



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

Wednesday, May 13, 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. Election of Vice Chair of the Board of Directors
4. Approval of Minutes
 - a. FDRPC Corporation Board Meeting – April 8, 2026
 - b. FDRPC Design and Historic Preservation Committee – April 20, 2026
 - c. FDRPC Executive Committee – April 28, 2026
5. Treasurer’s Report
6. Executive Director’s Report
7. Approval of Belfint, Lyons & Shuman Engagement Letter for the FY 2026 Audit
8. Theater Community Engagement Presentation
9. Delaware City Updates
10. Public Comment
11. 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.}
12. Actions to be voted upon from Executive Session (if applicable)
13. Next meeting date – June 10, 2026 at 9:30 a.m.
14. 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 April 8, 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)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Representative Kendra Johnson (Capital Improvements Committee)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Mr. Tyler Misik (Secretary of State) (arrival 9:39 A.M.)
Secretary Greg Patterson (DNREC)
Ms. Wendy Rogers (Fort DuPont Resident)
Ms. Ann Visalli (Office of Management and Budget)

BOARD MEMBERS ABSENT

Mr. David Edgell (Office of State Planning)
Mr. Doug Erickson (Delaware City Resident)
Ms. Britany Loveland (Delaware City Manager)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)

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
MARCH 11, 2026 AND THE EXECUTIVE COMMITTEE MEETING OF MARCH 23,
2026**

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

Mr. Graci moved for approval of the Executive Committee meeting minutes of March 11, 2026. The motion was seconded by Ms. Graham and unanimously carried.

TREASURER'S REPORT

Ms. Janice Moturi, FDRPC Deputy Director/Controller, reviewed FDRPC's Budget vs. Actuals: Budget FY26 P&L for July 2025 – June 2026, as of February 2026 and noted the following:

- **4010 State Appropriation** showed no change this month. A request to draw down the remaining balance has been submitted and is expected to be reflected in next month's report.
- **4100 Rental Income** increased by approximately \$23,346.44 over the prior month.
- **4151 Utility Reimbursements** remained below budget due to the write-off of prior-year budgeted items. However, this category currently reflects an increase of \$14,574.05.
- **4500 HTC Credits** application has been submitted, and revenue is expected to exceed budget. Net proceeds are currently projected at approximately \$600,000 after all related expenses are paid.
- **Total Income** increased by approximately \$199,696.12 during the month.
- **7000 Operating Expenses** showed no significant change and continue to track below budget.
- **7100 Common Area Maintenance** increased during the month and is expected to rise further next month due to anticipated snow and ice removal costs under 7125.
- **7700 Payroll Expenditures** continue to track favorably against budget.
- **Total Expenses** increased primarily due to the Canal Bank Revetment project, with those costs expected to be reimbursed through FEMA at a later date.
- **6709 Building 24 - FDRPC Office** increased by \$37,168 month over month as a result of remediation work.
- **6711 PX** increased by approximately \$49,000 during the month due to the installation of new window frames.
- **6775 Canal Bank Revetment** reflects ongoing project costs, with a month over month increase of \$4,725.25. These costs are FEMA reimbursable. The project is expected to incur completion costs in April and May 2026, and approximately 75 percent of project expenses have been paid to date.
- Overall, expenses currently exceed income due to unrealized FEMA reimbursement revenue and the treatment of reserves, which are effectively booked as an expense.

Mr. Graci 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 March 1, 2026, to March 31, 2026, and noted the following:

Revetment. The Branch Canal Revetment project is now complete. Final closeout documents will be submitted to FEMA and DEMA.

Promenade. The Promenade project was paused on March 12, 2026, to allow for further evaluation of existing conditions and work completed to date. Survey field work was completed on March 25 and 26, and Verdantas is currently reviewing alternative design options. Any revised design will need to be coordinated with neighboring property owners and applicable regulatory agencies. At this time, the most likely solution appears to include removal of the curb, narrowing the width where feasible, and reducing the elevation to create a more even grade and improve stormwater management.

Town Center Subdivision. The Town Center major subdivision was heard before PLUS on February 4, 2026, and written comments have since been received. Staff has prepared a draft response letter addressing those comments. The next step in the process is to appear before the Board of Adjustment to seek variance relief for setbacks.

Tilton Building. A separate minor subdivision has been prepared for the Tilton Building to allow that parcel to move forward independently of the larger Town Center major subdivision. Mr. Slavin noted that the Tilton Building minor subdivision was approved by the Delaware City Planning Commission on April 6, 2026, and will now move forward to City Council.

Grants. Mr. Slavin reported that FDRPC has seen positive movement in the area of grants, including recent awards from the National Trust for Historic Preservation, the Delaware Preservation Fund, the Community Reinvestment Fund, the EPA, and FEMA. He noted that this is in addition to other pending grant requests totaling more than \$1 million.

Capital Projects and Cash Flow. Mr. Slavin advised that capital projects are being held through the end of April due to cash flow considerations. He noted that significant reimbursements remain due from FEMA and that he is presently focused on conservative budgeting until those funds and other anticipated revenues are received.

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

PRESENTATION ON SOUTH FIELD

Ms. Valerie Miller, FDRPC Planner, presented an overview of the South Field Request for Expression of Interest for Redevelopment. The presentation highlighted South Field as a key mixed-use redevelopment opportunity and outlined the proposed vision for a context-sensitive, mixed-use neighborhood, the two-phase solicitation process, key project milestones, and the related public launch strategy.

DELAWARE CITY UPDATES

Mr. Tim Dillaplane spoke for Britney Loveland, Delaware City Manager, and provided the following Delaware City updates:

- Town Council elections were held on April 7, 2026. Final vote totals are still being tabulated, and newly elected members are expected to be sworn in at the next Council meeting on May 16, 2026.
- The Delaware City Bicentennial will be held on May 9, 2026, with the Delaware City Library serving as the primary event location.

PUBLIC COMMENT

Mr. Michael Lutz, resident, asked whether the final decision in the South Field design competition would take into consideration the extent to which a respondent financially supports the work of the Friends of Fort DuPont. Mr. Tim Slavin stated this was a possibility.

Ms. Mary Bricker-Jenkins, resident, commended the handling of the promenade project, inquired about the status of Grassdale, and expressed support for South Field's emphasis on affordable housing.

Delaware City Councilman Dave Turley expressed enthusiasm regarding the Town Council election results and their potential implications for Delaware City, particularly the election of Art Turner.

Mr. Tim Dilliplane, resident, also requested an update on Grassdale. Mr. Richard Forsten stated that the litigation is proceeding as previously discussed, while related discussions with FDRPC remain ongoing. He noted that the matter would be discussed further in Executive Session.

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

Mr. Graci 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. Graham and unanimously carried.

The meeting recessed at 10:09 a.m.

RECONVENE

Mr. Graci moved to reconvene the FDRPC Board meeting, seconded by Ms. Graham and unanimously carried. The meeting reconvened at 10:59 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Mr. Graci moved to authorize the Executive Director to pursue negotiations on the settlement of the Grassdale issue as discussed in Executive Session. The motion was seconded by Ms. Graham and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for May 13, 2026, at 9:30 a.m.

