



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

**Wednesday, October 8, 2025
9:30 a.m.**

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

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. FDRPC Corporation Meeting – September 10, 2025
 - b. FDRPC Executive Committee Minutes – August 29, 2025
 - c. FDRPC Executive Committee Minutes – September 29, 2025
4. Treasurer’s Report
5. Executive Director’s Report
6. Delaware City Updates
7. Public Comment
8. 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.}
9. Actions to be voted upon from Executive Session (if applicable)
10. Next meeting date – November 12, 2025 at 9:30 a.m.
11. 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 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:

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

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on August 26, 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 9:31 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
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
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP
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 Environmental Appeals Board hearing has been rescheduled for September 22, 2025.

PX Building

Exterior repairs are being made to the building. These include bricking-in the front bottom windows, which will help with flood mitigation, stairs, front door, and possibly windows. The windows were lost from a previous tenant who had them removed to be milled and now cannot be located.

Theater

Doug Ericksen, FDRPC Board member, and Kelli Racca, Friends of Fort DuPont Board Member, are going to be leading the community engagement and listening session. The Board for the Everett Theater also has an upcoming tour of the Fort DuPont theater scheduled.

Old Battery Lane

Verizon will be servicing all of Old Battery Lane, including all of the duplexes and FDRPC's maintenance shop.

FY Audit Conference

First meeting has been rescheduled.

Property Management

Grace Mudrick has left Emory Hill. Her replacement is now in place.

Grants

The Saving America's Treasures grant application to the National Park Service (NPS) to restore the Chapel was declined. Therefore, FDRPC will proceed with completing the exterior using the Corporation's resources.

Delaware Division of the Arts awarded the Friends of Fort DuPont \$7,310 for arts programming.

Public Programming

The Fort Folk Fest continues to be very successful. The next concert is on Friday, September 19 from 7-9pm.

EXECUTIVE SESSION

Mr. Edgell moved to recess into executive session, seconded by Mr. Graci and unanimously carried.

Meeting recessed at 9:38 a.m. Meeting reconvened at 9:58 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
EXECUTIVE COMMITTEE MEETING**

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Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
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. Valerie Miller, FDRPC Planner
Mr. Richard Forsten, 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 Environmental Appeals Board hearing that had been scheduled for September 22, 2025, was cancelled. There is no new date yet. This delay will affect the construction schedule due to restrictions on being in the water starting March 1. Option to demobilize at this time, but this will increase overall costs.

Drainage Issue

Minor repair to fix drainage issue in between Crawford Ln and Reynolds St. Drain has been replaced and should be completed within a couple of weeks. No disturbance to neighbors.

Storm Drains

Six aging storm drains along Exchange Rd and Maple Blvd are being replaced for safety and system improvements. Funding for these repairs has already been allocated through FDRPC's general maintenance line.

EXECUTIVE SESSION

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

Meeting recessed at 9:48 a.m. Meeting reconvened at 10:06 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 10:06 a.m.

APPROVED:

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

Aug 2025

	Actual	Budget	over Budget	% of Budget
Income				
4010 State Appropriation	\$1,000,000.00	\$ 3,000,000.00	(\$2,000,000.00)	33.33%
4100 Rental Income	\$16,274.40	\$ 250,967.00	(\$234,692.60)	6.48%
4100-46 Obl Duplexes	\$0.00	\$ 100,800.00	(\$100,800.00)	0.00%
4100-DNREC	\$0.00	\$ 10,500.00	(\$10,500.00)	0.00%
4100-Garden Plot Rental	\$0.00	\$ 1,650.00	(\$1,650.00)	0.00%
4100-Omb	\$0.00	\$ 9,315.00	(\$9,315.00)	0.00%
4110 Special Event Revenue	\$0.00	\$ -	\$0.00	
4111 Misc Events	\$75.00	\$ -	\$75.00	
Total 4110 Special Event Revenue	\$75.00	\$0.00	\$75.00	
4130 Cam Revenue	\$0.00	\$0.00	\$0.00	
4131 Lawncare - Cam (State Tenants)	\$0.00	\$16,040.00	(\$16,040.00)	0.00%
4132 Snow/Ice - Cam (State Tenants)	\$0.00	\$25,112.00	(\$25,112.00)	0.00%
Total 4130 Cam Revenue	\$0.00	\$41,152.00	(\$41,152.00)	0.00%
4150 Tenant Reimbursements	\$0.00		\$0.00	
4151 Utility Reimbursements	\$23,693.46	\$217,392.18	(\$193,698.72)	10.90%
Total 4150 Tenant Reimbursements	\$23,693.46	\$217,392.18	(\$193,698.72)	10.90%
Total 4100 Rental Income	\$40,042.86	\$631,776.18	(\$591,733.32)	6.34%
4300 Grants	\$0.00		\$0.00	
4500 Htc Credits	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds	\$0.00	\$188,000.00	(\$188,000.00)	0.00%
4821 Canal District - Phase 1D	\$14,789.25	\$0.00	\$14,789.25	
Total 4800 Bank Loans - Budgeted Proceeds	\$0.00		\$0.00	
Total Income	\$1,054,832.11	\$3,824,776.18	(\$2,769,944.07)	27.58%
Gross Profit	\$1,054,832.11	\$3,824,776.18	(\$2,769,944.07)	27.58%

