



Fort DuPont Redevelopment and Preservation Corporation
Board of Directors Meeting

September 13, 2023 6:00 p.m.

Delaware City Community Center
250 5th Street
Delaware City DE 19706

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes - Fort DuPont Redevelopment and Preservation Corporation Meeting of August 9, 2023 (This information was provided in Packet 1 – General)
4. Audit Report (George Fournaris) (This information was provided in Packet 1 – General)
5. Treasurer’s Report (This information was provided in Packet 1 – General)
6. Executive Director’s Report (This information was provided in Packet 1 – General)
7. Committee Reports (This information was provided in Packet 1 – General)
 - a. FDRPC Executive Committee Meeting of July 31, 2023
8. Presentation - Strategic Plan (Delaware Alliance for Nonprofit Advancement and Strategic Planning Committee) (This information was provided in Packet 2 – Strategic Plan)
9. FY 2024 Draft Operating and Capital Budget FY 2024-26 Draft Capital Investment Program
10. FY 2024-26 Draft Capital Investment Program
11. Delaware City updates
12. Public comment
13. Executive Session (if necessary)
14. Actions to be voted upon from Executive Session (if applicable)
15. Next meeting date: October 11, 2023 – Time to be Determined
16. Adjournment

Please note: Pursuant to 29 Del. C 10004(e)(2), this Agenda may be changed to include additional items including executive sessions or to delete items that arise at the time of the meeting.

Potential executive session pursuant to 29 Del. C. 10004(b)(9) (“Personnel matters in which the names, competency and abilities of individuals employees...are discussed.”)

Potential executive session pursuant to 29 Del. C. 10004(b)(2) (“discussions regarding sales or leases of real property) and 29 Del C. 10004 (b)(6) (discussion of the content of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents).

Potential executive session pursuant to 29 Del. C. 1004 (b)(4) (“Strategy sessions, including those involving legal advice or opinion from an attorney-at-law...”) and 29 Del. C. 10004(b)(6) (discussion of the contents of documents, excluded from the definition of “public record,” where such discussion may disclose the contents of such documents.



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Annual Budget

For Fiscal Year

July 1, 2023 – June 30, 2024



August 1, 2023

Dear Members of the Board of Directors:

Enclosed is the proposed Fiscal Year 2023-2024 Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Draft Budget for your review and consideration.

This budget package is designed to provide a more comprehensive view of FDRPC's proposed budget by providing a deeper level of context for FDRPC's position. The intent is to increase our transparency with the public while also allowing this budget document to serve as a reference point for information about FDRPC.

The budget document does not include any of the results of our Strategic Plan, which is currently underway with the Delaware Alliance for Nonprofit Advancement (DANA). The strategic plan is scheduled to be presented to the Board and to the public in September and finalized before December 31, 2023.

The Capital Investment Plan proposed in this budget is a forecasting tool designed to provide a candid assessment of deferred maintenance, needed infrastructure, and desired improvements to the FDRPC campus.

I look forward to presenting the budget at our Board meeting on August 9, 2023.

