FORT DUPONT
SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation
Board of Directors Meeting

Wednesday, September 9, 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 – August 12, 2026
    b. FDRPC Executive Committee Minutes – August 31, 2026
4. Treasurer's Report
5. Executive Director's Report
6. Theater Match and Project Collaboration Agreement
7. Delaware City Updates
8. Public Comment
9. 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.}
10. Actions to be voted upon from Executive Session (if applicable)
11. Next meeting date – October 14, 2026 at 9:30 a.m.
12. 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 August 12, 2026, at the Delaware City Library, 250 5th Street, Delaware City.

CALL TO ORDER
The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting was called to order at 9:33 a.m.

BOARD MEMBERS PRESENT
Ms. Winvenia Graham (Delaware City Resident)
Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Representative Kendra Johnson (Capital Improvements Committee)
Mr. David Edgell (Office of State Planning)
Secretary Greg Patterson (DNREC)
Ms. Barbara Boisclair (Appointed by Speaker of the House)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britany Loveland (Delaware City Manager)
Ms. Ann Visalli (Office of Management and Budget) - arrived at 9:43 a.m.

BOARD MEMBERS ABSENT
Mr. John McMahon (Board Chair)
Senator Spiros Mantzavinos (Capital Improvements Committee)
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
Ms. Crystal Pini-McDaniel, FDRPC Operations Manager
Ms. Valerie Miller, FDRPC Planner
Ms. Pamela Scott, Saul Ewing LLP

INTRODUCTION OF BARBARA BOISCLAIR, NEW BOARD MEMBER
Ms. Barbara Boisclair was introduced as the newest member of the FDRPC Board of Directors.

APPROVAL OF MINUTES - FDRPC BOARD MEETING OF JULY 8, 2026, AND EXECUTIVE COMMITTEE MEETING OF JULY 27, 2026
Sec. Patterson moved for approval of the FDRPC Board meeting minutes of July 8, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

Mr. Scoglietti moved for approval of the Executive Committee meeting minutes of July 27, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

REQUEST OF PROPERTY OWNER REGARDING DEED RESTRICTIONS IN CANAL DISTRICT

Ms. Lauren Kirkland, of 2015 Draper St, addressed the Board regarding the deed restrictions applicable to her Canal District property. Ms. Kirkland stated that she was not provided the deed restrictions when the property was purchased and questioned whether the restrictions specifically addressed poultry.

Ms. Kirkland requested that she be permitted to keep the chickens through May 2027. She also raised concerns regarding consistency in enforcement and identified other deed restriction violations within the Canal District.

Mr. Graci requested that Ms. Kirkland submit her comments and request in writing to the Board.

TREASURER'S REPORT

Mr. Bert Scoglietti, FDRPC Treasurer, reviewed the year-end FY 2026 financial report and noted the following:

- **Rental Income:** Rental income increased by approximately $4,100 from the prior report.
- **Real Estate Sales:** Real estate sale revenue increased by approximately $1.1 million, largely attributable to Blue Water.
- **Professional Fees:** Professional fees increased by approximately $90,000, primarily for engineering and legal expenses.
- **Improvements:** Improvements totaled approximately $2.7 million.
- **Site Utilities:** Site utility expenses increased from the May report.
- **Depreciation Expense:** Depreciation had not yet been recorded for projects that had not been closed out.
- **Salaries & Wages:** Salaries and wages increased by approximately $54,000.
- **Net Income:** FY 2026 ended with net income of approximately $163,000.

Rep. Johnson moved for acceptance of the Treasurer's Report. The motion was seconded by Mr. Edgell and unanimously carried.

Mr. Scoglietti also reviewed the proposed FY 2027 budget. He noted that the budget was developed conservatively, with revenue projections generally based on actual experience and including the FY 2026 ending balance.

Additional items discussed included the following:

- **FY 2027 State Appropriation:** The FY 2027 State appropriation is $3 million, of which $1 million has already been drawn down and will be reflected in next month's report.
- **Rental Revenue:** Rental revenue is projected to increase over FY 2026, reflecting the addition of the Old Battery Lane duplexes.
- **Historic Tax Credits:** No Historic Tax Credit revenue is currently budgeted, although revenue may be recognized later in the year.
- **Funds Available:** Funds Available represents the FY 2026 carryover.

- **Board Designation for Sales Revenue:** This line reflects anticipated real estate sale proceeds.
- **Reserve for FY 2028 Startup:** A new reserve line item was added.
- **Improvements:** The Improvements line was used to balance the proposed budget while the Capital Improvement Plan is being developed.
- **Debt Expense:** Debt expenses include the skid loader.
- **Payroll:** Payroll reflects an approximately three percent increase in staff costs.
- **Net Income:** The proposed budget reflects positive net income of approximately $137,000.

