



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

Wednesday, August 12, 2026 at 9:30 a.m.

**Delaware City Library and Community Center – Surfboard Room
250 5th Street, Delaware City, DE 19706**

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. FDRPC Corporation Meeting – July 8, 2026
 - b. FDRPC Executive Committee Minutes – July 27, 2026
4. Introduction of Barbara Boisclair, New Board Member
5. Request of Property Owner Regarding Deed Restrictions in Canal District
6. Treasurer’s Report
7. Executive Director’s Report
8. Delaware City Updates
9. Public Comment
10. 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.}
11. Actions to be voted upon from Executive Session (if applicable)
12. Next meeting date – September 9, 2026 at 9:30 a.m.
13. 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 July 8, 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 9:37 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Representative Kendra Johnson (Capital Improvements Committee)
Ms. Britany Loveland (Delaware City Manager)
Secretary Greg Patterson (DNREC)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Ms. Ann Visalli (Office of Management and Budget)

BOARD MEMBERS ABSENT

Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Mr. David Edgell (Office of State Planning)
Mr. Doug Erikson (Delaware City Resident)
Mr. Tyler Misik (Secretary of State)

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. Valerie Miller, FDRPC Planner

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF MAY
13, 2026, THE EXECUTIVE COMMITTEE MEETING OF JUNE 2, 2026, AND THE
EXECUTIVE COMMITTEE MEETING OF JUNE 22, 2026**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of May 13, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

Mr. Graci moved for approval of the Executive Committee meeting minutes of June 2, 2026. The motion was seconded by Mr. Scoglietti and unanimously carried.

Sec. Patterson moved for approval of the Executive Committee meeting minutes of June 22, 2026. The motion was seconded by Ms. Graham and unanimously carried.

TREASURER'S REPORT

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

- **4300 Grants – FEMA Grant:** FEMA reimbursements increased by approximately \$700,000 from the prior report, bringing the FEMA grant total to approximately \$1.5 million.
- **4500 HTC Credits – Historic Tax Credit Revenue:** Historic Tax Credit revenue reflects \$656,215.77 received from the Old Battery Lane duplexes.
- **Gross Profit – Income Summary:** Gross profit increased by nearly \$1.4 million since the prior report, largely due to FEMA reimbursements and Historic Tax Credit revenue.
- **Reserves – Total Budget Reserve:** There was no change to reserves.
- **6500 Professional Fees – Master Planning:** Professional fees increased due to ongoing master planning efforts.
- **6620 HTC Fees – Historic Tax Credit Fees:** A new expense line item was added for HTC fees in the amount of \$22,628.13.
- **6711 Improvements – Building 20-PX:** The Post Exchange line item increased by approximately \$151,000, reflecting continued improvements to the building.
- **6700 Improvements – Total Improvements:** Total improvements increased to \$3,073,543.15 for the year.
- **7740 Payroll Expenditures – Salaries & Wages:** Salaries and wages increased by approximately \$53,000, reflecting the normal progression of payroll expenses.
- **Net Income – Financial Summary:** Net income increased to \$21,367.74, largely due to FEMA reimbursements and Historic Tax Credit revenue.

Additional financial and budget updates included the following:

- **FY 2027 State Budget Allocation:** FDRPC was allocated \$3 million in the State budget, which is the same amount received in the prior year.
- **McConnell Tract:** The McConnell Tract, which at one time had been expected to transfer to FDRPC, will remain under DNREC ownership in perpetuity.
- **Treasurer Appointment:** A motion was made by Ms. Visalli to appoint Mr. Scogletti as Treasurer of FDRPC. The motion was seconded by Rep. Johnson.

Rep. Johnson moved for the acceptance of the full Treasurer's Report. The motion was 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 June 1, 2026, to June 30, 2026, and noted the following:

- **Branch Canal Revetment and Promenade:** The Branch Canal Revetment project is finishing up, with final closeout items underway. The promenade portion of the project had been paused for redesign and has now remobilized. The redesign reduces the width

of the promenade from 14 feet to 10 feet. Construction is anticipated to take approximately eight weeks.