Sincerely,

Tim Slavin



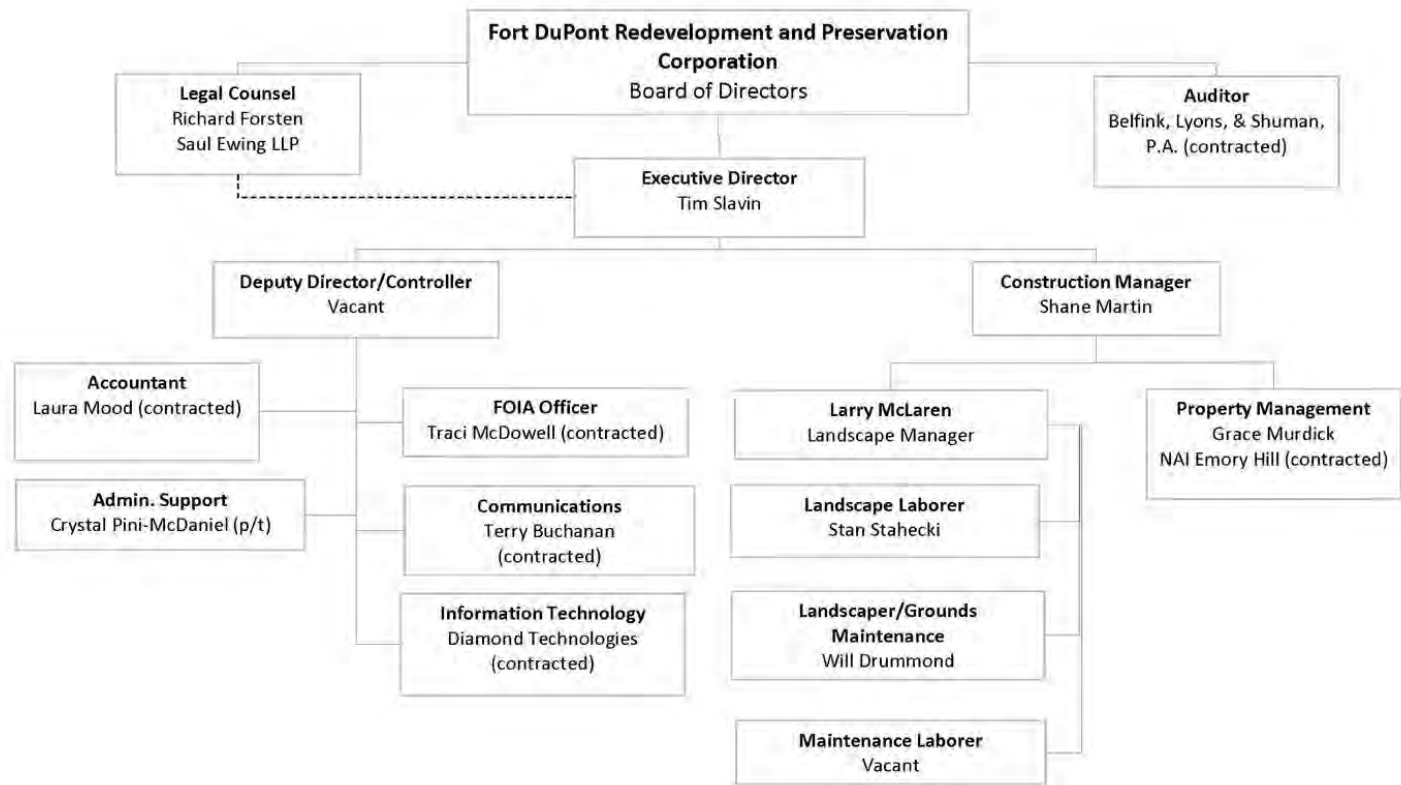
FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Board of Directors 2023

John McMahon, Chair	Appointed by the Governor
Hon. Shawn Garvin, Secretary	Per Delaware Code (Department of Natural Resources and Environmental Control)
Ruth Ann Jones	Per Delaware Code (State of Delaware Controller General)
Courtney Stewart	Per Delaware Code (State of Delaware Office of Management and Budget)
David Edgell	Per Delaware Code (State Planning Office)
Kurt Foreman	Per Delaware Code (Delaware Prosperity Partnership)
David Baylor (through August 9, 2023) Michelle Graham (after August 10, 2023)	Per Delaware Code (Delaware City Manager)
Hon. Spiros Mantzavinos, Senator	Appointed by Honorable Larry Walsh, Co-Chair, Bond Bill Committee
Hon. Sean Matthews, Representative	Appointed by Honorable Deborah Heffernan, Co-Chair, Bond Bill Committee
Rony Baltazar Lopez	Per Delaware Code (Secretary of State)
Kevin Whitaker	Appointed by Honorable David Sokola, President Pro Tem of the Delaware Senate (Delaware City resident)
Doug Eriksen	Appointed by Honorable John Carney, Governor (Delaware City resident)
Michael Graci	Appointed by Honorable John Carney, Governor (Fort DuPont resident)
Wendy Rogers	Appointed by Honorable Peter Schwartzkopf, Speaker of the House of Representatives (Fort DuPont resident)

