



**Annual Report to Delaware Legislature
2022**

The Fort DuPont Redevelopment and Preservation Corporation (hereafter FDRPC) was established in 2014 in Del Code Title 7 Chapter 47 Subchapter II.

The enabling legislation has as its purpose:

§ 4731. Declaration of purpose.

The General Assembly declares the following to be the policy and purpose of this subchapter:

(1) The Fort DuPont Complex, located along the Delaware River adjacent to Delaware City, is currently underutilized but has enormous potential as a sustainable, mixed-use community;

(2) To preserve and protect the historical and recreational amenities within the Fort DuPont Complex and to expand economic opportunities therein, additional capital will be required to improve infrastructure, renovate certain historic structures, and make additional improvements to said Complex;

(3) Redevelopment and renovation of the Fort DuPont Complex is both desirable and necessary, provided that:

a. The Fort DuPont Complex will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment;

b. Fort DuPont’s National Register status (where applicable) will be maintained, and historic building and landscape resources will be rehabilitated and reused to the extent possible;

c. Redevelopment and infill will be concentrated within several defined areas, and will be complementary to existing historic buildings and landscapes;

d. Fort DuPont and Delaware City will grow together as “one city” with strong physical and visual connections and complementary land uses;

e. Diverse land and building uses will be supported at Fort DuPont to achieve a shared vision for a “live-work-learn-play-and-visit” community; and

f. Community engagement will continue to be a key component for ongoing planning for Fort DuPont’s future.

(4) In light of the foregoing, it is in the best interest of the State to enable the creation of an entity to manage, oversee, and implement the redevelopment and preservation of the Fort DuPont Complex in accordance with the Redevelopment Plan and the provisions of this subchapter.

On June 14, 2022, HB 355, “An Act to Amend Title 7 of Delaware Code Relating to the Fort DuPont Redevelopment and Preservation Corporation” was signed into law by Governor John Carney. The new law included a series of reforms to FDRPC procedures and policies. A summary of each reform along with current status as of December 31, 2022 is as follows:

Board composition. Reconstituted the board of directors.	All appointments have been made.
Credit card use. Requires the approval of any credit card purchases by FDRPC employees amounting to greater than \$500.	Fully implemented.
Signatures requirement. Requires the signature of the Treasurer and	Fully implemented.

Chair or Vice-Chair of the Board for all checks greater than \$10,000.	
Hiring and contracting policy. Requires an impartial hiring and contracting policy.	Fully implemented.
Leases for purchase, sale, or lease of land. Requires the signature of the Executive Director and Chair of the Board for the lease, purchase, or sale of land.	Fully implemented.
Candidates for Executive Director. Requires a credit and criminal background check for any candidate for the position of executive director.	Fully implemented. *Note: This requirement was fully implemented for the hiring of the current executive director.
Deputy Executive Director. States that the "Executive director shall hire a deputy executive director."	Position was originally posted in October 2023 and recruiter was contracted with in December 2023.
Ban on gifts. Bans employees and board members from receiving gifts valued at greater than \$200.	Fully implemented.
Fair market value for leases to employees. This requires any property leased to employees of FDRPC be leased at fair market value.	Fully implemented.

Board Composition

Chair to be appointed by Governor	John McMahon
Secretary, Dept. of Natural Resources and Environmental Control.	Hon. Shawn Garvin
Controller General	Ruth Ann Jones
Director, Delaware Prosperity Partnership	Kurt Foreman
Secretary of State	Rony Baltazar-Lopez (designee)
Director, Office of Management and Budget	Courtney Stewart (designee)
Director, Office of State Planning Coordination	David Edgell
Co-chair of the Capital Improvement Committee	
Co-chair of the Capital Improvement Committee	
City Manager of Delaware City, ex officio	David Baylor
Resident of Fort DuPont appointed by Speaker of the House	Wendy Rogers
Resident of Delaware City appointed by President Pro Tem	Kevin Whitaker
Resident of Fort DuPont appointed by the Governor	Michael Graci
Resident of Delaware City appointed by the Governor	Douglas Eriksen

List of real estate bought and sold in 2022.

No real estate was purchased or sold in 2022 by FDRPC.

Notable accomplishments.

