

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on August 12, 2026, at the Delaware City Library, 250 5th Street, Delaware City.

CALL TO ORDER

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting was called to order at 9:33 a.m.

BOARD MEMBERS PRESENT

Ms. Winvenia Graham (Delaware City Resident)
Ms. Delaney Chaffin (Delaware Prosperity Partnership)
Representative Kendra Johnson (Capital Improvements Committee)
Mr. David Edgell (Office of State Planning)
Secretary Greg Patterson (DNREC)
Ms. Barbara Boisclair (Appointed by Speaker of the House)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britany Loveland (Delaware City Manager)
Ms. Ann Visalli (Office of Management and Budget) - arrived at 9:43 a.m.

BOARD MEMBERS ABSENT

Mr. John McMahon (Board Chair)
Senator Spiros Mantzavinos (Capital Improvements Committee)
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
Ms. Crystal Pini-McDaniel, FDRPC Operations Manager
Ms. Valerie Miller, FDRPC Planner
Ms. Pamela Scott, Saul Ewing LLP

INTRODUCTION OF BARBARA BOISCLAIR, NEW BOARD MEMBER

Ms. Barbara Boisclair was introduced as the newest member of the FDRPC Board of Directors.

**APPROVAL OF MINUTES - FDRPC BOARD MEETING OF JULY 8, 2026, AND
EXECUTIVE COMMITTEE MEETING OF JULY 27, 2026**

Sec. Patterson moved for approval of the FDRPC Board meeting minutes of July 8, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

Mr. Scoglietti moved for approval of the Executive Committee meeting minutes of July 27, 2026. The motion was seconded by Rep. Johnson and unanimously carried.

REQUEST OF PROPERTY OWNER REGARDING DEED RESTRICTIONS IN CANAL DISTRICT

Ms. Lauren Kirkland, of 2015 Draper St, addressed the Board regarding the deed restrictions applicable to her Canal District property. Ms. Kirkland stated that she was not provided the deed restrictions when the property was purchased and questioned whether the restrictions specifically addressed poultry.

Ms. Kirkland requested that she be permitted to keep the chickens through May 2027. She also raised concerns regarding consistency in enforcement and identified other deed restriction violations within the Canal District.

Mr. Graci requested that Ms. Kirkland submit her comments and request in writing to the Board.

TREASURER'S REPORT

Mr. Bert Scoglietti, FDRPC Treasurer, reviewed the year-end FY 2026 financial report and noted the following:

- **Rental Income:** Rental income increased by approximately \$4,100 from the prior report.
- **Real Estate Sales:** Real estate sale revenue increased by approximately \$1.1 million, largely attributable to Blue Water.
- **Professional Fees:** Professional fees increased by approximately \$90,000, primarily for engineering and legal expenses.
- **Improvements:** Improvements totaled approximately \$2.7 million.
- **Site Utilities:** Site utility expenses increased from the May report.
- **Depreciation Expense:** Depreciation had not yet been recorded for projects that had not been closed out.
- **Salaries & Wages:** Salaries and wages increased by approximately \$54,000.
- **Net Income:** FY 2026 ended with net income of approximately \$163,000.

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

Mr. Scoglietti also reviewed the proposed FY 2027 budget. He noted that the budget was developed conservatively, with revenue projections generally based on actual experience and including the FY 2026 ending balance.

Additional items discussed included the following:

- **FY 2027 State Appropriation:** The FY 2027 State appropriation is \$3 million, of which \$1 million has already been drawn down and will be reflected in next month's report.
- **Rental Revenue:** Rental revenue is projected to increase over FY 2026, reflecting the addition of the Old Battery Lane duplexes.
- **Historic Tax Credits:** No Historic Tax Credit revenue is currently budgeted, although revenue may be recognized later in the year.
- **Funds Available:** Funds Available represents the FY 2026 carryover.

- **Board Designation for Sales Revenue:** This line reflects anticipated real estate sale proceeds.
- **Reserve for FY 2028 Startup:** A new reserve line item was added.
- **Improvements:** The Improvements line was used to balance the proposed budget while the Capital Improvement Plan is being developed.
- **Debt Expense:** Debt expenses include the skid loader.
- **Payroll:** Payroll reflects an approximately three percent increase in staff costs.
- **Net Income:** The proposed budget reflects positive net income of approximately \$137,000.

Board members were asked to submit any questions regarding the proposed FY 2027 budget to Ms. Moturi, Mr. Slavin, or Mr. Scoglietti prior to the September Board meeting.

EXECUTIVE DIRECTOR'S REPORT

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

- **Branch Canal Revetment and Promenade:** The revetment work is substantially complete. Asphalt work on the promenade has been completed. Silt fencing has been removed from the revetment area but remains along portions of the promenade associated with the biobasins.
- **Old Elm Avenue:** Three lots on Old Elm Avenue have closed, totaling approximately \$321,444.
- **Town Center Subdivision:** FDRPC is awaiting the remaining package of information before the subdivision proceeds to Delaware City Mayor and Council.
- **Paynter Building:** The Paynter Building may be removed from the subdivision if the property proceeds to closing.
- **Post Exchange:** Work has remobilized and is focused on completion of the windows.
- **War Department Theater:** Field measurements for the Theater doors and windows have been completed. The Friends of Fort DuPont is also managing the RFP process for architectural design services.
- **Chapel:** Work related to the concrete landing was noted.
- **South Field:** Final proposals are due September 4, 2026, after which the review process will begin.

Ms. Loveland moved for acceptance of the Executive Director's Report. The motion was seconded by Rep. Johnson and unanimously carried.

DELAWARE CITY UPDATES

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

- Volunteers are needed for Delaware City Day activities.
- Delaware City is hiring a part-time Code Enforcement Officer.
- Music in the Park is being held at Battery Park on Saturdays through Main Street Delaware City.

PUBLIC COMMENT

None.

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

Rep. Johnson 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. Edgell and unanimously carried.

The meeting recessed at 10:03 a.m.

RECONVENE

Mr. Edgell moved to reconvene the FDRPC Board meeting. The motion was seconded by Rep. Johnson and unanimously carried. The meeting reconvened at 10:41 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

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

AJOURNMENT

Sec. Patterson moved for adjournment. The motion was seconded by Rep. Johnson and unanimously carried.

Meeting Adjourned at 10:42 a.m.

Approved: September 9, 2026