Aug 2025

	Actual	Budget	over Budget	% of Budget
Expenses				
Reserves		\$ 368,481.56	\$ (368,481.56)	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	100.00%
6460 Environmental	\$0.00	\$ 60,354.84	(\$60,354.84)	0.00%
6464 Soil Analysis	\$0.00	\$ 32,879.82	(\$32,879.82)	0.00%
Total 6460 Environmental	\$0.00	\$ 93,234.66	(\$93,234.66)	0.00%
6470 Feasibility Studies	\$0.00	\$ -	\$0.00	
6720X Marina	\$0.00	\$ -	\$0.00	
Total 6470 Feasibility Studies	\$0.00	\$ -	\$0.00	
6480 Special Event Expenses	\$600.00	\$ 2,706.67	(\$2,106.67)	22.17%
6486 Pints & Pumpkins	\$0.00	\$ 3,038.44	(\$3,038.44)	0.00%
6487 Family Movie Night	\$0.00	\$ 1,619.61	(\$1,619.61)	0.00%
6488 Friends Group	\$1,493.41	\$ 45.97	\$1,447.44	3248.66%
Total 6480 Special Event Expenses	\$2,093.41	\$ 7,410.69	(\$5,317.28)	28.25%
6500 Professional Fees	\$0.00	\$ -	\$0.00	
6505 Prof Fees - Engineering	\$0.00	\$ 48,732.89	(\$48,732.89)	0.00%
6505-02 Master Planning	\$16,449.25	\$ -	\$16,449.25	
6505-20 Branch Canal	\$17,830.25	\$ -	\$17,830.25	
Total 6505 Prof Fees - Engineering	\$34,279.50	\$ 48,732.89	(\$14,453.39)	70.34%
6515 Prof Fees - Architectural	\$0.00	\$ 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	\$2,625.00	\$ 50,108.97	(\$47,483.97)	5.24%
6545 Roadways/Utilities	\$0.00	\$ 2,745.16	(\$2,745.16)	0.00%
Total 6500 Professional Fees	\$41,142.61	\$ 236,725.35	(\$213,412.99)	17.38%
6535 Permitting	\$195.00	\$ 6,496.86	(\$6,301.86)	3.00%
6600R Fees - Other	\$0.00	\$ -	\$0.00	
6601 Professional Memberships	\$0.00	\$ 3,615.00	(\$3,615.00)	0.00%
6610 Bank Fees	\$0.00	\$ 1,157.58	(\$1,157.58)	0.00%
6625 Bank Charges	\$0.00	\$ 300.00	(\$300.00)	0.00%
6627 Applied Bank Fees	\$0.00	\$ 20.00	(\$20.00)	0.00%
Total 6625 Bank Charges	\$0.00	\$ 320.00	(\$320.00)	0.00%
6631 Del City Rental Tax	\$1,763.61	\$ 1,994.34	(\$230.73)	88.43%
Total 6600R Fees - Other	\$1,763.61	\$ 7,086.92	(\$5,323.31)	24.89%
6700 Improvements	\$2,450.00	\$ 934,000.00	(\$931,550.00)	0.26%
6709 Building 24-Fdrpc Office	\$11,626.73	\$0.00	\$11,626.73	
6710 Improvements:Batteries	\$2,085.00		\$2,085.00	
6711 Building 20-Px	\$10,655.06		\$10,655.06	
6713 Building 55 Chapel	\$1,106.50		\$1,106.50	
6738 Duplexes on OBL	\$15,544.00	\$0.00	\$15,544.00	
6744 Maintenance Shop	\$1,844.98		\$1,844.98	
6749 Pump House	\$11,500.00		\$11,500.00	
6773 Bio Basins	\$63,829.50		\$63,829.50	
Total 6700 Improvements	\$120,641.77	\$ 934,000.00	(\$813,358.23)	12.92%