NAI Emory Hill contract for property management. In September 2022, FDRPC advertised a Request for Proposals (RFP) for property management services. The RFP was advertised and remained open for a 30-day period. The successful bidder was NAI Emory Hill. The contract with NAI Emory Hill was initiated on November 1, 2022. NAI Emory Hill has responsibility for all activities related to the leasing and sale of residential units and lots. This includes all tenant relations for the ten (10) residential properties which FDRPC leases.

All residential units managed by NAI Emory Hill have had rent rates re-aligned to meet current market conditions and all lease language has been standardized across agreements.

FDRPC employees are eligible to lease residential units, but receive no discounts from market rate rent.

On December 1, 2022 FDRPC sent notice to three residents of Fort DuPont that their agreements for the leasing of garage storage units would cease on January 31, 2023. FDRPC will no longer extend the use of its properties for this purpose.

Additionally, NAI Emory Hill has marketed the residential property at 1303 Officers Row for sale at a listing price of \$790,000. This was the residence occupied by the previous Executive Director. NAI Emory Hill has also marketed four (4) improved lots along Officers Row for sale. (Note: These lots do not have a builder tie-in, but new construction has to meet the design guidelines established by the FDRPC.)

Entranceway project underway. The new entranceway project at the corner of Route 9 and Old Elm Ave at the entry of Fort DuPont is currently underway.

The project was required in order to meet safety demands which arose from the higher density of vehicles coming to/from Fort DuPont. DelDOT and Delaware City had placed a cap of 93 building permits on FDRPC without addressing the traffic safety improvements at the entranceway. The design for a roundabout was previously approved by DelDOT and a bid was awarded to A-Del Construction. The project was set to mobilize in January 2022.

Due to poor communication about the project by FDRPC, the project was paused prior to mobilization. In July 2022, FDRPC contracted for a study with Verdantas on a

“right-in/right-out.” This option would involve the improvement of Old Battery Lane under the Reedy Point Bridge. The conclusion of the study was the amount of fill needed to raise Old Battery Lane out of the flood zone would have a negative impact on the piers of the Reedy Point Bridge, which is owned by the U.S. Army Corps of Engineers. The option was deemed not viable because of the potential negative impact on the Reedy Point Bridge.

The roundabout option was redesigned to include a temporary road to be used during construction, which allows for egress for residents at the Route 9 and Old Elm Ave. entrance.

Numerous presentations and conversations were held with the community, including presentations sponsored by FDRPC and appearances before the City Council. Additionally, dialogue between FDRPC and the public safety community occurred on numerous occasions. This includes the Delaware City Fire Department and the Delaware City Police.

A key factor in the timing for this project was the announcement by the U.S. Army Corps of Engineers that the St. George’s Bridge would be closed for an 18-month period beginning in April 2023. During the period of closure of the St. George’s Bridge, the Reedy Point Bridge would need to remain open.

The project received final approvals from all parties and a Notice to Proceed was issued by DelDOT on December 27. The construction schedule calls for a 90-day period of construction. The Reedy Point Bridge will be closed beginning on January 6, 2023 and through the end of the project.

Special use permit for Marina Village

The Marina Village project includes the construction of 130 residential units in the northeast area of the Fort DuPont campus. The initial contract with Lennar Corporation was signed on September 30, 2020. A series of seven (7) amendments were made between July 30, 2020 and March 25, 2022.

The project requires two separate approvals from Delaware City: a special use permit to be issued by the City and approved by Delaware City Council with review by the Delaware City Planning Commission; and the Plan of Record which will, likewise be approved by City Council and the Planning Commission.

The special use permit hearings have been held and the Delaware City Planning Commission recommended the issuance of a special use permit. (Note: The special use permit is a new ordinance created by Delaware City to govern the development at Fort DuPont.) The matter now proceeds to the City Council for final approval.

Canal District

The build out of forty-eight (48) new homes in the Canal District is now complete. All single family detached homes and townhomes have been sold and are privately owned. The builder for these sites was Rockwell Custom Homes. (Note: Rockwell Custom Homes purchased the sites from FDRPC and was solely responsible for all construction.)

FDRPC recently finished the streets in the Canal District with a top coat of asphalt and has worked with Delmarva Power to have street lighting installed. The streets are now ready for dedication to Delaware City. An initial Memorandum of Understanding (MOU) has been executed between FDRPC and Delaware City pertaining to policing of these streets. (The MOU was approved by the FDRPC Board of Directors on December 14, 2022.) A second MOU between FDRPC and Delaware City transferring responsibility for municipal services is being drafted.

