

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on March 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)  
Ms. Delaney Chaffin (Delaware Prosperity Partnership)  
Mr. David Edgell (Office of State Planning)  
Ms. Winvenia Graham (Delaware City Resident)  
Mr. Michael Graci (Fort DuPont Resident)  
Mr. Doug Erickson (Delaware City Resident)  
Representative Kendra Johnson (Capital Improvements Committee)  
Ms. Britany Loveland (Delaware City Manager)  
Mr. Tyler Misik (Secretary of State) (arrival 9:45 A.M.)  
Secretary Greg Patterson (DNREC)  
Ms. Wendy Rogers (Fort DuPont Resident)  
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)  
Ms. Ann Visalli (Office of Management and Budget)

**BOARD MEMBERS ABSENT**

Senator Spiros Mantzavinos (Capital Improvements Committee)

**STAFF MEMBERS PRESENT**

Mr. Tim Slavin, FDRPC Executive Director  
Ms. Janice Moturi, FDRPC Deputy Director/Controller  
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP.  
Ms. 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  
FEBRUARY 11, 2026**

**Mr. Graci moved for approval of the FDRPC Board meeting minutes of February 11, 2026. The motion was seconded by Ms. Graham and unanimously carried.**

**RECOGNITION OF BOARD MEMBERS**

Chair McMahon took a moment to recognize FDRPC's newest Board members. Becky Harrington of the Delaware Prosperity Partnership was unable to attend the meeting, but designated Delaney Chaffin, Economic Research Manager for DPP, to represent her. In addition, Tyler Misik of the Secretary of State's Office has joined the Board.

Chair McMahon also presented Board Member Wendy Rogers with a Certificate of Appreciation in recognition of her years of service on the FDRPC Board. Ms. Rogers will no longer be serving on the Board, and her contributions were warmly commended.

### **TREASURER'S REPORT**

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

- **4010 State Appropriation** showed no change over the past month. However, a request was submitted last week to draw down the remaining funds, which should be reflected in next month's report.
- **4100 Rental Income** increased by approximately \$17,000 compared to the prior month.
- **4151 Utility Reimbursements** reflects a negative balance of \$9,098.26. However, this includes a large write off from Delmarva of approximately \$20,000, so this line item is expected to return to a positive balance.
- **4500 HTC Credits** have not yet been received, but an application has been submitted and is expected to exceed the budgeted amount.
- **Total Income** increased by approximately \$30,000 over the month.
- **Reserves** showed no change and remain at \$368,481.56.
- **6709 Building 24-FDRPC Office** increased due to remediation work.
- **6724 Marina** increased by roughly \$195,000 due to the expiration of the contract with Lennar, with approximately \$188,000 currently due from Lennar.
- **6775 Canal Bank Revetment** includes approximately \$250,000 from last month, representing residual costs for ongoing work.
- **7000 Operating Expenses** did not change significantly and continue to track well below budget.
- **7100 Common Area Maintenance** increased by approximately \$17,000 this month. This expense is expected to rise considerably next month due to **7125 Snow and Ice Removal**.
- **7700 Payroll Expenditures** continue to track well against budget.
- **Total Expenses** increased due to the revetment project, which will be reimbursed at a later date through FEMA.

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

### **PRESENTATION OF THE FY 2025 FINANCIAL AUDIT**

Mr. George Fournaris, CPA, CGFM, of Belfint, Lyons and Shuman, P.A., presented the FY 2025 financial audit. He reported that the audit resulted in a qualified opinion related to the valuation of capital assets originally donated by the State of Delaware, which continue to be recorded at insured and assessed values rather than acquisition value as required by GAAP. He also noted

that the audit under Government Auditing Standards included review of internal controls and compliance, with no findings reported.

Mr. Scoglietti asked whether FDRPC is obtaining current appraisals for the development of new properties. Mr. Fournaris responded in the affirmative but cautioned against comparing these to the most recent New Castle County property assessments.

**Mr. Erickson moved for the acceptance of the FY 2025 Financial Audit. The motion was seconded by Mr. Scoglietti and carried unanimously.**

### **EXECUTIVE DIRECTOR'S REPORT**

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

**Revetment.** The project is expected to be completed by the end of the day. Although DNREC granted time extensions, they were largely unnecessary given the pace of work, even with recent weather events. The project required only one change order.

**Promenade.** Following discussions with the engineer and contractor, the project has been placed on hold to allow for further assessment of existing conditions. A community meeting was held on February 25, 2026, during which residents' concerns were heard and a productive dialogue took place.

**Snow Removal.** Expenditures increased significantly over the past month due to recent weather events.

**Tilton Building Sprinkler Head.** A sprinkler head burst in the Tilton Building. Staff monitor the building daily, and the incident occurred between monitoring visits. The event resulted in a significant amount of water damage, and an insurance claim has been filed.

**Oil Tank.** An oil tank tipped over at one of the older buildings on campus. The tank contained only a minimal amount of oil. Removal and remediation are underway.

**EPA Visit.** On March 9, 2026, EPA staff visited Fort DuPont to begin brownfield assessment work on the Parade Ground.

**Ms. Loveland moved for the acceptance of the Executive Director's report, seconded by Ms. Graham and carried unanimously.**

### **DELAWARE CITY UPDATES**

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

- Senior and disabled tax exemption forms are available at Town Hall.
- Delaware City is having council elections on April 7, 2026. There are five individuals on the ballot for three open seats.
- Next Town Council meeting is scheduled for March 16, 2026 at 6:30 p.m.

### **PUBLIC COMMENT**

Delaware City Councilwoman Dilliplane commented on the work underway at Fort DuPont, including recent revetment improvements, new construction, historic preservation efforts, and the dedication of the Parade Ground as open space.

Mr. Tim Dilliplane inquired about Bluewater and the campground. This matter was identified for discussion in Executive Session.

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

**Mr. Erickson 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. Graci and unanimously carried.**

The meeting recessed at 10:00 a.m.

**RECONVENE**

**Mr. Graci moved to reconvene the FDRPC Board meeting, seconded by Ms. Graham and unanimously carried. The meeting reconvened at 11:00 a.m.**

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

None.

**NEXT MEETING DATE**

The next meeting is scheduled for April 8, 2026, at 9:30 a.m.

**AJOURNMENT**

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

Meeting Adjourned at 11:01 a.m.

Approved: April 8, 2026