

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on September 9, 2026, at the Delaware City Library and Community Center, 250 5th Street, Delaware City, with Chair John McMahon presiding.

CALL TO ORDER

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting was called to order at 9:37 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Mr. David Edgell (Office of State Planning Coordination)
Mr. Doug Erikson (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Winvenia Graham (Delaware City Resident)
Secretary Greg Patterson (DNREC)
Ms. Barbara Boisclair (Fort DuPont Resident)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Ms. Britany Loveland (Delaware City Manager) - arrived at 9:40 a.m.

BOARD MEMBERS ABSENT

Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Representative Kendra Johnson (Capital Improvements Committee)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Mr. Tyler Misik (Secretary of State)
Ms. Ann Visalli (Office of Management and Budget)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Ms. Crystal Pini-McDaniel, FDRPC Operations Manager
Mr. Richard Forsten, Saul Ewing LLP - joined by telephone at 9:43 a.m. for Executive Session

**APPROVAL OF MINUTES - FDRPC BOARD MEETING OF AUGUST 12, 2026, AND
EXECUTIVE COMMITTEE MEETING OF AUGUST 31, 2026**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of August 12, 2026. The motion was seconded by Sec. Patterson and unanimously carried.

Mr. Graci moved for approval of the Executive Committee meeting minutes of August 31, 2026. The motion was seconded by Mr. Edgell and unanimously carried.

TREASURER'S REPORT AND FY 2027 BUDGET

Mr. Bert Scoglietti, FDRPC Treasurer, reviewed the financial report for July 2026 and the proposed FY 2027 budget. He noted that the report reflects only the first month of the fiscal year and highlighted the following:

- **FY 2027 State Appropriation:** The State appropriated \$3 million to support FDRPC. The first \$1 million draw was received in July.
- **Real Estate Sales:** The budgeted real estate sales figure was updated to \$2,859,396.83 to reflect property sales, including the sale of the Tilton Building and lots on Old Elm Avenue. A corresponding amount was included in the Board Designation for Sales Revenue reserve for future Board-directed allocation.
- **Funds Available:** \$1,025,449.22 was carried forward from FY 2026.
- **Improvements:** Approximately \$56,668 was spent during July, primarily for work at Building 30, the Stable/Archives Building.
- **Payroll:** Salaries and wages totaled approximately \$48,775 for July and were tracking within the annual budget.
- **Net Income:** Net income for July was approximately \$1.74 million, compared with a budgeted annual net income of approximately \$137,000. The July result primarily reflects the timing of the State appropriation draw.

Mr. Patterson moved for acceptance of the July 2026 financial report and approval of the FY 2027 budget as presented. The motion was seconded by Mr. Graci and unanimously carried.

FY 2027 CAPITAL IMPROVEMENT PLAN

Mr. Tim Slavin, Executive Director, presented the FY 2027 Capital Improvement Plan (CIP). He explained that the plan identifies projects funded through the State appropriation and projects with separate funding sources. Board-designated sales revenue will remain reserved, and any additional projects funded from that reserve will be presented to the Board individually.

Mr. Slavin highlighted the following projects and considerations:

- **Building Stabilization:** The plan includes roofing, windows, siding, painting, and other exterior-envelope work needed to stabilize historic buildings.
- **War Department Theater:** The CIP identifies design work for the Theater. A separate Theater fundraising and match proposal was scheduled for later in the meeting.
- **Chapel:** The project remains on hold pending a decision on requested congressionally directed funding.
- **Blue Water Sewer Connection:** Blue Water funding expected October 1 will be held in escrow. FDRPC will begin the project when construction permits demonstrate that the RV park is moving forward; the work will be competitively bid.
- **Entrance Pond:** FDRPC proposes converting the Fifth Street entrance pond to a biobasin with underground stormwater retention and surface plantings.

Mr. Edgell moved for acceptance of the FY 2027 CIP. The motion was seconded by Mr. Scoglietti and unanimously carried.

