

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on February 11, 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 9:32 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)
Ms. Britany Loveland (Delaware City Manager)
Secretary Greg Patterson (DNREC)
Ms. Wendy Rogers (Fort DuPont Resident)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)

BOARD MEMBERS ABSENT

Vacant (Secretary of State)
Vacant (Delaware Prosperity Partnership)
Mr. Doug Erickson (Delaware City Resident)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Ms. Ann Visalli (Office of Management and Budget)

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. Pam Scott, 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
JANUARY 14, 2026**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of January 14, 2026. 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 December 2025 and noted the following:

- **4100 Rental Income** increased by approximately \$21,000 compared to the prior month.
- **4130 CAM Revenue** is a new line item; \$25,438 is being remitted for this reporting period.
- **FEMA Grant revenue** increased by approximately \$27,000 for the month.
- **Total revenue** increased by approximately \$95,000 for the month.
- **6505-20 Branch Canal** increased by more than \$200,000 for the month, reflecting the first invoice posted for the project. Two additional invoices have been received since December; FEMA funds will be drawn down to cover eligible expenditures. This line item is expected to fluctuate throughout the year.
- **6700 Improvements** increased by more than \$85,000 for the month due to improvements completed across five to six buildings on campus.
- **6800 Site Utilities** increased by approximately \$16,000 for the month.
- **7100 Common Area Maintenance** increased by approximately \$9,000; however, **7125 Ice and Snow Removal** is expected to increase significantly next month.
- **7700 Payroll Expenditures** continue to track well against the budget.
- **Total expenses** increased by approximately \$445,000 to \$2.171 million.
- Drawdown of the remaining funds from the State appropriation is anticipated in March 2026.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of January 1, 2026, to January 31, 2026, and noted the following:

2025 Impact Report. Mr. Slavin presented the most recent annual report to be submitted to the Legislature and noted that it reflects the work accomplished by FDRPC over the past year.

Branch Canal Revetment. Following a weather-related shutdown, crews have returned to the site. Weather delays have impacted the schedule and remain a concern; while the in-water work deadline is March 1, DNREC and the U.S. Army Corps of Engineers have granted an extension for certain activities through mid-April. A revised project schedule is being developed, and multiple agencies were consulted in support of the requested extension.

Town Center Subdivision. The subdivision application was submitted to the State's Preliminary Land Use Service (PLUS) process on February 4, 2026. Staff are awaiting agency comments, after which the review process will proceed with the City of Delaware City.

Archives Building. Delaware State Parks representatives conducted on-site inspections during the past week. The target date to return the building to operation is July 1, 2026.

South Field Request for Proposals. An internal draft RFP has been circulated for initial review to a selected group, and additional reviewers have since been identified. The draft reflects a holistic development approach for the South Field area and aligns with the Land Use Master Plan.

EPA Technical Assistance to Brownfields (TAB) Program. The kickoff meeting with EPA and the selected contractor occurred on February 5, 2026. The program will support assessment of the Parade Ground at no cost to FDRPC; the contractor is the U.S. Department of Transportation's Volpe National Transportation Systems Center (Volpe Center). EPA and the Volpe Center are scheduled to be on site on March 9, 2026, for the initial Parade Ground site visit.

FY2025 Audit. The FY2025 audit is nearing completion. Belfint, Lyons & Shuman will present the audit at the March Board meeting; the audit is expected to be issued with a qualified opinion due to the manner in which land value was initially recorded in prior years.

260 Old Elm Office. During carpet replacement, asbestos-containing floor tile was discovered, requiring remediation. Staff have been working remotely during this period and anticipate returning to the office in mid- to late-February.

Promenade and Nearby Homeowners. Minor concerns have been raised by nearby homeowners regarding the promenade and adjacent property issues. FDRPC has been addressing these concerns and continues to respond as needed.

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

DELAWARE CITY UPDATES

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

- Reported multiple ongoing municipal projects currently in the design phase, including the Community Center, Town Hall, and Police Department.
- Noted seawall repairs are scheduled.
- Provided an update on flood mitigation efforts on Madison Street and Monroe Street.
- Advised that additional paving on Canal Street is scheduled for the spring.
- Reported the City received a grant from the Delaware Sustainable Energy Utility (DE SEU) for two new police vehicles.
- Reported the City received a DNREC grant in the amount of \$25,000 for park equipment.
- Announced a February board meeting for Main Street Delaware City; individuals interested in serving as a board member should submit an application.
- Noted senior and disabled tax exemption forms are available at Town Hall.
- Shared that the bi-centennial schedule is fully booked with celebration events, including a major event planned for May 9.
- Announced upcoming meeting dates:
 - Next meeting: March 4 at 6:30 PM
 - Next Mayor and Council meeting: February 23
 - Delaware City elections: April 7 (three Council seats open)

PUBLIC COMMENT

Delaware City Councilwoman Dilliplane raised concerns regarding recurring ice falling from rooftops and provided information on planned fixes/mitigation. Delaware City Councilmember Turley asked whether Fort DuPont State Park is planning any activities in connection with the 75th anniversary of Delaware State Parks. Fort DuPont residents asked multiple questions related to the Canal Bank Promenade, including the proposed bollards at each end, overall pathway width, emergency access and floodplain-related access constraints, and property easements along the canal bank. One attendee strongly requested that FDRPC hold a public meeting to address resident concerns; Mr. Slavin stated that FDRPC would schedule a public meeting. A final question addressed the campus bike path concept and the status of plans given its original function as a levee.

Questions were addressed by Mr. Slavin, except for the State Parks anniversary inquiry, which was addressed by Secretary Patterson.

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

Mr. Scoglettil 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. Rogers and unanimously carried.

The meeting recessed at 10:07 a.m.

RECONVENE

Mr. Graci moved to reconvene the FDRPC Board meeting, seconded by Ms. Graham and unanimously carried. The meeting reconvened at 10:37 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Mr. Edgell motioned to enter into contract for the sale of the Tilton Building and associated property for \$2.7 million, with such other final terms to be satisfactory to the FDRPC Executive Director. The motion was seconded by Mr. Graci and unanimously carried.

NEXT MEETING DATE

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

AJOURNMENT

Secretary Patterson moved for adjournment. The motion was seconded by Ms. Loveland and unanimously carried.

Meeting Adjourned at 10:38 a.m.

Approved: March 11, 2026