Board members were asked to submit any questions regarding the proposed FY 2027 budget to Ms. Moturi, Mr. Slavin, or Mr. Scoglietti prior to the September Board meeting.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, provided updates on the following projects and matters:

- **Branch Canal Revetment and Promenade:** The revetment work is substantially complete. Asphalt work on the promenade has been completed. Silt fencing has been removed from the revetment area but remains along portions of the promenade associated with the biobasins.
- **Old Elm Avenue:** Three lots on Old Elm Avenue have closed, totaling approximately $321,444.
- **Town Center Subdivision:** FDRPC is awaiting the remaining package of information before the subdivision proceeds to Delaware City Mayor and Council.
- **Paynter Building:** The Paynter Building may be removed from the subdivision if the property proceeds to closing.
- **Post Exchange:** Work has remobilized and is focused on completion of the windows.
- **War Department Theater:** Field measurements for the Theater doors and windows have been completed. The Friends of Fort DuPont is also managing the RFP process for architectural design services.
- **Chapel:** Work related to the concrete landing was noted.
- **South Field:** Final proposals are due September 4, 2026, after which the review process will begin.

Ms. Loveland moved for acceptance of the Executive Director's Report. The motion was seconded by Rep. Johnson and unanimously carried.

DELAWARE CITY UPDATES

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

- Volunteers are needed for Delaware City Day activities.
- Delaware City is hiring a part-time Code Enforcement Officer.
- Music in the Park is being held at Battery Park on Saturdays through Main Street Delaware City.

PUBLIC COMMENT
None.

RECESS INTO EXECUTIVE SESSION – DISCUSSIONS REGARDING SALES OR LEASES OF REAL PROPERTY
Rep. Johnson 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. Edgell and unanimously carried.

The meeting recessed at 10:03 a.m.

RECONVENE
Mr. Edgell moved to reconvene the FDRPC Board meeting. The motion was seconded by Rep. Johnson and unanimously carried. The meeting reconvened at 10:41 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION
None.

NEXT MEETING DATE
The next meeting is scheduled for September 9, 2026, at 9:30 a.m.

AJOURNMENT
Sec. Patterson moved for adjournment. The motion was seconded by Rep. Johnson and unanimously carried.

Meeting Adjourned at 10:42 a.m.

Approved: _______________________________

Sent: Wednesday, August 12, 2026 11:41 AM
To: Tim Slavin <tslavin@fortdupont.org>
Subject: Board request

☐

This message originated from outside the organization

Hi Tim,

Good afternoon, please pass this along to the board members, as requested per Vice Chair Graci; much appreciated. I also attached our letter from the Bonafide 4-H program that my daughter is enrolled in, a portion of the curriculum (it's entirely too much to download and send via email), and we do have our educational variance on file with Delaware City. As a reminder, this does end May 2027.

My speech:

Good morning, and thank you for allowing me the opportunity to speak.

My name is Lauren Kirkland, and my family lives at Fort DuPont.

We are here because my family received a cease-and-desist demanding that we remove our four hens because we are allegedly violating the community's covenants.

I want to be very clear: we did not knowingly violate a covenant.

When we purchased our home, we were not provided these restrictions at closing, nor were we informed that there was an active organization enforcing them.

We only became aware of the issue after receiving a Facebook message, 2.5 years after becoming homeowners. And once we became aware, we did what responsible homeowners should do: we looked into it and we communicated.

I read all 57 pages of the covenant.
The provision in question prohibits "livestock." (Which federally speaking don't include

poultry).

It does not specifically say chickens. It does not say hens. It does not say poultry.

I am not standing here claiming to be an attorney or claiming that my interpretation is legally definitive.

I am asking a very simple question:

Where does the covenant actually prohibit poultry?

Because words matter—especially when those words are being used to demand that a family remove property from their home.

These four hens are also not a commercial operation.

They belong to our seven-year-old daughter as part of an educational project. We are preparing to homeschool her, she is enrolled in 4-H, and she is learning biology, agriculture, animal husbandry, responsibility, and stewardship by caring for these animals.

There are no roosters. No business. No excessive noise. No offensive odor. No unsanitary conditions.

When the City required an educational exemption, I obtained one.

I provided the approving code enforcement officer's information, our avian curriculum, and our 4-H documentation to Tim as well.

And this project has a defined end date: May 2027.

But there is another issue this board cannot ignore:

Consistency.

When I read these covenants, I found provisions addressing RVs, campers, trailers, boats, structures, basketball hoops, businesses operated from homes, and annual assessments.

Yet there appear to be numerous examples of those provisions going unenforced.

For example:

An RV/van at 2001 Draper
Campers at 1316 Officers Row
A trailer at 813 Crawford
A boat that remained in a driveway for months at 2023 Draper
A large structure raising questions under the community's restrictions at 910 Reynolds
A basketball hoop that has remained in the street at 804 Crawford
A home business, including a hair salon with customers coming and going, at 918 Reynolds

And then there is the beehive box at 1312 Officers Row.

I am not saying the beehive itself necessarily violates the covenant.

I am pointing it out because it raises the same question of consistency.