AJOURNMENT

Mr. Graci moved for adjournment. The motion was seconded by Ms. Graham and unanimously carried.

Meeting Adjourned at 11:00 a.m.

Approved:

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
DESIGN AND HISTORIC PRESERVATION COMMITTEE MEETING**

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Design and Historic Preservation Committee meeting was held on April 20, 2026, at the FDRPC Administrative Office, 260 Old Elm Ave, Delaware City, and via Zoom, with Chair Doug Eriksen presiding.

CALL TO ORDER

Chair Eriksen called the FDRPC Design and Historic Preservation Committee meeting to order at 3:00 p.m.

COMMITTEE MEMBERS PRESENT

Mr. Doug Eriksen (Committee Chairperson)
Mr. Dave Turley (Delaware City Resident)
Mr. Rob McPherson (Resident of Fort DuPont)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Valerie Miller, FDRPC Planner

OTHERS PRESENT

Mr. Frank Papillo, Owner
Mr. Jeff Brown

OLD BUSINESS

None.

NEW BUSINESS

Single-Family Home Design Review – 1311 Officers Row (Frank Papillo)

Members reviewed the request by Frank Papillo to build a single-family home at 1311 Officers' row. Mr. Papillo provided exterior elevations, foundation plan, floor plans, and comments addressing Fort DuPont Officers Row Neighborhood Guidelines and Standards. Members discussed various design elements including window configurations, shutters, brick placement, and porch railings, with particular attention to compliance with historical district standards. Key decisions included making shutters optional and specifying that if shutters were chosen for multi-window configurations, they would need to be double-sided. Members also addressed concerns about aluminum soffits, stair railings, and fireplace options, ultimately approving the submission with the noted exceptions regarding shutters and their installation requirements.

Mr. Erick moved for approval of the single-family home at 1311 Officers Row, as submitted, with the exception that shutters shall be noted as optional. If shutters are installed, double shutters shall be required on mullion windows. This condition shall be included with the submission.

HISTORIC PRESERVATION UPDATES

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Mr. Turley moved for adjournment. The motion was seconded by Mr. Eriksen and carried unanimously.

Meeting Adjourned at 3:47 p.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 April 28, 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 9:35 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. Bert Scoglietti (FDRPC Treasurer)
Ms. Britany Loveland (City Manager – Delaware City)

COMMITTEE MEMBERS ABSENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Mr. Richard Forsten, Saul Ewing LLP
Ms. Pam Scott, Saul Swing LLP
Ms. Janice Moturi, FDRPC Deputy Director/Controller
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 a proposed solution for the promenade project is currently being reviewed. The revised approach would reduce the width of the promenade to 10 feet for its entire length. Verdantas is finalizing a redline drawing, and the proposed revisions will be processed as a change order. Mr. Slavin anticipates hosting a public meeting within the next month or two. Work is expected to begin in June and continue for approximately six weeks.

Revetment: Mr. Slavin reported that the revetment project is being closed out. A final site visit from FEMA is expected in the near future. Two budget amendments have been submitted to FEMA, and approval remains pending.

Other Real Estate: Mr. Slavin provided updates on real estate activity on the campus. The Old Elm lots and the Tilton Building are currently under contract. The Tilton Building was approved by Delaware City Council as a minor subdivision and is currently in its due diligence period.

South Field: Mr. Slavin reported that the Request for Expressions of Interest for the redevelopment of South Field has been released. Three site visits are currently scheduled with potential developers.

Congressionally Directed Spending: Mr. Slavin reported that a \$500,000 request has been submitted to Senator Coons and Senator Blunt Rochester through the Congressionally Directed Spending process for rehabilitation of the Chapel. He noted that the application appears to have advanced through the initial internal review process.

Partnership: Mr. Slavin reported that representatives from The Queen in Wilmington met with him and Chairman McMahon to discuss a possible partnership.

Delaware City Council Elections: Mr. Slavin reported that Delaware City Council elections were held on April 7, 2026. He hosted newly elected Council members William Saunders and Art Turner for a briefing on the work underway at Fort DuPont.

FDRPC Bond Bill Hearing: Mr. Slavin reported that he and Chairman McMahon would be at Legislative Hall later in the day to testify before the Capital Improvement Committee regarding FDRPC's FY27 funding request.

EXECUTIVE SESSION

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

Meeting recessed at 9:45 a.m. Meeting reconvened at 9:54 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

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

Meeting Adjourned at 9:56 a.m.

APPROVED:

Fort Dupont Redevelopment And Preservation Corporation
Budget Vs. Actuals: Budget_Fy26_P&L - Fy26 P&L
July 2025 - June 2026

	Mar-26			
	Actual	Budget	over Budget	% of Budget
Income				
4010 State Appropriation	\$3,000,000.00	\$3,000,000.00	\$0.00	100.00%
4100 Rental Income	\$179,678.77	\$250,967.00	(\$71,288.23)	71.59%
4100- OBL Duplexes	\$0.00	\$100,800.00	(\$100,800.00)	0.00%
4100-DNREC	\$10,500.00	\$10,500.00	\$0.00	100.00%
4100-Garden Plot Rental	\$0.00	\$1,650.00	(\$1,650.00)	0.00%
4100-Omb	\$0.00	\$9,315.00	(\$9,315.00)	0.00%
4100-S Storage	\$0.00	\$0.00	\$0.00	
4110 Special Event Revenue	\$150.00	\$0.00	\$150.00	
4111 Misc Events	\$325.00	\$0.00	\$325.00	
Total 4110 Special Event Revenue	\$475.00	\$0.00	\$475.00	
4130 Cam Revenue	\$0.00	\$0.00	\$0.00	
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	\$0.00	\$0.00	\$0.00	
Total 4130 Cam Revenue	\$25,438.00	\$41,152.00	(\$15,714.00)	61.81%
4150 Tenant Reimbursements	\$0.00	\$0.00	\$0.00	
4151 Utility Reimbursements	\$19,884.68	\$217,392.18	(\$197,507.50)	9.15%
Total 4150 Tenant Reimbursements	\$19,884.68	\$217,392.18	(\$197,507.50)	9.15%
Total 4100 Rental Income	\$235,976.45	\$631,776.18	(\$395,799.73)	37.35%
4300 Grants				
NTHP Grant	\$2,500.00	\$5,000.00	(\$2,500.00)	50.00%
Fema Grant	\$516,751.10	\$0.00	\$516,751.10	
4430 Services	\$495.27	\$0.00	\$495.27	
4500 HTC Credits	\$0.00	\$188,000.00	(\$188,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds	\$0.00	\$0.00	\$0.00	
Total 4800 Bank Loans - Budgeted Proceeds		\$0.00		
4900 Other Revenue	\$0.00	\$0.00	\$0.00	
4970 Interest Income (Earned)	\$0.00	\$0.00	\$0.00	
Interest Earned (Checking)	\$1,232.31	\$0.00	\$1,232.31	
Interest Earned (Money Market)	\$22.81	\$0.00	\$22.81	
Total 4970 Interest Income (Earned)	\$1,255.12	\$0.00	\$1,255.12	
Utility Refund	\$26,738.42	\$0.00	\$26,738.42	
Total Income	\$3,783,716.36	\$3,824,776.18	(\$41,059.82)	98.93%
Gross Profit	\$3,783,716.36	\$3,824,776.18	(\$41,059.82)	98.93%