	Executive Committee	Finance and Audit Committee	Strategic Planning Committee*	Planning Committee (land use)	Design and Historic Preservation Committee	Maintenance Committee
Chair	John McMahon	Michael Graci	John McMahon	David Edgell	Doug Eriksen	Kevin Whitaker
	Ruth Ann Jones	Ruth Ann Jones	David Edgell	Invitation extended for Fort DuPont resident	David Turley	Ray Gogola
	Courtney Stewart	Courtney Stewart	Courtney Stewart	Invitation extended for Fort DuPont resident	Roberta DeLeo	Invitation extended for Fort DuPont resident
	Vacancy	Bert Scogletti	Michael Graci	Rony Baltazar Lopez	Rob McPherson	Rob McPherson
	Wendy Rogers	Tim Diliplane	Wendy Rogers	Wendy Rogers	Billie Travalini	Art Turner
	Bert Scogletti			Vacancy		Vacancy
			<i>*Upon issuance of strategic plan in December 2023, this committee will end its service.</i>			



Fort DuPont Redevelopment and Preservation Corporation
Budget Overview: FY_2022_2023 - FY23 P&L
July 2022 - June 2024

	Total FY 23	FY 24 Draft	
	Actual	Budget	Difference
Income			
4005 Carryforward	\$300,000.00	\$0.00	\$300,000.00
4010 State Appropriation	\$2,575,000.00	\$2,250,000.00	\$325,000.00
4100 RENTAL INCOME	\$84,335.04	\$159,623.08	(\$75,288.04)
4100-15 Building 15	\$5,760.00		
4100-25 Building 25	\$14,800.00		
4100-36 Building 36			
4100-42 Building 42			
4100-43 Building 43	\$11,600.00		
4100-45 Building 45	\$9,650.00		
4100-46 OBL Duplexes			
4100-DH DHSS			
4100-DN DNREC		\$10,500.00	
4100-OM OMB	\$9,315.00	\$9,315.00	\$0.00
4100-S Storage			
4110 SPECIAL EVENT REVENUE	\$1,100.00	\$6,600.00	(\$5,500.00)
4111 Misc Events	\$5,250.00		
Total 4110 SPECIAL EVENT REVENUE	\$6,350.00		
4130 CAM REVENUE	\$0.00	\$0.00	\$0.00
4131 Lawncare - CAM (State Tenants)	\$3,200.00	\$3,200.00	(\$0.00)
4132 Snow/Ice - CAM (State Tenants)	\$12,514.00	\$15,000.00	(\$2,486.00)
Total 4130 CAM REVENUE	\$15,714.00	\$18,930.00	(\$3,216.00)
4150 TENANT REIMBURSEMENTS	\$0.00	\$0.00	\$0.00
4151 Utility Reimbursements	\$104,182.72	\$126,000.00	(\$21,817.28)
Total 4150 TENANT REIMBURSEMENTS	\$104,182.72	\$126,000.00	(\$21,817.28)
Total 4100 RENTAL INCOME	\$261,706.76	\$330,968.08	(\$69,261.32)
4200 REAL ESTATE SALES	(\$3,546.39)	\$1,216,200.00	(\$1,219,746.39)
4202 Officers Row Ph1A			
4208 OBL Duplexes			
Total 4200 REAL ESTATE SALES			
4800 BANK LOANS - BUDGETED PROCEEDS		\$0.00	
4811 OBL Duplexes			
Total 4800 BANK LOANS - BUDGETED PROCEEDS			

