

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

LOCATION:
Via Zoom Teleconference
June 11, 2020
8:30 a.m.

Meeting Minutes

Board Members:

Dave Baylor (Acting Chair), Bert Scoglietti, Courtney Stewart, Shawn Garvin, Connie Holland, Julie Fedele, Tim Diliplane, Neal Dangelo, Pam Scott, Danny Episcopo,

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Site Manager
Max Walton, Connolly Gallagher
Lisa Hatfield, Connolly Gallagher

Members of the Public:

Chris Castagno, Tim Konkus

I. Call to Order

Mr. Baylor called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:30 a.m. Mr. Walton explained the rules for voting on action items in a teleconference setting.

II. Minutes

Mr. Baylor asked if there were any questions or comments regarding the March 2020 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the March 2020 meeting by Ms. Stewart and Ms. Fedele. Roll call vote was taken, motion carried unanimously.

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III. Treasurer's Report

Mr. Scoglietti presented a Financial Statement for the period ending May 31, 2020. Highlights are as follows:

- Page 1, Line 4010, State Appropriation – The full appropriation of \$2,250,000 has been draw down.

- Line 4200, Real Estate Sales – Overall sales were \$1,506,314. Phase 1C of the Canal District exceeded sales projections by 1 lot, Phase 1B met sales projections and Phase 1A was short by 3 lots. Discussion is ongoing about how to best market Officers Row lots including the possibility of combining lots into twins.
- Line 4500, HTC Credits - Building 25 credits will be received in FY 2021 since the building will be renovated in the coming year. Credits for Building 53 have been approved, sold and are expected to be received this month (June).
- Line 7120, Fire & Security Monitoring - This expense will continue to increase over time as the project continues to grow. Currently expenses are related to video surveillance, but future may include security personnel.
- Line 7700, Payroll Expenditures - Payroll is under budget due to vacancies.
- Expenditures – Overall expenditures are tracking in line with projections and Net Income is \$150,349.18 through May.

A motion to approve the Treasurer’s Report was made by Mr. Episcopo, seconded by Ms. Stewart. Roll call vote was taken, motion carried unanimously.

IV. Legal

A. Amended and Reinstated Declaration of Covenants, Conditions, Agreements, Restrictions and Licenses (“Declaration”) – Ms. Hatfield highlighted changes made to the Declaration and pointed out a few of the article amendments, some of which result from the addition of the Grass Dale district. Changes include updating definitions; outlining the structure and procedures for the DHPC and Maintenance Committees; and separating calculations for each district. Other amendments address boats in residential areas, pools in common areas, permitting golf carts, storage units and flagpoles. Mr. Baylor asked if the provision for golf carts requires Delaware City’s approval and Mr. Walton explained they are a permitted use under the Fort’s zoning. A motion to accept the Declaration as amended was made by Mr. Diliplane, seconded by Ms. Scott. A roll call vote was taken, motion carried unanimously.

B. BWD Extension Agreement. Mr. Walton reviewed some of the changes made in the Blue Water extension agreement, including Blue Water exercising their option to extend their due diligence period 180 days due to COVID-19. Other changes to the agreement included extending the community amenities deadline and what infrastructure the Corporation will be responsible for installing. A motion to extend BWD’s due diligence period was made by Mr. Diliplane, seconded by Ms. Scott. A roll call vote was taken, motion carried unanimously.

C. Definitive Agreement, Marina Village - Mr. Walton stated this agreement was not ready for presentation at this time.

IV. Committee Appointments

Mr. Randol presented a list of nominees for the DHP Committee, Finance Committee, and Governance & Personnel Committee. Nominee are as follows: DHP Committee - Laura Lee (chair), Dave Turley, Richard Forsten, Billie Travalini, Brendan Mackie, Roberta DeLeo (FDRPC Canal District). Finance Committee - Bert Scoglietti (chair), Bryon Short, Tim Diliplane, Julie Fedele, Dan Scholl. Governance & Personnel Committee - Courtney Stewart (chair), Bert Scoglietti, Bryon Short, Connie Holland, Paul

Parets. A motion to accept the list of nominees for the three committees was made by Ms. Scott, seconded by Mr. Diliplane. A roll call vote was taken, motion carried unanimously.

V. Executive Director's Report

- A.** Canal District – Mr. Randol updated the Board on sales, which as noted in the Treasurer's report are ahead of schedule. Efforts are underway on the final phase consisting of 22 lots.
- B.** Marina Village – A concept plan on the most recent designs associated with the townhouse developer was displayed. 162 stacked and twin townhomes were outlined.
- C.** Fortify Festival - The festival was canceled this year due to COVID-19 concerns. Next year's festival is scheduled for August 21st.
- D.** Fortify Festival Trademark - The Fortify trademark has been approved and registered.
- E.** Campground - Blue Water Development continues to move forward, however due to COVID-19, target dates have been moved back. The opening date is now Spring 2022.
- F.** OBL Duplexes - Mortgage loans for the duplexes are expected to close in June, with construction beginning in July.

VI. Committee Reports

- A.** Finance Committee - Budget Review: Mr. Scoglietti presented a proposed budget for FY 2021. Pages one and two are an overview and the remaining pages provide details. The final budget will be presented to the Board for a vote at the July meeting.
- B.** Historic Preservation - May Committee Meeting Summary: Ms. Lee stated the committee met on May 20th to review resident change requests which resulted in amendments to the Declaration regarding storage containers and flagpoles. The DHPC will meet on a monthly basis going forward.
- C.** Governance & Personnel - Performance & Salary Reviews: This item is being tabled until the July Board meeting.

VII. New Business - No new business was presented.

VIII. Public Comment - Mr. Konkus stated he could not find notice of the Zoom Board meeting or copies of the March minutes. Mr. Randol replied that both were posted to the State's website as well as the Fort DuPont. Mr. Konkus also stated it is customary for teleconference handouts to be made available online.

VII. Adjourn Meeting

A motion to adjourn the meeting was made by Mr. Scoglietti, seconded by Ms. Stewart. A roll call vote was taken, motion carried Unanimously.