Mar-26

	Actual	Budget	over Budget	% of Budget
Expenses	\$0.00		\$0.00	
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	\$0.00	100.00%
6460 Environmental	\$0.00	\$60,354.84	(\$60,354.84)	0.00%
6464 Soil Analysis	\$0.00	\$32,879.82	(\$32,879.82)	0.00%
Total 6460 Environmental	\$0.00	\$93,234.66	(\$93,234.66)	0.00%
6470 Feasibility Studies	\$0.00	\$0.00	\$0.00	
Total 6470 Feasibility Studies	\$0.00	\$0.00	\$0.00	
6480 Special Event Expenses	\$700.00	\$2,706.67	(\$2,006.67)	25.86%
6486 Pints & Pumpkins	\$0.00	\$3,038.44	(\$3,038.44)	0.00%
6487 Family Movie Night	\$0.00	\$1,619.61	(\$1,619.61)	0.00%
6488 Friends Group	\$2,725.66	\$45.97	\$2,679.69	5929.21%
Total 6480 Special Event Expenses	\$3,425.66	\$7,410.69	(\$3,985.03)	46.23%
6500 Professional Fees	\$8,836.48	\$0.00	\$8,836.48	
6505 Prof Fees - Engineering	\$5,573.75	\$48,732.89	(\$43,159.14)	11.44%
6505-02 Master Planning	\$94,265.28	\$0.00	\$94,265.28	
Total 6505 Prof Fees - Engineering	\$108,675.51	\$48,732.89	\$59,942.62	223.00%
6515 Prof Fees - Architectural	\$0.00	\$1,209.17	(\$1,209.17)	0.00%
6520R Prof Fees - Legal	\$48,510.90	\$133,929.16	(\$85,418.26)	36.22%
6525R Prof Fees - Accounting	\$35,350.00	\$50,108.97	(\$14,758.97)	70.55%
6545 Roadways/Utilities	\$0.00	\$2,745.16	(\$2,745.16)	0.00%
Total 6500 Professional Fees	\$192,536.41	\$236,725.35	(\$44,188.94)	81.33%
6535 Permitting	\$1,695.00	\$6,496.86	(\$4,801.86)	26.09%
6600R Fees - Other	\$1,500.00	\$0.00	\$1,500.00	
6601 Professional Memberships	\$2,436.00	\$3,615.00	(\$1,179.00)	67.39%
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	\$0.00	\$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	\$10,138.17	\$7,086.92	\$3,051.25	143.05%

Mar-26

	Actual	Budget	over Budget	% of Budget
6700 IMPROVEMENTS	\$23,245.37	\$934,000.00	(\$910,754.63)	2.49%
6709 Building 24-FDRPC Office	\$68,067.06	\$0.00	\$68,067.06	
6710 Improvements:Batteries	\$10,868.00	\$0.00	\$10,868.00	
6711 Building 20-Px	\$115,704.92	\$0.00	\$115,704.92	
6712 Improvements:Building 24-Theater	\$20,966.00	\$0.00	\$20,966.00	
6713 Building 55 Chapel	\$29,520.52	\$0.00	\$29,520.52	
6716.30 Roads/Utilities Promenade	\$41,781.00	\$0.00	\$41,781.00	
6721 Roundabout	\$3,637.86	\$0.00	\$3,637.86	
6724 Marina	\$243,524.22	\$0.00	\$243,524.22	
6738 Duplexes on OBL	\$50,934.59	\$0.00	\$50,934.59	
6741 Building 30-Stable	\$37,323.50	\$0.00	\$37,323.50	
6744 Maintenance Shop	\$2,694.98	\$0.00	\$2,694.98	
6748 Building 52-Tilton	\$57,039.86	\$0.00	\$57,039.86	
6749 Pump House	\$28,400.00			
6773 Bio Basins	\$83,190.75	\$0.00	\$83,190.75	
6775 Canal Bank Revetement	\$632,210.50			
Total 6700 IMPROVEMENTS	\$1,449,109.13	\$934,000.00	\$515,109.13	155.15%
6800 Site Utilities	\$11,329.45	\$0.00	\$11,329.45	
6810 Electric	\$128,682.12	\$171,382.04	(\$42,699.92)	75.08%
Electric -Roundabout	\$58.47	\$0.00	\$58.47	
Total 6810 Electric	\$128,740.59	\$171,382.04	(\$42,641.45)	75.12%
6815 Gas	\$17,079.07	\$18,921.70	(\$1,842.63)	90.26%
6820 Water	\$12,854.62	\$31,781.14	(\$18,926.52)	40.45%
6825 Sewer	\$8,920.03	\$24,164.27	(\$15,244.24)	36.91%
6830 Phone/Internet	\$409.94	\$435.31	(\$25.37)	94.17%
6835 Trash	\$4,355.16	\$4,632.74	(\$277.58)	94.01%
Total 6800 Site Utilities	\$183,688.86	\$251,317.20	(\$67,628.34)	73.09%
6826 Sprinkler	\$3,608.86	\$0.00	\$3,608.86	
Sprinkler- 2437 Obl (Lot 93 Obl)	\$174.31	\$0.00	\$174.31	
Sprinkler- 25456 Colter Road	\$269.41	\$0.00	\$269.41	
Total 6826 Sprinkler	\$4,052.58	\$0.00	\$4,052.58	
6836 Elevator- 2540 Colter Road	\$2,362.83	\$0.00	\$2,362.83	
7000 Operating Expenses	\$0.00	\$0.00	\$0.00	
7005 Museum	\$0.00	\$0.00	\$0.00	
7009 Computer Support	\$8,654.93	\$11,350.05	(\$2,695.12)	76.25%
7010 Office Supplies	\$7,262.18	\$19,130.27	(\$11,868.09)	37.96%
7015 Taxes & Licenses	\$3,103.00	\$265.00	\$2,838.00	1170.94%
7020 Travel	\$2,448.19	\$5,000.00	(\$2,551.81)	48.96%
7025 Meals And Entertainment	\$1,447.14	\$7,197.08	(\$5,749.94)	20.11%
7030 Utilities - Office	\$34,730.19	\$47,685.23	(\$12,955.04)	72.83%
7035 Phone/Internet - Office	\$0.00	\$4,338.39	(\$4,338.39)	0.00%
7040 Repairs & Maintenance	\$320.00	\$8,276.46	(\$7,956.46)	3.87%
7045 Discretionary Expenses	\$0.00	\$0.00	\$0.00	
7050 Equipment And Furnishings	\$0.00	\$0.00	\$0.00	
7051 Uniforms	\$865.76	\$5,000.00	(\$4,134.24)	17.32%
Total 7000 Operating Expenses	\$58,831.39	\$108,242.48	(\$49,411.09)	54.35%