Total Income	\$3,133,160.37	\$4,282,168.08	(\$1,149,007.71)
Gross Profit	\$3,133,160.37	\$4,282,168.08	(\$1,149,007.71)
Expenses	\$0.00	\$0.00	\$0.00
6460 ENVIRONMENTAL	\$93,573.12	\$0.00	\$93,573.12
6464 Soil Analysis	\$11,282.50		
Total 6460 ENVIRONMENTAL	\$104,855.62		
6500 PROFESSIONAL FEES	\$4,246.70	\$0.00	\$4,246.70
6505 Prof Fees - Engineering	\$10,287.25	\$0.00	\$10,287.25
6505-01 Marina	\$1,500.00		
6505-02 Master Planning	\$26,243.75		
6505-04 Roads/Utilities	\$940.50		
6505-06 Survey			
6505-09 Round-a-bout	\$52,186.25		
6505-11 Subdivisions			
6505-12 OBL Duplexes	\$685.00		
6505-13 Section 6F/106			
6505-15 Park & Recreation	\$1,850.00		
Total 6505 Prof Fees - Engineering	\$291,631.98		
6515 Prof Fees - Architectural	\$240.00	\$0.00	\$240.00
6520R Prof Fees - Legal	\$260,126.47	\$240,000.00	\$20,126.47
6525R Prof Fees - Accounting	\$43,904.00	\$38,196.60	\$5,707.40
6535R Prof Fees - HR			
6536 Community Association			
Total 6500 PROFESSIONAL FEES	\$608,135.15	\$278,196.60	\$329,938.55
6600R FEES - OTHER	\$5,499.50	\$0.00	\$5,499.50
6606 Permit Fees	\$5,487.04	\$1,418.88	\$4,068.16
6610 Bank Fees	\$131.72	\$1,838.65	(\$1,706.93)
6620 HTC Fees		\$7,668.54	
Total 6600R FEES - OTHER	\$24,073.42	\$12,255.63	\$11,817.79
6700 IMPROVEMENTS	\$19,295.67	\$1,850,000.00	(\$1,830,704.33)
6738 Duplexes on OBL	\$0.00		
6768 DNREC Magazine			
6770 DNREC Maintenance Bldg	\$13,785.08		
Total 6700 IMPROVEMENTS	\$2,865,364.44		
6800 SITE UTILITIES	\$210.15	\$0.00	\$210.15
6810 Electric	\$183,865.86	\$144,000.00	\$39,865.86
6815 Gas	\$3,935.54	\$4,400.00	(\$464.46)
6820 Water	\$12,524.92	\$14,000.00	(\$1,475.08)
6825 Sewer	\$11,293.97	\$20,000.00	(\$8,706.03)
6835 Trash	\$3,681.23		
Total 6800 SITE UTILITIES	\$215,511.67	\$192,600.00	\$22,911.67
7000 OPERATING EXPENSES	\$0.00	\$0.00	\$0.00
7005 Museum		\$0.00	
7009 Computer Support	\$1,153.17	\$0.00	\$1,153.17

7010 Office Supplies	\$7,069.45	\$12,000.00	(\$4,930.55)
7020 Travel		\$1,000.00	
7025 Meals and Entertainment	\$75.81	\$1,040.00	(\$964.19)
7030 Utilities - Office	\$8,894.97	\$6,700.00	\$2,194.97
7035 Phone/Internet - Office	\$5,940.90	\$0.00	\$5,940.90
7040 Repairs & Maintenance	\$2,551.00	\$5,200.00	(\$2,649.00)
7045 Discretionary Expenses		\$7,970.00	
7050 Equipment and Furnishings		\$5,100.00	
7051 Uniforms	\$2,801.01		
Total 7000 OPERATING EXPENSES	\$28,486.31	\$39,010.00	(\$10,523.69)
7100 COMMON AREA MAINTENANCE	\$22,253.17	\$0.00	\$22,253.17
7105 Lawn Care	\$119,958.20	\$113,000.00	\$6,958.20
7110 Storm Water Management	\$3,065.00	\$2,200.00	\$865.00
7115 Pest Control	\$1,660.00	\$3,200.00	(\$1,540.00)
7120 Fire & Security Monitoring	\$4,561.23	\$4,600.00	(\$38.77)
7125 Snow & Ice Removal		\$3,800.00	
7130 Building Repairs & Maintenance		\$19,000.00	
7135 Road Repairs		\$3,300.00	
7140 Landscaping Maintenance	\$70,965.41	\$20,000.00	\$50,965.41
7141 Auto	\$2,554.58	\$9,600.00	(\$7,045.42)
7145 Equipment Expense	\$31,094.11	\$42,000.00	(\$10,905.89)
7146 Supplies	\$17.99	\$5,900.00	(\$5,882.01)
7830 Utilities	\$19,047.39	\$17,000.00	\$2,047.39
Total 7100 COMMON AREA MAINTENANCE	\$275,177.08	\$245,800.00	\$29,377.08
7200 DEBT EXPENSE	\$0.00	\$0.00	\$0.00
7210 DMHEF Repayment		\$20,834.45	
7215 Applied Ph 1 Principal Repymt			
7225 DEBT EXPENSE WSFS LOAN			
Total 7200 DEBT EXPENSE	\$123,695.83	\$417,710.45	(\$294,014.62)
7500 MARKETING EXPENSES	\$400.00	\$0.00	\$400.00
7510 Advertising & Promotion	\$128.37	\$24,000.00	(\$23,871.63)
7520 Graphics/Branding/Messaging			
7525 Marketing Collateral		\$0.00	
7550 Website & Social Media	\$14,320.67	\$20,000.00	(\$5,679.33)
Total 7500 MARKETING EXPENSES	\$15,305.04	\$44,000.00	(\$28,694.96)
7700 PAYROLL EXPENDITURES	\$0.00	\$0.00	\$0.00
7710 401k		\$8,634.00	
7720 Employee Benefits - Health		\$80,004.00	
7730 Payroll Tax Expense		\$17,809.80	
7740 Salaries & Wages		\$578,172.58	
7750 Payroll Service Fees	\$2,227.44	\$2,500.00	(\$272.56)

