new steps and ramp will be ADA-compliant. New carpet is also being installed. Bathroom renovations are upcoming.
- Clinton Street paving contract was awarded to Cirillo Brothers. It will begin on October 6, 2025.
- Bid for seawall repairs will be released within the month.
- Delaware City participated in 'Turn the Town Teal' to help combat ovarian cancer.

- The RFP for paving Clinton Street and parts of Canal Street has been released.
- Three air quality monitors have been installed, including one at Fort DuPont. Data can be accessed at purpleair.com. Funding provided by the Clean Air Council. An additional three monitors will be installed in the near future.
- The Delaware City Events Committee is in need of volunteers to assist with the planning of the bicentennial. The next meeting is scheduled for September 24, 2025.
- The next upcoming City Council meeting is September 14, 2025, at 6:30 p.m.

### **PUBLIC COMMENT**

None.

### **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 Ms. Rogers and unanimously carried.**

The meeting recessed at 9:51 a.m.

### **RECONVENE**

Mr. Erickson moved to reconvene the FDRPC Board meeting, seconded by Mr. Graci and unanimously carried. Meeting reconvened at 10:37 a.m.

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

**Ms. Loveland motioned to seek a two-month extension with Lennar on Marina Village. The motion was seconded by Mr. Scoglietti and carried unanimously.**

### **NEXT MEETING DATE**

The next meeting is scheduled for October 8, 2025, at 9:30 a.m.

### **AJOURNMENT**

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

Meeting Adjourned at 10:38 a.m.

Approved: October 8, 2025