- **Town Center Subdivision:** The Town Center subdivision received Planning Commission approval. The Board of Adjustment also approved the variance related to nonconforming setbacks for existing historic buildings being preserved in place. The subdivision plans will now move forward to Mayor and Council on July 20, 2026.
- **Post Exchange Building:** Work on the Post Exchange has remobilized for the installation of doors and windows on the front of the building.
- **Theater Windows and Doors:** The front doors and windows for the Theater are expected to begin soon. Materials have been ordered, and the Friends of Fort DuPont will fund the work. FDRPC is awaiting final approval from DHCA before work proceeds.
- **Theater RFP:** The RFP for architectural design services for the War Department Theater has been released. Six site visits are scheduled for this week.
- **Governor Bacon Hospital Commemoration:** Mr. Slavin met with Billie Travalini regarding ways to honor the children who were residents at the Governor Bacon Hospital. Potential concepts discussed included creating an area of respite on campus, developing a public art installation, and incorporating a children's playground.
- **Volunteer Day:** Mr. Slavin provided a recap of the recent volunteer day at Fort DuPont. Volunteers assisted with light preservation work, debris removal, artifact identification, and improved access at the Hospital/POW Barracks and Radio/POW Guard Tower.
- **Tilton Building:** Mr. Slavin reported that the Tilton Building was scheduled to go to closing at 3:00 p.m. that day.

Sen. Mantzavinos moved for the acceptance of the Executive Director's report, seconded by Mr. Graci and carried unanimously.

DELAWARE CITY UPDATES

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

- The City is reviewing bids for minor sea wall repairs.
- Delaware City received an allocation of \$800,000 from Delaware's Community Reinvestment Fund (CRF) for park infrastructure, street paving, and safety improvements.
- On August 4, 2026, Delaware City will be celebrating National Night Out.
- The City budget was approved in June 2026 with no tax increases.

PUBLIC COMMENT

Fort DuPont resident Mary Bricker-Jenkins commented on the importance of honoring the children who were patients at the Fort DuPont Hospital. As a resident living along the promenade, she also expressed concerns about e-bike use on the promenade and requested that the Board consider limiting use to Class 1 e-bikes.

Mr. Tim Dilliplane, Delaware City resident, stated that he shared Ms. Bricker-Jenkins' concerns regarding e-bike use in Delaware City.

No formal action was taken.

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

Mr. Graci 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. Scoglietti and unanimously carried.

The meeting recessed at 10:07 a.m.

RECONVENE

Sec. Patterson moved to reconvene the FDRPC Board meeting, seconded by Rep. Johnson and unanimously carried. The meeting reconvened at 10:58 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

The next meeting is scheduled for August 12, 2026, at 9:30 a.m.

AJOURNMENT

Ms. Loveland moved for adjournment. The motion was seconded by Mr. Scoglietti and unanimously carried.

Meeting Adjourned at 10:59 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 July 27, 2026, 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 9:33 a.m.

COMMITTEE MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
Mr. John McMahon (Board Chairperson)
Mr. Bert Scoglietti (FDRPC Treasurer) (departure at 10:01 a.m.)
Ms. Britany Loveland (City Manager – Delaware City)

COMMITTEE MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Mr. Richard Forsten, Saul Ewing LLP
Ms. Pam Scott, Saul Swing LLP
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Ms. Valerie Miller, FDRPC Planner

STATUS ON KEY PROJECTS

FDRPC Executive Director Tim Slavin provided updates on the following projects and matters:

Canal Bank Promenade: Promenade paving is being completed. The impervious section around Crawford Ln. Will be paved by the end of the week. Finishing pieces, such as fencing and benches, will follow.

PX Building: Windows on the west side of the building, facing the Parade Ground, have been installed. This week a new front door and the transom window above it will be installed.

Archive Building: Work is underway on the Archive Building with a three-month buildout expected. The project involves the rehabilitation and adaptive reuse of the historic former stable building for DNREC office and storage space.

FY2027 Bond Bill: FDRPC was allocated \$3M from the FY2027 bond bill. This amount remains unchanged since last year. However, the Friends of Fort Dupont were unsuccessful in its Community Reinvestment Fund (CRF) and Grant-in-Aid requests.

New Board Member: Barbara Boisclair has been appointed to the FRDPC Board of Directors by the Speaker of the House to fill the vacant position.

EXECUTIVE SESSION

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

Meeting recessed at 9:38 a.m. Meeting reconvened at 10:15 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

None.

ADJOURNMENT

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

Meeting Adjourned at 10:15 a.m.

