



**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. Theater Community Engagement Presentation
8. Delaware City Updates
9. Public Comment
10. 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.}
11. Actions to be voted upon from Executive Session (if applicable)
12. Next meeting date – June 10, 2026 at 9:30 a.m.
13. 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%



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.