Mar-26

	Actual	Budget	over Budget	% of Budget
7100 Common Area Maintenance	\$20,213.22	\$0.00	\$20,213.22	
7105 Lawn Care	\$85,310.00	\$116,308.16	(\$30,998.16)	73.35%
7110 Storm Water Management	\$0.00	\$1,599.00	(\$1,599.00)	0.00%
7115 Pest Control	\$0.00	\$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	\$24,241.76	\$26,757.20	(\$2,515.44)	90.60%
7130 Building Repairs & Maintenance	\$36,747.55	\$8,361.16	\$28,386.39	439.50%
7135 Road Repairs	\$0.00	\$0.00	\$0.00	
7140 Landscaping Maintenance	\$75,150.63	\$86,047.28	(\$10,896.65)	87.34%
7141 Auto	\$20,341.83	\$6,000.00	\$14,341.83	339.03%
7145 Equipment Expense	\$1,294.97	\$9,959.16	(\$8,664.19)	13.00%
7146 Supplies	\$6,959.43	\$2,340.97	\$4,618.46	297.29%
Total 7100 Common Area Maintenance	\$271,955.39	\$280,178.46	(\$8,223.07)	97.07%
7200 Debt Expense	\$2,996.42	\$23,106.96	(\$20,110.54)	12.97%
7205 P & I - Applied Bank 810	\$48,488.88	\$50,740.54	(\$2,251.66)	95.56%
7206 P & I - Applied 0380	\$2,714.91	\$72,076.20	(\$69,361.29)	3.77%
7241 Del-One Line of Credit 8926	\$7,538.57			
7242 Del-One Vehicle Loan 8800	\$5,429.82			
Total 7200 Debt Expense	\$67,168.60	\$145,923.70	(\$78,755.10)	46.03%
7300 Depreciation Expense		\$0.00	\$0.00	
7500 Marketing Expenses	\$34,496.80	\$42,000.00	(\$7,503.20)	82.14%
7510 Advertising & Promotion	\$0.00	\$0.00	\$0.00	
7540 Stationery & Printing (Deleted)	\$102.00	\$0.00	\$102.00	
7550 Website & Social Media	\$800.00	\$0.00	\$800.00	
7555 Marketing - Other	\$11,026.26	\$0.00	\$11,026.26	
Total 7500 Marketing Expenses	\$46,425.06	\$42,000.00	\$4,425.06	110.54%
7700 Payroll Expenditures	\$1,147.11	\$9,792.25	(\$8,645.14)	11.71%
7710 401K	\$17,671.91	\$12,215.32	\$5,456.59	144.67%
7720 Employee Benefits - Health	\$122,867.90	\$189,052.23	(\$66,184.33)	64.99%
7721 Employee Benefits - Dental	(\$123.97)	\$0.00	(\$123.97)	
7722 Employee Benefits - Vision	\$680.80	\$0.00	\$680.80	
7723 Employee Benefits - Fsa	\$540.00	\$4,788.74	(\$4,248.74)	11.28%
7724 Employee Benefits - Std/Ltd	\$983.42	\$0.00	\$983.42	
7725 Employee Benefits - Ancillary	\$1,723.54	\$0.00	\$1,723.54	
7730 Payroll Tax Expense	\$42,378.30	\$42,031.25	\$347.05	100.83%
7740 Salaries & Wages	\$536,820.92	\$686,282.76	(\$149,461.84)	78.22%
7750 Payroll Service Fees	\$887.51	\$2,522.52	(\$1,635.01)	35.18%
Total 7700 Payroll Expenditures	\$726,316.88	\$946,685.07	(\$220,368.19)	76.72%
7850 Insurance	\$2,419.79	\$0.00	\$2,419.79	
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	\$88,495.54	\$91,530.13	(\$3,034.59)	96.68%
7855 Workers Comp Insurance	\$6,108.00	\$8,411.81	(\$2,303.81)	72.61%
7856 Auto	\$14,908.00	\$25,062.32	(\$10,154.32)	59.48%
7857 D & O/ E&O Insurance	\$8,539.81	\$8,367.80	\$172.01	102.06%
Total 7850 Insurance	\$136,713.63	\$159,165.97	(\$22,452.34)	85.89%

Mar-26

	Actual	Budget	over Budget	% of Budget
Legal Fees - Operating	\$17,776.95	\$0.00	\$17,776.95	
Occupancy Expenses	\$29.97	\$0.00	\$29.97	
Property Management & Other Expense	\$0.00	\$35,048.70	(\$35,048.70)	0.00%
7810 Bank Charges	\$174.00	\$0.00	\$174.00	
7880 Repair & Maintenance	\$0.00	\$150,000.00	(\$150,000.00)	0.00%
7910 Supplies	\$1,919.48	\$0.00	\$1,919.48	
Total Property Management & Other Expense	\$19,900.40	\$185,048.70	(\$165,148.30)	10.75%
Total Expenses	\$3,542,801.55	\$3,771,997.62	(\$229,196.07)	93.92%
Net Operating Income	\$240,914.81	\$52,778.56	\$188,136.25	456.46%
Other Income	\$0.00		\$0.00	
Interest Earned	\$0.00	\$0.00	\$0.00	
Total Other Income	\$0.00	\$0.00	\$0.00	
Other Expenses	\$0.00		\$0.00	
Ask My Accountant	\$2,455.00	\$0.00	\$2,455.00	
Total Other Expenses	\$2,455.00	\$0.00	\$2,455.00	
Net Other Income	\$238,459.81	\$52,778.56	\$185,681.25	451.81%
Net Income	\$238,459.81	\$52,778.56	\$185,681.25	451.81%



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Certified Public Accountants

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May 7, 2026

Mr. Timothy Slavin, Executive Director
Fort DuPont Redevelopment and Preservation Corporation
P.O. Box 521
260 Old Elm Avenue
Delaware City, DE 19706

Belfint, Lyons & Shuman, P.A. is pleased to provide Fort DuPont Redevelopment and Preservation Corporation (“FDRPC,” “you,” or “your”) with the professional services described below. This letter, the attached Terms and Conditions Addendum, and any other attachments or modifications incorporated herein (collectively, “Agreement”), confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide. The engagement between you and our firm will be governed by the terms of this Agreement.

AUDIT SCOPE AND OBJECTIVES

We will audit the financial statements of the business-type activities, and the disclosures, which collectively comprise the basic financial statements of FDRPC as of and for the year ending June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement FDRPC’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to FDRPC’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management’s Discussion and Analysis.

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We have also been engaged to report on supplementary information, other than RSI, that accompanies FDRPC's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements.

- Schedule of Operating Expenses
- Schedule of Capital Expenses

We will also assist in preparing the financial statements and related notes of the FDRPC in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

If you mine, buy, sell, or exchange virtual currency, use virtual currency to pay for goods or services, or receive virtual currency as payment for goods and services, you are responsible for reporting this information to us in order to accurately prepare your financial reports.

