

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on May 14, 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 9:33 a.m.

**BOARD MEMBERS PRESENT**

Mr. John McMahon (Board Chair)  
Mr. Greg Patterson (Department of Natural Resources and Environmental Control (DNREC))  
Ms. Ann Visalli (Office of Management and Budget)  
Ms. Wendy Rogers (Fort DuPont Resident)  
Mr. David Edgell (Office of State Planning)  
Ms. Britany Loveland (Delaware City Manager)  
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)  
Mr. Kurt Foreman (Delaware Prosperity Partnership)  
Ms. Winvenia Graham (Delaware City Resident)

**BOARD MEMBERS ABSENT**

Ms. Ruth Ann Miller (Controller General of the State of Delaware)  
Mr. Rony Balthazar-Lopez (Secretary of State)  
Senator Spiros Mantzavinos (Capital Improvements Committee)  
Mr. Doug Erickson (Delaware City Resident)  
Mr. Michael Graci (Fort DuPont Resident)

**STAFF MEMBERS PRESENT**

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

**OTHERS PRESENT**

Mr. John Chartrand, Del-One  
Mr. Anthony DePrima, Energize Delaware

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND  
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF APRIL  
9, 2025**

**Mr. Edgell moved for the approval of the FDRPC Board meeting minutes of April 9, 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 March 2025 and noted the following:

- 4010 State Appropriation – Drawdown of funds is tracking for the year. Next month, this figure will zero out.
- 4200 Real Estate Sales – No change is this figure. Next month it will reflect the sale of 1311 Officers Row.
- 6500 Professional Fees – Up \$22,000 this month.
- 6700 Improvements – Up roughly \$200,000, of which \$40,000 is for the renovations of the duplexes and \$160,000 for Brady Lane improvements.
- 7700 Payroll Expenditures – Up \$70,000 over last month. This figure is tracking nicely.
- Total expenses are up about \$380,000, which is primarily improvements and payroll expenses.

**Ms. Rodgers moved for the acceptance of the Treasurer's Report, seconded by Mr. Foreman and unanimously carried.**

#### **INTRODUCTION OF JOHN CHARTRAND, CHIEF BANKING OFFICER, DEL-ONE**

Mr. Slavin explained FDRPC went through an RFP process for banking services, of which Del-One was awarded the contract. Mr. Chartrand, Chief Banking Officer of Del-One, stated the transition process has already begun. He mentioned their enthusiasm for the partnership with FDRPC. Del-One is the largest credit union in Delaware.

#### **RESOLUTION TO PROCEED WITH FINANCING (LINE OF CREDIT)**

Mr. Slavin advised the resolution would be for a line of credit (LOC), extended by Del-One. It would be a \$1 million working capital LOC, with a period of 12 to 24 months as outlined in the packet. The interest rate is 7.5% right now and it has an origination fee of \$5,000. The LOC will be used to finance the canal bank revetment project. Although FEMA has awarded FDRPC a \$1.7M grant, this is a reimbursable grant. Therefore, the LOC is required to finance the project.

**Mr. Scoglietti moved for the approval of the resolution to proceed with a line of credit through Del-One. The motion was seconded by Ms. Graham and unanimously carried.**

#### **PRESENTATION BY ANTHONY DEPRIMA OF ENERGIZE DELAWARE**

Mr. Anthony DePrima, of Energize Delaware, put forth a presentation on a new remote meter reading solution and a potential solar option for the FDRPC campus. The Wesco Meter Installation proposal involves a remote reading systems for all electric and gas meters on the campus. Wesco will generate a securing billing file for FDRPC. Estimated cost for meters and installation is \$28,903, with a monthly service fee of \$400. Wesco can be on site 18-20 weeks after the order is received and the work will take 2 to 3 days.

Mr. DePrima also talked about renewable energy through solar on the campus. Through work with FDRPC staff, the Power Lane site was identified as the most attractive as a minimum of 5 acres would be required. Estimates were completed Sunrise Solor. Completion takes 6 to 12 months. The system would be maxed out at 110% of total usage, as allowed by Delaware law. Insurance/maintenance are estimated to be \$9000 annually and escalating going forward. Solar Renewable Energy Credits (SRECs) with a value of \$513,459 over twenty years and a Solor

Investment Tax Credit with a value of \$924,000 could be available. The project would require some tree clearing. With the credits and a \$500,000 grant from Energize Delaware, the total loan amount would be \$1,715,000. This would equate to at least a 20% energy savings after debt service, maintenance, and insurance.

