



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

Wednesday, April 8, 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 – March 11, 2026
 - b. FDRPC Executive Committee Minutes – March 23, 2026
4. Treasurer’s Report
5. Executive Director’s Report
6. South Field Presentation
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 – May 13, 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 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:

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING**

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on March 23, 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 9:31 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. Mike Graci (Fort DuPont Resident)
Ms. Wendy Rogers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)

COMMITTEE MEMBERS ABSENT

Mr. David Edgell (Office of State Planning Coordination)
Ms. Britany Loveland (City Manager – Delaware City)

STAFF MEMBERS PRESENT

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

STATUS ON KEY PROJECTS

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

Canal Bank Promenade – Mr. Slavin reported that the promenade project has been temporarily paused to allow for further review of current site conditions. He advised that a survey would be conducted later in the week to determine whether the recently installed curb line conforms to the original design specifications. Mr. Slavin further reported that the review is focused on drainage, elevations, and certain design adjustments that may be needed in specific sections of the project area. He noted that a quote is being obtained for possible curb removal and replacement work, and that communication with nearby residents is anticipated once the survey information is available.

Town Center Subdivision – Mr. Slavin provided an update on the Town Center subdivision, noting that the major subdivision process is expected to take approximately three to five months. To avoid delays associated with a potential closing, he reported that the Tilton Building is expected to proceed through a minor subdivision process.

South Field – Mr. Slavin reported that a final draft of the South Field RFP has been completed. He advised that the RFP will be released through multiple channels, including media, social

media, and Emory Hill's network, as part of the pre-selection process for mixed-use development.

EXECUTIVE SESSION

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

Meeting recessed at 9:42 a.m. Meeting reconvened at 10:18 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

There was no action to be taken as a result of the executive session.

ADJOURNMENT

Meeting Adjourned at 10:18 a.m.

APPROVED:

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

Feb 2026

	Actual	Budget	over Budget	% of Budget
Income				
4010 State Appropriation	\$ 2,000,000.00	\$ 3,000,000.00	\$ (1,000,000.00)	66.67%
4100 Rental Income	\$ 134,816.11	\$ 250,967.00	\$ (116,150.89)	53.72%
4100- OBL Duplexes	\$ -	\$ 100,800.00	\$ (100,800.00)	0.00%
4100-DNREC	\$ 10,500.00	\$ 10,500.00	\$ -	100.00%
4100-Garden Plot Rental	\$ -	\$ 1,650.00	\$ (1,650.00)	0.00%
4100-Omb	\$ -	\$ 9,315.00	\$ (9,315.00)	0.00%
4100-S Storage	\$ -	\$ -	\$ -	
4110 Special Event Revenue	\$ 150.00	\$ -	\$ 150.00	
4111 Misc Events	\$ 325.00	\$ -	\$ 325.00	
Total 4110 Special Event Revenue	\$ 475.00	\$ -	\$ 475.00	
4130 Cam Revenue	\$ -	\$ -	\$ -	
4131 Lawncare - Cam (State Tenants)	\$ 12,840.00	\$ 16,040.00	\$ (3,200.00)	80.05%
4132 Snow/Ice - Cam (State Tenants)	\$ 12,598.00	\$ 25,112.00	\$ (12,514.00)	50.17%
4133 Community Association	\$ -	\$ -	\$ -	
Total 4130 Cam Revenue	\$ 25,438.00	\$ 41,152.00	\$ (15,714.00)	61.81%
4150 Tenant Reimbursements	\$ -	\$ -	\$ -	
4151 Utility Reimbursements	\$ 5,475.79	\$ 217,392.18	\$ (211,916.39)	2.52%
Total 4150 Tenant Reimbursements	\$ 5,475.79	\$ 217,392.18	\$ (211,916.39)	2.52%
Total 4100 Rental Income	\$ 176,704.90	\$ 631,776.18	\$ (455,071.28)	27.97%
4300 Grants			\$ -	
NTHP Grant	\$ 2,500.00	\$ 5,000.00	\$ (2,500.00)	50.00%
Fema Grant	\$ 189,713.60	\$ -	\$ 189,713.60	
4430 Services	\$ 495.27	\$ -	\$ 495.27	
4500 Htc Credits	\$ -	\$ 188,000.00	\$ (188,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds	\$ -	\$ -	\$ -	
4821 Canal District - Phase 1D	\$ -	\$ -	\$ -	
Total 4800 Bank Loans - Budgeted Proceeds	\$ -	\$ -	\$ -	
4900 Other Revenue	\$ -	\$ -	\$ -	
Interest Earned	\$ 1,025.78			
Utility Refund	\$ 26,738.42	\$ -	\$ 26,738.42	
Total Income	\$ 2,397,177.97	\$ 3,824,776.18	\$ (1,427,598.21)	62.67%
Gross Profit	\$ 2,397,177.97	\$ 3,824,776.18	\$ (1,427,598.21)	62.67%

