

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

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

Meeting Minutes

Board Members:

Bert Scoglietti, Courtney Stewart, Dale Slotter, Danny Episcopo, Laura Lee,
Shawn Garvin, Tim Diliplane, Paul Parets

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Accounting/Site Manager
Max Walton, Connolly Gallagher

Members of the Public:

Mike Hitch, Tim Konkus, Chris Castagno

I. Call to Order

Mr. Scoglietti, acting Chair on behalf of Ms. Frank, called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:30 a.m.

II. Minutes

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

IV. Treasurer's Report

Mr. Scoglietti provided a financial report and highlighted the following:
General Ledger line 4010, State Appropriation – A reminder that the appropriation has been completely drawn down for FY 2019. Line 4200, Real Estate Sales- shows proceeds of \$240,000 from Rockwell's purchase of three Canal District lots. Line 4500-25, Historic Tax Credits for Building #25 have been received. There are no other major changes to report.

V. Legal

Mr. Walton stated he is not ready to present the purchase agreement for the land and building adjacent to the National Guard at this time.

V. Executive Director's Report

Mr. Randol commented as follows:

A. Canal District & Officers Row – Rockwell's spec home on Officers Row is under contract. Rockwell also intends to purchase lot #1 on Officers Row in June. Rockwell has sold three carriage homes, has agreements on two single family homes and is planning to purchase lot 74 for a single family model. Promenade construction will begin in June.

B. Marina Village – Permitting of the marina is on hold until site plans and engineering are more complete for the balance of the Marina Village. A meeting with the proposed developer was held on May 7th to review conceptual plans. Mr. Randol is also working through the 6f transfer and will be engaging a consultant to work on drafting a Programmatic Agreement with the various approval agencies. This will help to streamline the approval process.

C. RV Campground - Mr. Randol stated that a few of the Board members took a tour of Massey's Landing Campground in Millsboro, Delaware and a general discussion followed. Mr. Scoglietti and Mr. Diliplane both commented that the trip was worthwhile, and they had an overall favorable impression of the operation. The park was professionally run and well laid-out. Mr. Garvin questioned whether the Massey's Landing model translates to the Fort DuPont site as the fort site does not have a beach. Ms. Lee commented that she would like to see the business plan for the proposed campground and also how the wetlands would be protected. Ms. Lee noted the benefit to the local economy and state parks. Mr. Randol stated that his impressions echoed those of Board members and that he believes the campground will be the economic engine that moves Fort DuPont forward. Mr. Parets stressed the importance of the campground's positive impact on the local economy. He also expressed concern about the volume of traffic, size of RVs and making sure that the future round-a-bout is able to handle the traffic. Mr. Randol stated Blue Water is currently working on a draft agreement which he expects to receive by the end of the week and present at the next Board meeting.

D. North Reedy Point Road - If the RV campground is approved, the road leading to Grass Dale would need to be widened and utilities extended. Mr. Randol stated the road is DelDot property and that he has initiated the process to have the road transferred to Fort DuPont so that improvements can be made without having to go through the DelDot design and approval process. Ms. Lee emphasized the need to be sensitive and carefully approach changes near the historic Polktown Village located along N. Reedy Point Road at 5th Street.

E. FY 20 Budget Review – Mr. Randol and Mr. Scoglietti provided a PowerPoint presentation and distributed the proposed FY20 budget (handout) for the Board's review. Mr. Scoglietti noted that color-coded items on the handout are revenue and expense items tied to the proposed projects, including the campground project. The budget assumes that the \$2,250,000 recommended by Governor Carney will be approved and approval of additional funding of \$500,000 for the roundabout and first-year funding for the levee. The Joint Bond Bill Committee will meet in June to consider the funds requested by the Corporation. Real Estate Sales include: Phase IA, revenue of \$230,000 from the sale of two lots on Officers Row; Canal District Phase IB revenue of \$ 500,000 from the sale of five single family homes in FY20; and Canal District Phase IC, revenue of \$740,000 from the sale of four townhomes and four single

family homes. Also included is \$500,000 from the proposed sale of four acres in the Reeves Farm district; funds from projected sale of two duplexes on Old Battery Road; and receipt of Historic Tax Credits for buildings 45, 15, 53 and Old Battery Lane duplexes.

VI. Committee Reports

A. Economic Development – The committee met recently and reviewed projects that are underway; no additional updates to report.

B. Finance Committee – Mr. Scoglietti, Mr. Diliplane and Mr. Randol met to review the FY2020 budget; no other updates to report.

C. Historic Preservation – The Committee is meeting today, May 8th, to review Guidelines, the drafting of a Programmatic Agreement, construction on Officers Row, and sale of the POW building.

D. Personnel – Meeting is scheduled for May 31st.

E. Governance Committee – The committee provided Senator Poore’s office with the amendment to HB 40, which would set aside one of the expanded Board positions for the City Manager of Delaware City.

VII. New Business – Mr. Parets commented that Mayor Stanley Green resigned his position at the Delaware City Council’s April meeting and that Councilman Malinowski is acting as interim mayor. Chief Baylor continues as the acting Town Manager until the newly appointed City Manager starts in June.

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

IX. Adjourn - There being no additional business or comments, Mr. Diliplane made a motion to adjourn the meeting, seconded by Mr. Episcopo. Motion carried.