In response to a question from the public, Mr. DePrima stated energy can be sold back to the grid. Mr. Scoglietti asked about the National Guard, to which Mr. DePrima stated they are one of the primary organizations that need to be met with. Ms. Rodgers inquired about impact on future development and the environment. Mr. Slavin stated this use fits within the designated 'Light Industrial' land use category of the location. There is no noise or light pollution created by the solar site. In general, these are a very non-intrusive use. For example, there is less pollution in EMFs generated by a solar field than standard transformers.

It is a 138kW system with an output of 161kWh. The load would be about 20% less than our current load. Delmarva would still be the power system for the campus. This design is based on a "behind the meter" system, meaning there is a time delay. When there is a light load day, but the system generates a lot of energy, the account is credited. The reverse works on cloudy days.

The tax credit would be available per installaion, as well. Therefore, if FDPRC decided to install another system to handle future develop, the tax credit would be available for that build. However, FDRPC would be under no obligation for expansion. Energy audits would not be required. Further, Mr. DePrima stated the only way not to get the savings is if the system stopped generating but this would not happen unless it was taken off the grid. Maintenance costs are very low.

Ms. Visalli concluded Board comments by stating she believed the project was line with FDRPC values.

**Mr. Foreman motioned to authorize FDRPC staff to proceed with the steps necessary to pursue the solar option with Energize Delaware further. Mr. Patterson seconded, and the motion carried unanimously.**

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

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

**Branch Canal Bank Revetment Project** – Approval of the revised budget and all permits are in hand. Closing for the line of credit will occur shortly. FDRPC is waiting on the authorization from FEMA to the release funds to DEMA to make the funding available. There is some uncertainty on whether federal commitments are going to come through. The project is also limited to certain months of the year when workers can and cannot be in the water.

**Old Battery Lane Duplexes** – Casement windows must be installed in the front window of each unit, so there are currently boarded up. Those windows are in-hand and will be installed this week. The Certificate of Occupancy should be obtained by next week.

**1311 Officers Row** – This parcel was sold to a private builder, who is also building other sites in downtown Delaware City. He plans to build a single-family home on the lot, in keeping with the design guidelines for the property.

**Campus Cultivation** – Former Gov. Jack Markell had a site tour and thanked the Board for their work on the project. Earlier in the week, NCC County Executive Marcus Henry toured the campus. Secretary Patterson is coming out following the Board meeting today. Next week, Matt Heckles, DSHA Director, is coming out for a campus tour, as well.

**Mr. Foreman moved for the acceptance of the Executive Director’s report, seconded by Mr. Scoglietti and unanimously carried.**

### **COMMITTEE REPORTS**

#### **FDRPC Finance and Audit Committee Meeting of April 7, 2025**

**Mr. Scoglietti moved for acceptance of the FDRPC Finance and Audit Committee Report of April 7, 2025. The motion was seconded by Ms. Graham and unanimously carried.**

### **DELAWARE CITY UPDATES**

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

- The City is getting ready to release an RPP for Clinton Street paving and parts of Canal Street.
- Library ramp upgrades have started. Entry from the rear of the building only.
- City budget workshop to be held May 14 and City Council will be meeting next on May 19 at 6:30.

### **PUBLIC COMMENT**

None.

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

**Mr. Edgell 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. Foreman and unanimously carried.**

The meeting recessed at 10:34 a.m.

### **RECONVENE**

Mr. Foreman moved to reconvene the FDRPC Board meeting, seconded by Mr. Scoglietti and unanimously carried. Meeting reconvened at 10:40 a.m.

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

None.

**NEXT MEETING DATE**

The next meeting is scheduled for June 11, 2025, at 9:30 a.m.

**AJOURNMENT**

**Mr. Patterson moved for adjournment. The motion was seconded by Mr. Edgell and unanimously carried.**

Meeting Adjourned at 10:44 a.m.

Approved: July 7, 2025