	Actual	Budget	over Budget	% of Budget
Expenses	\$ -		\$ -	
Reserves		\$ 368,481.56	\$ (368,481.56)	0.00%
Budget Reserve Policy	\$ 180,481.56		\$ 180,481.56	
Consingency Reserve	\$ 38,000.00		\$ 38,000.00	
Capital Asset Replacement Fund	\$ 150,000.00		\$ 150,000.00	
Total Budget Reserve	\$ 368,481.56	\$ 368,481.56	\$ -	100%
6460 Environmental	\$ -	\$ 60,354.84	\$ (60,354.84)	0.00%
6464 Soil Analysis	\$ -	\$ 32,879.82	\$ (32,879.82)	0.00%
Total 6460 Environmental	\$ -	\$ 93,234.66	\$ (93,234.66)	0.00%
6470 Feasibility Studies	\$ -	\$ -	\$ -	
Total 6470 Feasibility Studies		\$ -		
6480 Special Event Expenses	\$ 700.00	\$ 2,706.67	\$ (2,006.67)	25.86%
6486 Pints & Pumpkins	\$ -	\$ 3,038.44	\$ (3,038.44)	0.00%
6487 Family Movie Night	\$ -	\$ 1,619.61	\$ (1,619.61)	0.00%
6488 Friends Group	\$ 2,646.30	\$ 45.97	\$ 2,600.33	5756.58%
Total 6480 Special Event Expenses	\$ 3,346.30	\$ 7,410.69	\$ (4,064.39)	45.16%
6500 Professional Fees	\$ 8,836.48	\$ -	\$ 8,836.48	
6505 Prof Fees - Engineering	\$ 5,573.75	\$ 48,732.89	\$ (43,159.14)	11.44%
6505-02 Master Planning	\$ 72,649.28	\$ -	\$ 72,649.28	
Total 6505 Prof Fees - Engineering	\$ 78,223.03	\$ 48,732.89	\$ 29,490.14	160.51%
6515 Prof Fees - Architectural	\$ -	\$ 1,209.17	\$ (1,209.17)	0.00%
6520R Prof Fees - Legal	\$ 61,151.15	\$ 133,929.16	\$ (72,778.01)	45.66%
6525R Prof Fees - Accounting	\$ 34,375.00	\$ 50,108.97	\$ (15,733.97)	68.60%
6545 Roadways/Utilities	\$ -	\$ 2,745.16	\$ (2,745.16)	0.00%
Total 6500 Professional Fees	\$ 182,585.66	\$ 236,725.35	\$ (54,139.69)	77.13%
6535 Permitting	\$ 1,695.00	\$ 6,496.86	\$ (4,801.86)	26.09%
6600R Fees - Other	\$ 1,500.00	\$ -	\$ 1,500.00	
6601 Professional Memberships	\$ 1,800.00	\$ 3,615.00	\$ (1,815.00)	49.79%
6610 Bank Fees	\$ 377.00	\$ 1,157.58	\$ (780.58)	32.57%
6625 Bank Charges	\$ 66.00	\$ 300.00	\$ (234.00)	22.00%
6627 Applied Bank Fees	\$ -	\$ 20.00	\$ (20.00)	0.00%
Total 6625 Bank Charges	\$ 66.00	\$ 320.00	\$ (254.00)	20.63%
6631 Del City Rental Tax	\$ 5,759.17	\$ 1,994.34	\$ 3,764.83	288.78%
Total 6600R Fees - Other	\$ 9,502.17	\$ 7,086.92	\$ 2,415.25	134.08%
6700 IMPROVEMENTS	\$ 23,245.37	\$ 934,000.00	\$ (910,754.63)	2.49%
6709 Building 24-FDRPC Office	\$ 68,067.06	\$ -	\$ 68,067.06	
6710 Improvements: Batteries	\$ 15,877.25	\$ -	\$ 15,877.25	
6711 Building 20-Px	\$ 99,972.92	\$ -	\$ 99,972.92	
6712 Improvements: Building 24-Theater	\$ 20,966.00			
6713 Building 55 Chapel	\$ 29,520.52			
6716.10 Promenade	\$ 41,781.00	\$ -	\$ 41,781.00	
6721 Roundabout	\$ 3,637.86			
6724 Marina	\$ 243,524.22			
6738 Duplexes on OBL	\$ 50,934.59			
6741 Building 30-Stable	\$ 37,323.50	\$ -	\$ 37,323.50	