You may request that we perform additional services not addressed by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and estimated fees. In the absence of any other written communications from us documenting such additional services, our services will continue to be governed by the terms of this Agreement.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the third paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the Ft. DuPont Development and Preservation Corp. and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected funding sources, customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Improper Revenue Recognition
- Management Override of Controls.
- Capital Asset Costs - Both Direct and Allocated
- Proper Recognition of Property Sale Revenue and Costs

Our audit of the financial statements does not relieve you of your responsibilities.

AUDIT PROCEDURES - INTERNAL CONTROL

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

AUDIT PROCEDURES - COMPLIANCE

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of FDRPC's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information, of which you are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will

require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

With regard to including the auditor's report in an exempt offering document, you agree that the aforementioned auditor's report, or reference to Belfint, Lyons & Shuman, P.A., will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement. With regard to an exempt offering document with which Belfint, Lyons & Shuman, P.A., is not involved, you agree to clearly indicate in the exempt offering document that Belfint, Lyons & Shuman, P.A., is not involved with the contents of such offering document.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the *Audit Scope and Objectives* section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document. You agree to assume all management responsibilities relating to the financial statements, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter and our assistance with the preparation of the financial statements and related notes and that you have evaluated the adequacy of our services and have reviewed and approved the results of the services, the financial statements, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to assume all management responsibilities for the financial statement preparation services, and any other nonattest services we provide; you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

REPORTING

We will issue written reports upon completion of our audit. Our reports will be addressed to the Management and Board of Directors of Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express opinions or issue reports, or we may withdraw from this engagement. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, that in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. We shall still be entitled to compensation for services rendered even though we may decline to express an opinion or issue a report or withdraw from the engagement entirely in accordance with this provision.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in Government Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.

The deliverables presented as part of this engagement letter are not to be altered and used for any purpose without our express written consent. If we consent, you agree to provide us with copies of master's or printer's proof of the entire document in sufficient time for our review and approval before distribution or print. You also agree to provide us a copy of the final reproduced or printed material for our approval before it is distributed. Consent to distribute or publish any deliverable by us (either consistent with this provision or given separately) does not afford such third party any right to rely upon the deliverable or any rights as a third-party beneficiary and no such third-party beneficiary relationship is intended.

ENGAGEMENT TIMING

The engagement will be scheduled at a mutually agreed-upon time, after receiving the signed engagement letter. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules and retrieving supporting documents. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. Our services will conclude with the delivery of our report to you or upon termination of the engagement, if earlier.

ENGAGEMENT ADMINISTRATION

George G. Fournaris, CPA, CGFM is the engagement director and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to FDRPC; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Belfint, Lyons & Shuman, P.A. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the State of Delaware or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Belfint, Lyons & Shuman, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the State of Delaware. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

ELECTRONIC SIGNATURES AND COUNTERPARTS

Each party hereto agrees that any electronic signature is intended to authenticate a written signature, shall be valid, and shall have the same force and effect as a manual signature. For purposes hereof, "electronic signature" includes, but is not limited to, a scanned copy of a manual signature, an electronic copy of a manual signature affixed to a document, a signature incorporated into a document utilizing touchscreen capabilities, or a digital signature. This agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement.

PROFESSIONAL FEES

Our professional fee for the services outlined above is \$29,000 based upon our proposal. In addition, this fee depends upon the timely delivery, availability, quality, and completeness of the information you provide to us. You agree that you will deliver all records requested and respond to all inquiries made by our staff to complete this engagement on a timely basis. You agree to pay all fees incurred and expenses incurred whether or not we complete the engagement.

CLOSING

We appreciate the opportunity to be of service to you and believe this Agreement accurately summarizes the significant terms of our engagement. This engagement letter, including the attached Terms and Conditions Addendum, and any other attachments, encompasses the entire agreement of the parties and supersedes all previous understandings and agreements between the parties, whether oral or written. Any modification to the terms of this Agreement must be made in writing and signed by an authorized person on behalf of the party to be charged therewith. If you have any questions, please let us know.

If you agree with the terms of our engagement as described in this letter and the attached Terms and Conditions Addendum, please sign and date where indicated and return it to us.

Very truly yours,

Belfint, Lyons & Shuman, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Fort DuPont Redevelopment and Preservation Corporation.

Officer Name, Title

Date

Additional services or returns requested, if any:

OVERVIEW

As accountants, we endeavor to provide quality services in a consistent and timely manner. This Terms and Conditions Addendum (“Addendum”) to the engagement letter describes the standard terms and conditions related to our provision of services to you and together with the accompanying engagement letter comprise your agreement with us (“Agreement”). If there is any inconsistency between the engagement letter and this Addendum, the terms of the engagement letter will govern to the extent of the inconsistency.

For purposes of this Addendum and our engagement letter, any references to Belfint, Lyons & Shuman, P.A. includes our firm and any of its subsidiaries, partners, principals, shareholders, officers, directors, members, employees, agents, successors, or assigns (collectively, “firm,” “we,” “us,” or “our”). Any reference to “you” or “your” is a reference to the party or parties that have engaged us to provide services. References to Agreement mean the engagement letter or other written document describing the scope of services, any other attachments or modifications incorporated therein, and this Addendum.

PROFESSIONAL FEES, BILLING AND PAYMENT TERMS

Our professional fees for services are based upon the complexity of the work to be performed and the level of skill and time required by the individuals assigned to your engagement. We will bill you for our professional fees and any approved out-of-pocket costs monthly as work progresses, and the invoices rendered to you are payable on presentation. If payment is not received within thirty (30) days from the date of the invoice, you may, at our sole discretion, be assessed interest charges of one percent per month (12% per annum) on the unpaid balance.

We reserve the right to suspend or terminate our work due to nonpayment of fees and such services will not be resumed until your account is brought current. If our work is suspended or terminated due to nonpayment, you agree that we are not responsible for your failure to meet governmental and other deadlines, for any penalties or interest that may be assessed against you resulting from your failure to meet such deadlines, and for any other damages including, but not limited to, consequential, indirect, lost profits, or punitive damages incurred as a result of the suspension or termination of our services. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification to you. We are not required to issue or release any reports or returns to you, even if completed, unless and until payment in full has been received for such services and you will be obligated to compensate us for all time expended and any out-of-pocket expenditures incurred through the date of termination.

If a retainer is applicable to this engagement, our firm’s practice requires payment of the retainer upon execution of this Agreement and prior to commencement of services. You agree that the retainer will be earned as our professional time to complete the engagement is incurred and additional invoices will be rendered as the work progresses. The retainer will be applied to the final billing and any unused balance will be refunded at the end of the engagement.

ELECTRONIC DATA COMMUNICATION, STORAGE, AND USE OF THIRD-PARTY SERVICES

To enhance our availability to meet your professional service needs while maintaining service quality and timeliness, we may use third-party service providers to assist us in the provision of services to you, which may include receipt of your confidential information. These providers have established procedures and controls designed to protect client confidentiality and maintain data security. As the paid provider of professional services, our firm remains responsible for exercising reasonable care in providing such services, and our work product will be subjected to our firm’s customary quality control procedures. By accepting the terms and conditions of our engagement, you are providing your consent and authorization to disclose your confidential information to a third-party service provider, solely to the extent such disclosure is necessary to deliver professional service or provide support services to our firm.

