

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on January 14, 2026, 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)  
Ms. Winvenia Graham (Delaware City Resident)  
Mr. Michael Graci (Fort DuPont Resident)  
Representative Kendra Johnson (Capital Improvements Committee) (depart 10:31 a.m.)  
Secretary Greg Patterson (DNREC) (arrival 9:49 a.m.)  
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)

**BOARD MEMBERS ABSENT**

Vacant (Secretary of State)  
Vacant (Delaware Prosperity Partnership)  
Mr. Doug Erickson (Delaware City Resident)  
Ms. Britany Loveland (Delaware City Manager)  
Senator Spiros Mantzavinos (Capital Improvements Committee)

**STAFF MEMBERS PRESENT**

Mr. Tim Slavin, FDRPC Executive Director  
Ms. Janice Moturi, FDRPC Deputy Director/Controller  
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  
NOVEMBER 12, 2025 AND THE EXECUTIVE COMMITTEE MEETING MINUTES OF  
NOVEMBER 24, 2025**

**Mr. Graci moved for approval of the FDRPC Board meeting minutes of November 12, 2025. The motion was seconded by Mr. Edgell and unanimously carried.**

**Mr. Edgell moved for approval of the FDRPC Executive Committee meeting minutes of November 24, 2025. The motion was seconded by Ms. Graham 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 November 2025 and noted the following:

- **4010 State Appropriation.** As of the end of November, \$2 million of the \$3 million state appropriation had been drawn down.
- **4151 Utility Reimbursements.** Utility reimbursements reflected a write-off of expenses related to prior-year utility costs.
- **4300 Grants.** A new grant item was added for the National Trust for Historic Preservation in the amount of \$2,500, designated for work at the Theater.
- **Income.** Total income exceeded \$2.07 million for the reporting period.
- **6500 Professional Fees.** Professional fees increased by approximately \$47,000 over the last two months due to planning-related work, including the Master Plan and the revetment project.
- **6700 Improvements.** Improvements increased by more than \$150,000 since September, driven by multiple projects, including the Post Exchange, Chapel, duplexes, pump house, and biobasins.
- **Operating Expenses.** Operating expenses remained lean and under budget. Expenses increased by approximately \$24,000 during the period.
- **7105 Lawn Care.** Lawn care expenses increased by approximately \$20,000 since September 2025.
- **7130 Building Repairs & Maintenance.** Building repairs and maintenance increased by approximately \$28,000 since September 2025.
- **7140 Landscaping Maintenance.** Landscaping maintenance increased by approximately \$13,000 since September 2025.
- **7141 Auto.** Auto expenses were above budget due to the purchase of a trailer.
- **Net Income.** Net income exceeded \$347,000, largely attributable to the timing of the state appropriation drawdown.

**Ms. Rogers moved for the acceptance of the full Treasurer’s Report, seconded by Mr. Graci and carried unanimously.**

## **EXECUTIVE DIRECTOR’S REPORT**

Mr. Tim Slavin, Executive Director, reviewed the Executive Director’s Monthly Report for the period of December 1, 2025, to December 31, 2025, and noted the following:

**Branch Canal Revetment.** Mr. Slavin presented images and provided a progress update on the Branch Canal revetment. Crews have passed the project’s halfway point. The remaining work is expected to move more quickly due to closer proximity to materials. The project is achieving the intended sightline improvements. Construction of the promenade will follow completion of the revetment. Ms. Rogers and Mr. Graci reported there have been no complaints from residents. Ms. Rogers asked about fencing along the bank; Mr. Slavin confirmed fencing will be installed. Mr. Slavin also noted there may be potential property encroachment issues, though this has not yet been determined.

**Old Elm Subdivision.** The Old Elm subdivision has been filed with the County, and the properties have been listed.

**Town Center Subdivision.** FDRPC staff met with Delaware City staff to address their concerns. The application is currently scheduled for February's PLUS agenda; the next step will be Planning Commission review.

**Chapel.** A new porch is under construction to address prior safety issues.

**Theater.** Plans to begin work on the Theater's exterior shell are moving forward. An estimate is being obtained for door and window work. All costs will be covered by the Friends of Fort DuPont through a grant they received.

**DNREC Archives Building.** Building services have been roughed in and are awaiting finishes. Water and sanitary connections have also been finalized. The goal is to obtain a Certificate of Occupancy by the end of the fiscal year.

**Additional Operable Unit (OU).** DNREC has been asked to establish an additional operable unit covering the Town Center area. Two additional OUs may be requested in the near future.

**Battery Elder Remediation.** Upcoming brownfield remediation work is anticipated for Battery Elder. The area was initially cleared; however, due to regulatory changes, cleanup is now required.

**Cultivation.** Mr. Slavin reported progress on campus cultivation efforts. Details will be discussed in Executive Session. He noted he is pleased with the work of Emory Hill.

**South Field.** Staff is drafting a request for proposals, with anticipated release in early February 2026. Board members interested in reviewing the draft were invited to contact Mr. Slavin. The current timeline is to issue the RFP by approximately March 1, 2026, with an award targeted for August 1, 2026, subject to Board action.

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

#### **BOARD MEETING DAYS AND LOCATIONS FOR 2026**

The location for upcoming Board meetings in 2026 was moved from the Delaware City Fire Hall to the Delaware City Library.

#### **DELAWARE CITY UPDATES**

None.

#### **PUBLIC COMMENT**

Ms. Lynn Dilliplane, Delaware City Councilwoman, shared information on the upcoming Delaware City 200<sup>th</sup> anniversary. The next meeting will be on February 4 at 6:30 p.m. On

Saturday, May 9 there is a spaghetti dinner fundraiser, and she shared that more artist exhibits have been planned for the library. Lastly, she inquired about foliage on the promenade.

**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 Ms. Graham and unanimously carried.**

The meeting recessed at 9:53 a.m.

**RECONVENE**

Sec. Patterson moved to reconvene the FDRPC Board meeting, seconded by Mr. Graci and unanimously carried. The meeting reconvened at 10:57 a.m.

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

None

**NEXT MEETING DATE**

The next meeting is scheduled for February 11, 2026, at 9:30 a.m.

**AJOURNMENT**

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

Meeting Adjourned at 10:58 a.m.

Approved: February 11, 2026