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	Actual	Budget	over Budget	% of Budget
6744 Maintenance Shop	\$ 2,694.98	\$ -	\$ 2,694.98	
6747 Building 19	\$ 10,696.00			
6748 Building 52-Tilton	\$ 6,425.75			
6749 Pump House	\$ 28,400.00	\$ -	\$ 28,400.00	
6773 Bio Basins	\$ 88,149.50			
6775 Canal Bank Revetement	\$ 632,210.50			
Total 6700 Improvements	\$ 1,403,427.02	\$ 934,000.00	\$ 469,427.02	150.26%
6800 Site Utilities	\$ 11,329.45	\$ -	\$ 11,329.45	
6810 Electric	\$ 111,830.42	\$ 171,382.04	\$ (59,551.62)	65.25%
Electric -Roundabout	\$ 58.47	\$ -	\$ 58.47	
Total 6810 Electric	\$ 111,888.89	\$ 171,382.04	\$ (59,493.15)	65.29%
6815 Gas	\$ 17,079.07	\$ 18,921.70	\$ (1,842.63)	90.26%
6820 Water	\$ 17,418.65	\$ 31,781.14	\$ (14,362.49)	54.81%
6825 Sewer	\$ 3,874.46	\$ 24,164.27	\$ (20,289.81)	16.03%
6830 Phone/Internet	\$ 202.66	\$ 435.31	\$ (232.65)	46.56%
6835 Trash	\$ 3,500.16	\$ 4,632.74	\$ (1,132.58)	75.55%
6826 Sprinkler	\$ 3,608.86	\$ -	\$ 3,608.86	
Sprinkler- 2437 Obl (Lot 93 Obl)	\$ 174.31	\$ -	\$ 174.31	
Sprinkler- 2546 Colter Road	\$ 269.41	\$ -	\$ 269.41	
Total 6826 Sprinkler	\$ 4,052.58	\$ -	\$ 4,052.58	
6836 Elevator- 2540 Colter Road	\$ 2,212.83	\$ -	\$ 2,212.83	
Total 6800 Site Utilities	\$ 171,558.75	\$ 251,317.20	\$ (79,758.45)	68.26%
7000 Operating Expenses	\$ -	\$ -	\$ -	
7005 Museum	\$ -	\$ -	\$ -	
7009 Computer Support	\$ 5,289.42	\$ 11,350.05	\$ (6,060.63)	46.60%
7010 Office Supplies	\$ 4,587.93	\$ 19,130.27	\$ (14,542.34)	23.98%
7015 Taxes & Licenses	\$ 1,439.00	\$ 265.00	\$ 1,174.00	543.02%
7020 Travel	\$ 2,448.19	\$ 5,000.00	\$ (2,551.81)	48.96%
7025 Meals And Entertainment	\$ 757.24	\$ 7,197.08	\$ (6,439.84)	10.52%
7030 Utilities - Office	\$ 25,510.19	\$ 47,685.23	\$ (22,175.04)	53.50%
7035 Phone/Internet - Office	\$ -	\$ 4,338.39	\$ (4,338.39)	0.00%
7040 Repairs & Maintenance	\$ 320.00	\$ 8,276.46	\$ (7,956.46)	3.87%
7045 Discretionary Expenses	\$ -	\$ -	\$ -	
7050 Equipment And Furnishings	\$ -	\$ -	\$ -	
7051 Uniforms	\$ -	\$ 5,000.00	\$ (5,000.00)	0.00%
Total 7000 Operating Expenses	\$ 40,351.97	\$ 108,242.48	\$ (67,890.51)	37.28%

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	Actual	Budget	over Budget	% of Budget
7100 Common Area Maintenance	\$ 19,931.23	\$ -	\$ 19,931.23	
7105 Lawn Care	\$ 85,310.00	\$ 116,308.16	\$ (30,998.16)	73.35%
7110 Storm Water Management	\$ -	\$ 1,599.00	\$ (1,599.00)	0.00%
7115 Pest Control	\$ -	\$ 2,250.26	\$ (2,250.26)	0.00%
7120 Fire & Security Monitoring	\$ 1,696.00	\$ 4,362.54	\$ (2,666.54)	38.88%
7125 Snow & Ice Removal	\$ 18,108.76	\$ 26,757.20	\$ (8,648.44)	67.68%
7130 Building Repairs & Maintenance	\$ 36,747.55	\$ 8,361.16	\$ 28,386.39	439.50%
7135 Road Repairs	\$ -	\$ -	\$ -	
7140 Landscaping Maintenance	\$ 60,931.04	\$ 86,047.28	\$ (25,116.24)	70.81%
7141 Auto	\$ 18,962.93	\$ 6,000.00	\$ 12,962.93	316.05%
7145 Equipment Expense	\$ 1,294.97	\$ 9,959.16	\$ (8,664.19)	13.00%
7146 Supplies	\$ 6,767.49	\$ 2,340.97	\$ 4,426.52	289.09%
Total 7100 Common Area Maintenance	\$ 249,749.97	\$ 280,178.46	\$ (30,428.49)	89.14%
7200 Debt Expense	\$ -	\$ 23,106.96	\$ (23,106.96)	0.00%
7205 P & I - Applied Bank 810	\$ 39,718.14	\$ 50,740.54	\$ (11,022.40)	78.28%
7206 P & I - Applied 0380	\$ 48,050.80	\$ 72,076.20	\$ (24,025.40)	66.67%
7241 Del-One Line of Credit 8926	\$ 3,902.20			
7242 Del-One Vehicle Loan 8800	\$ 4,524.85			
Total 7200 Debt Expense	\$ 96,195.99	\$ 145,923.70	\$ (49,727.71)	65.92%
7300 Depreciation Expense	\$ -	\$ -	\$ -	
7500 Marketing Expenses	\$ 28,000.00	\$ 42,000.00	\$ (14,000.00)	66.67%
7510 Advertising & Promotion		\$ -	\$ -	
7540 Stationery & Printing (Deleted)	\$ 102.00	\$ -	\$ 102.00	
7550 Website & Social Media	\$ 800.00	\$ -	\$ 800.00	
7555 Marketing - Other	\$ 14,023.06	\$ -	\$ 14,023.06	
Total 7500 Marketing Expenses	\$ 42,925.06	\$ 42,000.00	\$ 925.06	102.20%
7700 Payroll Expenditures	\$ 962.37	\$ 9,792.25	\$ (8,829.88)	9.83%
7710 401K	\$ 14,008.00	\$ 12,215.32	\$ 1,792.68	114.68%
7720 Employee Benefits - Health	\$ 109,296.80	\$ 189,052.23	\$ (79,755.43)	57.81%
7721 Employee Benefits - Dental	\$ 292.65	\$ -	\$ 292.65	
7722 Employee Benefits - Vision	\$ 595.70	\$ -	\$ 595.70	
7723 Employee Benefits - Fsa	\$ 540.00	\$ 4,788.74	\$ (4,248.74)	11.28%
7724 Employee Benefits - Std/Ltd	\$ 491.71	\$ -	\$ 491.71	
7725 Employee Benefits - Ancillary	\$ 1,534.76	\$ -	\$ 1,534.76	
7730 Payroll Tax Expense	\$ 38,346.88	\$ 42,031.25	\$ (3,684.37)	91.23%
7740 Salaries & Wages	\$ 481,731.55	\$ 686,282.76	\$ (204,551.21)	70.19%
7750 Payroll Service Fees	\$ 887.51	\$ 2,522.52	\$ (1,635.01)	35.18%
Total 7700 Payroll Expenditures	\$ 648,687.93	\$ 946,685.07	\$ (297,997.14)	68.52%

