



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

Wednesday, July 8, 2026 at 9:30 a.m.

Delaware City Library and Community Center – Community Room
250 5th Street, Delaware City, DE 19706

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. FDRPC Corporation Meeting – May 13, 2026
 - b. FDRPC Executive Committee Minutes – June 2, 2026
 - c. FDRPC Executive Committee Minutes – June 22, 2026
4. Treasurer’s Report
5. Executive Director’s Report
6. Delaware City Updates
7. Public Comment
8. 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.}
9. Actions to be voted upon from Executive Session (if applicable)
10. Next meeting date – August 12, 2026 at 9:30 a.m.
11. 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 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:

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on June 2, 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 9:30 a.m.

COMMITTEE MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
Mr. John McMahon (Board Chairperson)
Mr. Bert Scoglietti (FDRPC Treasurer)
Ms. Britany Loveland (City Manager – Delaware City) (arrival 9:50 a.m. _)

COMMITTEE MEMBERS ABSENT

None

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

FDRPC Executive Director Tim Slavin provided updates on the following projects and matters:

Canal Bank Promenade: Mr. Slavin reported that a community update meeting was held regarding the promenade, with approximately 20 to 25 people in attendance. He stated that the meeting went well. The revised proposed solution includes removing the curblin, reducing the overall width, and lowering the elevation. The project is expected to remobilize around July 1, 2026, and construction is anticipated to last approximately eight weeks.

Town Center Subdivision: Mr. Slavin reported that the Town Center subdivision received preliminary approval at the Delaware City Planning Commission meeting held the previous evening. The next step will be a variance request for setback relief before the Board of Adjustment.

South Field RFEI: Mr. Slavin reported that four initial submissions were received for the South Field RFEI by the May 29, 2026 deadline. A small review committee will be formed to evaluate the submissions, and shortlist notifications are expected to be made by June 12, 2026.

Finance Committee: Mr. Slavin stated that there is a need to reinstitute the Finance Committee due to new revenue streams coming into the Corporation. This matter will be discussed further in Executive Session.

Common Area Maintenance Fees: Mr. Slavin reported that common area maintenance fees for all commercial properties need to be adjusted to current rates. He is also working with Emory Hill to expand this effort to residential properties on campus. He noted that this will further assist with deed restriction enforcement.

FY 2026 Closeout: Mr. Slavin reported that FDRPC will begin operating in fiscal year closeout mode within the next week or so. He noted that new revenue streams had been anticipated but were not yet scheduled. These funds have now been received and will be reflected in the year-end financial numbers.

Real Estate Activity: Mr. Slavin reported that there has been significant real estate activity. This matter will be discussed further in Executive Session.

EXECUTIVE SESSION

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

Meeting recessed at 9:44 a.m. Meeting reconvened at 10:02 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. Graci moved to recess into executive session, seconded by Mr. Scogletti and unanimously carried.

Meeting Adjourned at 10:02 a.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 June 22, 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 9:32 a.m.

COMMITTEE MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)

Mr. Mike Graci (Fort DuPont Resident)

Mr. John McMahon (Board Chairperson)

Mr. Bert Scoglietti (FDRPC Treasurer) (departure at 10:01 a.m.)

Ms. Britany Loveland (City Manager – Delaware City) (arrival 9:40 a.m.)

COMMITTEE MEMBERS ABSENT

None

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

FDRPC Executive Director Tim Slavin provided updates on the following projects and matters:

Canal Bank Promenade: Mr. Slavin confirmed that all required approvals have been received. Construction is expected to begin after July 4, 2026, with an approximate 10-week construction period. The related change order is estimated at approximately \$215,000.

Archive Building: Work is expected to mobilize after July 1, 2026. The project involves the rehabilitation and adaptive reuse of the historic former stable building for DNREC office and storage space.

Theater: The Friends of Fort DuPont received Community Reinvestment Fund support, a portion of which will be used to install new doors and windows on the front and side elevations of the Theater. The project is awaiting approval of historic preservation tax credits. FDRPC will manage the work.

PX Building: Windows and doors are on hand. Mobilization is expected to begin after completion of the Archive Building project.

Real Estate Activity: Mr. Slavin reported significant real estate activity, including anticipated closings on the Tilton Building and the Old Elm lots. This matter will be discussed further in Executive Session.

