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 curbline, 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.

<u>EXECUTIVE SESSION</u>

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.

<u>ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION</u>

There was no action to be taken as a result of the executive session.

<u>ADJOURNMENT</u>

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

Meeting Adjourned at 10:02 a.m.

APPROVED: July 8, 2026