Aug 2025

	Actual	Budget	over Budget	% of Budget
6800 Site Utilities	\$0.00	\$ -	\$0.00	
6810 Electric	\$12,318.28	\$ 171,382.04	(\$159,063.76)	7.19%
6815 Gas	\$0.00	\$ 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	\$97.58	\$ 435.31	(\$337.73)	22.42%
6835 Trash	\$1,574.68	\$ 4,632.74	(\$3,058.06)	33.99%
Total 6800 Site Utilities	\$17,960.80	\$ 251,317.20	(\$233,356.40)	7.15%
7000 Operating Expenses	\$0.00	\$ -	\$0.00	
7009 Computer Support	\$1,789.82	\$ 11,350.05	(\$9,560.23)	15.77%
7010 Office Supplies	\$1,556.70	\$ 19,130.27	(\$17,573.57)	8.14%
7015 Taxes & Licenses	\$1,045.00	\$ 265.00	\$780.00	394.34%
7020 Travel	\$1,651.93	\$ 5,000.00	(\$3,348.07)	33.04%
7025 Meals And Entertainment	\$189.07	\$ 7,197.08	(\$7,008.01)	2.63%
7030 Utilities - Office	\$170.18	\$ 47,685.23	(\$47,515.05)	0.36%
7035 Phone/Internet - Office	\$0.00	\$ 4,338.39	(\$4,338.39)	0.00%
7040 Repairs & Maintenance	\$0.00	\$ 8,276.46	(\$8,276.46)	0.00%
7051 Uniforms	\$0.00	\$ 5,000.00	(\$5,000.00)	0.00%
Total 7000 Operating Expenses	\$6,402.70	\$ 108,242.48	(\$101,839.78)	5.92%
7100 Common Area Maintenance	\$0.00	\$ -	\$0.00	
7105 Lawn Care	\$47,960.00	\$ 116,308.16	(\$68,348.16)	41.24%
7110 Storm Water Management	\$0.00	\$ 1,599.00	(\$1,599.00)	0.00%
7115 Pest Control	\$0.00	\$ 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	\$0.00	\$ 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	\$10,287.13	\$ 86,047.28	(\$75,760.15)	11.96%
7141 Auto	\$977.72	\$ 6,000.00	(\$5,022.28)	16.30%
7145 Equipment Expense	\$0.00	\$ 9,959.16	(\$9,959.16)	0.00%
7146 Supplies	\$2,617.29	\$ 2,340.97	\$276.32	111.80%
7830 Utilities	\$0.00	\$ 16,192.73	(\$16,192.73)	0.00%
7831 Water & Sewer	\$0.00	\$ -	\$0.00	
Total 7830 Utilities	\$0.00	\$ 16,192.73	(\$16,192.73)	0.00%
Total 7100 Common Area Maintenance	\$62,852.14	\$ 280,178.46	(\$217,326.32)	22.43%
7200 Debt Expense	\$0.00	\$ 23,106.96	(\$23,106.96)	0.00%
7205 P & I - Applied Bank 810	\$ 10,949.34	\$ 50,740.54	\$ (39,791.20)	21.58%
7206 P & I - Applied 0380	\$ 12,012.70	\$ 72,076.20	\$ (60,063.50)	16.67%
Total 7200 Debt Expense	\$ 22,962.04	\$ 145,923.70	\$ (122,961.66)	15.74%
7500 Marketing Expenses	\$10,514.41	\$ 42,000.00	(\$31,485.59)	25.03%
7540 Stationery & Printing	\$102.00		(\$6,488.40)	1.55%
Total 7500 Marketing Expenses	\$10,616.41	\$42,000.00	(\$1,598.91)	86.91%