Request for Proposals: Ms. Miller provided an update on the Request for Proposals for Theater Architectural Design Services. The RFP is scheduled for release on June 29, 2026; questions are due July 20; proposals are due July 31; and an award recommendation is anticipated on August 28. Selection will be qualifications-based. Firms will not submit fee information with their initial proposals; scope and fee will be negotiated with the selected firm. The initial phase of work is intended to advance community engagement, schematic design, preservation and building-code review, initial approvals, renderings, and preliminary cost estimating.

Town Center Subdivision: Mr. Slavin reported that the Town Center subdivision received preliminary approval from the Delaware City Planning Commission. The next required local action is a setback variance from the Board of Adjustment. The Committee discussed continuing the subdivision process and related due-diligence work to position the site for redevelopment.

South Field: Mr. Slavin discussed the start of the second-round design competition for South Field. All four shortlisted teams were invited to continue in the competition. The competition period will run from June 22 through September 4, 2026. Invitations for presentations are planned for September 9–16; recommendations are planned for September 28; and final notifications are anticipated on October 14, following consideration by the full FDRPC Board.

EXECUTIVE SESSION

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

Meeting recessed at 9:40 a.m. Meeting reconvened at 10:24 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

Mr. Gracie moved to submit to the Board for review and approval of an investment policy for the management of a restricted, long-term investment account to managed assets gained by real estate sales. The motion was seconded by Mr. Edgell and unanimously carried.

ADJOURNMENT

Mr. Graci moved to recess into executive session, seconded by Mr. Edgell and unanimously carried.

Meeting Adjourned at 10:25 a.m.

APPROVED:

Fort DuPont Redevelopment and Preservation Corporation
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
July 2025 - June 2026

May 2026				
	Actual	Budget	over Budget	% of Budget
Income	\$0.00		\$0.00	
4010 State Appropriation	\$3,000,000.00	\$3,000,000.00	\$0.00	100.00%
4100 Rental Income	\$210,781.51	\$250,967.00	(\$40,185.49)	83.99%
4100-46 Obl Duplexes	\$0.00	\$100,800.00	(\$100,800.00)	0.00%
4100-Dh Dhss	\$0.00	\$0.00	\$0.00	
4100-Dn Dnrec	\$10,500.00	\$10,500.00	\$0.00	100.00%
4100-G Garden Plot Rental	\$0.00	\$1,650.00	(\$1,650.00)	0.00%
4100-Om Omb	\$0.00	\$9,315.00	(\$9,315.00)	0.00%
4110 Special Event Revenue	\$1,000.00	\$0.00	\$1,000.00	
4111 Misc Events	\$400.00	\$0.00	\$400.00	
Total 4110 Special Event Revenue	\$1,400.00	\$0.00	\$1,400.00	
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	\$46,321.78	\$217,392.18	(\$171,070.40)	21.31%
Total 4150 Tenant Reimbursements	\$46,321.78	\$217,392.18	(\$171,070.40)	21.31%
Total 4100 Rental Income	\$294,441.29	\$631,776.18	(\$337,334.89)	46.61%
4300 Grants	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
NTHP Grant	\$2,500.00		\$2,500.00	
Fema Grant	\$1,534,327.60	\$0.00	\$1,534,327.60	
4430 Services	\$495.27	\$0.00	\$495.27	
4500 HTC Credits	\$656,215.77	\$188,000.00	\$468,215.77	349.05%
4970 Interest Income (Earned)	\$796.99	\$0.00	\$796.99	
Interest Earned (Checking)	\$644.05	\$0.00	\$644.05	
Interest Earned (Money Market)	\$22.81	\$0.00	\$22.81	
Total 4970 Interest Income (Earned)	\$1,463.85	\$0.00	\$1,463.85	
Utility Refund	\$26,738.42	\$0.00	\$26,738.42	
Insurance Refund	\$91,891.00		\$91,891.00	
Total Income	\$5,608,073.20	\$3,824,776.18	\$1,783,297.02	146.62%
Gross Profit	\$5,608,073.20	\$3,824,776.18	\$1,783,297.02	146.62%

