

**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: May 13, 2026