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	Actual	Budget	over Budget	% of Budget
7850 Insurance	\$ 2,234.79	\$ -	\$ 2,234.79	
7851 General Liability	\$ 11,621.49	\$ 19,612.91	\$ (7,991.42)	59.25%
7852 Flood Insurance	\$ 4,621.00	\$ 6,181.00	\$ (1,560.00)	74.76%
7853 Property	\$ 80,667.54	\$ 91,530.13	\$ (10,862.59)	88.13%
7855 Workers Comp Insurance	\$ 5,394.00	\$ 8,411.81	\$ (3,017.81)	64.12%
7856 Auto	\$ 12,747.00	\$ 25,062.32	\$ (12,315.32)	50.86%
7857 D & O/ E&O Insurance	\$ 8,539.81	\$ 8,367.80	\$ 172.01	102.06%
Total 7850 Insurance	\$ 125,825.63	\$ 159,165.97	\$ (33,340.34)	79.05%
Legal Fees - Operating	\$ -	\$ -	\$ -	
Occupancy Expenses	\$ 29.97	\$ -	\$ 29.97	
Property Management & Other Expense	\$ -	\$ 35,048.70	\$ (35,048.70)	0.00%
7810 Bank Charges	\$ 154.00	\$ -	\$ 154.00	
7880 Repair & Maintenance	\$ -	\$ 150,000.00	\$ (150,000.00)	0.00%
Total Property Management & Other Expense	\$ 154.00	\$ 185,048.70	\$ (184,894.70)	0.08%
Total Expenses	\$ 3,344,487.01	\$ 3,771,997.62	\$ (427,510.61)	88.67%
Net Operating Income	\$ (947,309.04)	\$ 52,778.56	\$ (1,000,087.60)	-1794.87%
Other Income	\$ -	\$ -	\$ -	
Interest Earned	\$ -	\$ -	\$ -	
Total Other Income	\$ (947,309.04)	\$ -	\$ (947,309.04)	
Other Expenses	\$ -	\$ -	\$ -	
Ask My Accountant	\$ -	\$ -	\$ -	
Total Other Expenses	\$ -	\$ -	\$ -	
Net Other Income	\$ (947,309.04)	\$ -	\$ (947,309.04)	
Net Income	\$ (947,309.04)	\$ 52,778.56	\$ (1,000,087.60)	-1794.87%



Executive Director Monthly Report

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

The meeting of the Board of Directors is scheduled for April 8, 2026, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Capital Projects

Branch Canal Revetment. The revetment of the south side of the Delaware City Branch Canal is now complete. Final closeout documents will be submitted to FEMA and DEMA, and the final drawdown of grant funds will occur upon acceptance of those documents

Promenade. The Promenade project was paused on March 12, 2026. A survey of the work completed to date and existing field conditions was commissioned, and field work was completed on March 25 and 26. Verdantas is currently evaluating alternative design options. Any revised design will need to be coordinated with neighboring property owners and relevant regulatory agencies. Removal of the curb line is one likely remedial option, and cost estimates for that work have been requested.

