

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING

The Fort Dupont Redevelopment and Preservation Corporation Board of Directors meeting was held at the Delaware City Community Center, 250 5th Street, on October 12, 2022 with Chair John McMahon presiding. Board members present were Secretary Shawn Garvin (Department of Natural Resources and Environmental Control (DNREC), Ms. Ruth Ann Jones (Controller General of the State of Delaware), Dr. Courtney Stewart (Office of Management and Budget), Mr. David Edgell (Office of State Planning Coordination), Mr. Rony Baltazar-Lopez (Department of State), Mr. David Baylor (Delaware City Manager), Mr. Kevin Whitaker (Resident of Delaware City), Mr. Michael Graci (Resident of Fort DuPont), Mr. Douglas Eriksen (Resident of Delaware City), and Ms. Wendy Rogers (Resident of Fort DuPont). Mr. Kurt Forman (Delaware Prosperity Partnership) was absent.

Staff members present were Mr. Tim Slavin – Executive Director, Mr. Shane Martin – Project Manager, Mr. Bert Scogletti – Treasurer, and Mr. Richard Forsten and Ms. Pam Scott of Saul Ewing Arnstein and Lehr LLP.

Members of the public present to speak were Roberta DeLeo, Beth Konkus, Billie Travalini, Tim Dilliplane, and Jack Guerin.

CALL TO ORDER

Chair McMahon called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting to order at 8:32 a.m.

INTRODUCTION OF NEW BOARD APPOINTEES

Mr. Graci, Mr. Erikson, and Ms. Rogers introduced themselves and briefly provided their background information.

APPROVAL OF MINUTES – SEPTEMBER 14, 2022

Mr. Erikson advised that he was not in attendance at the September 14, 2022 board meeting, as indicated in the minutes.

Mr. Whitaker moved for approval of the minutes, as corrected. The motion was seconded by Dr. Stewart and unanimously carried.

TREASURER’S REPORT

Financial Report

Mr. Bert Scogletti stated that, due to a QuickBooks conversion and a conversion from a modified cash to a modified accrual system, the Financial Report would be presented at the November meeting.

Adoption of FY 23 Operating and Capital Budget

Referring to page 8, line 238 of the Draft Fiscal Year 2023 Operating and Capital Budget (Exhibit 1), Mr. Scogletti advised that the loan with Applied Bank had been paid off and the budgeted \$50,000 was no longer necessary.

Mr. Scogletti advised that any budget amendments would be proposed in January or February of 2023.

Mr. Whitaker moved for acceptance of the Report, as presented. The motion was seconded by Mr. Edgell and unanimously carried.

COMMITTEE REPORTS

Executive Committee

Chair McMahon advised that the Executive Committee met on October 4, 2022 with no action taken. The minutes of that meeting will be disseminated at the next Board meeting.

Design and Historic Preservation Committee

Chair McMahon advised that the Design and Historic Preservation Committee was scheduled to meet at 4:00 p.m. that afternoon in the Surf Room of the Delaware City Public Library.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director Monthly Report for the period September 1, 2022 to September 30, 2022 (Exhibit 2), noting the following project updates:

Marina Village

The Fort Dupont Redevelopment and Preservation Corporation (FDRPC) Board of Directors will be hosting a public information session on the Marina Village project on October 24, 2022 at 6:30 p.m. at the fire house. They will answer questions and present updates on this and other Fort Dupont projects. The Marina Village project was tabled by the Planning Commission and the FDRPC has requested that the item be included for discussion and possible action by the Planning Commission at their meeting of November 7, 2022.

Entranceway

Verdantas has been requested to prepare a report on the feasibility of the "right-in, right-out" option for the entranceway and the two significant issues related to it:

- 1) The amount of fill that would have to take place under the Reedy Point bridge and what effect that may or may not have on the piers of the bridge. That will inform the Army Corp of Engineers whether or not they will allow that option.
- 2) What amendments to Polk Town Road and some of the private properties along Polk Town Road would be needed.

The report was due at the end of September; however, Verdantas notified them that they were running a couple of weeks behind due to staffing issues. Early indications are that the right-in, right-out option is a very involved design that would be very disruptive to the Polk Town Road area. A recommendation will be presented to the Board in November or December. The drivers behind the project are the cap on permits and the closing of the St. George's bridge for 18 months, which will greatly restrict construction on Route 9.

Deputy Director Posting

The Deputy Director position, which is required by HB 355, was posted October 10, 2022. It is primarily a lead financial officer for the Corporation. The position requires approval by the Board and a successful candidate will be presented in December or January.