Total 7700 PAYROLL EXPENDITURES	\$642,923.71	\$691,170.38	(\$48,246.67)
7850 INSURANCE	\$2,333.52	\$0.00	\$2,333.52
7851 General Liability	\$13,445.62	\$9,489.00	\$3,956.62
7853 Property	\$20,508.11	\$85,080.54	(\$64,572.43)
7854 Builder's Risk		\$3,229.00	
7855 Workers Comp Insurance	\$10,226.00	\$4,404.00	\$5,822.00
7856 Auto	\$18,680.95	\$15,361.00	\$3,319.95
7857 D & O/ E&O Insurance	\$11,967.52	\$12,757.52	(\$790.00)
7858 Business Owners	\$3,747.14	\$0.00	\$3,747.14
7859 Pension & Crime		\$1,900.00	
Total 7850 INSURANCE	\$88,495.86	\$132,221.06	(\$43,725.20)
Total Expenses	\$5,049,913.83	\$3,908,963.90	\$1,140,949.93
Net Operating Income	(\$1,916,753.46)	\$373,204.18	(\$2,289,957.64)
Net Income	(\$1,968,292.65)	\$373,204.18	(\$2,341,496.83)

Thursday, Sep 07, 2023 08:51:52 AM GMT-7 - Accrual Basis

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-001
Project Name Dip and Old Elm Ave.

Description: This project will complete the connection between the roundabout and Old Elm Ave. Complete top coat of asphalt for Old Elm Ave.

Justification: This is a public safety issue.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	300,000.0					300,000.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-002
Project Name Brady Complex

Description: Complete water and sewer connections and site work for Brady Complex on OBL

Justification: Completion of project will allow for four units to be placed in residential leasing.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	500,000.0					500,000.0

Funding Sources

Appropriation						
Total	0.0	0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

Obtaining a Certificates of Occupancy for these four units will result in annual net income of \$120,000.



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-003
Project Name Old Battery Lane duplexes finish work

Description: Side porches, front porches, finish out interior, landscaping, sidewalks.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	150,000.0					150,000.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-004
Project Name Marina Village Surcharge Test

Description: Testing area to determine amount of materials and time needed.