Bees are living creatures intentionally maintained in a residential community. Depending on their placement and activity, they can potentially create legitimate concerns for neighboring residents, including someone with a severe allergy.

Again, I am not asking for that beehive to be removed.

I am asking: if the presence of animals in a residential community is the concern, why is that concern being applied to my four hens but not even being discussed in the same way elsewhere?

That is the issue.

I am not asking for anyone else's property to be removed.

I am not asking anyone else to receive a cease-and-desist.

I am asking whether the same standard is being applied to everyone.

Because if these covenants are important enough to send a family a cease-and-desist over four hens, then they should be important enough to enforce consistently across the community.

Same rules. Same standard. Same community.

I also asked that this matter be brought before the board so we could have an actual conversation.

Instead, after weeks of communication, I was ignored—and then received a letter from the community's attorney.

That is not the resolution process I believe a community should aspire to.

My husband and I are both veterans of 20+ years, and we are first responders. We understand that rules matter. We understand responsibility and accountability.

But we also understand that **integrity matters**.

Integrity means applying the same standard when it is difficult as when it is easy.

So I am not asking for special treatment.

I am asking this board to look at the actual covenant, the actual language, the actual facts, our educational exemption, our 4-H documentation, and the way these covenants are being enforced throughout this community.

If the rules must be strictly enforced, then enforce them consistently, fairly, and equally.

And if there is room for judgment and discretion, then please extend that same judgment and discretion to my family.

Because at the end of the day, this is not just about four hens. There is a 7 year old girl and part of her education at the heart of it.

This is about whether the rules mean what they say.

Whether they apply to everyone.

And whether Fort DuPont truly intends to preserve its community through fairness, accountability, responsibility, integrity, and consistency.

We are not asking to be above the rules.

We are asking to be treated by the same rules.

Thank you,

Lauren Kirkland

4H letter.pdf

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Ann Blackmore
Project Leader
Heavenly Hooves 4H Club

19 May2026

Regarding: 4H Poultry Project

To Whom it may concern:

The Heavenly Hooves 4H Club is a recognized 4H Club under the auspices of New Castle County and State of Delaware 4H.

The following Heavenly Hooves 4H Club members are enrolled in the 4H Poultry Project:

Sophia Kirkland

The 4H poultry project includes 4H members acquiring knowledge and experience with poultry by raising a home flock of chickens as allowed under Article 2, Chapter 4 of the New Castle County Code.

If there are any questions regarding this matter, I may be reached at 302-547-4314.

Thank you,

Ann Blackmore

Ann Blackmore
Heavenly Hooves 4H Project Leader

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on August 31, 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 9:27 a.m.

COMMITTEE MEMBERS PRESENT
Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
Mr. John McMahon (Board Chairperson)

COMMITTEE MEMBERS ABSENT
Mr. Bert Scoglietti (FDRPC Treasurer)
Ms. Britany Loveland (City Manager - Delaware City)

STAFF MEMBERS PRESENT
Mr. Tim Slavin, FDRPC Executive Director
Mr. Richard Forsten, Saul Ewing LLP
Ms. Valerie Miller, FDRPC Planner

OTHER ATTENDEES
Ms. Lisa Rice

AMENDMENT TO THE AGENDA
Mr. Edgell moved to amend the agenda to add public comment as Item 4, prior to the executive session, seconded by Mr. Graci and unanimously carried.

STATUS ON KEY PROJECTS
FDRPC Executive Director Tim Slavin provided updates on the following projects and matters:

Canal Bank Promenade: The project is nearing completion. Fencing was expected to be installed during the week, and staff will check the lighting sensor to confirm that it is operating properly.

Archive Building: Interior fit-out work is beginning in the historic former stable building. DNREC is modifying the planned use from a specialized collections area to general workspace.

Battery Elder: Soil remediation is expected to begin in early October in an approximately 20-by-20-yard area where lead contamination was identified.

Theater Architectural Services: Interviews are underway with architectural firms responding to the Theater Architectural Services RFP.

South Field: The competitive process for future development of the South Field remains underway.

Grant Updates: FDRPC received support for a $7,000 planning study for the interior of the guardhouse and a separate grant in the amount of $2500 for a peer-learning visit to Tybee Island. Staff also continues to pursue funding for the Chapel and Theater projects.

THEATER MATCH AND PROJECT COLLABORATION AGREEMENT
Mr. Slavin presented a proposed funding model for the War Department Theater project. Under the proposal, FDRPC would commit up to $250,000 as a one-to-one match while retaining control of the funds. The Friends of Fort DuPont would raise the private matching funds, and FDRPC would pay eligible project vendors directly. The fundraising period would be limited to 36 months.

Mr. Graci moved to recommend the proposed Theater Match and Project Collaboration Agreement to the FDRPC Board of Directors, seconded by Mr. Edgell and unanimously carried.