May 2026

Expenses

	Actual	Budget	over Budget	% of Budget
Reserves	\$0.00	\$368,481.56	(\$368,481.56)	0.00%
Budget Reserve Policy	\$180,481.56	\$0.00	\$180,481.56	
Contingency Reserve	\$38,000.00	\$0.00	\$38,000.00	
Capital Asset Replacement Fund	\$150,000.00		\$150,000.00	
Loan Reserve	\$0.00		\$0.00	
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%
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	\$3,125.94	\$45.97	\$3,079.97	6799.96%
Total 6480 Special Event Expenses	\$3,825.94	\$7,410.69	(\$3,584.75)	51.63%
6500 Professional Fees	\$8,896.48	\$0.00	\$8,896.48	
6505 Prof Fees - Engineering	\$10,548.75	\$48,732.89	(\$38,184.14)	21.65%
6505-02 Master Planning	\$163,903.03	\$0.00	\$163,903.03	
6515 Prof Fees - Architectural	\$0.00	\$1,209.17	(\$1,209.17)	0.00%
6520R Prof Fees - Legal	\$58,677.16	\$133,929.16	(\$75,252.00)	43.81%
6525R Prof Fees - Accounting	\$37,225.00	\$50,108.97	(\$12,883.97)	74.29%
6545 Roadways/Utilities	\$0.00	\$2,745.16	(\$2,745.16)	0.00%
Total 6500 Professional Fees	\$279,250.42	\$236,725.35	\$42,525.07	117.96%
6535 Permitting	\$2,802.38	\$6,496.86	(\$3,694.48)	43.13%
6600R Fees - Other	\$1,500.00	\$0.00	\$1,500.00	
6601 Professional Memberships	\$3,681.00	\$3,615.00	\$66.00	101.83%
6610 Bank Fees	\$377.00	\$1,157.58	(\$780.58)	32.57%
6620 HTC Fees	\$22,628.13	\$0.00	\$22,628.13	
6625 Bank Charges	\$5,492.00	\$300.00	\$5,192.00	1830.67%
6627 Applied Bank Fees	\$0.00	\$20.00	(\$20.00)	0.00%
Total 6625 Bank Charges	\$5,492.00	\$320.00	\$5,172.00	1716.25%
6631 Del City Rental Tax	\$8,378.16	\$1,994.34	\$6,383.82	420.10%
Total 6600R Fees - Other	\$42,056.29	\$7,086.92	\$34,969.37	593.44%

May 2026

	Actual	Budget	over Budget	% of Budget
6700 Improvements	\$23,245.37	\$934,000.00	(\$910,754.63)	2.49%
6709 Building 24-FDRPC Office	\$72,861.56	\$0.00	\$72,861.56	
6710 Improvements:Batteries	\$31,984.00	\$0.00	\$31,984.00	
6711 Building 20-Px	\$211,502.04	\$0.00	\$211,502.04	
6712 Improvements:Building 24-Theater	\$20,966.00		\$20,966.00	
6713 Building 55 Chapel	\$29,520.52		\$29,520.52	
6716 Canal District: Promenade	\$273,618.25	\$0.00	\$273,618.25	
6721 Roundabout	\$3,637.86		\$3,637.86	
6724 Marina Village	\$243,524.22		\$243,524.22	
6738 Duplexes on OBL	\$53,637.59		\$53,637.59	
6741 Building 30-Stable	\$50,857.21	\$0.00	\$50,857.21	
6744 Maintenance Shop	\$2,995.54	\$0.00	\$2,995.54	
6748 Building 52-Tilton	\$66,885.86		\$66,885.86	
6749 Pump House	\$28,400.00	\$0.00	\$28,400.00	
6773 Bio Basins	\$92,753.50		\$92,753.50	
6775 Canal Bank Revetement	\$1,826,174.57		\$1,826,174.57	
6777 Southfield Properties	\$28,865.40		\$28,865.40	
6778 Residential repairs	\$110.00		\$110.00	
6779 Meter Project	\$12,003.66		\$12,003.66	
Total 6700 Improvements	\$3,073,543.15	\$934,000.00	\$2,139,543.15	329.07%
6800 Site Utilities	\$11,329.45	\$0.00	\$11,329.45	
6810 Electric	\$158,733.85	\$171,382.04	(\$12,648.19)	92.62%
Electric -Roundabout	\$58.47	\$0.00	\$58.47	
6815 Gas	\$17,079.07	\$18,921.70	(\$1,842.63)	90.26%
6820 Water	\$15,111.97	\$31,781.14	(\$16,669.17)	47.55%
6825 Sewer	\$10,754.21	\$24,164.27	(\$13,410.06)	44.50%
6830 Phone/Internet	\$565.40	\$435.31	\$130.09	129.88%
6835 Trash	\$6,260.16	\$4,632.74	\$1,627.42	135.13%
Total 6800 Site Utilities	\$219,892.58	\$251,317.20	(\$31,424.62)	87.50%
7000 Operating Expenses	\$0.00	\$0.00	\$0.00	
7005 Museum	\$0.00	\$0.00	\$0.00	
7009 Computer Support	\$11,021.85	\$11,350.05	(\$328.20)	97.11%
7010 Office Supplies	\$16,945.01	\$19,130.27	(\$2,185.26)	88.58%
7015 Taxes & Licenses	\$3,193.00	\$265.00	\$2,928.00	1204.91%
7020 Travel	\$2,515.94	\$5,000.00	(\$2,484.06)	50.32%
7025 Meals And Entertainment	\$1,628.72	\$7,197.08	(\$5,568.36)	22.63%
7030 Utilities - Office	\$33,318.93	\$47,685.23	(\$14,366.30)	69.87%
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%
7051 Uniforms	\$865.76	\$5,000.00	(\$4,134.24)	17.32%
Total 7000 Operating Expenses	\$69,809.21	\$108,242.48	(\$38,433.27)	64.49%