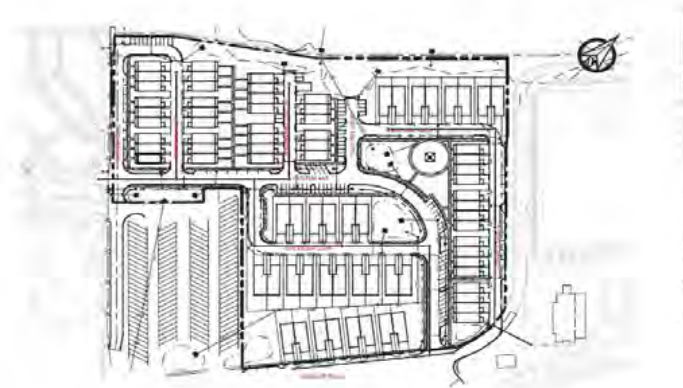
Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	100,000.0					100,000.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # 24-005
Project Name Post Theater

Description:

This project includes the design, remediation of environmental hazards, rehabilitation of the exterior shell, interior fit-out, and site work. Absent external funding sources, this project will be phased: Phase I exterior, Phase II systems, Phase III interior fit-out.

Justification:

The project is eligible for historic preservation tax credits.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design	50,000.0					50,000.0
Remediation	50,000.0					50,000.0
Construction	375,000.0	375,000.0				750,000.0
Contingency	0.0	150,000.0				150,000.0
Total	475,000.0	525,000.0	0.0	0.0	0.0	1,000,000.0

Funding Sources

Appropriation						
Total	475,000.0	525,000.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-006

Project Name Chapel

Description: Restoration of chapel building for use as community amenity.

This project includes the design, remediation of environmental hazards, rehabilitation of the exterior shell, interior fit-out, and site work. Absent external funding sources, this project will be phased: Phase I exterior, Phase II systems, Phase III interior fit-out.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	1,000,000.0					1,000,000.0

Funding Sources

Appropriation						
Total	1,000,000.0	0.0	0.0	0.0	0.0	1,000,000.0

Budget Impact/Other

FDRPC will need to budget for new costs associated with bringing this building into use in FY 25. This includes utilities, janitorial, supplies.



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-007
Project Name DNREC Archive

Description: Completion of exterior shell and interior fit-out for object storage facility.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	383,000.0					383,000.0

Funding Sources

Appropriation						
Total	383,000.0	0.0	0.0	0.0	0.0	383,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-008
Project Name Bio Basins- Branch Canal

Description: Completion of three bio-basins per DNREC regulations.
Basin #5: Entrance to campus
Basin#4: Cook Street
Basin #3: Crawford Street

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	300,000.0					300,000.0

Funding Sources

Appropriation						
Total	300,000.0	0.0	0.0	0.0	0.0	300,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-009
Project Name Chapel Grove

Description: Continued development of Chapel Grove using native and sustainable landscaping. Materials only; labor provided by FDRCP grounds team.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	20.0					20.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-010

Project Name Complete moth-balling of three historic properties--buildings 9, 10, 11.
Implement U.S. Secr. of Interior historic preservation standard for moth-balling.

Description: Secure exterior shell (roof, windows, doors). Board up windows.
Allow for passive ventilation. Install intrusion alarm systems.
Continue monthly monitoring and inspection of moth-balled properties.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	100,000.0					100,000.0

Funding Sources

Appropriation						
Total	100,000.0	0.0	0.0	0.0	0.0	100,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY-012
Project Name Roof & Mothball OBL Duplex

Description: Secure exterior shell (roof, windows, doors). Board up windows.
Allow for passive ventilation. Install intrusion alarm systems.
Continue monthly monitoring and inspection of moth-balled properties.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	100,000.0					100,000.0

Funding Sources

Appropriation						
Total	100,000.0	0.0	0.0	0.0	0.0	100,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-013
Project Name Maintenance Shop Interior

Description: Paint and flooring for areas within maintenance shop.

Justification: Material costs only; labor will be provided by FDRPC maintenance team.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	10,000.0					10,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	10,000.0	0.0	0.0	0.0	0.0	10,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-014
Project Name Bakery

Description: Clean and out and environmental assessment.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	5,000.0					5,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	5,000.0	0.0	0.0	0.0	0.0	5,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-001
Project Name Subdivision

Description: This project will legally subdivide parcels south of Old Elm Ave.

