

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on August 31, 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 9:27 a.m.

COMMITTEE MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
Mr. John McMahon (Board Chairperson)

COMMITTEE MEMBERS ABSENT

Mr. Bert Scoglietti (FDRPC Treasurer)
Ms. Britany Loveland (City Manager - Delaware City)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Mr. Richard Forsten, Saul Ewing LLP
Ms. Valerie Miller, FDRPC Planner

OTHER ATTENDEES

Ms. Lisa Rice

AMENDMENT TO THE AGENDA

Mr. Edgell moved to amend the agenda to add public comment as Item 4, prior to the executive session, seconded by Mr. Graci and unanimously carried.

STATUS ON KEY PROJECTS

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

Canal Bank Promenade: The project is nearing completion. Fencing was expected to be installed during the week, and staff will check the lighting sensor to confirm that it is operating properly.

Archive Building: Interior fit-out work is beginning in the historic former stable building. DNREC is modifying the planned use from a specialized collections area to general workspace.

Battery Elder: Soil remediation is expected to begin in early October in an approximately 20-by-20-yard area where lead contamination was identified.

Theater Architectural Services: Interviews are underway with architectural firms responding to the Theater Architectural Services RFP.

South Field: The competitive process for future development of the South Field remains underway.

Grant Updates: FDRPC received support for a \$7,000 planning study for the interior of the guardhouse and a separate grant in the amount of \$2500 for a peer-learning visit to Tybee Island. Staff also continues to pursue funding for the Chapel and Theater projects.

THEATER MATCH AND PROJECT COLLABORATION AGREEMENT

Mr. Slavin presented a proposed funding model for the War Department Theater project. Under the proposal, FDRPC would commit up to \$250,000 as a one-to-one match while retaining control of the funds. The Friends of Fort DuPont would raise the private matching funds, and FDRPC would pay eligible project vendors directly. The fundraising period would be limited to 36 months.

Mr. Graci moved to recommend the proposed Theater Match and Project Collaboration Agreement to the FDRPC Board of Directors, seconded by Mr. Edgell and unanimously carried.

PUBLIC COMMENT

Ms. Lisa Rice provided public comment opposing housing development on historic lands at Fort DuPont. She expressed concern that additional housing would conflict with the preservation of the site's historic and natural resources and with the State's land-preservation goals. Her written statement will be circulated to committee members and retained with the meeting record.

EXECUTIVE SESSION

Upon motion duly made and seconded, the committee unanimously voted to recess into executive session to discuss personnel and contractual and property matters.

The meeting recessed into executive session following public comment and reconvened at 10:1 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

Executive Director Compensation: The committee agreed to recommend that the Board of Directors approve the salary increase for Mr. Slavin, retroactive to July 1, 2026.

No final action was taken on the other contractual, property, and enforcement matters discussed. Staff and legal counsel were directed to continue the related work.

ADJOURNMENT

Upon motion duly made and seconded, the meeting was adjourned at 10:12 a.m.

APPROVED: September 9, 2026