

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on July 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 9:37 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Representative Kendra Johnson (Capital Improvements Committee)
Ms. Britany Loveland (Delaware City Manager)
Secretary Greg Patterson (DNREC)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Ms. Ann Visalli (Office of Management and Budget)

BOARD MEMBERS ABSENT

Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Mr. David Edgell (Office of State Planning)
Mr. Doug Erikson (Delaware City Resident)
Mr. Tyler Misik (Secretary of State)

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. Valerie Miller, FDRPC Planner

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF MAY
13, 2026, THE EXECUTIVE COMMITTEE MEETING OF JUNE 2, 2026, AND THE
EXECUTIVE COMMITTEE MEETING OF JUNE 22, 2026**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of May 13, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

Mr. Graci moved for approval of the Executive Committee meeting minutes of June 2, 2026. The motion was seconded by Mr. Scoglietti and unanimously carried.

Sec. Patterson moved for approval of the Executive Committee meeting minutes of June 22, 2026. The motion was seconded by Ms. Graham 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 May 2026 and noted the following:

- **4300 Grants – FEMA Grant:** FEMA reimbursements increased by approximately \$700,000 from the prior report, bringing the FEMA grant total to approximately \$1.5 million.
- **4500 HTC Credits – Historic Tax Credit Revenue:** Historic Tax Credit revenue reflects \$656,215.77 received from the Old Battery Lane duplexes.
- **Gross Profit – Income Summary:** Gross profit increased by nearly \$1.4 million since the prior report, largely due to FEMA reimbursements and Historic Tax Credit revenue.
- **Reserves – Total Budget Reserve:** There was no change to reserves.
- **6500 Professional Fees – Master Planning:** Professional fees increased due to ongoing master planning efforts.
- **6620 HTC Fees – Historic Tax Credit Fees:** A new expense line item was added for HTC fees in the amount of \$22,628.13.
- **6711 Improvements – Building 20-PX:** The Post Exchange line item increased by approximately \$151,000, reflecting continued improvements to the building.
- **6700 Improvements – Total Improvements:** Total improvements increased to \$3,073,543.15 for the year.
- **7740 Payroll Expenditures – Salaries & Wages:** Salaries and wages increased by approximately \$53,000, reflecting the normal progression of payroll expenses.
- **Net Income – Financial Summary:** Net income increased to \$21,367.74, largely due to FEMA reimbursements and Historic Tax Credit revenue.

Additional financial and budget updates included the following:

- **FY 2027 State Budget Allocation:** FDRPC was allocated \$3 million in the State budget, which is the same amount received in the prior year.
- **McConnell Tract:** The McConnell Tract, which at one time had been expected to transfer to FDRPC, will remain under DNREC ownership in perpetuity.
- **Treasurer Appointment:** A motion was made by Ms. Visalli to appoint Mr. Scogletti as Treasurer of FDRPC. The motion was seconded by Rep. Johnson.

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

EXECUTIVE DIRECTOR'S REPORT

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

- **Branch Canal Revetment and Promenade:** The Branch Canal Revetment project is finishing up, with final closeout items underway. The promenade portion of the project had been paused for redesign and has now remobilized. The redesign reduces the width

of the promenade from 14 feet to 10 feet. Construction is anticipated to take approximately eight weeks.

- **Town Center Subdivision:** The Town Center subdivision received Planning Commission approval. The Board of Adjustment also approved the variance related to nonconforming setbacks for existing historic buildings being preserved in place. The subdivision plans will now move forward to Mayor and Council on July 20, 2026.
- **Post Exchange Building:** Work on the Post Exchange has remobilized for the installation of doors and windows on the front of the building.
- **Theater Windows and Doors:** The front doors and windows for the Theater are expected to begin soon. Materials have been ordered, and the Friends of Fort DuPont will fund the work. FDRPC is awaiting final approval from DHCA before work proceeds.
- **Theater RFP:** The RFP for architectural design services for the War Department Theater has been released. Six site visits are scheduled for this week.
- **Governor Bacon Hospital Commemoration:** Mr. Slavin met with Billie Travalini regarding ways to honor the children who were residents at the Governor Bacon Hospital. Potential concepts discussed included creating an area of respite on campus, developing a public art installation, and incorporating a children's playground.
- **Volunteer Day:** Mr. Slavin provided a recap of the recent volunteer day at Fort DuPont. Volunteers assisted with light preservation work, debris removal, artifact identification, and improved access at the Hospital/POW Barracks and Radio/POW Guard Tower.
- **Tilton Building:** Mr. Slavin reported that the Tilton Building was scheduled to go to closing at 3:00 p.m. that day.

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

DELAWARE CITY UPDATES

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

- The City is reviewing bids for minor sea wall repairs.
- Delaware City received an allocation of \$800,000 from Delaware's Community Reinvestment Fund (CRF) for park infrastructure, street paving, and safety improvements.
- On August 4, 2026, Delaware City will be celebrating National Night Out.
- The City budget was approved in June 2026 with no tax increases.

PUBLIC COMMENT

Fort DuPont resident Mary Bricker-Jenkins commented on the importance of honoring the children who were patients at the Fort DuPont Hospital. As a resident living along the promenade, she also expressed concerns about e-bike use on the promenade and requested that the Board consider limiting use to Class 1 e-bikes.

Mr. Tim Dilliplane, Delaware City resident, stated that he shared Ms. Bricker-Jenkins' concerns regarding e-bike use in Delaware City.

No formal action was taken.

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 Mr. Scoglietti and unanimously carried.

The meeting recessed at 10:07 a.m.

RECONVENE

Sec. Patterson moved to reconvene the FDRPC Board meeting, seconded by Rep. Johnson and unanimously carried. The meeting reconvened at 10:58 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

The next meeting is scheduled for August 12, 2026, at 9:30 a.m.

AJOURNMENT

Ms. Loveland moved for adjournment. The motion was seconded by Mr. Scoglietti and unanimously carried.

Meeting Adjourned at 10:59 a.m.

Approved: August 12, 2026