

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

LOCATION:  
Grass Dale Center  
Delaware City, DE 19706  
March 11, 2020  
8:30 a.m.

**Meeting Minutes**

**Board Members:**

Bryon Short, Bert Scoglietti, Julie Fedele, Paul Parets, David Baylor, Tim Diliplane, Dale Slotter, Neal Dangelo, Danny Episcopo

**Staff:**

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

**Members of the Public:**

Roberta DeLeo, Bob Malinowski, Chris Castagno, Mika Drake, Tim Konkus

**I. Call to Order**

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

**II. Minutes**

Mr. Short asked if there were any questions or comments regarding the February 2020 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the February 2020 meeting by Mr. Diliplane, seconded by Mr. Dangelo. Motion carried.

**III. Treasurer's Report**

Mr. Scoglietti presented a Financial Statement and briefly reviewed changes from the February statement as follows:

Page 1, Line 4010, State Appropriation – Total draw-downs to date total \$ 2,175,000 leaving a balance of \$75,000 which will be drawn down to cover administrative expenses in the last quarter of the fiscal year. Line 4200, Real Estate Sales – One lot on Officers Row has been sold. Canal District Phase IB is sold out; Phase 1C is on target to close on nine lots this year, five will close in March, three in April. Page 3,

Expenditures: Line 6810, Utilities – These expenses are offset by reimbursements from residents for services. Line 7125, CAM Snow & Ice Removal: Expenses are under budget due to a mild winter. Page 4, Line 7200, Debt Expense: Expenditures represent payments made to pay down debt when lots in the Canal District or Officers Row are settled. A motion to approve the Treasurer’s Report was made by Ms. Fedele, seconded by Mr. Diliplane. Motion carried.

#### **IV. Legal**

A. Amended and Reinstated Declaration of Covenants, Conditions, Agreements, Restrictions and Licenses (“Declaration”) – Mr. Walton introduced Ms. Lisa Hatfield, of Connolly Gallagher, who has been working with Mr. Randol on the amended Declaration. Ms. Hatfield presented the amended Declaration (handout) which was updated to include Grass Dale as a separate district, bringing the total number of districts to nine. Water infrastructure was added to CAM fees on page 5; pages 10 and 11 differentiate residential districts from non-residential districts. The document outlines what people can and cannot do depending on what area they are in, and it also clarifies the RV campground though Ms. Hatfield stated more clarification is needed based on the feedback from Blue Water Development. Mr. Walton added that, based on BWD’s comments, Mr. Walton believes they misunderstand the role of the Declaration. The updated Declaration also includes the Duffield survey; provisions for damages to common areas, and a provision requiring golf carts be operated by persons sixteen and older.

#### **V. Executive Director’s Report**

A. Canal District and Officers Row – Closing will take place this week on five lots in the Canal District, as previously mentioned in Mr. Scoglietti’s report. Mr. Randol will be meeting with Rockwell Custom in the coming week to discuss possible guideline changes for floor plans and designs for the Canal District and Officers Row with the goal of reducing constructions costs and making the homes and lots more saleable.

B. Landscaping – Kimly-Horn has been hired to design landscaping plans for recreational amenities, upgraded trails, the Performance Arts Center, Canal District and the balance of the site. Draft plans have been received and revisions are ongoing.

C. Marina Village LOI –A preliminary LOI for stacked townhouses in the Marina Village was presented at the February board meeting, comments were sent to the developer, the developer’s comments have been received and will be discussed in today’s Executive Session.

D. Section 6F – Mr. Randol met and toured the site with the National Park Service (NPS), DNREC and SHPO. This gave NPS a firsthand look at what has been done and what’s intended to be done on the site with regard to the 6F land exchange. Originally, the 6F covered one hundred forty-three acres, did not include the Parade Ground, and included parcels along Officers Row and the Bunker which conflicted with its own 6F regulations. The request to swap land will protect the Parade Ground permanently and allow for the completion of the Marina Village. It was noted that the public boat ramp will remain, however, its parking lot will be rotated to accommodate Marina Village development.

## **VI. Executive Committees**

- A. Economic Development – No updates to report.
- B. Finance – The committee will meet in early May to begin FY 2021 budget preparations
- C. Historic Preservation – No updates to report.
- D. Governance & Personnel – Meeting schedule for March 20th.

**VII. New Business** – No new business presented.

## **VIII. Public Comment**

Mrs. DeLeo, a Canal District resident, inquired about activity at the boat ramp area and Mr. Randol explained that the docks were installed, muck was being removed and rock installed to stabilize the bulkhead area.

## **IX. Adjourn to Executive Session**

Mr. Short explained 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. Scoglietti. Motion carried.

## **X. Adjourn to Public Session**

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

A motion to authorize the Executive Director, legal counsel and assigned Board members to approve the LOI with details as outlined in executive session was made by Mr. Parets, seconded by Mr. Diliplane. Motion carried.

## **XI. Adjourn Meeting**

A motion to adjourn the meeting was made by Mr. Parets, seconded by Mr. Diliplane. Motion carried.