Town Center Subdivision. The Town Center major subdivision was heard before the Preliminary Land Use Service (PLUS) on February 4, 2026, and written comments have since been received. A separate parcel for the Tilton Building has been prepared as a minor subdivision. This approach would allow the Tilton Building to move forward through the subdivision process without the need for a variance from the Board of Adjustment, which is not required for this parcel. By contrast, other existing buildings within the Town Center major subdivision will require variances due to existing setback conditions. The Tilton Building minor subdivision is scheduled to be heard by the Delaware City Planning Commission on April 6, 2026.

Post Exchange. Replacement doors and transom windows for the Post Exchange have been delivered. Installation was delayed due to weather, and capital work is now on hold until later in April 2026.

Theater Windows and Doors. The Friends of Fort DuPont has selected a contractor to complete rehabilitation of the Theater windows and doors. This work is being funded through a \$200,000 Community Reinvestment Fund (CRF) grant awarded to the Friends of Fort DuPont.

Southfield RFEI. A Request for Expression of Interest for Redevelopment for the Southfield section of the Fort DuPont campus is scheduled to be released on April 7, 2026. The RFEI will be posted to the FDRPC website concurrently with the activation of an unpriced listing for Southfield by Emory Hill NAI. All inquiries received by Emory Hill NAI will be directed to the RFEI.

Grass-Cutting Services RFP. FDRPC has issued a Request for Proposals for grass-cutting services. The RFP was distributed to FDRPC's email contact list of more than 330 recipients and posted to the FDRPC website. The RFP is available at <https://fortdupont.org/pdfs/documents/FDRPC%20RFP-2026-001-Lawn-Cutting-Services%203-25-26.pdf>

Operational Updates

National Trust for Historic Preservation Grant. FDRPC has been awarded a \$5,000 matching grant from the National Trust for Historic Preservation for the Fort DuPont Chapel Accessibility & Restroom Implementation Plan, with FDRPC providing the required \$5,000 match. Discussions are underway with Architectural Alliance regarding consultant services for the project, which will advance planning for the accessibility and restroom improvements necessary to support the chapel's long-term reuse as a community gathering space.

Friends of Fort DuPont – Fundraising and Development Committee: The Friends of Fort DuPont Fundraising and Development Committee met to review a cultivation calendar and submission deadlines for securing private foundation support for the theater restoration project. Initial donor cultivation is expected to begin by April 1, 2026, with Committee Chair Tom Shea leading development of the schedule and next steps. The Committee also reviewed initial planning for the theater community engagement campaign; a draft

framework and work plan have been developed, with a soft start to outreach anticipated in late spring 2026.

Submitted Grants.

Funding Source	Program Name	Outcomes	Applicant	Amount Requested	Date Submitted	Award Notice
DE Grant-in-Aid	Nonprofit Operations	Operations supports for programming	FFD	\$7,500.00	11/18/2025	7/1/2025
US EPA	Brownfields Assessment	South Field and bike trail assessment	FDRPC	\$500,000.00	1/26/2026	6/30/2026
AARP Challenge Grant	Accessible Picnic & Shoreline Trail Enhancements	Enhance park access with inclusive picnic areas and shoreline trail	FFD	\$10,954.00	2/9/2026	5/15/2026
Delaware Preservation Fund - Capital Grant	For DuPont Chapel ADA Ramp	ADA ramp completes Chapel Phase 1, enabling safe, inclusive public access	FDRPC	\$5,125.00	2/13/2026	7/1/2026
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	\$7,000.00	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	\$10,000.00	3/2/2026	7/1/2026
Senator Coons & Senator Blunt Rochester FY 27 CDS Application	Fort Dupont Chapel Rehabilitation & Accessibility Project	Rehabilitation costs for the Chapel	FDRPC	\$500,000.00	3/24/2026	subject to congressional appropriations
				\$1,040,579.00		

Electric Infrastructure Project. A project to address electric infrastructure on the southern portion of the campus, south of Old Elm Avenue, is underway. The project includes installation of new meters at all FDRPC-owned locations in that area, many of which are currently leased. The new meters will allow for automated readings and direct reporting of consumption data to FDRPC. A second component of the project is a comprehensive rate study, which will establish updated utility rates for lessees that reflect consumption, maintenance, and infrastructure replacement costs, consistent with standard utility practice. FDRPC has received invaluable support and assistance from Energize Delaware on this effort. **Note:** All properties north of Old Elm Avenue—the Canal District and Officers Row—were previously metered by Delmarva Power and receive electricity directly from Delmarva Power.

Community Service

Delaware City Main Street. Valerie Miller has been elected to serve on the Board of Directors of Delaware City Main Street.

Friends of Fort DuPont, Delaware City Library, and Delaware Humanities partnership. The Friends of Fort DuPont have partnered with Delaware Humanities to provide a series of humanities-based presentations at the Delaware City Library.

