

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING**

LOCATION:
Grass Dale Center
Delaware City, DE 19706
April 10, 2019
8:30 a.m.

Meeting Minutes

Board Members:

Susan Frank, Bert Scoglietti, Courtney Stewart, Dale Slotter, Laura Lee,
Ray Bivens (for Shawn Garvin), Tim Diliplane, Connie Holland, Paul Parets

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Accounting/Site Manager
Christina Thompson, Connolly Gallagher

Members of the Public:

Bob Malinowski, David Baylor, Beth Konkus, Chris Castagno, Mike Nally, James Baeurle

I. Call to Order

Ms. Frank called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:30 a.m.

II. Minutes

Ms. Frank asked if there were any questions or comments regarding the March 2019 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the March meeting by Ms. Stewart, seconded by Mr. Diliplane. Motion carried.

IV. Treasurer's Report

Mr. Scoglietti provided a financial report and noted the following:

Page 1, General Ledger line 4010, State Appropriation – The last capital draw of \$75,000 took place in March taking the appropriation balance to zero. Line 4200, Real Estate Sales- shows proceeds of \$240,000 from Rockwell's purchase of three Canal District lots; \$144,000 was applied to pay down the existing note. Line 4500, Historic Tax Credits – Credits for Building #25 have been approved, paperwork has been sent to the buyer, and proceeds are expected to be deposited within a few days. Line on Bank Loans - Budgeted Proceeds shows an additional draw of \$101,000 to fund projects in the Canal District. Expenditures, Page 3, Line 6605 - Engineering Fees have increased \$12,000 over budget and Line 6704, Building 45, shows an increase in \$115,000. Page

5, Total Expenses are under budget as a result of making adjustments to various line items in the budget as needed. A motion to approve the Treasurer's Report was made by Ms. Stewart and seconded by Mr. Diliplane. Motion carried.

Mr. Randol presented an overview to the Bond Bill Committee on April 4th. The Bond Bill Committee has completed its hearing process and will convene in June at which time FDRPC's requested funds will be considered.

Mr. Randol provided an Insurance Summary (handout) showing 2019 property and general liability premiums of \$62,228. Premiums last year totaled \$67,948.

V. Legal

Ms. Thompson stated there are no items to report.

V. Executive Director's Report

Mr. Randol commented as follows:

- A. Canal District & Officers Row – Four homes are currently under construction, including the spec home on Officers Row. Another lot will close in April, which will be Rockwell's model home, and a fifth lot will close in May.
- B. Marina Village – The developer continues to move forward with engineering and planning for the proposed apartments per terms of their LOI. Plans will be presented to the Board.
- C. Historic Tax Credits – See Treasurer's Report, above.
- D. Grass Dale Campground – Mr. Jim Bauerle and Mr. Mike Nally of Blue Water Development Corporation provided a PowerPoint presentation (handout included) for their proposed Campground Resort. The presentation included an overview of their company, the RV hospitality industry, RV park demographics and the park's potential economic impact to the local area. Discussion and an exchange of questions and answers followed. It was decided that within the next few weeks Board members would visit Blue Water's Massey's Landing campground in Millsboro.
- E. Fortify Festival – Mr. Randol provided a budget overview for Fortify Festival 2019 as requested by the Board at the March meeting. The overview includes budget projections under four different scenarios of ticket sales. Current pledged sponsor donations are at \$54,000 and 100 tickets were sold in the first week.
- F. USS Missouri 16" Gun Barrel – An option to purchase these gun barrels from Fort Miles is under consideration, the cost is unknown at this time. The gun barrel is not a part of Fort DuPont history, but is historically significant to WWII. Mr. Randol will explore the cost and report back to the Board.
- G. Development of storage/maintenance areas on south end of property – Mr. Randol referenced the Master Plan pointing out potential locations for DNREC's maintenance buildings and possible boat storage at the south end of the fort. He has also received a request to purchase four acres on the south end of the property, inclusive of the former POW building.
- H. Parade Ground Drainage – The end of the broken storm pipe that is no longer in use has been sealed to prevent further damage to the parade ground from the Branch Canal

during high tide. Additionally a storm water inlet will be installed to reduce ponding water.

- I. Branch Canal – No updates to report. Mr. Randol provided an overview of the Rivers and Harbors Act of 1898 (handout) which he received from Mr. Walton, as requested by the Board at the March meeting. Ms. Frank asked Mr. Randol to clarify the status of the Branch Canal transaction. Mr. Randol explained that the Marina Village development is on Army Corps of Engineers (ACE) property and the original path forward was to lease the property from the ACE. In 2018, the Corps decided it would divest itself of the Branch Canal and recommended transferring the property to Fort DuPont. This was done through the WRDA bill, which was signed into law on October 23, 2018. The law is not binding on FDRPC, but is binding on the federal government should the FDRPC Board elect to move forward. The Corps is currently in the process of getting the property appraised, which will be used to help determine the purchase price to Fort DuPont. Discussions with Delaware City continue, with the intention that the city would acquire that portion of the Branch Canal leading from the north side of the canal to the center line of the canal.

VI. Committee Reports

- A. Economic Development - No updates to report
- B. Finance Committee (Project Funding) –Mr. Scoglietti, Mr. Diliplane and Mr. Randol met the week of April 1st to reviewed draft FY2020 budget.
- C. Historic Preservation – No updates to report.
- D. Personnel – Ms. Stewart reported the committee met and reviewed a comprehensive HR manual for Fort DuPont.
- E. Governance Committee – On April 7th, 2019 Mr. Randol met with members of Delaware City Council, Senator Poore, and Representative Longhurst to discuss various items including the enabling legislation which expands the Corporation’s Board. The meeting resulted in a recommendation that the proposed amendment reduce the number of directors to be appointed by the FDRPC Board from four to three and that the Delaware City Manager become a standing member of the Board. Mr. Parets made a motion to approve the recommendation as presented by Mr. Randol, seconded by Mr. Diliplane. Motion carried.

VII. New Business – No new business was presented.

VIII. Public Comment – No comments were presented by the public.

IX. Adjourn to Executive Session – Mr. Parets made a motion to move to Executive Session, seconded by Mr. Diliplane. Motion carried.

X. Adjourn - There being no additional business or comments, Ms. Stewart made a motion to adjourn the meeting, seconded by Mr. Scoglietti. Motion carried.