APPROVED:

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

Account	Actual FY 25	Actual FY 26	Budget FY26	Proposed FY 27
Income				
4010 State Appropriation	\$ 2,250,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
4100 Rental Income	\$ 250,605.24	\$ 258,043.53	\$ 250,967.00	\$ 321,357.00
4100- OBL Duplexes	\$ -	\$ -	\$ 100,800.00	\$ -
4100- DNREC Lease	\$ -	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00
4100- Garden Plot Rental	\$ 250.00	\$ -	\$ 1,650.00	\$ -
4100- OMB Lease	\$ -	\$ -	\$ 9,315.00	\$ -
4100- Storage	\$ (100.00)	\$ -	\$ -	\$ -
4110 Special Event Revenue	\$ 4,850.00	\$ 1,000.00	\$ -	\$ -
4111 Misc Events	\$ 119.52	\$ 400.00	\$ -	\$ -
Total 4110 Special Event Revenue	\$ 4,969.52	\$ 1,400.00	\$ -	\$ -
4130 Cam Revenue				
4131 Lawn care - Cam (State Tenants)	\$ 12,840.00	\$ 12,840.00	\$ 16,040.00	\$ 12,840.00
4132 Snow/Ice - Cam (State Tenants)	\$ 12,598.00	\$ 12,598.00	\$ 25,112.00	\$ 12,598.00
4133 Community Association	\$ -	\$ -	\$ -	\$ -
Total 4130 Cam Revenue	\$ 25,438.00	\$ 25,438.00	\$ 41,152.00	\$ 25,438.00
4150 Tenant Reimbursements				
4151 Utility Reimbursements	\$ 222,193.84	\$ 59,555.72	\$ 217,392.18	\$ 220,000.00
Total 4150 Tenant Reimbursements	\$ 222,193.84	\$ 59,555.72	\$ 217,392.18	\$ 220,000.00
Total 4100 Rental Income	\$ 503,356.60	\$ 354,937.25	\$ 631,776.18	\$ 577,295.00
4200 Real Estate Sales	\$ 105,000.00	\$ 1,046,000.00	\$ -	\$ 2,537,956.83
Total 4200 Real Estate Sales	\$ 105,000.00	\$ 1,046,000.00	\$ -	\$ 2,537,956.83
4300 Grants	\$ 5,000.00	\$ 7,500.00	\$ 5,000.00	\$ -
4430 Services	\$ -	\$ 495.27	\$ -	\$ -
4500 HTC Credits	\$ -	\$ 656,215.77	\$ 188,000.00	\$ -
4900 Other Revenue		\$ -	\$ -	\$ -
4970 Interest Income (Earned)	\$ -	\$ -	\$ -	\$ -
Interest Earned (Checking)	\$ -	\$ 1,082.44	\$ -	\$ 1,093.26
Interest Earned (Money Market)	\$ -	\$ 22.81	\$ -	\$ 23.04
Interest Earned (Primary shares)	\$ -	\$ 796.99	\$ -	\$ 804.96
Total 4970 Interest Income (Earned)	\$ -	\$ 1,902.24	\$ -	\$ 1,921.26
Fema Grant	\$ 25,505.75	\$ 1,578,308.63	\$ -	\$ -
Utility Refund	\$ 935.50	\$ 25,410.00	\$ -	\$ -
Total Income	\$ 3,507,935.23	\$ 6,670,769.16	\$ 3,824,776.18	\$ 6,117,173.09
Funds Available				\$ 1,025,449.22
Gross Profit	\$ 3,507,935.23	\$ 6,670,769.16	\$ 3,824,776.18	\$ 7,142,622.31