May 2026

	Actual	Budget	over Budget	% of Budget
7100 Common Area Maintenance	\$20,213.22	\$0.00	\$20,213.22	
7105 Lawn Care	\$114,590.00	\$116,308.16	(\$1,718.16)	98.52%
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	\$1,936.00	\$4,362.54	(\$2,426.54)	44.38%
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	\$77,330.34	\$86,047.28	(\$8,716.94)	89.87%
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	\$6,994.21	\$2,340.97	\$4,653.24	298.77%
7147 Sprinkler	\$4,052.58	\$0.00	\$4,052.58	
7148 Elevator- 2540 Colter Road	\$2,662.83	\$0.00	\$2,662.83	
Total 7100 Common Area Maintenance	\$303,689.88	\$280,178.46	\$23,511.42	108.39%
7200 Debt Expense	\$2,996.42	\$23,106.96	(\$20,110.54)	12.97%
7205 P & I - Applied Bank 810	\$50,803.14	\$50,740.54	\$62.60	100.12%
7206 P & I - Applied 0380	\$66,069.85	\$72,076.20	(\$6,006.35)	91.67%
7241 Del-One Line of Credit 8926	\$15,314.86	\$0.00	\$15,314.86	
7242 Del-One Vehicle Loan 8800	\$4,524.85	\$0.00	\$4,524.85	
Total 7200 Debt Expense	\$139,709.12	\$145,923.70	(\$6,214.58)	95.74%
7500 Marketing Expenses	\$41,496.80	\$42,000.00	(\$503.20)	98.80%
7510 Advertising & Promotion	\$0.00	\$0.00	\$0.00	
7550 Website & Social Media	\$902.00	\$0.00	\$902.00	
7555 Marketing - Other	\$860.00	\$0.00	\$860.00	
Total 7500 Marketing Expenses	\$43,258.80	\$42,000.00	\$1,258.80	103.00%
7700 Payroll Expenditures	\$1,411.66	\$9,792.25	(\$8,380.59)	14.42%
7710 401K	\$20,927.39	\$12,215.32	\$8,712.07	171.32%
7720 Employee Benefits - Health	\$149,651.99	\$189,052.23	(\$39,400.24)	79.16%
7721 Employee Benefits - Dental	(\$27.45)	\$0.00	(\$27.45)	
7722 Employee Benefits - Vision	\$851.00	\$0.00	\$851.00	
7723 Employee Benefits - Fsa	\$734.99	\$4,788.74	(\$4,053.75)	15.35%
7724 Employee Benefits - Std/Ltd	\$1,966.84	\$0.00	\$1,966.84	
7725 Employee Benefits - Ancillary	\$2,101.10	\$0.00	\$2,101.10	
7730 Payroll Tax Expense	\$50,130.02	\$42,031.25	\$8,098.77	119.27%
7740 Salaries & Wages	\$643,551.20	\$686,282.76	(\$42,731.56)	93.77%
7750 Payroll Service Fees	\$887.51	\$2,522.52	(\$1,635.01)	35.18%
Total 7700 Payroll Expenditures	\$872,925.69	\$946,685.07	(\$73,759.38)	92.21%