Aug 2025

	Actual	Budget	over Budget	% of Budget
7700 Payroll Expenditures	\$0.00	\$ 6,590.40	(\$6,590.40)	0.00%
7710 401K	\$2,390.19	\$ 12,215.32	(\$9,825.13)	
7720 Employee Benefits - Health	\$12,711.64	\$ 192,254.08	(\$179,542.44)	
7721 Employee Benefits - Dental	(\$45.17)		(\$45.17)	-0.94%
7722 Employee Benefits - Vision	\$85.10		\$85.10	0.20%
7723 Employee Benefits - Fsa	\$0.00	\$ 4,788.74	(\$4,788.74)	0.00%
7730 Payroll Tax Expense	\$7,940.53	\$ 42,031.25	(\$34,090.72)	
7740 Salaries & Wages	\$104,509.79	\$ 686,282.76	(\$581,772.97)	
Total 7740 Salaries & Wages	\$104,509.79	\$ 686,282.76	(\$581,772.97)	15.23%
7750 Payroll Service Fees	\$369.48	\$ 2,522.52	(\$2,153.04)	14.65%
Total 7700 Payroll Expenditures	\$127,961.56	\$ 946,685.07	(\$818,723.51)	13.52%
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	\$0.00	\$ 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%
Administrative Expenses	\$0.00	\$ 35,048.70	(\$35,048.70)	0.00%
7472 Travel Meals (Deleted)	\$142.60	\$ 150,000.00	(\$149,857.40)	0.10%
Total Administrative Expenses	\$142.60	\$ 185,048.70	(\$184,906.10)	0.08%
Legal Fees - Operating	\$0.00		\$0.00	
Property Management & Other Expense	\$0.00		\$0.00	
7810 Bank Charges	\$52.00		\$52.00	
7880 Repair & Maintenance	\$0.00		\$0.00	
Total Property Management & Other Expense	\$52.00		\$52.00	
Total Expenses	\$ 860,839.84	\$ 3,771,997.62	(\$2,911,157.78)	22.82%
Net Operating Income	\$193,992.27	\$ 52,778.56	\$141,213.71	367.56%
Net Income	\$193,992.27	\$ 52,778.56	\$141,213.71	367.56%



Executive Director Monthly Report

For the period September 1, 2025, to September 30, 2025

The meeting of the Board of Directors is scheduled for October 8, 2025, at 9:30 a.m. at the Delaware City Fire Hall.

Capital Projects

Branch Canal Revetment

The September 22, 2025, meeting of the Environmental Appeals Board (EAB) was cancelled by the EAB. As of September 29, 2025, no new date for the hearing has been published.

The delay has pushed our projected mobilization date from September 2, 2025, to a mid-November start. This, in turn, jeopardizes our ability to complete the subaqueous work before the March 1 restriction date. FDRPC is exploring options with the contractor to address this; these options may include additional costs to the project budget.

Drain replacement in Canal District. FDRPC addressed the failure of a drain which runs behind the residential properties on Crawford Lane and Reynolds Street. The issue appears to be settlement of the drain angle. The initial fix that was attempted—to re-align the drain angle—was completed and is being tested.

Subdivision applications submitted x 2. FDRPC has submitted two applications for the subdivision of properties on the campus.

- The **Old Elm Avenue** subdivision creates four single-family residential lots along Old Elm Avenue. This replaces a previous subdivision which permitted thirteen townhomes. This application is ready for consideration by Delaware City.
- The **Town Center** subdivision proposes the creation of thirty-one (31) lots, which include a combination of existing buildings and new duplex residential lots. This proposal was submitted as a conceptual plan to Delaware City, which provides an opportunity for staff review and comment prior to consideration by the City Council and the Planning Commission.

All residents of the Fort DuPont campus and all elected officials of the area were notified of the subdivision, either via email or hand-delivered letters which included copies of the plans. *A copy of that communication is attached to this report.*

Governors Recommended Budget FY 27. The following was submitted to DNREC for consideration in the request for the Governors FY 27 Recommended Budget.

- Deferred maintenance, environmental remediation, land management, maintenance of campus buildings and lands, and funding for operations and administration. \$3,000,000
- Old Battery Lane: street, sidewalk, and lighting. \$750,000. This project will include new roads, sidewalks, and street lighting for Old Battery Lane from Polktown Road to The Point at the entrance to Fort DuPont State Park.

Resolution of issues with DNREC. Tim Slavin has been working with Secretary Patterson and senior DNREC officials to address a series of open issues. The issues include completion of the 6f land swap process; relocation of the State Parks maintenance facility to Fort DuPont per the terms of a 2019 agreement; extinguishing further interest from Fort DuPont in the McConnell Parcel and agreeing to a legislative remedy; completion of Building 30 (to be used for State Parks cultural collections); disposition of the two residential duplex buildings used by DNREC and governed by the terms of a 2019 agreement; ongoing work on brownfield assessment, testing, and remediation; and renewed discussions about recreational amenities on the Fort DuPont campus.