Account	Actual FY 25	Actual FY 26	Budget FY26	Proposed FY 27
Expenses				
Reserves	\$ -	\$ -	\$ 368,481.56	\$ -
Budget Reserve Policy	\$ -	\$ 180,481.56	\$ -	\$ -
Consingency Reserve	\$ -	\$ 38,000.00	\$ -	\$ -
Capital Asset Replacement Fund	\$ -	\$ 150,000.00	\$ -	\$ -
Restricted Loan Reserve	\$ -	\$ 100,000.00	\$ -	\$ -
Board Designation for Sales Revenue	\$ -	\$ 1,046,000.00	\$ -	\$ 2,537,956.83
Reserve for FY 28 Startup	\$ -	\$ -	\$ -	\$ 300,000.00
Total Budget Reserve	\$ -	\$ 1,514,481.56	\$ 368,481.56	\$ 2,837,956.83
6460 Environmental	\$ -	\$ -	\$ 60,354.84	\$ 66,390.32
6464 Soil Analysis	\$ 8,420.50	\$ -	\$ 32,879.82	\$ 36,167.80
Total 6460 Environmental	\$ 8,420.50	\$ -	\$ 93,234.66	\$ 102,558.13
6480 Special Event Expenses	\$ 1,962.97	\$ 700.00	\$ 2,706.67	\$ 700.00
6486 Pints & Pumpkins	\$ 3,038.44	\$ -	\$ 3,038.44	\$ -
6487 Family Movie Night	\$ 1,619.61	\$ -	\$ 1,619.61	\$ -
6488 Friends Group	\$ 1,714.07	\$ 3,569.58	\$ 45.97	\$ 3,600.00
Total 6480 Special Event Expenses	\$ 8,335.09	\$ 4,269.58	\$ 7,410.69	\$ 4,300.00
6500 Professional Fees	\$ 22,983.83	\$ -	\$ -	\$ -
6501 Clerical	\$ 3,427.60	\$ -	\$ -	\$ -
6505 Prof Fees - Engineering	\$ 26,427.90	\$ 201,267.03	\$ 48,732.89	\$ 202,000.00
6515 Prof Fees - Architectural	\$ -	\$ -	\$ 1,209.17	\$ -
6520R Prof Fees - Legal	\$ 46,235.16	\$ 116,983.05	\$ 133,929.16	\$ 117,000.00
6525R Prof Fees - Accounting	\$ 47,070.00	\$ 48,835.48	\$ 50,108.97	\$ 48,835.48
6535 Permitting	\$ 195.00	\$ 2,802.38	\$ 6,496.86	\$ 2,810.00
6545 Roadways/Utilities	\$ -	\$ -	\$ 2,745.16	\$ -
Total 6500 Professional Fees	\$ 119,928.06	\$ 369,887.94	\$ 243,222.21	\$ 370,645.48
6600R Fees - Other	\$ 2,500.00	\$ -	\$ -	\$ -
6601 Professional Memberships	\$ 1,115.00	\$ 5,531.00	\$ 3,615.00	\$ 5,600.00
6606 Permit Fees	\$ -	\$ -	\$ -	\$ -
6610 Bank Fees	\$ 263.00	\$ 5,492.00	\$ 1,157.58	\$ 5,500.00
6620 HTC Fees	\$ -	\$ 33,000.00	\$ -	\$ -
6621 Real Estate Fees	\$ -	\$ -	\$ -	\$ -
6625 Bank Charges	\$ -	\$ 240.00	\$ 320.00	\$ 250.00
6631 Del City Rental Tax	\$ 3,531.55	\$ 8,378.16	\$ 1,994.34	\$ 8,400.00
Total 6600R Fees - Other	\$ 7,409.55	\$ 52,641.16	\$ 7,086.92	\$ 19,750.00
6700 Improvements	\$ 36,228.65	\$ 2,695,734.63	\$ 934,000.00	\$ 1,725,449.22
6800 Site Utilities	\$ 17,000.00	\$ 11,329.45	\$ -	\$ -
6810 Electric	\$ 195,168.02	\$ 184,042.04	\$ 171,382.04	\$ 185,882.46
6815 Gas	\$ 18,921.70	\$ 17,079.07	\$ 18,921.70	\$ 17,249.86
6820 Water	\$ 13,332.14	\$ 16,502.94	\$ 31,781.14	\$ 16,667.97
6825 Sewer	\$ 9,713.12	\$ 8,920.03	\$ 24,164.27	\$ 8,930.00
6830 Phone/Internet	\$ 586.15	\$ 409.94	\$ 435.31	\$ 410.00
6835 Trash	\$ 2,520.00	\$ 4,355.16	\$ 4,632.74	\$ 4,360.00
Total 6800 Site Utilities	\$ 257,241.13	\$ 242,638.63	\$ 251,317.20	\$ 233,500.29