May 2026

	Actual	Budget	over Budget	% of Budget
7850 Insurance	\$2,426.79	\$0.00	\$2,426.79	
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	\$6,824.00	\$8,411.81	(\$1,587.81)	81.12%
7856 Auto	\$17,066.00	\$25,062.32	(\$7,996.32)	68.09%
7857 D & O/ E&O Insurance	\$8,539.81	\$8,367.80	\$172.01	102.06%
Total 7850 Insurance	\$139,594.63	\$159,165.97	(\$19,571.34)	87.70%
Administrative Expenses	\$1,250.00	\$0.00	\$1,250.00	
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	\$2,093.48	\$185,048.70	(\$182,955.22)	1.13%
Total Expenses	\$5,586,705.46	\$3,771,997.62	\$1,814,707.84	148.11%
Net Operating Income	\$21,367.74	\$52,778.56	(\$31,410.82)	40.49%
Other Income	\$0.00		\$0.00	
Other Miscellaneous Income	\$0.00	\$0.00	\$0.00	
Total Other Income	\$0.00	\$0.00	\$0.00	
Other Expenses	\$0.00		\$0.00	
Ask My Accountant	\$0.00	\$0.00	\$0.00	
Total Other Expenses	\$0.00	\$0.00	\$0.00	
Net Other Income	\$21,367.74	\$0.00	\$21,367.74	
Net Income	\$21,367.74	\$52,778.56	(\$31,410.82)	40.49%



Executive Director Monthly Report

For the period June 1, 2026, to June 30, 2026

The meeting of the Board of Directors is scheduled for July 8, 2026, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Capital Projects

Branch Canal Revetment. The revetment project has been closed out and accepted. Final processing of invoices and reimbursements (from DEMA) is underway. The final task will be to have as-built drawings completed. Turbidity curtain (yellow boom along the length of the base of the canal bank wall) is scheduled to be removed on Monday, July 6th.

Promenade. Mobilization of the project is scheduled for Monday, July 6, 2026, with an expected project time of 10 weeks. The project scope includes the removal of the curbing, re-grading of the promenade elevation, installation of a 10' wide asphalt path from Fifth Street to the boat ramp, fencing, lighting, benches, and plantings.

Town Center Subdivision. The Town Center subdivision was heard before the Board of Adjustment on June 23, 2026. (Note: A variance is needed because some existing historic buildings in the subdivision do not meet the required setbacks. Those buildings are being preserved in place.) The variance received unanimous approval. The subdivision plans will now be on the agenda for the July 20, 2026, meeting of Mayor and Council.

Post Exchange. Crews are scheduled to mobilize on Monday, July 15. Windows for the west side of the building and new front door and transom window have been delivered to the site.

Theater Windows and Doors. FDRPC has received approval for Part I of the Historic Preservation Tax Credit application from the State Historic Preservation Office and is awaiting approval of Part II before commencing work.

South Field RFEI. FDRPC received four submissions to the Request for Expression of Interest for the South Field site. All four submissions were of high quality and placed on the short list. All four applicants will present their full proposals in September, with a recommendation to the FDRPC Board of Directors expected for the October 14, 2026, meeting.

Theater RFP. The Friends of Fort DuPont, with support from FDRPC, has released an RFP for architectural design services for the rehabilitation and adaptive reuse of the historic War Department Theater. Targeted outreach is underway, the RFP is posted on both websites, and four site visits have been scheduled. The selected team will advance the Theater toward reuse as a community arts, performance, and event venue.

Operational Updates

Delaware City MS4 permits. Tim Slavin met with Britney Loveland and city contractors working on an overall plan for MS4 permitting. Fort DuPont has made improvements to stormwater management and land management which may have earned credits for Delaware City.

Appraising Preservation Easements webinar. Tim Slavin attended the National Trust for Historic Preservation webinar on Appraising Preservation Easements.

Delaware Humanities Board meeting. Tim Slavin attended the Board of Directors meeting for Delaware Humanities and was elected to the position of Treasurer.

Billie Travalini. Tim Slavin met with Billie Travalini about a proposed initiative to commemorate the children who were residents at the Governor Bacon State Hospital. Travalini has been a long-standing champion of this cause. The concept of the initiative is to build an online resource guide about the hospital and the children (not using confidential records or personally identifiable information), provide moments of respite on the landscape as a commemoration of their lives, promote the building of a playground

area, introduce wayside signage to help interpret the history, and use public art on the campus to address these issues. FDRPC would contract with a historian to lead this effort.