- **March 11** “Allies for Justice: Delaware’s Role in Brown v. Board of Education” by Kathy Doyle. More than 20 people attended this inaugural event.
- **April 8 6:30 pm.** “What Does it Mean to be a Delawarean?” by Michele Anstine. The program is led by Michele Anstine, a Delaware historian, folklorist, and longtime educator with extensive experience documenting the state’s cultural history, foodways, and community traditions. Her work brings history to life through stories that are relatable, thought-provoking, and often surprising.
- **May 13 6:30 pm.** “Delaware’s Signers and Slavery: It’s Complicated” by Eric Mease. This thought-provoking program examines the lives of Delaware’s signers of the Declaration of Independence and the Constitution, exploring their complex relationships with slavery and how those contradictions shaped the early nation. The talk is presented by Eric Mease, a historian and educator with deep expertise in Delaware history and constitutional interpretation. His work focuses on helping audiences grapple honestly with the past, encouraging discussion rather than easy answers, and placing Delaware’s history within its broader national context.
- **June 10 6:30 pm.** “The Delaware Poisoned Candy Murders of 1898” by Margaret Opsata. accounts to explore crime, justice, and daily life at the turn of the century. The talk is presented by Margaret Opsata, a historian and writer known for bringing overlooked Delaware stories to life through meticulous research and compelling narrative. Her work highlights how true crime can reveal broader social and cultural truths about the past.

Friends of Fort DuPont and Delaware State Parks partner on program.

- **April 11 9:00 am.** Celebrate the beauty of spring at Fort DuPont State Park during our Native Flora Walk: Spring Bloom. This guided walk builds on the success of last year’s popular programs. It offers a chance to enjoy seasonal blooms and discover the native plant life that makes spring at Fort DuPont so special. Larry McLaren, Landscape Manager for the Fort DuPont Redevelopment and Preservation Corporation, will lead the walk. He will share insight into the landscape, native flora, and the natural character of the park. Whether you joined us last year or are visiting for the first time, this walk offers a chance to slow down, explore the trails, and enjoy the colors of spring in a historic setting.

Friends Board of Directors meeting. The Board of Directors of the Friends of Fort DuPont will meet on April 16, 2026, at 6:00 pm.



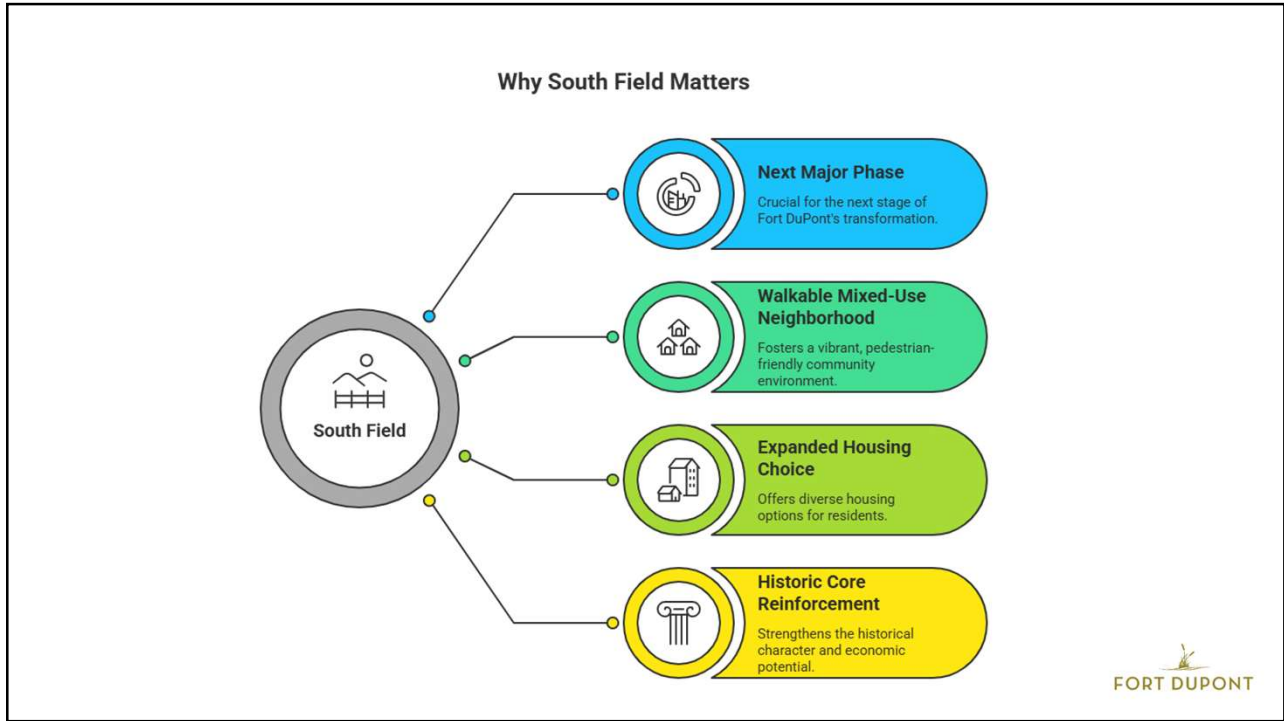
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South Field at a Glance