Account	Actual FY 25	Actual FY 26	Budget FY26	Proposed FY 27
7000 Operating Expenses				
7009 Computer Support	\$ 14,689.47	\$ 8,654.93	\$ 11,350.05	\$ 8,741.48
7010 Office Supplies	\$ 14,041.58	\$ 7,262.18	\$ 19,130.27	\$ 7,334.80
7015 Taxes & Licenses	\$ 5,056.43	\$ 3,103.00	\$ 265.00	\$ 3,134.03
7020 Travel	\$ 2,346.06	\$ 2,448.19	\$ 5,000.00	\$ 2,472.67
7025 Meals And Entertainment	\$ 1,417.60	\$ 1,447.14	\$ 7,197.08	\$ 1,461.61
7030 Utilities - Office	\$ 51,297.11	\$ 35,087.00	\$ 47,685.23	\$ 35,437.87
7035 Phone/Internet - Office	\$ 625.00	\$ 222.00	\$ 4,338.39	\$ 236.55
7040 Repairs & Maintenance	\$ 8,276.46	\$ 320.00	\$ 8,276.46	\$ 323.20
7045 Discretionary Expenses	\$ -	\$ 29.97	\$ -	\$ -
7050 Equipment And Furnishings	\$ -	\$ -	\$ -	\$ -
7051 Uniforms	\$ 3,097.27	\$ 865.76	\$ 5,000.00	\$ 874.42
Total 7000 Operating Expenses	\$ 100,846.98	\$ 59,440.17	\$ 108,242.48	\$ 60,016.63
7100 Common Area Maintenance	\$ 19,442.00	\$ -	\$ -	\$ -
7105 Lawn Care	\$ 101,720.00	\$ 114,590.00	\$ 116,308.16	\$ 115,735.90
7110 Storm Water Management	\$ -	\$ -	\$ 1,599.00	\$ -
7115 Pest Control	\$ 1,994.00	\$ -	\$ 2,250.26	\$ -
7120 Fire & Security Monitoring	\$ 3,906.00	\$ 2,146.00	\$ 4,362.54	\$ 2,167.46
7125 Snow & Ice Removal	\$ 26,757.20	\$ 24,241.76	\$ 26,757.20	\$ 24,484.18
7130 Building Repairs & Maintenance	\$ 800.00	\$ 57,621.54	\$ 8,361.16	\$ 30,071.27
7140 Landscaping Maintenance	\$ 64,257.21	\$ 79,013.62	\$ 86,047.28	\$ 79,803.76
7141 Auto	\$ 10,524.49	\$ 22,636.57	\$ 6,000.00	\$ 8,862.94
7145 Equipment Expense	\$ 9,959.16	\$ 2,418.21	\$ 9,959.16	\$ 2,442.39
7146 Supplies	\$ 947.08	\$ 7,131.13	\$ 2,340.97	\$ 7,202.44
7160 Sprinkler	\$ -	\$ 4,052.58	\$ -	\$ 4,093.11
7170 Elevator	\$ -	\$ 2,362.83	\$ -	\$ 2,386.46
7830 Utilities	\$ -	\$ -	\$ 16,192.73	\$ -
Total 7100 Common Area Maintenance	\$ 240,307.14	\$ 316,214.24	\$ 280,178.46	\$ 277,249.89
7200 Debt Expense	\$ -	\$ 2,996.42	\$ 23,106.96	\$ -
7205 P & I - Applied Bank 810	\$ 124,368.11	\$ 48,488.88	\$ 50,740.54	\$ 44,340.00
7206 P & I - Applied 0380	\$ -	\$ 2,714.91	\$ 72,076.20	\$ 72,076.20
7210 Dmhef Repayment	\$ 3,472.39	\$ -	\$ -	\$ -
7242 Del-One Vehicle Loan 8800	\$ -	\$ 8,144.73	\$ -	\$ 10,859.64
7243 Del-One Vehicle Loan 2	\$ -	\$ -	\$ -	\$ 10,859.64
7244 Del One Skid Loader	\$ -	\$ -	\$ -	\$ 10,859.64
Total 7200 Debt Expense	\$ 127,840.50	\$ 62,344.94	\$ 145,923.70	\$ 148,995.12
7300 Depreciation Expense	\$ 1,134,525.81	\$ -	\$ -	\$ -
7500 Marketing Expenses	\$ 42,499.54	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00
7510 Advertising & Promotion	\$ -	\$ -	\$ -	\$ -
7540 Stationery & Printing (Deleted)	\$ -	\$ 102.00	\$ -	\$ -
7550 Website & Social Media	\$ -	\$ 800.00	\$ -	\$ -
7555 Marketing - Other	\$ 860.00	\$ 11,026.26	\$ -	\$ -
Total 7500 Marketing Expenses	\$ 43,359.54	\$ 53,928.26	\$ 42,000.00	\$ 42,000.00