Operational Updates

FY 25 Audit

The entrance conference for the FY 25 Audit has been conducted, and the audit is underway.

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 of September 30, 2025, has been met.

Executive Committee Meeting

The Executive Committee met on September 29, 2025. The next meeting is scheduled for Monday, October 27, 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.

Horty & Horty. The Friends has contracted with Horty & Horty PA to provide a financial review of the organization. This review is needed for grant applications made to private foundations.

Committee of 100. Tim Slavin has joined the Environment and Energy Committee of the Committee of 100.

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



FORT DUPONT

Tuesday, September 23rd, 2025

Dear Fort DuPont Resident/Property Owner,

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) is writing to share important information regarding two upcoming subdivision applications that will soon be submitted to Delaware City. Both projects are consistent with the Fort DuPont Master Plan (2024) and are intended to advance the long-term vision of creating a vibrant, mixed-use community that honors the history and character of Fort DuPont.

Old Elm Avenue Subdivision

On September 24, 2025, FDRPC will submit an application to revise a previously approved subdivision along Old Elm Avenue. The original plan called for 13 townhomes facing the Parade Ground. The new proposal reduces the density and instead creates **four single-family home lots** that will continue to front the Parade Ground.

This change is designed to preserve open views, reduce scale, and introduce housing that better complements the Parade Ground and surrounding Canal District.

Town Center Subdivision

A second application—also to be submitted on **September 24, 2025**—covers the **Town Center area**, which includes parts of Old Battery Lane and Maple Boulevard. This subdivision will:

- Subdivide all existing buildings on the south side of Old Battery Lane into individual legal parcels.
- Create new parcels for **12 duplexes** – 3 at the corner of Old Battery Lane and Maple Boulevard, and 9 within the Quartermaster District.

This subdivision has **less direct impact on existing property owners**, as none of the new lots directly abut current residences. No construction is imminent; the land must first undergo environmental clearance and site preparation before any building could begin.

Where to View Plans

- Online: Available at the very top of the “Documents” page on our website: www.fortdupont.org.
 - In person:
 - A full set of mounted prints will be available in the FDRPC conference room during office hours, Monday–Friday, 8:30 a.m.–3:30 p.m.
 - A smaller set will be posted on the announcement board located on the front porch of our office at 260 Old Elm Avenue.
-

Timeline & Public Process

- September 24, 2025: Application submitted to Delaware City.
- The application will then proceed to:
 1. Mayor & City Council reading – the Council will refer the plan to the Planning Commission.
 2. Planning Commission public hearing – where residents and property owners can share input.
 3. Mayor & City Council hearing – final review and potential approval (if recommended by Planning Commission).

This process typically takes 3–6 months. Proposed signs will be posted on-site to clearly identify the affected areas.

How This Fits into the Master Plan

Both subdivision proposals are fully consistent with the **Fort DuPont Master Plan (2024)**, which calls for careful redevelopment of the Canal District, Quartermaster District, and Town Center to create a **balanced, mixed-use community**.

- **Old Elm Avenue:** Shifts from higher-density townhomes to single-family homes to respect historic character and Parade Ground views.
- **Town Center:** Organizes land into legal parcels, preparing the area for future residential and mixed-use development in line with long-term plans.

Together, these subdivisions represent the next steps in turning the Master Plan into action — thoughtfully reusing historic areas, introducing new housing opportunities, and ensuring redevelopment is paced and responsible.

Next Steps

It is important to note that subdivision approval only establishes lot boundaries and sizes. While development on these lots is expected in the future, no construction is imminent. We encourage you to review the enclosed information and participate in the upcoming public meetings once they are scheduled. Your input is essential as we continue to improve and revitalize the Fort DuPont campus in a way that honors its history while building its future.

If you have any questions, please contact our office at (302) 838-7374 or via email at tslavin@fortdupont.org.