PUBLIC COMMENT
Ms. Lisa Rice provided public comment opposing housing development on historic lands at Fort DuPont. She expressed concern that additional housing would conflict with the preservation of the site's historic and natural resources and with the State's land-preservation goals. Her written statement will be circulated to committee members and retained with the meeting record.

EXECUTIVE SESSION
Upon motion duly made and seconded, the committee unanimously voted to recess into executive session to discuss personnel and contractual and property matters.

The meeting recessed into executive session following public comment and reconvened at 10:1 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION
Executive Director Compensation: The committee agreed to recommend that the Board of Directors approve the salary increase for Mr. Slavin, retroactive to July 1, 2026.

No final action was taken on the other contractual, property, and enforcement matters discussed. Staff and legal counsel were directed to continue the related work.

ADJOURNMENT
Upon motion duly made and seconded, the meeting was adjourned at 10:12 a.m.

APPROVED:

FDRPC Executive Committee
09:30 AM - 10:30 AM Monday August 31, 2026
Fort DuPont Redevelopment and Preservation Corporation

Anchor location:
Fort DuPont Redevelopment and **Preservation** Corporation Office
260 Old Elm Avenue, Delaware City DE 19706
Link: https://us06web.zoom.us/j/89858030737?pwd=Iib73Tr7qaxChD2sRhMXW5SqWQaPnx.
Zoom Meeting ID: 898 5803 0737
Passcode: 725194
AGENDA
1. Call to Order
2. Status on Key Projects
3. Theater Match and Project Collaboration Agreement
4. 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.}
5. Action Items resulting from Executive Session (if needed)
6. Next Meeting Date: Monday, September 28, 2026 at 9:30 a.m.
7. Adjournment

"Fort DuPont; Shaped by History and Anchored by Nature"

Hello, I am Lisa Rice from Middletown, Delaware. I appreciate this opportunity to share my dismay with building housing on historic lands that are also deemed a State Park. Within the legislative documents that create this Committee, it is made clear that Delaware City and Fort DuPont are desired to become one large walkable **city**. Residents on a statewide basis are demanding land preservation; how can anyone think that it is in our best interest to utilize tax dollars to build on historic sites? Delawareans have been complaining about the State's lack of a conservation mindset on a statewide basis in public meetings, legislative halls, and town-hall meetings since 2025. In 2025, the Delaware Affordable Housing Taskforce made it clear that the State wants housing for people that do not even live here yet.

DNREC opposes overnight stays by tent in Parks as stated "on behalf of Delawareans", yet allows new housing construction? This is **not** happening like this in any other state. Colorado is creating workforce housing **around** a State Park. At least five states have **enhanced** their laws to **prevent** development in their state parks. **How** can the State of Delaware turn to historic and protected state parks, wildlands, and wetlands for new construction housing before utilizing abandoned properties, vacant lots, commercial properties, remodels, strip-malls, and corridors? If the State wants to maximize potential for Fort DuPont, think "Delawareans First" by applying for resources from the Land and Water Conservation Fund in order to enhance this historic State Park's abilities to serve our youth more educationally and all of us more recreationally. The decision to create housing instead is a low point for the Delaware State Legislature. This development move is seemingly not for anyone's benefit except perhaps the developer and the State's revenue. At what cost? We expect more from our leadership. To me, declining this idea should have been a no brainer if the community at large is in the forefront of decision making. When the federal government changed federal regulations regarding parkland, we expected our leaders to **enhance protections like other States in which includeColorado. After**

attending public meetings and town-halls for well over two years, I can confidently say that no one wants to turn our park systems into walkable communities. My shock and disappointment is immeasurable and my family and neighbors feel exactly the same way. Residents in a statewide basis learned the hard way what a walkable community looks like and we do not want housing, retail, and sidewalks through state parks, and we certainly do not appreciate legislation that creates "new districts" to make it possible.

Respectfully,

Lisa Rice

About the Park - Named for a Civil War Naval hero, Fort DuPont was built to protect port cities along the Delaware River, like Wilmington and Philadelphia from enemy ships. Today, **the park preserves land** at the mouth of the C&D Canal for **recreation**, providing **access** to the water and **a reprieve from the urban sprawl of the area. -** https://www.destateparks.com/park/fort-dupont/#:~:text=Named%20for%20a%20Civil%20War,and%20Philadelphia%20from%20enemy%20ships.