Additionally, there are a total of nine (9) residential properties in the Officer's Row district. This includes a single family residence owned by FDRPC at 1303 Officer's Row. The property is currently listed for sale for \$790,000. Two duplexes have been restored and are leased by FDRPC (through NAI Emory Hill) as residential units.

Three single-family homes have been built in the Officer's Row district and are privately-owned. One buildable vacant lot is privately-owned. Five buildable vacant lots are for sale by FDRPC at a listing price of \$120,000 per lot.

Major projects for 2023

Strategic planning

FDRPC has contracted with the Delaware Alliance for Nonprofit Advancement (DANA) for facilitation of a strategic planning process. The process will commence in February 2023 with an expected completion date of August 31, 2023.

The process will include:

- Formation of Strategic Planning Committee (SPC) to guide the process;
- Review of organization and planning documents to orient DANA to FDRPC;
- Community input via interviews, focus groups, community discussions, and a survey;
- Outline of FDRPC's strengths, challenges, opportunities, aspirations, and desired outcomes (SCOAR);
- Facilitation with FDRPC board and staff on vision, mission, and values;
- Identification of desired outcomes and strategies;
- Goal setting and performance metrics; and
- Outlining key enablers and resources needed to make the plan successful.

Community Engagement

FDRPC has made an effort to engage with the community in Delaware City on a frequent and regular basis in order to provide factual and accurate information.

This includes regular presentations to the Delaware City Council, presentations to the Delaware City Planning Commission, and special information sessions to the community on projects. Additionally, FDRPC continues to use social media with postings to two separate Facebook groups, and to use an opt-in email distribution list which currently has more than 300 subscribers.

Park and Recreation amenities

As part of the conceptual plan adopted by the Board of Directors on May 11, 2022 FDRPC has a series of park and recreation amenities in the planning stages.

An elevated trail extending around the perimeter of the site has been designed and is currently in the environmental regulatory review process with the Department of Natural Resources and Environmental Control (DNREC). Upon its completion, the trail will be between 6-8 feet in height and will be approximately 7,000 linear feet in length.

Active and passive recreation amenities are included in the conceptual plan on the east side of the theater and post exchange buildings. FDRPC is under contract with the Hitchcock Design Group to complete the schematic design for these improvements. A two-day public participation workshop will be held on February 22-23, 2023.. The public will be invited to participate in all discussions, which will result in identification of the amenities to be included in the park space.

Historic Preservation projects

FDRPC has begun the early planning for two historic preservation projects: the Post Theater and the Chapel.

The Post Theater is a 390-seat theater originally built in 1933 and used by the U.S. Army for entertainment of troops stationed at Fort Delaware, as well as to residents of Delaware City. The exterior shell of the building is substantially complete, but the systems supporting the building and the interior will need to be addressed. FDRPC has requested separate line-item funding for this project through the FY 24 budget process with the State of Delaware.

Initial discussions have occurred with the executive director of the Tybee Theater on Tybee Island, Georgia on issues related to the rehabilitation and operations of the venue. The Tybee Theater was built in 1930 by the U.S. Army and is an identical footprint to the Fort DuPont Post Theater. The Tybee Theater has been fully restored and has a full schedule of performing arts events annually. (For more information, see <https://tybeeposttheater.org/>).

The initial vision is to restore the theater for use as a limited-seating performing arts theater.

The Chapel was built in 1941 by the U.S. Army and sits just off the entrance to Fort DuPont on Old Elm Ave.

Construction documents have been completed for the restoration of the interior chapel and a small addition to the rear of the building which would address the requirements of the Americans With Disabilities Act (ADA).

The initial vision is to restore the Chapel for use as a community meeting and small-scale special event space.

Audits performed

Belfint, Lyons, Shuman is currently completing the financial audit for the period July 1, 2021 to June 30, 2022.

On December 14, 2022 Belfint, Lyons, Shuman completed an Independent Accountants' Report on Applying Agreed-Upon Procedures on the management of residential leases by FDPRC. The report had been requested by the Board of Directors in April 2022. The Board received the final version and accepted the report on December 14, 2022.