Account	Actual FY 25	Actual FY 26	Budget FY26	Proposed FY 27
7700 Payroll Expenditures				
7710 401K	\$ 7,946.14	\$ 24,317.44	\$ 12,215.32	\$ 24,317.44
7720 Employee Benefits - Health	\$ 170,608.17	\$ 170,890.64	\$ 189,052.23	\$ 174,634.88
7721 Employee Benefits - Dental	\$ (1,467.07)	\$ -	\$ -	\$ -
7722 Employee Benefits - Vision	\$ 1,106.30	\$ 851.00	\$ -	\$ 859.51
7723 Employee Benefits - FSA	\$ 1,070.00	\$ 734.99	\$ 4,788.74	\$ 742.34
7724 Employee Benefits - Std/Ltd	\$ 5,408.76	\$ 2,458.55	\$ -	\$ 2,483.14
7725 Employee Benefits - Ancillary	\$ 3,371.61	\$ 2,289.88	\$ -	\$ 2,312.78
7730 Payroll Tax Expense	\$ 46,964.75	\$ 53,815.85	\$ 42,031.25	\$ 54,354.01
7731 ADP Fees		\$ 1,610.28	\$ 9,792.25	\$ 1,610.28
7740 Salaries & Wages	\$ 618,166.75	\$ 697,723.17	\$ 686,282.76	\$ 720,411.72
7750 Payroll Service Fees	\$ 2,451.71	\$ 795.14	\$ 2,522.52	\$ 2,598.20
Total 7700 Payroll Expenditures	\$ 855,627.12	\$ 955,486.94	\$ 946,685.07	\$ 984,324.29
7850 Insurance	\$ 8,215.96	\$ 7,640.08	\$ -	\$ -
7851 General Liability	\$ 11,396.95	\$ 23,231.65	\$ 19,612.91	\$ 11,610.16
7852 Flood Insurance	\$ 7,756.00	\$ 6,196.00	\$ 6,181.00	\$ 6,196.00
7853 Property	\$ 91,530.13	\$ 89,080.54	\$ 91,530.13	\$ 118,643.79
7855 Workers Comp Insurance	\$ 7,051.00	\$ 6,824.00	\$ 8,411.81	\$ 6,171.00
7856 Auto	\$ 10,843.00	\$ 17,066.00	\$ 25,062.32	\$ 18,804.00
7857 D & O/ E&O Insurance	\$ 8,367.80	\$ 12,828.81	\$ 8,367.80	\$ 4,250.81
Total 7850 Insurance	\$ 145,160.84	\$ 162,867.08	\$ 159,165.97	\$ 165,675.76
8000 Value Of Real Estate Sold	\$ 175,493.79			
Administrative Expenses	\$ -			
Legal Fees - Operating	\$ 5,261.95	\$ 17,776.95	\$ -	\$ -
Occupancy Expenses	\$ -	\$ -	\$ -	\$ -
Property Management & Other Expense	\$ 96,299.46	\$ -	\$ 35,048.70	\$ 33,185.70
7810 Bank Charges	\$ 100.00		\$ -	\$ -
7880 Repair & Maintenance	\$ 155.28	\$ -	\$ 150,000.00	\$ -
7910 Supplies	\$ 496.10		\$ -	\$ -
Total Property Management & Other Expense	\$ 277,806.58	\$ 17,776.95	\$ 185,048.70	\$ 33,185.70
Total Expenses	\$ 3,363,037.49	\$ 6,507,712.08	\$ 3,771,997.62	\$ 7,005,607.34
Net Operating Income	\$ 144,897.74	\$ 163,057.08	\$ 52,778.56	\$ 137,014.97
Other Income	\$ -	\$ -	\$ -	\$ -
Interest Earned	\$ -	\$ -	\$ -	\$ -
Other Miscellaneous Income	\$ 2,766.48	\$ -	\$ -	\$ -
Total Other Income	\$ 2,766.48	\$ -	\$ -	\$ -
Other Expenses	\$ -	\$ -	\$ -	\$ -
Ask My Accountant	\$ -	\$ -	\$ -	\$ -
Total Other Expenses	\$ -	\$ -	\$ -	\$ -
Net Other Income	\$ 147,664.22	\$ 163,057.08	\$ 52,778.56	\$ 137,014.97
Net Income	\$ 147,664.22	\$ 163,057.08	\$ 52,778.56	\$ 137,014.97