Division of Parks and Recreation - Delaware Regulations

Delaware Regulations (.gov)

https://regulations.delaware.gov › july2026 › proposed

Jul 1, 2026 — No person shall **use** or attempt to **use** a **State Park** campground or marina lands administered by the **Delaware** Division of **Park** and Recreation

https://delcode.delaware.gov/title7/c047/sc02/index.html

TITLE 7

Conservation

Public Lands, Parks and Memorials

CHAPTER 47. State Parks

Subchapter II. The Fort DuPont Redevelopment and Preservation Act

(1) The Fort DuPont Complex, located along the Delaware River adjacent to Delaware City, is currently underutilized but has enormous potential as a sustainable, mixed-use community
(2) To ***preserve*** and ***protect*** the historical and recreational amenities within the Fort DuPont Complex and to expand economic opportunities therein, additional capital will be required to ***improve infrastructure, renovate certain historic structures***, and ***make additional improvements*** to said Complex;
(3) Redevelopment and renovation of the Fort DuPont Complex is both desirable and necessary, provided that:

a. The Fort DuPont Complex will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment;

b. Fort DuPont's National Register status (where applicable) will be maintained, and historic building and landscape resources will be rehabilitated and reused to the extent possible;

c. Redevelopment and infill will be concentrated within several defined areas, and will be complementary to existing historic buildings and landscapes;

d. **Fort DuPont and Delaware City will grow together as "one city"** with strong physical and visual connections and complementary land uses;

e. Diverse land and building uses will be supported at Fort DuPont to achieve a shared vision for a **"live-work-learn-play-and-visit" community;** and

f. Community engagement will continue to be a key component for ongoing planning for Fort DuPont's future.

Fort Dupont Redevelopment And Preservation Corporation
Budget Vs. Actuals: Budget_Fy27_P&L - Fy27 P&L
July 2026 - June 2027

	Jul 2026			
	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	$20,826.99	$321,357.00	($300,530.01)	6.48%
4100- DNREC Lease		$10,500.00	($10,500.00)	0.00%
4130 Cam Revenue		$0.00	$0.00	
4131 Lawncare - Cam (State Tenants)		$12,840.00	($12,840.00)	0.00%
4132 Snow/Ice - Cam (State Tenants)		$12,598.00	($12,598.00)	0.00%
Total 4130 Cam Revenue	**$0.00**	**$25,438.00**	**($25,438.00)**	**0.00%**
4150 Tenant Reimbursements		$0.00	$0.00	
4151 Utility Reimbursements	$12,250.05	$220,000.00	($207,749.95)	5.57%
Total 4150 Tenant Reimbursements	**$12,250.05**	**$220,000.00**	**($207,749.95)**	**5.57%**
Total 4100 Rental Income	**$33,077.04**	**$577,295.00**	**($544,217.96)**	**5.73%**
4200 Real Estate Sales	$2,859,396.83	$2,859,396.83	$0.00	100.00%
4430 Services		$0.00	$0.00	
4970 Interest Income (Earned)		$1,093.26	($1,093.26)	0.00%
Interest Earned (Checking)	$31.31	$23.04	$8.27	135.89%
Interest Earned (Money Market)	$2,200.43	$804.96	$1,395.47	273.36%
Interest Earned (Money Market 2)	$3,951.92			
Total 4970 Interest Income (Earned)	**$6,183.66**	**$1,921.26**	**$4,262.40**	**321.85%**
Total Income	**$3,898,657.53**	**$6,438,613.09**	**($2,539,955.56)**	**60.55%**
Funds Available	$1,025,449.22	$1,025,449.22	$0.00	100.00%
Gross Profit	**$4,924,106.75**	**$7,464,062.31**	**($2,539,955.56)**	**65.97%**

	Jul 2026			
	Actual	Budget	over Budget	% of Budget
Expenses				
Reserves		$0.00	$0.00	
Budget Reserve Policy		$0.00		
Contingency Reserve		$0.00		
Capital Asset Replacement Fund		$0.00		
Restricted Loan Reserve		$0.00		
Board Designation for Sales Revenue	$2,859,396.83	$2,859,396.83		100.00%
Reserve for FY 2028 Start Up		$300,000.00		
Total Budget Reserve	**$2,859,396.83**	**$3,159,396.83**	**($300,000.00)**	**90.50%**
6460 Environmental	$2,844.26	$66,390.32	($63,546.06)	4.28%
6464 Soil Analysis		$36,167.80	($36,167.80)	0.00%
6480 Special Event Expenses		$700.00	($700.00)	0.00%
6488 Friends Group	$317.07	$3,600.00	($3,282.93)	8.81%
Total 6460 Environmental	**$3,161.33**	**$106,858.12**	**($103,696.79)**	**2.96%**
6500 Professional Fees	$680.49	$0.00	$680.49	
6505 Prof Fees - Engineering	$2,475.00	$202,000.00	($199,525.00)	1.23%
6505-02 Master Planning	$52,666.75	$0.00	$52,666.75	
6520R Prof Fees - Legal	$11,661.45	$117,000.00	($105,338.55)	9.97%
6525R Prof Fees - Accounting	$1,800.00	$48,835.48	($47,035.48)	3.69%
6535 Permitting	$445.00	$2,810.00	($2,365.00)	15.84%
Total 6500 Professional Fees	**$69,728.69**	**$370,645.48**	**($300,916.79)**	**18.81%**
6600R Fees - Other		$0.00	$0.00	
6601 Professional Memberships	$60.80	$5,600.00	($5,539.20)	1.09%
6610 Bank Fees	$237.89	$5,500.00	($5,262.11)	4.33%
6625 Bank Charges		$250.00	($250.00)	0.00%
6631 Del City Rental Tax		$8,400.00	($8,400.00)	0.00%
Total 6600R Fees - Other	**$298.69**	**$19,750.00**	**($19,451.31)**	**1.51%**
6700 Improvements		$1,725,449.22	($1,725,449.22)	0.00%
6729 Signage	$194.71			
6741 Building 30-Stable	$51,202.89			
6775 Canal Bank Revetement	$2,890.50			
6773 Bio Basins	$1,480.00			
6738 Duplexes on OBL	$900.25			
Total 6700 Improvements	**$56,668.35**	**$1,725,449.22**	**($1,668,780.87)**	**3.28%**
6800 Site Utilities		$0.00	$0.00	
6810 Electric	$15,639.60	$185,882.46	($170,242.86)	8.41%
6815 Gas		$17,249.86	($17,249.86)	0.00%
6820 Water	$2,005.01	$16,667.97	($14,662.96)	12.03%
6825 Sewer	$1,867.79	$8,930.00	($7,062.21)	20.92%
6830 Phone/Internet	$151.56	$410.00	($258.44)	36.97%
6835 Trash	$1,255.00	$4,360.00	($3,105.00)	28.78%
Total 6800 Site Utilities	**$20,918.96**	**$233,500.29**	**($212,581.33)**	**8.96%**

