

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on May 13, 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 9:33 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Mr. David Edgell (Office of State Planning)
Mr. Doug Erikson (Delaware City Resident)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Representative Kendra Johnson (Capital Improvements Committee)
Ms. Britany Loveland (Delaware City Manager)
Mr. Tyler Misik (Secretary of State) (arrival 9:37 a.m.)
Secretary Greg Patterson (DNREC)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)

BOARD MEMBERS ABSENT

Senator Spiros Mantzavinos (Capital Improvements Committee)
Ms. Ann Visalli (Office of Management and Budget)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP.
Ms. 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 APRIL
8, 2026, THE DESIGN AND HISTORIC PRESERVATION COMMITTEE MEETING OF
APRIL 20, 2026, AND THE EXECUTIVE COMMITTEE MEETING OF APRIL 28, 2026**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of April 8, 2026. The motion was seconded by Mr. Erikson and unanimously carried.

Ms. Graham moved for approval of the Design and Historic Preservation Committee meeting minutes of April 20, 2026. The motion was seconded by Mr. Graci and unanimously carried.

Mr. Erikson moved for approval of the Executive Committee meeting minutes of April 28, 2026. The motion was seconded by Mr. Graci and unanimously carried.

TREASURER'S REPORT

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

- **4010 State Appropriation** increased by \$1 million, reflecting the drawdown of all remaining funds in March 2026.
- **4100 Rental Income** increased by approximately \$25,000 over the prior month.
- **FEMA Grant revenue** increased by approximately \$327,000 over the prior month, bringing the total to roughly \$517,000.
- Overall, the bottom-line figure on page one of the report increased by approximately \$1.4 million since the previous month.
- There was no change in reserves. Reserve amounts are established by Board policy.
- **6505 Professional Fees** increased by approximately \$10,000 over the previous report.
- **6711 Building 20 — Post Exchange** increased by approximately \$15,000 for the month.
- **6748 Building 52 — Tilton** increased by approximately \$50,000 over the past month.
- **6800 Site Utilities** increased by approximately \$12,000 for the month.
- **7000 Operating Expenses** increased by approximately \$18,000 but remain well under budget.
- **7100 Common Area Maintenance** increased by approximately \$22,000 over the prior month. This includes final snow and ice removal expenses of approximately \$6,000 and landscaping costs of approximately \$15,000.
- **7200 Debt Expenses** is currently understated by approximately \$45,000. Corrections will be reflected in next month's report.
- Payroll is tracking closely with the budget.
- Net income is approximately \$238,500, compared to approximately negative \$947,000 last month. This increase is primarily due to the drawdown of the remaining state appropriation funds and FEMA reimbursements.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of April 1, 2026, to April 30, 2026, and noted the following:

Canal Bank Revetment. The Canal Bank Revetment project is complete. DEMA conducted its final inspection yesterday. Minor change orders remain pending DEMA approval. Once approved, those costs are expected to be 90% reimbursable through the FEMA grant.

Promenade. Design issues had delayed progress on the Promenade project. Those issues have now been addressed, with Verdantas completing a revised design intended to resolve the outstanding concerns. The revised design removes curbing and reduces the promenade width to 10 feet. A public meeting will be held on Tuesday, May 19, 2026, at the Delaware City Fire Hall for all interested parties.

South Field RFEI. The South Field RFEI was released on April 7, 2026, and has received significant interest, including attention from prospective applicants and the press. Staff have held three non-mandatory meetings with potential applicants. The RFEI schedule includes submissions due May 29, 2026; short-list notification on June 12, 2026; a design competition phase from July 3 through September 4, 2026; and final selection anticipated on September 11, 2026.

Legislative Updates. Mr. Slavin held briefing meetings with the two new Delaware City Council members, Dan Saunders and Art Turner. Mr. Slavin and Chairman McMahon also provided comments before the Delaware Bond Bill Committee on April 28, 2026. FDRPC is requesting a \$3 million appropriation in the FY 2027 Bond Bill.

SHPO Coordination. FDRPC is coordinating with SHPO on three historic tax-credit projects. The Old Battery Lane duplexes are in the final phase of monetizing the credits. The Chapel project was previously approved and will now proceed as an omnibus application to be completed in phases. The War Department Theater will move forward as a new historic tax-credit project using a similar phased approach.

Delaware Opportunity Zones. FDRPC, along with a number of supporters, submitted an application for Census Tract 164.04, which includes Delaware City and Fort DuPont, to be considered for Opportunity Zone designation.

EPA Grant. Phase I work for the Parade Ground has been completed by Volpe, the contractor. The project will now proceed to Phase II.

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

APPROVAL OF BELFINT, LYONS & SHUMAN ENGAGEMENT LETTER FOR THE FY 2026 AUDIT

Mr. Scogletti moved for approval of the engagement letter with Belfint, Lyons, and Shuman for the FY 2026 audit and authorized the appropriate officers and/or staff to execute the engagement letter. The motion was seconded by Mr. Graci and carried unanimously.

PRESENTATION ON THEATER COMMUNITY ENGAGEMENT

Ms. Valerie Miller, FDRPC Planner, provided a presentation on the War Department Theater community engagement process. The presentation outlined the purpose of the engagement effort, anticipated public outreach, and how community input will inform future planning, programming, and fundraising for the Theater. Board members discussed the importance of

preserving the Theater as a public-facing community and cultural asset. No formal action was taken.

DELAWARE CITY UPDATES

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

- Annual tax assessment rolls have been posted at locations throughout Delaware City, including Town Hall and the Post Office.
- The next Mayor and Town Council meeting will be held on May 18, 2026 at 6:30 p.m.
- The Delaware City Bicentennial celebration was held on May 9, 2026, and was a major success. The Delaware City Library served as the primary event location. She highlighted a moment during the event when the Mayor asked audience members how long they had lived in Delaware City. The longest-tenured resident in attendance had lived in the City for 89 years and will receive a proclamation from the Mayor.

PUBLIC COMMENT

Delaware City Councilmember Lynn Dilliplane shared a story regarding a colleague whose grandfather had been held as a prisoner of war at Fort DuPont.

Mr. Tim Dilliplane, Delaware City resident, requested an update on Grassdale. Mr. Richard Forsten stated that a payment of approximately \$1 million had been made the previous week, with the remaining balance due in October 2026.

No formal action was taken.

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

Mr. Erikson 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 10:00 a.m.

RECONVENE

Mr. Graci moved to reconvene the FDRPC Board meeting, seconded by Ms. Graham and unanimously carried. The meeting reconvened at 10:16 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

The next meeting is scheduled for June 10, 2026, at 9:30 a.m.

AJOURNMENT

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

Meeting Adjourned at 10:17 a.m.

Approved: July 8, 2026