In the interest of facilitating our services to you, we may send data over the Internet, store electronic data via computer software applications hosted remotely on the Internet, or utilize cloud-based storage. Your confidential electronic data may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data, such as providers of tax return preparation software. In using these data communication and storage methods, our firm employs measures designed to maintain data security. We use reasonable efforts to keep such communications and electronic data access secure in accordance with our obligations under applicable laws, regulations, and professional standards and we require that our third-party vendors do the same.

Due to the nature of the Internet and use of online services, you recognize and accept that we have no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or our third-party vendors. You expressly consent to our use of these electronic devices and applications and submission of confidential client information to third-party service providers during this engagement with knowledge of the risks described herein.

To further enhance our services to you, we will make secure email and a secure portal available which allows us and you to electronically share data, engagement information, knowledge, and deliverables in a protected, online environment. If you choose to use the portal, you agree that we have no responsibility for the activities of the portal or the portal provider and agree to indemnify and hold us harmless with respect to any and all claims arising from or related to the operation of the portal. We recommend that you also maintain your own backup files of any records stored on the portal.

We also understand that some clients prefer to use other services for exchanging information with us such as Dropbox, Fileshare, Adobe files with passwords, or one of the many other third-party services that are designed to share information. If you choose to utilize these other methods to exchange your confidential information with us, we will generally accommodate this request; however, we cannot be held liable in any way for the security and safety of your confidential information and you accept full responsibility for any and all unauthorized access to your confidential information when using these methods.

RECORD RETENTION, OWNERSHIP, REQUESTS, AND CONFIDENTIALITY

It is our firm's policy to store our work product, correspondence, and client-provided documents electronically. By signing the engagement letter, you acknowledge that electronically stored documents and signatures will be considered original documents.

We will return all of your original records and documents provided to us at the conclusion of the engagement. Your records are the primary records for your operations and comprise the backup and support for your work product. Our copies of your records and documents are not a substitute for your own records and do not mitigate your record retention obligations under any applicable laws or regulations.

Workpapers and other documents created by us are our property and will remain in our control. Copies are not to be distributed without both your written request and our prior written consent. Our workpapers will be maintained by us in accordance with our firm's record retention policy and any applicable legal and regulatory requirements.

Our firm destroys workpaper files after a period of eight (8) years. Catastrophic events or physical deterioration may cause our firm's records to be unavailable before the expiration of the retention period stated in our record retention policy. A copy of our record retention policy is available upon request.

All information you provide to us in connection with this engagement will be maintained by us on a strictly confidential basis and we will only use such information for the purposes of rendering services under the Agreement. If we receive a summons, subpoena, or investigative demand which requires us to produce documents from this engagement or testify about this engagement, and we are not prohibited from doing so by applicable law or regulation, we agree to inform you of any such requests as soon as practicable and before complying with such request, if possible. You may, within the time permitted for our firm to respond to any such request, initiate such legal action as you deem appropriate, at your sole expense, to protect this information from discovery. If you take no action within the time permitted for us to respond, or if your action does not result in a judicial order protecting us from supplying requested information, we may construe your inaction or failure as consent to comply with the request. If we are not a party to the proceeding in which the information is sought, you agree to reimburse us for our reasonable professional time and reasonable expenses, as well as the fees and expenses of our counsel incurred in responding to such requests. This paragraph will survive termination of this Agreement.

If you provide our firm with copies of bank and/or brokerage (or investment advisory) statements and/or read-only access to your accounts, we will use the information solely for the purpose described in the *Services* section of the engagement letter. We will rely on the accuracy of the information provided in the statements and will not undertake any action to verify this information, except for any procedures required under the *Services* section. We will not monitor transactions or investment activity, provide investment advice, or supervise the actions of the entity or individuals entering into transactions or investment activities on your behalf. We recommend that you receive and carefully review all statements upon receipt, and direct any questions regarding account activity to your banker, broker, or investment advisor.

You acknowledge that proprietary information, documents, materials, management techniques, and other intellectual property we use are a material source of the services we perform and were developed prior to our association with you. Any new forms, software, documents, or intellectual property we develop during this engagement for your use shall belong to us, and you shall have the limited right to use them solely within your business. All reports, templates, manuals, forms, checklists, questionnaires, letters, agreements, and other documents which we make available to you are confidential and proprietary to us. Neither you, nor any of your agents, will copy, electronically store, reproduce, or make any such documents available to anyone other than your personnel. This provision will apply to all materials whether in digital, "hard copy" format, or other medium.

Internal Revenue Code §7525, *Confidentiality Privileges Related to Taxpayer Communication*, provides a limited confidentiality privilege which applies to tax advice included in taxpayer communications with federally authorized tax practitioners in certain limited situations. While we will cooperate with you with respect to the privilege, asserting the privilege is your responsibility. Inadvertent disclosure of otherwise privileged information may result in a waiver of the privilege. Please contact us immediately if you have any questions or need further information about this matter.

MANAGEMENT RESPONSIBILITIES

While Belfint, Lyons & Shuman, P.A. can provide assistance and recommendations, you are responsible for management decisions and functions, and for designating an individual with suitable skill, knowledge, and experience to oversee any non-attest services that we provide. You are responsible for evaluating the adequacy and results of the non-attest services performed and accepting responsibility for such services. You are ultimately responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

CONFLICTS OF INTEREST AND INDEPENDENCE

If we, in our sole discretion, believe a conflict has arisen affecting our ability to deliver services to you in accordance with the ethical standards of our profession, we may be required to suspend or terminate our services without completing the engagement. You agree that our suspension or termination of services due to a conflict shall not constitute a breach of any of our obligations.

Independence is an important component, and requirement, of many of the services we provide to our clients. We have a system of quality controls that includes monitoring employee and firm independence to ensure that we are independent both in fact and in appearance. Our professional standards include a provision that an employee of the firm who is offered a position of employment with a client is no longer independent. By signing the engagement letter, you agree to notify us immediately when you make an offer of employment to any of our employees. In the event that we identify a potential threat to our independence as a result of an offer of employment that you made to an employee of our firm, you agree to pay us for all reasonable professional time and reasonable expenses incurred by us that may be deemed necessary or appropriate, in our judgment, to re-perform procedures, reissue any reports, and communicate such information to known third parties as required by professional standards.

DISPUTE RESOLUTION AND INDEMNIFICATION

We strive to provide professional services in a timely and effective manner in accordance with applicable professional standards and your satisfaction is important to us. If you think that we made an error or otherwise created a dispute in connection with our engagement, we will work with you to attempt to resolve such issue to your satisfaction wherever possible. If a dispute arises out of or otherwise relates to our Agreement with you, including the scope of services of the engagement, or the breach thereof, you agree to first bring the dispute to our attention by informing our Managing Director, in writing, of the nature of the dispute, what damages you claim, and/or what you view as an appropriate resolution of the dispute. You agree that we shall have no less than fourteen (14) days to respond to you. The parties agree that this dispute resolution procedure shall be deemed concluded if no agreement or resolution is reached within thirty (30) days after the dispute is first communicated by you unless the parties agree to extend this period.