	Jul 2026			
	Actual	Budget	over Budget	% of Budget
6826 Sprinkler		$4,093.11	($4,093.11)	0.00%
6836 Elevator- 2540 Colter Road	$150.00	$2,386.46	($2,236.46)	6.29%
7000 Operating Expenses	$2,135.87	$0.00	$2,135.87	
7009 Computer Support	$67.96	$8,741.48	($8,673.52)	0.78%
7010 Office Supplies	$247.83	$7,334.80	($7,086.97)	3.38%
7015 Taxes & Licenses	$1,290.00	$3,134.03	($1,844.03)	41.16%
7020 Travel	$288.96	$2,472.67	($2,183.71)	11.69%
7025 Meals And Entertainment	$648.71	$1,461.61	($812.90)	44.38%
7030 Utilities - Office	$1,795.99	$35,437.87	($33,641.88)	5.07%
7035 Phone/Internet - Office	$0.00	$236.55	($236.55)	0.00%
7040 Repairs & Maintenance		$323.20	($323.20)	0.00%
7051 Uniforms		$874.42	($874.42)	0.00%
Total 7000 Operating Expenses	**$6,475.32**	**$60,016.63**	**($53,541.31)**	**10.79%**
7100 Common Area Maintenance		$0.00	$0.00	
7105 Lawn Care	$14,640.00	$115,735.90	($101,095.90)	12.65%
7120 Fire & Security Monitoring	$210.00	$2,167.46	($1,957.46)	9.69%
7125 Snow & Ice Removal		$24,484.18	($24,484.18)	0.00%
7130 Building Repairs & Maintenance		$30,071.27	($30,071.27)	0.00%
7140 Landscaping Maintenance	$5,094.02	$79,803.76	($74,709.74)	6.38%
7141 Auto	$324.00	$8,862.94	($8,538.94)	3.66%
7145 Equipment Expense		$2,442.39	($2,442.39)	0.00%
7146 Supplies	$574.22	$7,202.44	($6,628.22)	7.97%
Total 7100 Common Area Maintenance	**$20,842.24**	**$270,770.34**	**($249,928.10)**	**7.70%**
7200 Debt Expense		$32,578.92	($32,578.92)	0.00%
7205 P & I - Applied Bank 810	$3,695.00	$44,340.00	($40,645.00)	8.33%
7206 P & I - Applied 0380	$6,006.35	$72,076.20	($66,069.85)	8.33%
7241 Del-One Line of Credit 8926	$904.97			
7242 Del-One Vehicle Loan 8800	$1,139.51			
Total 7200 Debt Expense	**$11,745.83**	**$148,995.12**	**($137,249.29)**	**7.88%**
7500 Marketing Expenses	$3,500.00	$42,000.00	($38,500.00)	8.33%
7700 Payroll Expenditures	$198.62	$1,610.28	($1,411.66)	12.33%
7710 401K	$6,471.65	$24,317.44	($17,845.79)	26.61%
7720 Employee Benefits - Health	$12,631.54	$174,634.88	($162,003.34)	7.23%
7721 Employee Benefits - Dental	($164.43)	$0.00	($164.43)	
7722 Employee Benefits - Vision	$82.72	$859.51	($776.79)	9.62%
7723 Employee Benefits - Fsa		$742.34	($742.34)	0.00%
7724 Employee Benefits - Std/Ltd	$491.71	$2,483.14	($1,991.43)	19.80%
7725 Employee Benefits - Ancillary	$188.78	$2,312.78	($2,124.00)	8.16%
7730 Payroll Tax Expense	$3,556.30	$54,354.01	($50,797.71)	6.54%
7740 Salaries & Wages	$48,775.32	$720,411.72	($671,636.40)	6.77%
7750 Payroll Service Fees		$2,598.20	($2,598.20)	0.00%
Total 7700 Payroll Expenditures	**$72,232.21**	**$984,324.30**	**($912,092.09)**	**7.34%**