A copy of the redacted version of the report is attached.

**FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION
(A Component Unit of the State of Delaware)**

**INDEPENDENT ACCOUNTANTS' REPORT ON
APPLYING AGREED-UPON PROCEDURES
REDACTED VERSION**

JUNE 30, 2022



BELFINT • LYONS • SHUMAN
Certified Public Accountants

www.belfint.com

Independent Auditors' Report

To the Board of Directors
Fort DuPont Redevelopment and Preservation Corporation

We have performed the procedures enumerated below on the analysis of residential leases of Fort DuPont Redevelopment and Preservation Corporation (Corporation) for the period July 1, 2016 through June 30, 2022. The Corporation's management is responsible for the analysis of residential leases.

The Corporation has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of analyzing the residential leases for the review of those charged with governance. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

Procedure 1: Compile a complete schedule of the Corporation's residential leases in effect from July 1, 2016 through June 30, 2022, from client records and from information accumulated in our audit workpapers.

Findings: We compiled a schedule of leases in effect during the period from July 1, 2016 through June 30, 2022. We found that, during the period, the Corporation leased out 13 different rental units to 19 tenants. Tenants paid the rent and utilities due with varying levels of completeness and consistency. We compiled a schedule, which is attached to this report and titled Attachment A, containing the residency periods and outstanding balances for all of the 19 tenants. We also evaluated tenant rental activity for the subsequent period July 1, 2022 through October 31, 2022 and updated Attachment A accordingly. During our analysis of the leases, we found the following two items of interest:

- Tenant 7 was refunded a rent payment on August 1, 2021. At the time, he had an outstanding balance of rent due to the Corporation.
- Tenant 8 received a \$4,000 rent credit to his outstanding balance on June 27, 2019. The Corporation could not provide supporting documentation for this transaction.

To the Board of Directors
Fort DuPont Redevelopment and Preservation Corporation

Procedure 2: Summarize the key terms of each Corporation lease from lease documents provided (or, have already provided) and financial records (building number, property location, property type, property size, start and end dates, responsibility for utilities, tenant name, and monthly rent.).

- a. Identify any lease payment in arrears or not paid timely.
- b. Identify any utility reimbursements due to the Corporation in arrears or not paid timely.

Findings: We summarized the key terms of each lease in effect during the period from July 1, 2016 through June 30, 2022, from lease documents and financial records provided by the Corporation in Attachment B to this report. We identified rent and utility payments in arrears (but could not identify all rent and utility payments that may have been made late). We found the lease entered by the Corporation with a tenant for Unit 45B (Tenant 18) on June 1, 2019 did not specify a monthly rental or security deposit amount. On May 8, 2020, the Corporation extended this lease agreement for the period June 1, 2020 through May 31, 2021 for a lump sum rental payment of \$21,900.

Procedure 3: Identify Corporate officer, or employee authorizing and signing each lease.

Findings: In Attachment B, we identified the Corporate officer, or employee authorizing and signing each lease. See the appropriate columns indicating so on Attachment B, which is attached to this report. We found one lease approved by FDRPC Official 1, two leases provided had no indication of approval, and the remaining 16 leases were approved by FDRPC Official 2.

Procedure 4: Identify, to the extent possible, any leases with related parties or employees of the Corporation.

Findings: We identified leases with related parties or employees of the Corporation in Attachment B to this report. We found that four leases were executed with related parties of the Corporation. These related parties were Tenant 8, Tenant 15, Tenant 7, and Tenant 10.

We were engaged by the Corporation to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the residential lease activity. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

Recommendations: We have identified improvements that could be made in the execution of leasing residential properties and the resulting collection of rents and utilities owed to you.

To the Board of Directors
Fort DuPont Redevelopment and Preservation Corporation

We noted that several employees of the Corporation were provided with on-site housing, owned by the Corporation, and paid rent, which may have been at a below-market rate. This is not unusual for employees of historical or educational institutions. Per the Internal Revenue Code, Section 119, employee housing benefits (including the difference between fair market value and actual rent) may be non-taxable to employees if all three of these conditions are met:

- The housing is provided on the property owned by the employer.
- The housing is provided for the convenience of the employer.
- The employee must accept housing as a condition of employment. A condition of employment is an agreement at the beginning of employment by both employer and employee.