If the dispute cannot be settled through discussions with our Managing Director, the parties agree to try to resolve the dispute by mediation administered by the American Arbitration Association (“AAA”) under the *AAA Professional Accounting and Related Services Dispute Resolution Rules* before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may also agree to conduct a private mediation utilizing the same rules. The mediator will be selected by the mutual agreement of the parties. If the parties cannot agree on a mediator, a mediator shall be designated by the AAA and any mediator so designated must be neutral and unbiased. The mediation will be conducted in New Castle County, Delaware. The mediation will be treated as a settlement discussion and, therefore, all conversations during the mediation will be completely confidential. The mediator may not testify for either party in any later proceeding related to the dispute. No recording or transcript shall be made of the mediation proceedings. The costs of any mediation proceedings shall be shared equally by all parties. Any costs for legal representation shall be borne by the party retaining such legal representation. Any mediation must be completed within one hundred eighty (180) days of the date that the claim was first asserted unless the parties otherwise agree.

Our liability for claims, damages, and costs that you may assert that relates to or otherwise arises out of this Agreement or the services to be provided hereunder, shall be limited to two (2) times the total amount of fees actually paid by you to us for the services rendered under this Agreement except that our liability shall not be limited on any attest services provided as part of this engagement.

Any claim, demand, or cause of action arising out of or otherwise relating to this Agreement, or the services to be provided under this Agreement, must be brought or commenced within two (2) years after the date that is the later of the date that services have concluded

or the date that you first become aware, or should have become aware, of such claim, demand, or cause of action. For purposes of this paragraph, services shall be deemed to have concluded as of the date we have provided the report or returns incident to such services, or the date we provide written notice to you that we have suspended or terminated services hereunder due to nonpayment or for any other reason provided in this Agreement.

If we provide non-attest services including tax, bookkeeping, advisory, preparation and/or compilation services as part of this engagement, you agree to indemnify, defend, and hold us harmless with respect to any and all claims made by third parties arising from this engagement and the non-attest services performed hereunder even if such claims allege that we were negligent, grossly negligent, or engaged in willful misconduct. The provisions of this paragraph shall apply regardless of the nature of the claim and you understand and agree that your obligation to indemnify, defend, and hold us harmless shall continue unless and until a tribunal of competent jurisdiction fully and finally determines that our gross negligence or willful misconduct was the substantial cause of the injuries and/or damages sustained by the third party.

If we provide attest services including audit, review or agreed-upon procedures as part of this engagement, you agree to indemnify, defend, and hold us harmless from any and all claims which arise from knowing misrepresentations made to us, or the intentional withholding or concealment of information from us by your management or employees. You also agree to indemnify and defend us for any claims made against us by third parties, which arise from any of these actions by your management or employees even if such claims allege that we were negligent, grossly negligent, or engaged in willful misconduct. Our identification to you of any such knowing misrepresentation or withholding or concealment of information in connection with any claim shall automatically trigger the obligation to indemnify, defend, and hold us harmless. The provisions of this paragraph shall apply regardless of the nature of the claim.

As provided in the preceding paragraphs and to the extent permitted by applicable law, regulations, ethics rules, or professional standards that apply to our firm or the services being provided, you agree to either pay all of our attorneys' fees and costs in defending against claims asserted by third parties against us or, at our request, agree to tender a defense on our behalf at your sole cost and expense. This requirement for a defense (or indemnification of defense costs) and indemnification shall apply even if a claim is asserted against us for negligence, gross negligence, or willful misconduct, unless and until there has been a final determination that we were, in fact, grossly negligent or that our conduct was willful misconduct and that such gross negligence or willful misconduct was the substantial cause of the injuries and/or damages sustained by the third party.

If we successfully pursue any collection activities because of your failure to timely pay fees due in connection with this engagement, you agree that we shall be entitled to recover reasonable attorneys' fees, not to exceed 20% of the amount awarded, together with any costs of collection or court costs that we may incur. You agree that any claim for fees and costs due to us may be brought in a Delaware state court of competent jurisdiction and that each of us expressly waives any right to a trial by jury.

Notwithstanding anything contained herein, you and we agree that regardless of where you are domiciled and regardless of where this Agreement is physically signed, this Agreement shall have been deemed to have been entered into at our office located in New Castle County, Delaware. New Castle County, Delaware shall be the exclusive venue and jurisdiction for resolving disputes related to or otherwise arising out of this Agreement or the services performed hereunder. This Agreement shall be interpreted and governed in accordance with laws of the State of Delaware without regard to principles of conflicts of law.

TERMINATION AND WITHDRAWAL

We reserve the right to withdraw from the engagement without completing services for any reason, including, but not limited to, your failure to comply with the terms of the Agreement, or as we determine professional standards require. You further agree that we are not responsible for your failure to meet governmental and other deadlines, for any penalties or interest that may be assessed against you resulting from your failure to meet such deadlines, and for any other damages including, but not limited to, consequential, indirect, lost profits, or punitive damages incurred as a result of the suspension or termination of our services.

ENTIRE AGREEMENT

The engagement letter, including this Addendum and any other attachments, encompass the entire Agreement of the parties and supersedes all previous understandings and agreements between the parties, whether oral or written. Any modification to the terms of this Agreement must be made in writing and signed by both parties.

If any portion of the Agreement is deemed to be invalid or unenforceable, the remainder of the terms set forth in the engagement letter and this Addendum shall remain in full force and effect and shall be unaffected. To the extent that a provision is deemed invalid or unenforceable as written, such provision shall be applied or interpreted in such manner as to comport with the spirit and intent of such provision, rendering it valid and enforceable under the law.



Executive Director Monthly Report

For the Period April 1, 2026, through April 30, 2026

The next meeting of the Board of Directors is scheduled for May 13, 2026, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Capital Projects

Branch Canal Revetment

Construction of the revetment along the south side of the Delaware City Branch Canal is now complete. A final inspection by the Delaware Emergency Management Agency (DEMA) is scheduled for May 12, 2026.

Promenade

The Promenade project was paused on March 12, 2026. A survey documenting completed work and existing field conditions was commissioned, with field work completed on March 25 and 26.

Verdantas is currently preparing an alternative “redline” design concept. The revised design would eliminate the curbing and reduce the width of the bicycle and pedestrian path to ten feet. A community meeting to present the revised design is tentatively planned for May 19, 2026.

Tilton Building Subdivision

The minor subdivision associated with the Tilton Building (Governor Bacon Hospital) received approval from the Delaware City Planning Commission on April 6, 2026, and from Delaware City Council on April 20, 2026.

Post Exchange

Replacement doors and transom windows for the Post Exchange have been delivered. Installation was delayed due to weather conditions, and additional capital work is now expected to resume later in July 2026.

Theater Windows and Doors

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

The approved historic preservation tax-credit application is being amended to allow the project to proceed in phases. This amendment will permit tax-credits to be earned upon completion of each project phase. As property owner, FDRPC will serve as the applicant for the tax credits.