	Jul 2026			
	Actual	Budget	over Budget	% of Budget
7850 Insurance	$14.00	$0.00	$14.00	
7851 General Liability		$11,610.16	($11,610.16)	0.00%
7852 Flood Insurance		$6,196.00	($6,196.00)	0.00%
7853 Property	$53,160.36	$118,643.79	($65,483.43)	44.81%
7855 Workers Comp Insurance	$1,234.00	$6,171.00	($4,937.00)	20.00%
7856 Auto	$3,760.00	$18,804.00	($15,044.00)	20.00%
7857 D & O/ E&O Insurance	$4,250.81	$4,250.81	$0.00	100.00%
Total 7850 Insurance	**$62,419.17**	**$165,675.76**	**($103,256.59)**	**37.68%**
Property Management & Other Expense		$33,185.70	($33,185.70)	0.00%
7870 Rent Or Lease	$0.00	$0.00	$0.00	
7890 Payroll		$0.00	$0.00	
7896 Health & Wellness Benefits		$0.00	$0.00	
Total 7890 Payroll	**$0.00**	**$0.00**	**$0.00**	
Total Property Management & Other Expense	**$0.00**	**$33,185.70**	**($33,185.70)**	**0.00%**
Total Expenses	**$3,187,537.62**	**$7,327,047.36**	**($4,139,509.74)**	**43.50%**
Net Operating Income	**$1,736,569.13**	**$137,014.95**	**$1,599,554.18**	**1267.43%**
Other Expenses			$0.00	
Ask My Accountant		$0.00	$0.00	
Total Other Expenses	**$0.00**	**$0.00**	**$0.00**	
Net Other Income	**$0.00**	**$0.00**	**$0.00**	
Net Income	**$1,736,569.13**	**$137,014.95**	**$1,599,554.18**	**1267.43%**

CIP FY 27					
Project	**Description**	**Estimate**	**Source of Funding**	**FY 26**	
				Appropriation	Other
Theater	Design drawings ccomplete	750,000	Friends		
Chapel	Restoration	800,000	Other		800,000
Promenade	Final phase	650,480	Appropriation	650,480	
Building 9	Roof replacement	20,000	Appropriation	20,000	
Building 10	Roof replacement	20,000	Appropriation	20,000	
Building 11	Roof replacement	20,000	Appropriation	20,000	
	Siding	30,000	Appropriation	30,000	
	Mothball	10,000	Appropriation	10,000	
Post Exchange	Exterior shell	75,000	Appropriation	75,000	
	Windows	150,000	Appropriation	150,000	
Maintenance Shop	Paint exterior	25,000	Appropriation	25,000	
Paint Shop	Paint exterior	10,000	Appropriation	10,000	
	Paint interior	in-house		in-house	
	Storage racks for interior	5,000	Appropriation	5,000	
Pump Station	Exterior	5,000	Appropriation	5,000	
Entrance Pond	Conversion to buried retention tank	125,000	Appropriation	125,000	
Bluewater Sewer Connection	Per agreement	600,000	Bluewater		600,000

Battery Elder Remediation	To achieve COCR for OU-11	75,000	Appropriation	75,000	
1664 Maple Blvd	Roof replacement	20,000	Appropriation	20,000	
Guardhouse on OBL	Demo of addition	5,000	Appropriation		
Archives	Restoration	350,000		350,000	
Contingency		134,969	Appropriation	134,970	
		3,880,449		1,725,450	1,400,000

FORT DUPONT
SHAPED BY HISTORY & ANCHORED IN NATURE

Executive Director Monthly Report

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

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

Capital Projects

Promenade. The Promenade project is at 90% completion. Remaining items include the installation of bollards to restrict access, replacement of bollard lamps (to solar lamps; low voltage lamps were mistakenly installed by the contractor), and installation of a 5' safety fence. The fence was reduced in height from the original design of 6'.

Post Exchange. Windows and doors are complete on the west facing side of the PX. Framing of all additional windows is underway, and new windows have been ordered.

South Field RFEI. The four short-listed firms are LNWA, Pennrose, SC3 Concepts, and Delaware Valley Development Company. Final proposals are due September 4. FDRPC was notified that Delaware Valley Development Company has withdrawn from consideration.

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. Five firms submitted qualifications packages and presented to the Friends' review committee. A recommendation to the Friends board of directors will be made at their September 17 meeting.

Hospital Barracks and Observation Tower. Staff of FDRPC met with Architectural Alliance in the field at the Hospital Barracks and the Observation Tower to initiate the assessment of current conditions. The work is funded, in part, by a grant from Preservation Delaware.