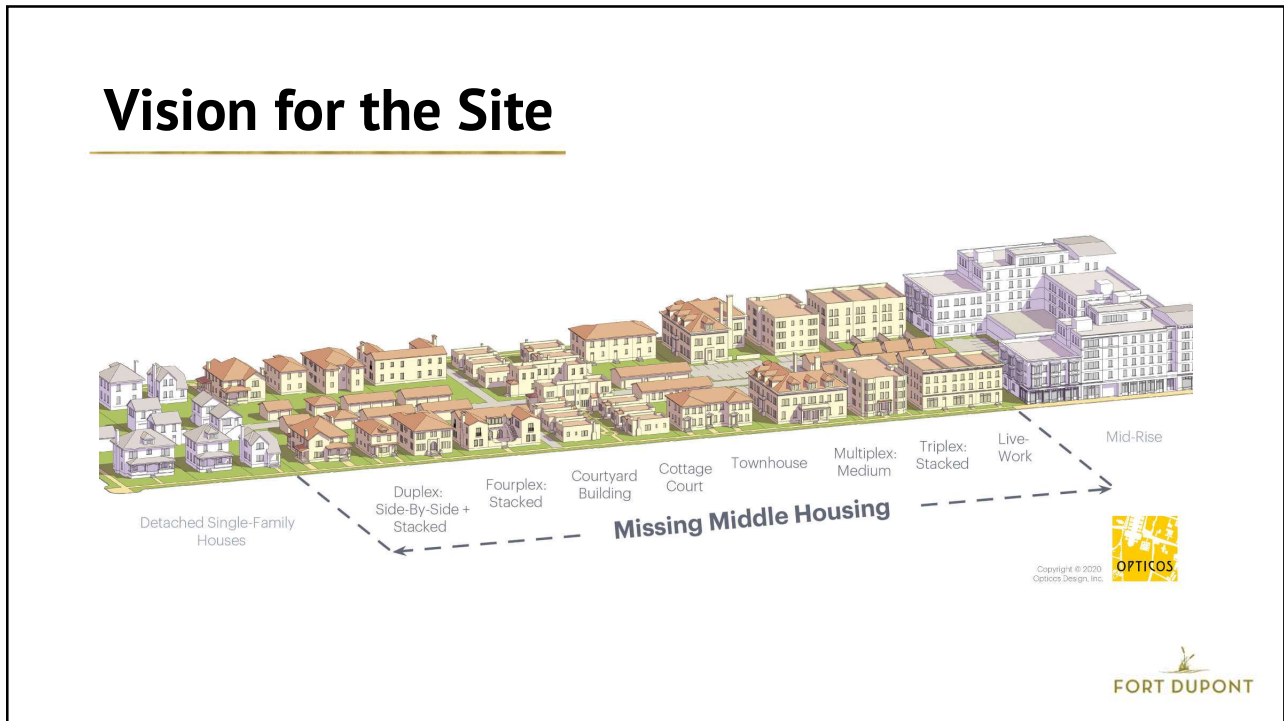
- 15.82-acre development area
- Largest remaining site for new construction
- Adjacent to the historic mixed-use core
- Identified as key mixed-use opportunity area in Master Plan (2024)