Southfield RFEI

A Request for Expressions of Interest (RFEI) for redevelopment of the Southfield section of the Fort DuPont campus was released on April 7, 2026.

To-date, three development teams have met on site with FDRPC staff for familiarization tours of the property. Participation in the site tour is optional and not required as part of the RFEI process.

Briefing for New Delaware City Council Members

Executive Director Tim Slavin provided an introductory briefing for newly elected Delaware City Council members Dan Saunders and Art Turner. Michael Graci also attended the meeting.

Design and Historic Preservation Committee

The Design and Historic Preservation Committee met on April 20, 2026, and approved a design proposal for a single-family home at 1311 Officers Row. Meeting minutes are included in the May 13, 2026, Board packet.

Executive Committee

The Executive Committee met on April 28, 2026. Meeting minutes are included in the May 13, 2026, Board packet.

Operational Updates

Bond Bill Hearing

FDRPC Chair John McMahon and Executive Director Tim Slavin provided comments before the Delaware Bond Bill Committee on April 28, 2026. The Governor's Recommended Budget includes a proposed appropriation of \$3.0 million for FDRPC.

Spotlight Delaware

Olivia Marble of Spotlight Delaware interviewed Tim Slavin and Valerie Miller regarding the release of the Southfield Request for Expressions of Interest.

SHPO Coordination

Tim Slavin provided project and redevelopment updates to Suzanne Savery and Gwen Davis of the Delaware Division of Historical and Cultural Affairs, State Historic Preservation Office (SHPO).

NeighborGood Partners Site Visit

Representatives of NeighborGood Partners met with Tim Slavin and Valerie Miller to discuss the Southfield RFEI and the Quartermaster District. The meeting included a brief site tour of the Southfield area and the Town Center subdivision.

Friends of Fort DuPont

Partnership with Delaware Humanities and Delaware City Library

The Friends of Fort DuPont, in partnership with Delaware Humanities and the Delaware City Library, will host a series of humanities-focused public programs.

May 13, 2026 – 6:30 p.m.

“Delaware’s Signers and Slavery: It’s Complicated”

Presented by Eric Mease

This program examines the lives of Delaware’s signers of the Declaration of Independence and the Constitution, exploring the complex relationship between the founding generation and slavery, and how those contradictions shaped the early nation.

Eric Mease is a historian and educator with expertise in Delaware history and constitutional interpretation. His work encourages thoughtful engagement with the complexities of the past and places Delaware history within a broader national context.

June 10, 2026 – 6:30 p.m.

“The Delaware Poisoned Candy Murders of 1898”

Presented by Margaret Opsata

This presentation uses period newspaper accounts and historical records to explore crime, justice, and everyday life in Delaware at the turn of the twentieth century.

Margaret Opsata is a historian and writer known for bringing overlooked Delaware stories to life through detailed research and engaging narrative. Her work demonstrates how true crime stories can illuminate broader social and cultural themes.

Outreach at Cape Henlopen State Park

The Friends of Fort DuPont hosted an information table during the Delaware Defense Days event at Cape Henlopen State Park on April 25, 2026. Crystal Pini McDaniel and Tim Slavin each staffed a half-day shift during the event.

Friends Board of Directors Meeting

The Board of Directors of the Friends of Fort DuPont will meet on May 21, 2026, at 6:00 p.m.

FORT DUPONT THEATER

Community Engagement Campaign

Friends of Fort DuPont

Presentation to the FDRPC Board of Directors

May 13, 2026



ROLE AND PURPOSE

Why Friends Is Leading This Work

Friends is positioned to build public understanding, gather community input, and translate that support into useful fundraising and advocacy materials.

Community-facing voice for preservation and programming
Trusted vehicle for outreach, events, and public participation
Support structure for future fundraising, grants, and donor cultivation

THE FRIENDS ROLE



Engagement that turns interest into momentum

SCOPE CLARITY

What This Campaign Is — and Is Not

The engagement is intentionally focused. It avoids asking the public to decide matters that are already established or constrained.

FIXED PROJECT PARAMETERS

Already established

- Primary use: performance, theater, film, and culture
- Exterior treatment follows historic preservation standards
- The campaign does not ask the public to redesign the building

OPEN FOR COMMUNITY INPUT

Where input adds value

- Visitor experience and first impressions
- Interior atmosphere, identity, comfort, and accessibility
- Support spaces that make the Theater welcoming and usable

Board message: the campaign is bounded, practical, and useful.

ENGAGEMENT FOCUS AREAS

What We Want to Learn

CENTRAL QUESTION

What should the future Theater experience feel like for residents, visitors, and partners?

The questions are aimed at the experience around the auditorium—not the use or historic exterior.

01 — Welcome and arrival

02 — Atmosphere and identity

03 — Comfort and accessibility

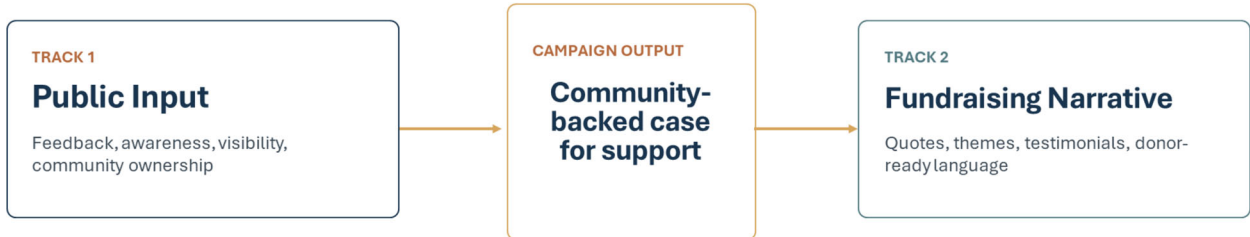
04 — Lobby and gathering spaces

05 — Restrooms, concessions, and amenities

STRATEGY

Two Tracks, One Campaign

The campaign is designed to generate useful community input while also building the fundraising case for the Theater.



Planning relevance + fundraising value

This is why the effort is more than “public input.” It creates evidence, language, and momentum.

SCHEDULE

Campaign Workplan: July Start

The sequence shifts the original workplan to begin in July and carries findings into fundraising materials by the end of the year.



Capacity priority: survey → event pop-ups → quick prompts → listening sessions → “What We Heard” summary

Expected Products

The campaign should leave Friends and FDRPC with concrete materials that can support the Theater beyond the engagement period.

Public input summary

What people said and why it matters

Participation data

Who was reached and how

Key community themes

Repeated priorities and values

Quotes and testimonials

Language for grants and donor materials

Donor-ready messaging

Clear case-support language

Committee briefing materials

Findings that leadership can use

Practical result: better content for fundraising, grants, presentations, public communications, and partner conversations.

Why This Matters to FDRPC

- Positions the Theater as a community-backed redevelopment priority.
- Builds public confidence in the project before major fundraising asks.
- Creates specific evidence, language, and stories for funding conversations.
- Shows Friends advancing preservation through outreach, storytelling, and community support.

BOARD TAKEAWAY

This campaign helps convert the Theater from a preservation concept into a visible, fundable community project.