Food Warehouse. The Food Warehouse and offices have now been vacated by OMB. FDRPC has contracted with a clean-out crew to supplement FDRPC staff in clearing out furnishings and other items which remain. The warehouse has a considerable amount of shelving which will need to be removed by a separate contractor.

Battery Elder. Remediation of the Battery Elder site will mobilize on September 8, 2026. The project scope is a small area in which lead was detected in soil samples. The area will be excavated and remediated. The area is under lease with Delaware State Parks and contains a portion of a trail. The trail will remain open during the project.

Operational Updates

Deed Restriction Issues. Because of the recent activity related to deed restriction issues, we have reached out to a property management company for a proposal for the management of all such issues. The proposal will also suggest the initiation of an assessment, which is permitted by the covenants.

Location for film. FDRPC has been approached about the possible use of two locations on campus for an independent film. The production company would need two separate days on site and is working with FDRPC to ensure no disruption to residents.

Community Service

Friends of Fort DuPont Upcoming Events.

- **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 25, 6:30 - 8:30 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.

- **Board of Directors meeting on August 20, 2026.** The Friends of Fort DuPont Board of Directors mete via zoom on the evening of August 20, 2026.

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	Rehabiliation 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**

THEATER MATCH & PROJECT COLLABORATION AGREEMENT

EXECUTIVE COMMITTEE DECISION MEMORANDUM

TO: FDRPC Executive Committee
FROM: Tim Slavin, Executive Director
MEETING: Monday, August 31, 2026
SUBJECT: $250,000 challenge match for the Fort DuPont Theater

Recommendation

FDRPC should enter into a project-specific Theater Match & Project Collaboration Agreement with Friends of Fort DuPont. The agreement would formally commit FDRPC to a dollar-for-dollar match of up to $250,000 for qualifying new private funds raised by Friends for the Theater. It would not create a grant from FDRPC to Friends. FDRPC's money would remain with FDRPC until an approved phase of Theater work is ready to proceed. Approved costs would be paid directly by FDRPC to the vendor(s).

Why this should move forward now

The historic Theater is a visible preservation and adaptive-reuse priority at Fort DuPont. The adopted Master Plan calls for preservation and reuse of the campus's historic core and identifies the area around the Theater for events, performances, public gathering and related activity. FDRPC has already invested in stabilization and early building work. Friends is now positioned to use a formal match to launch a credible private campaign and turn FDRPC's commitment into additional project funding.

The Board does not need every future construction decision settled before making the match commitment. The agreement can establish the commitment now while making the use of funds dependent on later approval of an actual project phase, scope and budget.

How the agreement would work

FDRPC commitment. FDRPC commits up to $250,000 as a 1:1 match.

Private campaign. Friends raises new private cash and keeps it in a separate, restricted Theater account.

Match earned as funds arrive. Each qualifying private dollar actually received by Friends creates an equal FDRPC matching obligation, up to the cap. Unpaid pledges do not count until received.

Board-controlled activation. FDRPC funds will be paid directly to vendor(s) by FDRPC based on approved phase, scope, and budget.

Project delivery by FDRPC. All private funds raised by Friends will be transferred to FDRPC for payment to vendor(s). FDRPC spends those funds and its matching share on the FDRPC-owned Theater project and retains control of procurement, contracts, construction and expenditures.

Why this structure makes sense

It is not a grant. FDRPC never gives Friends $250,000 to administer, and Friends never controls FDRPC funds.

It gives donors a clear reason to act. Friends can truthfully tell donors that each qualifying private dollar unlocks an equal FDRPC project commitment.

It keeps the roles clean. Friends leads fundraising and donor stewardship; FDRPC remains the owner and project decision-maker. Separate accounts and regular reporting create a clear audit trail.

It fits FDRPC's purpose and authority. The agreement advances an adopted preservation priority and uses FDRPC's authority to improve its property, accept private financial assistance and enter agreements needed to carry out its projects.

Required safeguards before the final agreement is signed

The final agreement should be reviewed by counsel and FDRPC's accounting/audit advisors. It should clearly define qualifying contributions, campaign reporting, donor disclosures, the project-approval trigger and what happens if the project is delayed or does not proceed.

Most importantly, the source of FDRPC's $250,000 must be confirmed. If the commitment will be paid from unrestricted corporate revenue or another source legally available for Theater work, the structure can proceed as proposed. If any portion is tied to a state appropriation or another restricted source, counsel and accounting should confirm that it may be used for this purpose. That confirmation is a condition of the final agreement; it is not a reason to postpone the policy decision to establish the match.

Recommended Committee Action

> **MOTION: Move to endorse the proposed Theater Match & Project Collaboration Agreement framework and recommend that it be presented to the FDRPC Board of Directors for approval, providing for a binding 1:1 FDRPC match of up to $250,000 for qualifying new private funds raised by Friends of Fort DuPont, subject to confirmation of a legally available FDRPC funding source and final legal and accounting review.**