EXECUTIVE DIRECTOR'S REPORT

Mr. Slavin provided updates on the following projects and matters:

- **Promenade:** The project is nearing completion. Bollards and benches have been installed, and fencing was expected the following week. Removable bollards will help restrict vehicle access. The completed portions are already being used by the community.
- **Post Exchange:** Window work is continuing, and windows for the balance of the building have been ordered to secure the exterior envelope.
- **Stable/Archives Building:** Work is continuing despite a potential change in the building's intended use associated with DNREC operational needs.
- **Food Warehouse:** OMB has vacated the Food Warehouse and adjacent offices. FDRPC is cleaning out the buildings while coordinating with State Parks and DNREC regarding possible consolidation of campus operations at that location.
- **Film Production:** An independent film was being shot on campus that day near the water tower. The production company is expected to return in October for an additional scene near the boat-ramp parking area.
- **South Field:** Three development teams submitted final proposals after one of the four shortlisted teams withdrew. A broader review group will evaluate the submissions and make recommendations to the Board.
- **War Department Theater RFP:** Five firms were interviewed for architectural design services. Two firms were shortlisted and asked to submit fee proposals.
- **Deed Restriction Enforcement:** FDRPC requested a proposal from Emory Hill to manage deed-restriction enforcement. The proposal will be presented to the Board for action when received.

Mr. Patterson moved for acceptance of the Executive Director's Report. The motion was seconded by Mr. Graci and unanimously carried.

THEATER MATCH AND PROJECT COLLABORATION AGREEMENT

Mr. Slavin introduced Ms. Kelli Racca, President of Friends of Fort DuPont, and presented a proposed collaboration between FDRPC and Friends of Fort DuPont to support rehabilitation and adaptive reuse of the historic War Department Theater.

Ms. Racca reported that eight firms expressed interest in the Theater architectural design RFP, five firms were interviewed, and two were shortlisted for fee proposals. Phase One will emphasize community engagement and development of a program and design that can support the capital fundraising campaign. A recommendation was expected to be presented to the Friends Board on September 17, 2026.

Under the proposed agreement, FDRPC would provide a binding dollar-for-dollar match of up to \$250,000 for qualifying new private funds raised by Friends of Fort DuPont. FDRPC's funds would remain in FDRPC accounts and would be paid directly to approved project vendors. The commitment would be funded from Board-designated sales revenue, subject to confirmation of a legally available funding source and final legal and accounting review.

Board members discussed the architectural firms interviewed and noted that the matching commitment would help leverage private funding while allowing FDRPC to retain control of the project and expenditures.

Mr. Graci moved 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. The motion was seconded by Mr. Erikson and unanimously carried.

DELAWARE CITY UPDATES

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

- **Mayor and Council:** The next meeting is scheduled for September 21, 2026, at 6:30 p.m. at the Community Center.
- **Small Business Workshop:** A Downtown Development District and Division of Small Business workshop will be held September 16, 2026, at the fire hall, with representatives from State and local programs available to discuss resources for property investment.
- **Delaware City Day:** A planning meeting will be held September 17, 2026, at 6:00 p.m. Volunteers are needed for Delaware City Day on October 3, 2026.
- **Grant Application:** The City submitted an application to the DNREC Community Environmental Project Fund at the end of August.
- **City Taxes:** Property taxes are due September 30, 2026.

PUBLIC COMMENT

Mr. Chris Casagno of New Castle asked how the approved \$250,000 Theater match would be reflected in the budget. Mr. Scoglietti explained that the amount would be transferred from the Board Designation for Sales Revenue line to a separate designated line and would not increase the overall budget or the bottom line.

Resident Linda Bricker asked whether the entrance pond serves a stormwater-management function and whether it could instead be filled and landscaped. Mr. Slavin confirmed that the pond manages runoff and serves a stormwater purpose. The resident also expressed concern regarding speeding e-bikes and scooters on the promenade and requested that FDRPC reconsider the timing of speed-management measures. Potential signage, passing etiquette, and physical measures to slow traffic were discussed.

Members of the public and Board commented positively on the film activity at Fort DuPont and the increased visibility of the campus as a filming location.
No formal action was taken.

RECESS INTO EXECUTIVE SESSION - PROPERTY AND LEGAL MATTERS

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. Erikson and unanimously carried.

The meeting recessed at approximately 10:11 a.m.

RECONVENE

Mr. Graci moved to reconvene the FDRPC Board meeting. The motion was seconded by Mr. Edgell and unanimously carried. The meeting reconvened following Executive Session.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Mr. Graci moved to approve the compensation discussed in Executive Session. The motion was seconded by Mr. Edgell and unanimously carried.

Mr. Graci moved to appoint a search committee. The motion was amended to authorize the Chair to hire a search firm at his discretion. The motion, as amended, was seconded by Mr. Edgell and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for October 14, 2026, at 9:30 a.m.

ADJOURNMENT

Mr. Graci moved for adjournment. The motion was seconded by Sec. Patterson and unanimously carried.

Meeting Adjourned at 10:22 a.m.

Approved: October 13, 2026