The first two conditions appear to have been met. The third may also have been met but is not formally documented. We recommend that when such special arrangements are made, as a condition of employment, they be made formally and in writing.

- We noted inconsistencies in the billing of tenants for reimbursements for utilities and the subsequent collection of those amounts. Some of these inconsistencies are due to the set-up of utilities in certain properties. We recommend enacting a policy for tenants, where possible, to assume responsibility for the utilities in the leased property, to remove the pass-through of bills and payments to the Corporation.
- We noted that residential leases contained some inconsistent terms due to differences in properties' characteristics or tenant circumstances. We recommend that the Corporation keep lease terms as consistent as possible. One way to do this would be to have each new or renewed lease approved and signed by a member of management (Executive Director or Operations Director) and the Corporation's Board (or a designated member of the Board).

This report is intended solely for the information and use of Ft. DuPont Redevelopment and Preservation Corporation and is not intended to be, and should not be, used by anyone other than the specified party.

Belfint, Lyons & Shuman, P.A.

December 14, 2022
Wilmington, Delaware

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION

Attachment A

Leases in Effect During the Period July 1, 2016 through June 30, 2022

Building/Unit	Tenant	Move in Month	Move out Month	Outstanding Balance Due to/(from) FDRPC
15	Tenant 1	March 2021	Current Tenant as of 6/30/2022	\$ 260.00
25A	Tenant 2	December 2018	July 2020	-
25A	Tenant 3	August 2020	January 2021	-
25A	Tenant 4	February 2021	Current Tenant as of 6/30/2022	-
25B	Tenant 5	February 2019	January 2020	-
25B	Tenant 6	June 2020	Current Tenant as of 6/30/2022	3,043.52
36	Tenant 7	February 2020	March 2022	1,498.56
39	Tenant 8	December 2017	Lease ended 6/30/2022	11,944.00
42A	Tenant 9	October 2017	February 2020	-
42A	Tenant 10	May 2020	Current Tenant as of 6/30/2022	2,588.00
42B	Tenant 11	October 2017	September 2018	273.00
42B	Tenant 12	December 2018	February 2022	1,337.50
43A	Tenant 13	November 2017	October 2018	1,325.00
43A	Tenant 14	November 2018	Current Tenant as of 6/30/2022	(800.26)
43B	Tenant 15	March 2018	January 2019	2,900.00
43B	Tenant 16	February 2019	Current Tenant as of 6/30/2022	-
45A	Tenant 17	June 2019	Current Tenant as of 6/30/2022	1,950.00
45B	Tenant 18	June 2019	July 2021	(391.00)
45B	Tenant 19	July 2021	Current Tenant as of 6/30/2022	-

We evaluated rental activity for the above tenants for the period 7/1/2022 through 10/31/2022 and noted the following:

Tenant 1 was current on rent from 7/1/22-10/31/22 and paid an additional \$112.10 on past-due balance.

Tenant 10 was mostly current on rent from 7/1/22-10/31/22 but added an additional \$42 on the past-due balance.

Tenant 16 was current on rent from 7/1/22-10/31/22 and paid off the outstanding balance.

Tenant 17 was current on rent from 7/1/22-10/31/22.

Tenant 6 was current on rent from 7/1/22-10/31/22.

