

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on September 28, 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. John McMahon (Board Chairperson)
Mr. Mike Graci (Fort DuPont Resident)
Mr. Bert Scoglietti (FDRPC Treasurer)
Mr. David Edgell (Office of State Planning Coordination; joined at 9:36 a.m.)

COMMITTEE MEMBERS ABSENT

Ms. Britany Loveland (City Manager - Delaware City)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Controller/Deputy Director
Ms. Pam Scott, Saul Ewing LLP
Ms. Valerie Miller, FDRPC Planner

OTHER ATTENDEES

Ms. Lisa Rice (community member)

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. Staff is reviewing whether to use the specified five-foot fence along the canal, install a shorter fence, or leave that edge without fencing in light of the completed revetment. Trees have been planted, with some relocated elsewhere on campus to preserve the canal viewshed.
- **Stable and Warehouse Buildings:** DNREC plans to place its collections management use in the warehouse rather than the former stable building. The stable rehabilitation is approximately 80% complete, and staff is considering moving FDRPC administrative offices there while evaluating future uses and needed rehabilitation of 260 Old Elm Avenue. The warehouse has been made available for DNREC's planning work. Mr. Slavin requested a lease for the warehouse by November 1, 2026; the appropriate form and terms remain under discussion.
- **War Department Theater:** Mr. Slavin reported that the Friends of Fort DuPont selected Voith & Mactavish Architects of Philadelphia for the design work. The Friends committed to an initial contract not to exceed \$80,000 for community engagement and schematic design services.

- **Deed Restrictions:** The chicken-related matter has been resolved. A grass-height issue is being addressed, and a reminder was sent concerning the deed restriction that bars rentals for periods of fewer than 30 days.
- **Film Production:** A film crew is expected to return October 6–9 and has proposed filming a driving sequence on campus.
- **Town Center Subdivision:** The Delaware City Planning Commission granted conditional approval subject to a parking plan, which has been submitted. Staff is awaiting the City planner’s comments and clarification of any further Mayor and Council review.
- **Downtown Development District Boundary:** Mr. Slavin reported that the proposed boundary amendment encountered a concern because the boundary crossed part of an Army Corps of Engineers parcel. Ms. Miller displayed a map and described a possible alternate route around the parcel to maintain a contiguous district. Staff will continue work on the amendment. Mr. Edgell recused himself from this discussion from 9:41 to 9:48 a.m. and did not participate.

PUBLIC COMMENT

Ms. Lisa Rice expressed concern about housing development at Fort DuPont and its potential effect on wetlands, wildlife, and habitat. She stated her view that mixed-use economic development need not include housing and urged consideration of preservation and adaptive reuse of existing buildings. The Committee thanked her for her comments.

EXECUTIVE SESSION

Mr. Scoglietti moved to recess the public meeting and enter Executive Session, seconded by Mr. Graci. The motion carried. The Committee entered Executive Session at approximately 9:50 a.m. to discuss real-property and related contractual and legal matters, as listed on the agenda.

Upon motion duly made and seconded, the Committee voted to return to public session at approximately 9:58 a.m. The motion carried.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

No action was taken as a result of the Executive Session.

NEXT MEETING DATE

The next Executive Committee meeting is scheduled for Monday, October 26, 2026, at 9:30 a.m.

ADJOURNMENT

Upon motion duly made and seconded, the meeting was adjourned at approximately 9:58 a.m. The motion carried.

APPROVED: October 13, 2026