

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

LOCATION:
Grass Dale Center
Delaware City, DE 19706
February 12, 2020
8:30 a.m.

Meeting Minutes

Board Members:

Bert Scoglietti (Acting Chair), Danny Esposito, Connie Holland, Paul Parets, Laura Lee, David Baylor, Tim Diliplane, Dale Slotter, Neal Dangelo

Staff:

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

Members of the Public:

Jake Miller, Roberta DeLeo, Bob Malinowski, Chris Castagno, Mika Drake, Tim Konkus, Billie Travalini

I. Call to Order

Mr. Scoglietti 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 January 2020 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the January 2020 meeting by Mr. Parets, seconded by Mr. Dangelo. Motion carried.

III. Treasurer's Report

Mr. Scoglietti presented a Financial Statement and highlighted changes from January 2020 as follows:

Page 1, Line 4010, State Appropriation – A drawdown of \$575,000 was made to cover operating and administrative expenses, leaving a balance of \$75,000. Line 4130, CAM – All state agencies have paid CAM for the year. Real Estate Sales: Line 4202, Officers Row – One lot has sold out of four budgeted for this fiscal year. Line 4203, Canal District Phase 1B – Four of five homes have sold, with one under contract. Line 4204, Canal District Phase 1C – Eight homes were projected, one has settled, six are under contract. The six units are part of a fourplex and will be conveyed at one time as per the agreement with Rockwell. There is interest in one unit in phase 1D. Page 2, Expenditures: Line 6706, Building 15 – The former Post Headquarters is now under renovation with increased expenses associated with that work. Page 3, Line 6716.20, Roads/Utilities Phase 1C – Road and utility expenses have increased \$550,000 since last month's report, associated with site work. Line 6738 – Duplexes on Old Battery Lane – Expenses increased \$30,000 for stabilization and restoration work on these buildings. Page 4, Net Income is \$94,569.79. A motion to approve the Treasurer's Report was made by Mr. Diliplane, seconded by Mr. Episcopo. Motion carried.

Mr. Scoglietti stated the Corporation will appear before the Joint Bond Bill Committee on March 5th at 1:00 p.m. in the Finance Committee Room located in the basement of Legislative Hall.

IV. Legal

A. Board Nomination – Mr. Randol introduced Mr. Dan Scholl who was recommended for directorship at a previous board meeting and has received clearance from his employer to join FDRPC's Board. A motion to nominate Mr. Scholl to the Board was made by Mr. Baylor, seconded by Mr. Diliplane. Motion carried.

B. Declaration Revision - Ms. Thompson stated she is currently working on revising the current Declaration to address the addition of the campground, and her goal is to have a revision for the March meeting for the Board's review.

C. Friends of Fort Dupont – A charitable non-profit corporation was formed with the purpose of soliciting funds for restoration projects and involvement with the performing arts district. The 501(c)(3) was approved by the FDRPC Board and the IRS, the next step is to form the Friends board of directors. Ms. Lee stated she is interested in participating on the Friends board.

V. Executive Director's Report

A. Fortify Festival – A Fortify Festival flyer (handout) was provided; work continues on securing sponsors.

B. Canal district - Phase 1B is sold out; curbs have been installed in Phase 1C and paving will resume when the weather improves. One home in Phase 1C has closed with 6 more under agreement, and 2 more that will close as part of the fourplex, bringing a total of nine home closings in FY 2020.

C. Promenade – Landscape architects are working on designs for the Promenade, and Duffield is working on a revetment plan to restore the shoreline along the Branch Canal. Shoreline restoration must be completed before the Promenade can be completed. Mr. Slotter asked if there were concerns regarding the fifty home building limit tied to roadway improvements. Mr. Randol stated that the balance of improvements to Old Elm will be underway this summer along with construction of the roundabout, which has been approved by DelDot. These improvements will satisfy the fifty home building limit. Mr. Scoglietti stated the Corporation appears qualified for funding for roadway improvements through the recently formed Transportation Infrastructure Improvement Fund. The TIIF provides additional capital for improvements on public roads for entities that are developing properties. Mr. Scoglietti stated the campground project, and Fort DuPont in general, would be an excellent candidate for this fund. An application will be submitted by Blue Water Development, sponsored by FDRPC and will include road improvements for Polktown Road.

C. Campground – The project continues to move forward; Blue Water Development is working through the approval process with various governing agencies and will go before Delaware City's Planning Committee on the first Monday in March (March 2nd).

D. Term Sheet for Financing Old Battery Lane Duplexes (Handout) – Parke Bank will provide financing for two of the six duplexes on OBL. The loan amount is \$1,200,000 beginning as an interest-only construction loan for eighteen months, converting to a permanent thirty-year mortgage loan at 5.75% after construction is completed. Collateral for the loan will be the two buildings; no additional collateral required nor will a subdivision of the lots be required. A deposit of \$15,000 will secure the commitment and begin the appraisal process.

A motion to approve the Parke Bank term sheet was made by Mr. Diliplane, seconded by Mr. Dangelo. Motion carried.

E. Marina Village LOI – To be discussed in Executive Session

V. Reports

A. Economic Development – No updates to report.

B. Finance – The committee reviewed Parke Bank term sheet, Marina Village LOI and financial reports. Next task will be working on FY 2021 budget.

C. Historic Preservation – No committee updates to report. Ms. Lee stressed the historic significance of the Polktown community and the need to be sensitive to its cultural value. Ms. Lee also disclosed she is a member of the Friends of AUCC and encouraged the Corporation to be proactive with the organization. Ms. Lee invited Mr. Randol to attend the March 19th Friends of AUCC meeting and provide an update on the Campground.

D. Governance & Personnel – Committee meets Friday, February 14th.

VI. New Business – Mr. Randol stated the Historic Tax Credit application for Building 53 is almost ready to submit; the approval process is expected to take approximately two months for SHPO to review and payment from Apple to be received. The HTC application for Building 15 will be made in FY 2021. Drainage on Parade Ground – One line will be replaced, the other line that discharges to the Branch Canal will have a flap installed on it to prevent high tide backflow. The Parade Ground will remain open space and will not be developed. Mr. Randol is currently working with DNREC, SHPO & NPS to reallocate the Parade Ground to the 6F restriction which will permanently protect the Parade Ground. Branch Canal – the Army Corp of Engineers is still going through the appraisal process.

VII. Public Comment – No public comment was presented.

VIII. Adjourn to Executive Session

Mr. Scoglietti noted the meeting would go into Executive Session to address the Marina Village LOI. A motion to enter Executive Session was made by Mr. Diliplane, seconded by Mr. Episcopo. Motion carried.

IX. Adjourn to Public Session

A motion was made to return to public session by Mr. Baylor, seconded by Mr. Diliplane. Motion carried.

XI. Adjourn - A motion to adjourn the meeting was made by Ms. Holland, seconded by Mr. Slotter. Motion carried.