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION

Attachment B

Leases in Effect for the Period July 1, 2016 through June 30, 2022

Tenants	Building No.	Address	Property Type	Bedrooms	Baths	Size (Sq. Ft.)	Responsibility for Normal Utilities
							Split - Landlord covers gas, sewer, and garbage. Tenant covers electricity and water.
Tenant 1	15	1605 Maple Blvd.	Single Family	3	2.5	1540	Landlord
Tenant 7	36	1664 Maple Blvd.	Single Family	2	1	2692	Tenant
Tenant 8	39	1303 Officers' Row	Single Family	4	3	3456	Tenant
Tenant 2	25A	1306A Officers' Row	Duplex	3	2.5	1982	Tenant
Tenant 4	25A	1306A Officers' Row	Duplex	3	2.5	1982	Tenant
Tenant 3	25A	1306A Officers' Row	Duplex	3	2.5	1982	Tenant
Tenant 5	25B	1306B Officers' Row	Duplex	3	2.5	1982	Tenant
Tenant 6	25B	1306B Officers' Row	Duplex	3	2.5	1982	Tenant
Tenant 10	42A	2701 Staff Lane	Duplex	3	1.5	1503	Landlord
Tenant 9	42A	2701 Staff Lane	Duplex	3	1.5	1503	Tenant
Tenant 12	42B	2703 Staff Lane	Duplex	3	1.5	1503	Tenant
Tenant 11	42B	2703 Staff Lane	Duplex	3	1.5	1503	Tenant
Tenant 13	43A	2801 Quartermaster Rd.	Duplex	2	2.5	1503	Tenant
Tenant 14	43A	2801 Quartermaster Rd.	Duplex	2	2.5	1503	Tenant
Tenant 15	43B	2803 Quartermaster Rd.	Duplex	2	2.5	1503	Tenant
Tenant 16	43B	2803 Quartermaster Rd.	Duplex	2	2.5	1503	Tenant
Tenant 17	45A	1308A Officers' Row	Duplex	4	2.5	2567	Tenant
Tenant 18	45B	1308B Officers' Row	Duplex	4	2.5	2567	Tenant
Tenant 19	45B	1308B Officers' Row	Duplex	4	2.5	2567	Tenant

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION

Attachment B - Continued

The Period July 1, 2016 through June 30, 2022

Tenants	Start Date	End Date	Security Deposit per Lease	Monthly Rent per Lease	Authorizer of Lease	Related Party?	Relationship to FDRPC
Tenant 1	3/1/2021	2/28/2022	\$ 1,700.00	\$ 1,700.00	No Signer on Lease	Tenant 1	Tenant 1
Tenant 7	2/1/2020	1/31/2021	Waived	500.00	FDRPC Official 2	Tenant 7	Tenant 7
Tenant 8	12/1/2017	11/30/2019	N/A	2,000.00	FDRPC Official 1	Tenant 8	Tenant 8
Tenant 2	12/1/2018	11/30/2019	1,850.00	1,850.00	No Signer on Lease	Tenant 2	Tenant 2
Tenant 4	2/1/2021	1/31/2022	1,850.00	1,850.00	FDRPC Official 1	Tenant 4	Tenant 4
Tenant 3	7/1/2020	6/30/2021	1,850.00	1,850.00	FDRPC Official 1	Tenant 3	Tenant 3
Tenant 5	2/1/2019	1/31/2020	1,850.00	1,850.00	FDRPC Official 1	Tenant 5	Tenant 5
Tenant 6	5/20/2020	4/30/2021	1,850.00	1,850.00	FDRPC Official 1	Tenant 6	Tenant 6
Tenant 10	5/1/2020	4/30/2021	1,000.00	1,000.00	FDRPC Official 1	Tenant 10	Tenant 10
Tenant 9	9/15/2017	9/14/2018	1,350.00	1,350.00	FDRPC Official 1	Tenant 9	Tenant 9
Tenant 12	12/14/2018	12/13/2020	1,350.00	1,350.00	FDRPC Official 1	Tenant 12	Tenant 12
Tenant 11	10/6/2017	10/5/2018	1,350.00	1,350.00	FDRPC Official 1	Tenant 11	Tenant 11
Tenant 13	10/31/2017	10/30/2018	1,325.00	1,325.00	FDRPC Official 1	Tenant 13	Tenant 13
Tenant 14	11/1/2018	10/31/2020	1,450.00	1,450.00	FDRPC Official 1	Tenant 14	Tenant 14
Tenant 15	3/2/2018	1/1/2019	1,450.00	1,450.00	FDRPC Official 1	Tenant 15	Tenant 15
Tenant 16	2/15/2019	2/14/2020	1,450.00	1,450.00	FDRPC Official 1	Tenant 16	Tenant 16
Tenant 17	6/1/2019	5/31/2020	1,950.00	1,950.00	FDRPC Official 1	Tenant 17	Tenant 17
				Prepaid \$21,900 for the year. This amount was not designated in the			
Tenant 18	6/1/2019	5/31/2020	0.00	lease.	FDRPC Official 1	No	Tenant 18
Tenant 19	8/5/2021	8/4/2022	1,950.00	1,950.00	FDRPC Official 1	No	Tenant 19