Executive Director Monthly Report

For the period July 1, 2026, to July 31, 2026

The meeting of the Board of Directors is scheduled for August 12, 2026, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Capital Projects

Promenade. The Promenade project was remobilized on Monday, July 6 and has proceeded on schedule. As of July 31, the base coat of asphalt has been installed, as has the pervious concrete areas.

Town Center Subdivision. The Town Center subdivision was heard before the Board of Adjustment on June 23, 2026. (Note: A variance is needed because some existing historic buildings in the subdivision do not meet the required setbacks. Those buildings are being preserved in place.) The variance received unanimous approval. FDRPC is awaiting supporting documentation from Verdantas for the final approval from Mayor and Council.

Post Exchange. The project was remobilized on July 15. All windows and doors on the west side (facing the Parade Ground) have been installed.

Theater Windows and Doors. FDRPC has received approval for Part I and Part II of the Historic Preservation Tax Credit application from the State Historic Preservation Office, and the project has officially started. Contractors were on site during the week of July 20-24 to record existing conditions and confirm measurements.

South Field RFEI. The four short-listed firms are LNWA, Pennrose, SC3 Concepts, and Delaware Valley Development Company. Final proposals are due September 4, 2026.

Theater RFP. The Friends of Fort DuPont, with support from FDRPC, has released an RFP for architectural design services for the rehabilitation and adaptive reuse of the historic War Department Theater. Site visits were conducted by eight interested firms.

Operational Updates

Tilton Building Closing. Closing on the Tilton Building occurred on July 8, 2026. Work has been started by the new owners on their multi-million-dollar investment in rehabilitating the building.

League of Historic American Theaters. Crystal Pini-McDaniel represented FDRPC at the League of Historic American Theaters annual conference in Indianapolis.

Delaware Humanities Board meeting. Tim Slavin attended the Board of Directors meeting for Delaware Humanities and was elected to the position of Treasurer.

Deed Restriction Issues. There has been a string of issues related to deed restrictions in the Canal District. These include the following:

- **Camper.** A complaint was received regarding a camper parked in the driveway of a Canal District residence. The camper owner, who also owns the property, was notified and agreed to relocate the camper to the street.
- **Chickens.** Numerous complaints have been received regarding chickens being kept on a residential property. Staff discussed the matter with the property owner, but no resolution was reached. A legal notice was subsequently issued requiring the chickens to be removed by August 17, 2026. At the property owner's request, the matter has been placed on the agenda for the August 12, 2026, FDRPC Board of Directors meeting.
- **Short-term rental.** A complaint was received about the use of two separate properties in the Canal District as short-term rentals. Both property owners were contacted, with both stating that their rentals are for greater than 30 days, which is allowed.
- **Trailer.** A complaint was received about an unhitched trailer being parked on Crawford Lane. As this is a city street, Delaware City maintains jurisdiction. The issue was referred to Delaware City Police Chief Henderson.

- **Basketball hoop:** A complaint was received about a portable basketball hoop on Crawford Lane. This item had previously been reported to Chief Henderson in 2023. No action taken by the city because there is no ordinance prohibiting this on city streets.

Submitted Grants.

