

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

LOCATION:
Grass Dale Center
Delaware City, DE 19706
August 13, 2019
3:30 p.m.

Meeting Minutes

Board Members:

Courtney Stewart, Bert Scoglietti, Dale Slotter, Connie Holland (via phone), Shawn Garvin, Tim Dilliplane, Julie Fedele (on behalf of Michael Morton), Dale Slotter, Dave Baylor, Laura Lee, Paul Parets

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Site Manager
Max Walton, Connolly Gallagher
Christina Thompson, Connolly Gallagher

Members of the Public:

Chris Castagno, Bryon Short, Bob Malinowski,

I. Call to Order

Ms. Stewart called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 3:30 p.m.

II. Minutes

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

IV. Treasurer's Report

Mr. Scoglietti stated there is no financial report this month because the new FY2020 budget has not been fully loaded into the accounting system.

V. Legal

Mr. Walton stated that agenda items will be discussed in Executive Session.

Vi. Executive Director's Report

Mr. Randol commented as follows:

- A. Master Plan: Mr. Randol provided an update to the Master Plan. Changes to the Marina Village are based on a reconfiguration of a 120 wet-slip and 120 dry-slip marina with restaurant, retail, office space, 100-room hotel and 300 apartments. The hotel will be built on the current NCC Wastewater Treatment Plant site. Relocation of the plant would take place within three years. Mr. Randol also provided a plan for the park and recreation improvements (handout). The plan is to reforest the park, restore the living shoreline and include observation sites along the shore. The site would also include trails, restrooms and recreational amenities such as a playground, dog park and sport courts. Mr. Paretz noted the absence of a connector bridge and expressed the city's interest in seeing a bridge between Fort DuPont and historic Delaware City. Mr. Randol recommended that the city restart its committee that was initially set up to explore what type of bridge, the cost and where it should be located. Mr. Randol further reviewed the Master Plan noting various buildings and potential uses of the remaining site.
- B. Guidelines and Standards: Mr. Randol noted that staff has completed its draft of the Guidelines for all districts and as part of the 106 and 6F review, the Guideline draft is now in the hands of the town, SHPO and DNREC for review.
- C. Fortify Festival – Mr. Randol stated the event was a success, thanks in part to the perfect weather. There were approximately 1200 ticketholders in attendance. Counting children of ticketholders and comp tickets, total attendance is estimated at 1500. Mr. Randol stated the final financials for the festival are not available yet, though he knows the festival made a profit this year.

VI. Committee Reports

- A. Economic Development – No updates to report.
- B. Finance Committee – No updates to report.
- C. Historic Preservation – No updates to report.
- D. Governance & Personnel
 - i. Sub-Committees – Mr. Walton stated that after enabling legislation was approved, he and Mr. Randol reviewed the functions of the board committees and are suggesting five committees (handout): Personnel, Finance, Governance, DHP (Declarations and Historic Preservation), and Maintenance. It has also been suggested that the Economic Development Committee be replaced by a group of advisors Mr. Randol could work with as needed. Mr. Walton also stated the Board should discuss if it wants to have an Executive Committee or not. The Governance and Personnel committee will work with the new Board Chair, once appointed, on recommendations to the Board.
 - ii. Director Positions – The enabling legislation created four new positions with the Delaware City Manager being one of the members. At the July meeting, the Board agreed they should wait until a new Board Chair is in place before nominating individuals for new director positions. Mr. Randol reminded everyone that each committee must be chaired by a Director.

iii. Salary Reviews – To be discussed in Executive Session.

VII. New Business – No new business was presented, however, Ms. Holland stated that Delaware City will receive a Downtown Development District announcement on Monday, August 19th at 93 Clinton Street and asked if someone from the Corporation could attend and show support for the city.

VIII. Public Comment – No public comments were presented.

IX. Adjourn to Executive Session – A motion to adjourn to Executive Session was made by Mr. Parets, seconded by Mr. Diliplane. Motion carried.

X. Return to Public Session

A. A motion was made to end the executive session. The motion carried unanimously.

B. A motion was made and seconded to approve the amended Rockwell agreement as presented. The motion carried unanimously.

C. A motion was made and seconded to approve the personnel committee's recommendation as presented in executive session. The motion carried unanimously.

XI. Adjourn - A motion to adjourn was made by Mr. Diliplane, seconded by Mr. Garvin. Motion carried.