

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The Fort Dupont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held March 28, 2023 via Zoom with the anchor location at the FDRPC office at 260 Old Elm Avenue, Delaware City, Delaware with Chair John McMahon presiding. Committee members present were Mr. Bert Scoglietti (designee of Ruth Ann Jones - Controller General of the State of Delaware), Dr. Courtney Stewart (Office of Management and Budget), Mr. David Baylor (Delaware City Manager), and Ms. Wendy Rogers (Resident of Fort DuPont).

Mr. Tim Slavin, Executive Director, and Mr. Brett Norton, Legal Counsel, were present.

Mr. Brandon Holveck, a member of the public, was also present.

CALL TO ORDER

Chair McMahon called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting to order at 9:33 a.m.

Due to time constraints, Mr. Tim Slavin, Executive Director, requested that the agenda items be taken out of order to hold the executive session first.

Dr. Stewart moved to recess into executive session, seconded by Mr. Baylor and unanimously carried.

Meeting recessed at 9:34 a.m.

RECONVENE

Mr. Baylor moved to reconvene the FDRPC Executive Committee meeting, seconded by Mr. Scoglietti and unanimously carried.

Meeting reconvened at 9:59 a.m.

POTENTIAL ACTION ON PERSONNEL MATTERS

There was no action to be taken as a result of the executive session.

STATUS ON KEY PROJECTS

Mr. Tim Slavin, Executive Director, provided the status on key projects, as follows:

- They were successful in hiring Ms. Janice Moturi as the Deputy Director/Controller. Ms. Moturi has been getting her paperwork ready, the on-boarding process is underway, and she will begin Monday, April 10, 2023. Mr. Slavin stated that she will be a wonderful addition.
- The roundabout is all but finished. The crews were back on site that day to address connecting Old Elm Avenue to the roundabout. After July 1, 2023, they will rebid that as a separate project because there is a little bit of a dip in elevation that was not part of the roundabout project. Mr. Slavin advised that they hope to award the project in August and mobilize sometime by the end of the summer. At

the conclusion of the project, they will do the top coat for all of Old Elm Avenue and that side of the campus will be complete.

- They have asked for Marina Village, the second phase of residential housing, to be deferred in front of City Council to the April meeting. They had some very productive discussions with the city about what they wanted to see as far as amendments to the Marina Village design. They have vetted their numbers for parking requirements and stormwater management and they had new drawings made.
- There is no update on the Marina ownership issue. Mr. Slavin had a conversation with Verdantas about their role in the past on this and he is waiting to hear back from the Army Corps of Engineers.
- Fort DuPont has a role and responsibility to enforce the declarations and covenants on the properties that were sold and that will be restarted. It was initially started when some of the first residences were built in the canal district and then it was paused. They will resume enforcement because they do have some minor violations that are starting to show. This requires them to have two committees always in operation. One is the Design and Historic Preservation Committee, which is in operation, and the second is a maintenance committee which deals with the common area maintenance fee structure.
- Mr. Slavin thanked Ms. Wendy Rogers for being the lightning rod for some of the issues with the neighbors.

Responding to Mr. Scoglietti, Mr. Slavin advised that Emory Hill does not participate in enforcement of the declarations and covenants. Their only responsibility is to manage the residential leases. However, there are third parties that do inspections, issue letters, etc. for homeowner's association collective fees. Fort DuPont had done that previously with a firm called IPS and will probably want to put together a bid for those services.

ADJOURNMENT

Mr. Scoglietti moved for adjournment, seconded by Ms. Rogers and unanimously carried.

Meeting Adjourned at 10:05 a.m.

APPROVED: JUNE 30, 2023