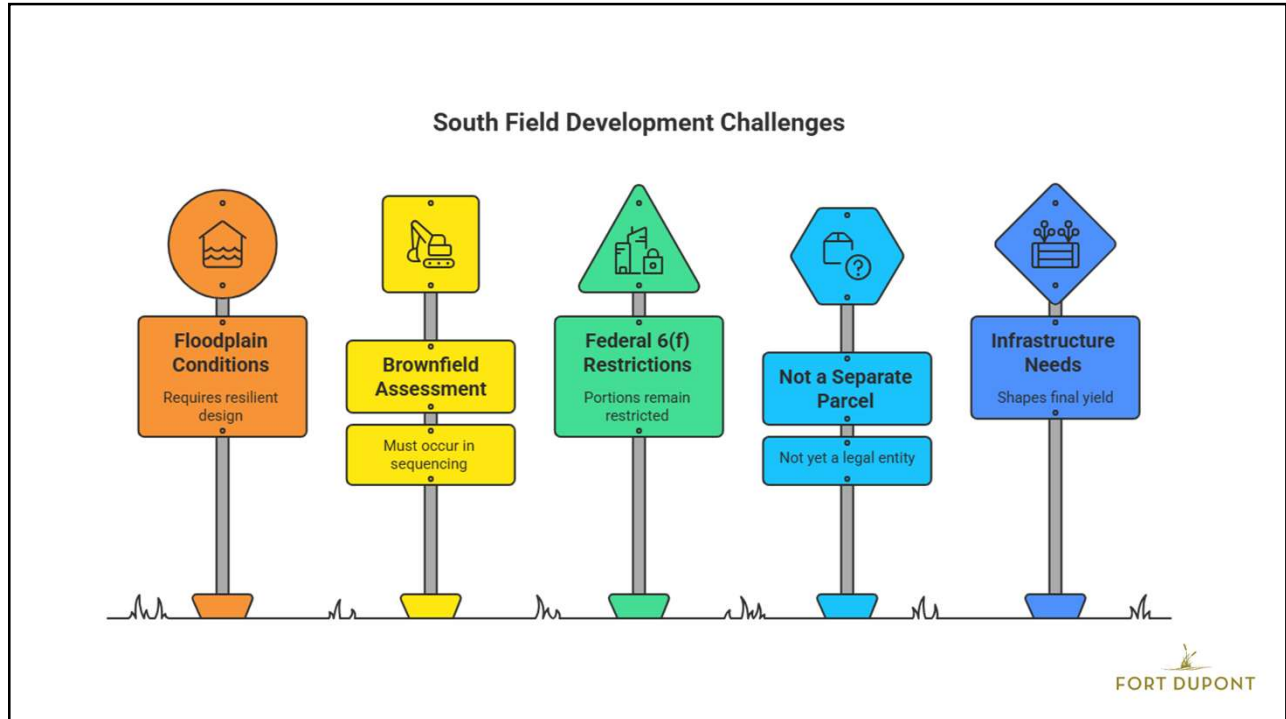
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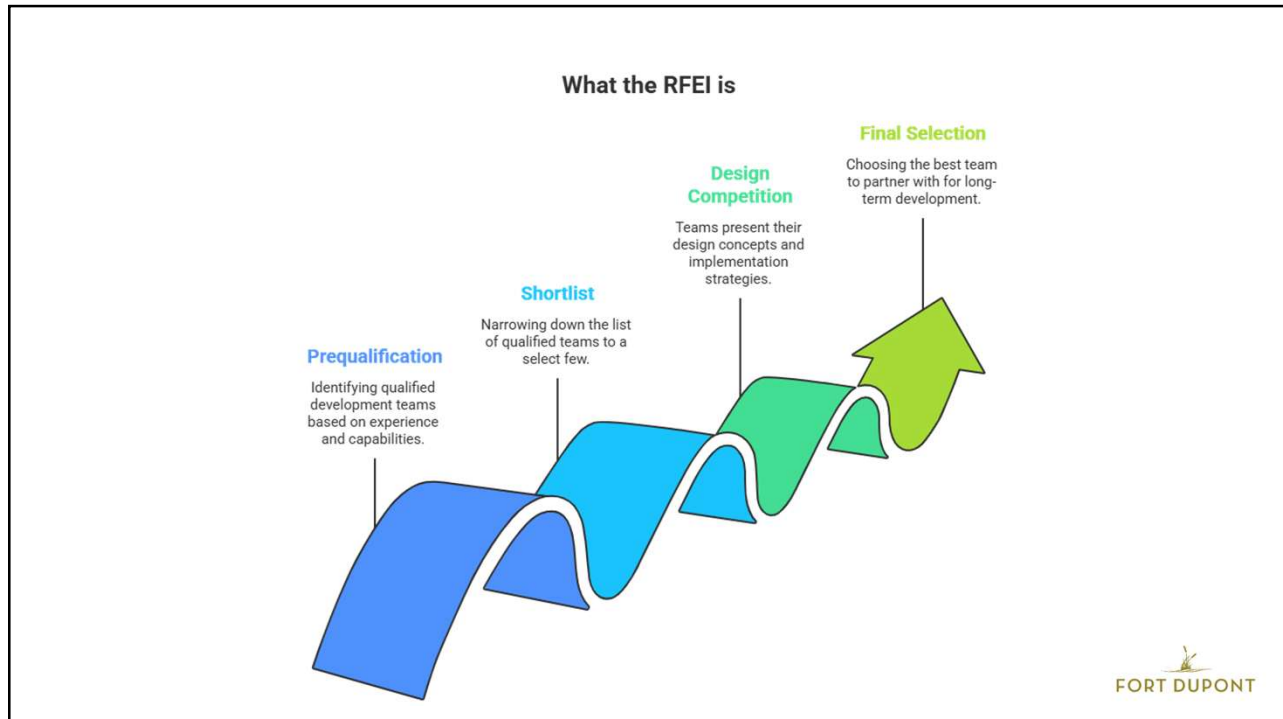
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How the Process Works/Key Dates

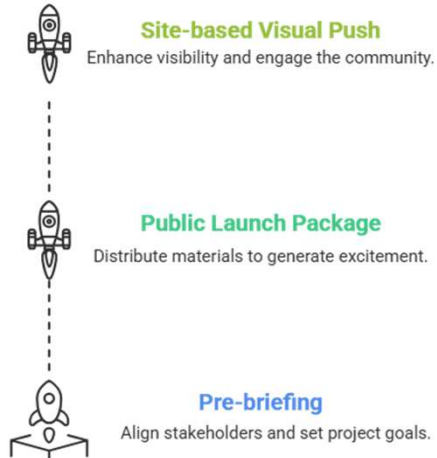
- **April 7, 2026** – Prequalification release
- **April 27 – May 1, 2026** – Non-mandatory site conference
- **May 8, 2026** – Deadline for questions
- **May 29, 2026** – Submissions due
- **June 12, 2026** – Shortlist notification
- **July 3 – September 4, 2026** – Design competition phase
- **September 11, 2026** – Final Selection


FORT DUPONT

8

Public Launch Strategy

- Launch theme: **A New Neighborhood Model for Delaware**
- Core message: **housing choice, design quality, & implementation**
- Public rollout supported by **press materials, site visuals, & digital content**



Questions & Answers