NAI Emory Hill Property Management Contract

The NAI Emory Hill Property Management contract is underway and they are now the property manager. They have been onsite and collected all the information they need, they have reached out to all of the residential leaseholders, they are inspecting properties and transitioning the leaseholders to their payment system. NAI Emory Hill is also in the process of gathering the comparables necessary for the listing of 1303 Officers Row.

Canal Bank Revetment

The Canal Bank Revetment has been with the Army Corp of Engineers (ACOE) for many months and a meeting has been scheduled for October 20, 2022 to discuss where they are in the process.

Events

The Corporation helped support the Delaware Autism Walk and Delaware City Day.

Training Facilities

Fort Dupont continues to be the place of choice for various public safety departments to train in the vacant hospital buildings.

Operational Efficiencies

Operational efficiencies are underway related to accounting and converting the system to Information Technology Solutions and contractual services are being tightened up to provide a transparent process.

PROPOSED SALE OF CORPORATION PROPERTY (TRUCK)(Action Item: 2022-10.12.01)

Mr. Tim Slavin, Executive Director, advised that the pickup truck is a RAM 2500, not a Ford F250 pickup truck, as stated on the action form. He noted that the truck is owned by FDRPC and is no longer needed. The balance due on the WSFS note for this and another pickup truck (which will remain in use) is \$48,646.

Staff recommends the sale of the RAM 2500 to the highest bidder.

Mr. Baylor moved to authorize the Executive Director to liquidate the truck. The motion was seconded by Dr. Stewart and unanimously carried.

DELAWARE CITY UPDATES

Mr. David Baylor, City Manager – Delaware City, recognized Mr. Tim Slavin, Executive Director of FDRPC, for his assistance with Delaware City Day. He noted that they were able to hold two events on the same day without issue.

He also noted that the MOU to enhance police services was still outstanding and work continues on the streets MOU.

Mr. Baylor advised that the Branch Canal issue still needs to be resolved, noting that neither party really wants the canal. The Army Corp of Engineers is an integral part of the issue, as are DelDOT and the current business owners along the canal.

PUBLIC COMMENT

Ms. Roberta DeLeo asked if the Blue Water trailers were considered with the right-in, right-out entrance solution. Responding, Mr. Slavin advised that the solution that will be designed has to incorporate those needs.

Ms. Beth Konkus asked if the sale of the truck would be through public auction. Responding, Mr. Slavin advised that he would contact her with the information.

Ms. Billie Travalini advised that she had been attending the FDRPC meetings for over seven years to speak on behalf of the children of Governor Bacon Health Center, who are also an important story to the site. She stated that she had been promised that something meaningful would be done to remember the children of Governor Bacon who were neglected and sometimes abused at the site. Ms. Travalini thought that something should be done in a positive way to serve the children of the future in memory of those children, of which she was one. With regard to rebranding the site, she stated that if they are going to remember and restore the historic meaning of the site, 1948 to 1984 is a period of history that cannot be forgotten.

Responding to Mr. Tim Dilliplane, Mr. Slavin reiterated that the Fort Dupont Redevelopment and Preservation Corporation (FDRPC) Board of Directors will be hosting a public information session on the Marina Village project on October 24, 2022 at 6:30 p.m. at the fire house.

Mr. Jack Guerin of FightDECORruption.com asked if future meetings would be held at the Community Center. Responding, Mr. Slavin advised that the fire house was unavailable for this meeting and the November meeting. He noted that they would be looking at the best solution for a meeting location.

RECESS INTO EXECUTIVE SESSION

Secretary Garvin moved to recess into executive session, seconded by Mr. Whitaker and unanimously carried. Meeting recessed at 8:55 a.m.

RECONVENE

Secretary Garvin moved to reconvene the FDRPC Board meeting, seconded by Mr. Whitaker and unanimously carried. Meeting reconvened at 10:22 a.m.

POTENTIAL ACTION ON INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

Mr. Richard Forsten, legal counsel for FDRPC, stated that the Independent Accountants' Report on Applying Agreed-Upon Procedures is still in progress and there is no action to be taken at this time.

NEXT MEETING DATE

The next meeting is scheduled for November 9, 2022 at 8:30 a.m.

ADJOURNMENT

Mr. Baylor moved for adjournment, seconded by Mr. Edgell and unanimously carried.

Meeting Adjourned at 10:24 a.m.

Exhibits

Exhibit 1 - Draft Fiscal Year 2023 Budget

Exhibit 2 - Executive Director Monthly Report for the period September 1, 2022 to September 30, 2022