Funding Source	Program Name	Outcomes	Applicant	Amount Requested	Date Submitted	Award Notice	Amount
DE Grant-in-Aid	Nonprofit Operations	Operations supports for programming	FFD	\$7,500	11/18/2025	7/1/2025	\$0
US EPA	Brownfields Assessment	South Field and bike trail assessment	FDRPC	\$500,000	1/26/2026	6/30/2026	\$0
National Trust for Historic Preservation	Chapel Access & Restroom Implementation Plan	Chapel access upgrades enable inclusive programming and future ADA restroom improvements	FDRPC	\$5,000.00	2/3/2026	5/15/2026	\$5,000
AARP Challenge Grant	Accessible Picnic & Shoreline Trail Enhancements	Enhance park access with inclusive picnic areas and shoreline trail	FFD	\$10,954	2/9/2026	6/30/2026	
Delaware Preservation Fund - Capital Grant	For DuPont Chapel ADA Ramp	ADA ramp completes Chapel Phase 1, enabling safe, inclusive public access	FDRPC	\$5,125	2/13/2026	7/1/2026	\$0
Cynthia Wood Mitchell Fund for Interiors	Fort DuPont Guard House Historic Interior Restoration & Activation Plan	Hire specialists to plan Guard House interior preservation and reuse	FDRPC	\$7,000	2/18/2026	7/1/2026	
Delaware Preservation Fund - Non-capital	POW Barracks & Guard Tower Preservation Planning	Hire specialists to plan preservation and restoration of the POW Barracks and Guard Tower	FDRPC	\$10,000	3/2/2026	7/1/2026	\$5,000
Senator Coons & Senator Blunt Rochester FY 27 CDS Application	Fort Dupont Chapel Rehabilitation & Accessibility Project	Rehabilitation costs for the Chapel	FDRPC	\$500,000	3/24/2026	subject to congressional appropriations	
Delaware Community Reinvestment Fund (CRF)	Historic Fort DuPont Chapel Rehabilitation	Rehabilitation costs for the Chapel	FFD	\$608,313	4/21/2026	7/15/2026	\$0
Hart Family Fund for Small Towns	Fort DuPont Then and Now: Historic Core Interpretation Plan	Consultant-led historic core interpretation plan with walking route, key stories, priority stops, and pilot public tour.	FFD	\$8,000	4/23/2026	8/1/2026	
Delaware Community Reinvestment Fund (CRF)	Fort DuPont Theater Planning and Schematic Design	Phase I: Planning and schematic design for theater	FFD	\$185,000	4/28/2026	7/15/2026	\$0
Henry A. Jordan, M.D., Preservation Excellence Fund	Fort DuPont Parade Ground Historic Landscape and Public Realm Plan	Consultant-led Parade Ground plan for preservation, connections, viewsheds, interpretation, use.	FDRPC	\$7,500	5/14/2026	8/15/2026	
Delmarva Power Sustainable Communities Grant Program	Environmental Stewardship Fort DuPont Open Space Stewardship and Access Plan	Consultant-led action plan for stewardship, public access, programming, and future improvements within Fort DuPont's designated open spaces	FFD	\$10,000	6/25/2026	9/1/2026	
NCC Community Development Fund	Muskets to Machine Guns Event Sponsorship	Sponsorship to support program costs for the living history event.	FFD	\$2,000	7/27/2026	7/28/2026	\$1,000
Del-One Credit Union	Muskets to Machine Guns Event Sponsorship	Sponsorship to support program costs for the living history event.	FFD	\$500	7/27/2026	8/3/2026	\$500
Delaware City Refinery	Muskets to Machine Guns Event Sponsorship	Sponsorship to support program costs for the living history event.	FFD	\$500	7/27/2026		
				\$1,864,392			\$11,500

Community Service

Mayor and Council Meeting. Tim Slavin attended the July 20, 2026, meeting of Mayor and Council.

Friends of Fort DuPont Upcoming Events.

- **August 28, 7-9 p.m. Fort Folk Fest featuring Paul and Begona.** Paul and Begoña bring a vibrant mix of flamenco and Latin music to Fort Folk Fest for a lively late-summer performance. The duo is known for combining classical and Spanish guitar with vocals and Latin American influences, creating a performance style that is both elegant and engaging. Fort Folk Fest is presented by the Friends of Fort DuPont in partnership with Delaware Friends of Folk.
- **September 19, 10 a.m. - 3 p.m. From Muskets to Machine Guns.** From Muskets to Machine Guns: A Day of Living History will return to the Fort DuPont Parade Ground for its second year. This free, family-friendly event will feature historic military encampments, reenactments, battle demonstrations, and interactive educational displays representing multiple periods of American military history.
- **September 28, 7-9 p.m. Fort Folk Fest featuring Red Smith.** From Muskets to Machine Guns: A Day of Living History will return to the Fort DuPont Parade Ground for its second year. This free, family-friendly event will feature historic military encampments, reenactments, battle demonstrations, and interactive educational displays representing multiple periods of American military history.