

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on November 12, 2025, at the Delaware City Library, 250 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. David Edgell (Office of State Planning)
Mr. Doug Erickson (Delaware City Resident)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britany Loveland (Delaware City Manager)
Representative Kendra Johnson (Capital Improvements Committee)
Secretary Greg Patterson (DNREC)
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)
Senator Spiros Mantzavinos (Capital Improvements Committee)
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

OTHERS PRESENT

Ms. Kelli Racca, Friends of Fort DuPont Board Chairperson

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF
OCTOBER 8, 2025, THE EXECUTIVE COMMITTEE MEETING MINUTES OF AND
THE EXECUTIVE COMMITTEE MEETING MINUTES OF OCTOBER 27, 2025**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of October 8, 2025. The motion was seconded by Ms. Graham and unanimously carried.

Mr. Edgell moved for approval of the FDRPC Executive Committee meeting minutes of October 27, 2025, pending one correction. The motion was seconded by Mr. Graci and unanimously carried.

TREASURER'S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed FDRPC's Budget vs. Actuals: Budget FY26 P&L for July 2025 – June 2026, as of September 2025 and noted the following:

- 4010 State Appropriation – No change in this figure but a reminder that \$1M of the \$3M state appropriation was drawn down in August.
- 4100 Rental Income – Total income is up about \$40,000 over the August period.
- Reserves – No change in these amounts, but a reminder that these are funded as per the Board adopted policies for reserves.
- 6505 Professional Fees – Up over \$19K over the August numbers.
- 6700 Improvements – Are up \$23K, of which about half are for the duplexes.
- 7000 Operating Expenses – This figure is tracking low compared to budget.
- 7100 Common Area Maintenance – Up over \$33K for the month due to continued lawncare expenses but expected to go down during the winter months.
- 7700 Payroll Expenses – 25% of the budget is tracking nicely.
- Total expenses are up with revenue; there is a net income of \$11,540. This number will fluctuate as the state's expenditure is drawn down throughout the year.

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

EXECUTIVE DIRECTOR'S REPORT

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

Canal District Drain Replacement. The drain issue behind the housing along Crawford Street has been addressed and the site has been closed.

Branch Canal Revetment. The project is underway, with the pre-construction meeting held on October 29, 2025. Mobilization has begun. A-Del and Mr. Slavin have contacted nearby residents to make them aware of potential disruptions due to construction.

Old Elm Subdivision. The Old Elm subdivision is scheduled to go before the Delaware City Mayor and Council on November 17, 2025.

Town Center Subdivision. The Town Center subdivision is currently under staff review by Delaware City.

New Operable Unit (OU). DNREC has been asked to establish a new OU that would include the acreage comprising the Town Center subdivision.

Battery Elder OU. Battery Elder, a former dump site on campus currently receiving attention from the EPA, has recently been found to contain lead hotspots, triggering the need for a new remediation plan. This may result in temporary trail closures, to be determined by Delaware State Parks.

Rental Units. There are currently three vacancies in the rental portfolio; however, all units on Old Battery Lane are occupied.

Parade Ground. The no-mow area on the Parade Ground has been cleared.

Mr. Graci moved for the acceptance of the Executive Director’s report, seconded by Ms. Graham and carried unanimously carried.

PRESENTATION ON ARCHITETUAL FINDINGS ON THE POST THEATER

Board Chair Kelli Racca, Planner Valerie Miller, and Executive Director Tim Slavin presented an update on the War Department Theater. The Board was reminded that the theater was constructed in 1933 under War Department Standard Plan 608-220-251 and is approximately 6,244 square feet with a current capacity of 314 seats. Existing conditions and campus context were reviewed as part of the presentation.

The presenters reported that Tevebaugh Architecture has completed a building assessment and program feasibility study, including a building shell assessment with an outline scope for restoration, 3D building scan and modeling, structural assessment, systems analysis, and potential architectural space programming. They also noted ongoing learning efforts, including consultation with theater planning expert Ted Ohl of Schuler Shook Theatre Planners, as the team continues to refine next steps for the project.

DELAWARE CITY UPDATES

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

- DelDot has installed a new detour sign at the Rt. 9 closure after receiving feedback from residents.
- New ‘Delaware City’ signs have been installed on Cox Neck Rd and at the roundabout.
- The next Mayor and Council meeting is on November 17, 2025, at 6:30 p.m.
- The next bicentennial planning meeting will be November 19, 2025, at 6:00 p.m. at the Community Center.
- Town Hall will be closed November 27 and 28, 2025.

PUBLIC COMMENT

A member of the public inquired about prospective programming for the War Department Theater, specifically asking when a screening of *The Rocky Horror Picture Show* might be scheduled.

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

Ms. Loveland 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. Graci and unanimously carried.

The meeting recessed at 10:20 a.m.

RECONVENE

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

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None

NEXT MEETING DATE

The next meeting is scheduled for December 10, 2025, at 9:30 a.m.

AJOURNMENT

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

Meeting Adjourned at 10:37 a.m.

Approved: January 14, 2026