Sincerely,



Tim Slavin
Executive Director
Fort DuPont Redevelopment and Preservation Corporation

Enclosures:

- Old Elm Subdivision – Frequently Asked Questions (FAQ)
- Town Center Subdivision – Frequently Asked Questions (FAQ)
- Old Elm Avenue Subdivision Plan
- Town Center Subdivision Plan



FORT DUPONT

Old Elm Avenue Subdivision – Frequently Asked Questions (FAQ)

-
- 1. What is being proposed?** FDRPC is submitting a revised subdivision plan for Old Elm Avenue. Instead of the previously approved 13 townhomes, the plan now proposes 4 single-family homes facing the Parade Ground.
-
- 2. What is a subdivision?** A subdivision is simply the process of creating legal property boundaries (lots). It defines lot sizes and where parcels begin and end. Subdivision approval does not authorize construction.
-
- 3. Does this mean new houses will be built right away?** No. While FDRPC intends to build on these lots in the future, no construction is imminent.
-
- 4. Why is the plan being changed from 13 townhomes to 4 single-family homes?** The change better fits the Fort DuPont Master Plan (2024), which emphasizes high-quality residential development that respects the historic Parade Ground. The revised plan reduces density, provides more open space, and creates a design that is in line with the character of the Canal District.
-
- 5. How does this fit the vision for the Canal District?** The Canal District is intended to be a neighborhood that blends historic character with new housing opportunities. The updated plan: - Preserves important views of the Parade Ground. - Offers single-family homes that are consistent with the historic setting. - Aligns with the broader goal of making Fort DuPont a vibrant, mixed-use community.
-
- 6. How can residents review the plans?**
- Online: Available at the top of the “Documents” page at www.fortdupont.org.
 - In Person: - Full-size mounted plans: FDRPC office conference room, 260 Old Elm Avenue, open Monday–Friday, 8:30 a.m.–3:30 p.m. - Smaller copies: Posted on the announcement board on the front porch of our office.
-

7. What is the approval process and timeline?

• September 24, 2025: Application submitted to Delaware City. • Next Steps: 1. Mayor & City Council review and referral to the Planning Commission. 2. Planning Commission public hearing (residents can comment). 3. Final Mayor & City Council hearing (if recommended for approval). This process typically takes 3–6 months.

8. How will I know when hearings are scheduled?

Signs will be posted at the site, and Delaware City will publish public notices before any hearings. FDRPC will also post updates on our website.

9. Who can I contact with questions?

Fort DuPont Redevelopment & Preservation Corporation 260 Old Elm Avenue, Delaware City, DE 19706 Phone: (302) [insert number] Email: [insert email]

Key takeaway: This proposal is an early step in shaping the future of Fort DuPont in line with the Master Plan. No construction will begin right away.



FORT DUPONT

Town Center Subdivision – Frequently Asked Questions (FAQ)

1. What is being proposed?	FDRPC is submitting a subdivision plan for the Town Center area of Fort DuPont. The plan will subdivide existing buildings on the south side of Old Battery Lane into legal parcels, and create new parcels for 12 duplexes — 3 at the corner of Old Battery Lane and Maple Boulevard, and 9 within the Quartermaster District.
2. What is a subdivision?	A subdivision is simply the process of creating legal property boundaries (lots). It defines lot sizes and where parcels begin and end. Subdivision approval does not authorize construction.
3. Does this mean new homes will be built right away?	No. While the long-term plan does include new residential construction, no building is imminent. The land must first undergo environmental clearance and site improvements before construction could begin.
4. How does this affect existing property owners?	This subdivision has less direct impact on current residents and business owners. The new lots do not directly abut existing private residential properties.
5. How does this fit the Master Plan?	The Fort DuPont Master Plan (2024) calls for the Town Center and Quartermaster District to be developed into a mixed-use neighborhood with housing, commercial opportunities, and preserved historic structures. This subdivision organizes the land into clear parcels, setting the stage for that vision.
6. How can residents review the plans?	<ul style="list-style-type: none">• Online: Available at the top of the “Documents” page at www.fortdupont.org.• In Person: - Full-size mounted plans: FDRPC office conference room, 260 Old Elm Avenue, open Monday–Friday, 8:30 a.m.–3:30 p.m. - Smaller copies: Posted on the announcement board on the front porch of our office.

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Key takeaway: The Town Center subdivision organizes land into clear parcels consistent with the Master Plan. No construction will begin right away.



ELBERT STREET

LOT 16A
PROPOSED
2-STORY
BUILDING

REYNOLDS STREET

LOT 20A
PROPOSED
2-STORY
BUILDING

LOT 24A
PROPOSED
2-STORY
BUILDING

CRAWFORD LANE

LOT 28A
PROPOSED
2-STORY
BUILDING

CHAPEL
PARKING LOT

OLD ELM AVENUE

PARADE GROUND