Submitted Grants.

Funding Source	Program Name	Outcomes	Applicant	Amount Requested	Date Submitted	Award Notice
DE Grant-in-Aid	Nonprofit Operations	Operations supports for programming	FFD	\$7,500	11/18/2025	7/1/2025
US EPA	Brownfields Assessment	South Field and bike trail assessment	FDRPC	\$500,000	1/26/2026	6/30/2026
AARP Challenge Grant	Accessible Picnic & Shoreline Trail Enhancements	Enhance park access with inclusive picnic areas and shoreline trail	FFD	\$10,954	2/9/2026	5/15/2026
Delaware Preservation Fund - Capital Grant	Fort DuPont Chapel ADA Ramp	ADA ramp completes Chapel Phase 1, enabling safe, inclusive public access	FDRPC	\$5,125	2/13/2026	7/1/2026
Cynthia Wood Mitchell Fund for Interiors	Fort DuPont Guard House Historic Interior Restoration & Activation Plan	Hire specialists to plan Guard House interior preservation and reuse	FDRPC	\$7,000	2/18/2026	7/1/2026
Delaware Preservation Fund - Non-capital	POW Barracks & Guard Tower Preservation Planning	Hire specialists to plan preservation and restoration of the POW Barracks and Guard Tower	FDRPC	\$10,000	3/2/2026	7/1/2026
Senator Coons & Senator Blunt Rochester FY 27 CDS Application	Fort Dupont Chapel Rehabilitation & Accessibility Project	Rehabilitation costs for the Chapel	FDRPC	\$500,000	3/24/2026	subject to congressional appropriations
Delaware Community Reinvestment Fund (CRF)	Historic Fort DuPont Chapel Rehabilitation	Rehabilitation costs for the Chapel	FFD	\$608,313	4/21/2026	7/15/2026
Hart Family Fund for Small Towns	Fort DuPont Then and Now: Historic Core Interpretation Plan	Consultant-led historic core interpretation plan with walking route, key stories, priority stops, and pilot public tour.	FFD	\$8,000	4/23/2026	8/1/2026
Delaware Community Reinvestment Fund (CRF)	Fort DuPont Theater Planning and Schematic Design	Phase I: Planning and schematic design for theater	FFD	\$185,000	4/28/2026	7/15/2026
Henry A. Jordan, M.D., Preservation Excellence Fund	Fort DuPont Parade Ground Historic Landscape and Public Realm Plan	Consultant-led Parade Ground plan for preservation, connections, viewsheds, interpretation, use.	FDRPC	\$7,500	5/14/2026	8/15/2026
				\$1,849,392		

Community Service

Mayor and Council meeting. Tim Slavin attended the June 15, 2026, meeting of Mayor and Council.

Staff serve lunches. FDRPC staff volunteered at the Delaware City Library to assist in serving lunches for the Summer Lunch program. The program provides free lunches for children. The lunches are provided by the Colonial School District.

June 30, 9:30 am to 12:00 pm. Volunteer Morning at Fort DuPont. Volunteers helped support light preservation work at two important historic sites: the Hospital/POW Barracks and the Radio/POW Guard Tower. Activities included identifying artifacts, removing debris, improving site access, and assisting with other basic preservation tasks. A total of nine (9) volunteers assisted FDRPC staff.



Friends of Fort DuPont upcoming events.

- **NEW DATE—July 10, 7:00 pm. ShakesBeer at Fort DuPont.** Join the Friends of Fort DuPont in partnership with DelShakes for the second annual ShakesBeer, a fun and memorable evening that brings together live Shakespeare, craft beer, and community at historic Fort DuPont. Back for its second year, this crowd-pleasing event offers a lively and accessible way to enjoy the Bard in a relaxed outdoor setting. Beer will be provided by Bellefonte Brewing Company, adding a local touch to this unique night of performance and fellowship. More information on this year's featured play will be announced soon.
- **July 24, 7:00 pm. Fort Folk Fest featuring Crys Matthews.** This summer's lineup continues with Crys Matthews, an award-winning lyricist and composer whose music blends folk, Americana, blues, bluegrass, and country into powerful, thoughtful performances. Widely recognized for her honest songwriting and social justice themes, Matthews brings both depth and energy to the Fort Folk Fest stage. Fort Folk Fest is presented by the Friends of Fort DuPont in partnership with Delaware Friends of Folk.