Justification: Previous subdivision only addressed north of Old Elm Ave.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000.0				50,000.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	0.0	50,000.0	0.0	0.0	0.0	50,000.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-002
Project Name Post Exchange roof and stabilization

Description: Replace roofing system on Post Exchange building.
Stabilize exterior shell.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	400,000.0					400,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	400,000.0	0.0	0.0	0.0	0.0	400,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-003
Project Name Canal Bank Revetment and Promenade

Description: Revetment of canal bank and finishing of Promenade.

Justification: As of August 1, 2023, awaiting notice of grant funding from FEMA.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	1,200,000.0					1,200,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	1,200,000.0	0.0	0.0	0.0	0.0	1,200,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-004
Project Name Governor Bacon prep

Description: Remedial actions in advance of listing and marketing the Gov. Bacon Bldg.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000.0				50,000.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		50,000.0	0.0	0.0	0.0	50,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-005
Project Name Exterior of Maintenance Shop

Description: Repairs and re-painting to exterior of Maintenance shop.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction		10,000.0				10,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		10,000.0	0.0	0.0	0.0	10,000.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-006
Project Name Park Amenities

Description: Move from conceptual design to build out of park amenities.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design	75,000.0					75,000.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation	75,000.0					75,000.0
Total	75,000.0	0.0	0.0	0.0	0.0	75,000.0

Budget Impact/Other



Concept 1 - Overlay
Fort DuPont Park Design
 Delaware City, Delaware

Delaware City, Delaware

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-007
Project Name Invasive Management

Description: Three-year campaign to reduce number of invasive species.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation	10,000.0	10,000.0	10,000.0			30,000.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	30,000.0	0.0	0.0	0.0	0.0	30,000.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-008
Project Name Pump station re-design and build

Description: Complete re-design of existing pump station and replacement.

Justification: This is critical infrastructure to address stormwater management on campus. Current pump station is beyond its useful life.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000.0				50,000.0
Remediation						0.0
Construction		100,000.0				100,000.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total	150,000.0	0.0	0.0	0.0		150,000.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-001
Project Name Marina Village full surcharge

Description: Full surcharge of lands of Marina Village.
Requires all approvals in place.

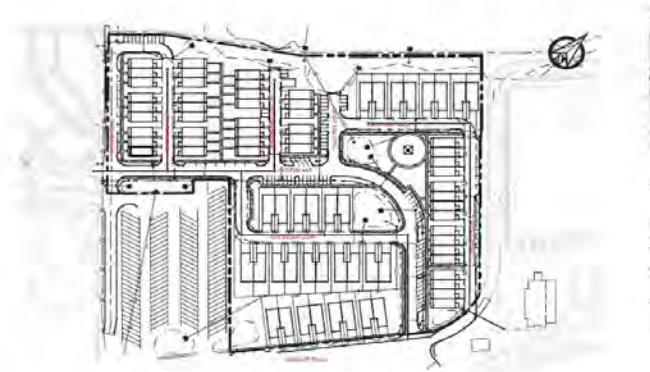
Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	1,000,000.0					1,000,000.0
Contingency						0.0
Total	1,000,000.0					1,000,000.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-002
Project Name Levee-Trail

Description: Design and build out of levee-trail system.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design	50,000.0					50,000.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	50,000.0					50,000.0

Funding Sources

Appropriation						
Total	50,000.0	0.0	0.0	0.0	0.0	50,000.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-003
Project Name Old Battery Lane-Street design and construction

Description: Complete street re-design and construction of Old Battery Lane.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-004
Project Name Delmarva Infrastructure

Description: Establish metering on all property on campus.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-005
Project Name Battery Elder #1

Description: Preservation plan established for bunkers.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-006
Project Name Battery Elder #2

Description: Preservation plan established for bunkers.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	0.0					0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-007
Project Name Battery Elder #3

Description: Preservation plan established for bunkers.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	0.0					0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # No FY-001
Project Name Colter Road-Street design and construction

Description:

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	0.0					0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # No FY-002
Project Name Battery Reed-Gibson

Description:

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction	1,000,000.0					1,000,000.0
Contingency						0.0
Total	1,000,000.0					1,000,000.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other