



FORT DUPONT

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Fort DuPont Redevelopment and Preservation Corporation Executive Committee

December 4, 2023 – 9:30 a.m.

Anchor location:

Fort DuPont Redevelopment and Preservation Corporation Office
260 Old Elm Avenue
Delaware City DE 19706

Link: <https://us06web.zoom.us/j/89858030737?pwd=lib73Tr7qaxChD2sRhMXW5SqWQaPnx.1>

Zoom Meeting ID: 898 5803 0737

Passcode: 725194

AGENDA

1. Call to Order
2. Approval of Minutes - Executive Committee Meeting of October 30, 2023
3. Status on Key Projects
4. Request for Proposals – Legal Services
5. Executive Session (if needed)
6. Action Items resulting from Executive Session (if needed)
7. Next Meeting Date: To Be Determined
8. Adjourn

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 REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The FDRPC Executive Committee meeting was held October 30, 2023 via Zoom with the anchor location at the FDRPC office at 260 Old Elm Avenue, Delaware City, Delaware with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the FDRPC Executive Committee meeting to order at 9:34 a.m.

COMMITTEE MEMBERS PRESENT

Dr. Courtney Stewart (Office of Management and Budget)
Mr. Bert Scoglietti (FDRPC Treasurer)
Ms. Wendy Rogers (Resident of Fort DuPont)

COMMITTEE MEMBERS ABSENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller

APPROVAL OF MINUTES – FDRPC EXECUTIVE COMMITTEE MEETING OF SEPTEMBER 25, 2023

Mr. Scoglietti moved for approval of the September 25, 2023 FDRPC Executive Committee meeting minutes. The motion was seconded by Dr. Stewart and unanimously carried.

STATUS ON KEY PROJECTS

Mr. Tim Slavin, Executive Director of the FDRPC, provided updates on the following key projects:

Old Elm Avenue/Dip Project

The project to correct the elevation difference, or dip, between the roundabout and Old Elm Avenue and to finish the top coat on Old Elm Avenue is in its last two days. Reopening of all roadways is scheduled for November 1, 2023, depending on the weather, which puts the project ahead of schedule. Residents have been notified through social media.

Chapel, Theater, and Bakery

Environmental remediation of the chapel, theater, and bakery is complete. The current focus is on making incremental progress with each of these buildings and opening up new sections to complete.

Concerning the chapel, the demolition of the back addition, which has a failing foundation, is being contemplated. Originally, the plan was to replace the addition and integrate ADA-accessible facilities in the rear. However, this approach is being reconsidered and thought is being given to sealing off the back temporarily and adding a front-facing bathroom and ramp to expedite the reopening of the building. Subsequent tasks involve addressing the HVAC system and fitting the interior with fixtures, finishes, and

equipment. As it's a simple space, only an additional means of egress is necessary. To show progress and deter potential nighttime vandalism, the building is being lit from the inside using a timed system that operates from 5:00 p.m. to midnight.

The next step for the theater is to bring electricity into the building and a quote has been obtained. The work requires a transformer to step down the power into the building and the supply chain wait list for transformers right now is five months. As a work-around, they may pull electricity over from the PX building on a temporary basis to get the theater building lit. It is cleaned up and cleaned out and it looks and presents a lot better. Some of the seating may be temporarily removed so that, as tours of the building are given to potential funders, there is a little more room to walk around.

The small bakery building really came out nicely with the environmental cleanup. There is a lot more space than it lent itself to believe. They are looking at the possibility of taking the ceiling out to expose the rafters and open up the space nicely. There is still one cooler system there and taking walls down on it would really free space up.

Responding to Mr. Scoglietti, Mr. Slavin advised that all of the remaining structures, with the exception of one, are contributing to the National Registry District so they have a level of significance. The bakery in particular, as it is shown to people who may have an interest in it, is showing more and more possibilities. People think that it is a good space to set up a small coffee shop that would vend baked goods but not prepare food on site.

The PX building, which is by the flagpoles overlooking the parade grounds, has a new roof on it. Mobilization of the project was scheduled for November 13, 2023 and the contractor had an opening in their calendar so it was moved up. The project from start to finish was four days. The PX building is now weatherproofed and the next thing is to look at a strategy for window replacement. The previous tenant, the Delaware Military Heritage and Education Foundation, had the windows removed to be worked on and they lost track of them. Unless they can be found, the windows will have to be replaced. Mr. Scoglietti noted that one of the DNREC garages on the Blue Water site is for window restoration. He advised that he would look for any paperwork he may have on the windows and reach out to DNREC about where the windows might be.

Open House

An open house is scheduled for Saturday, November the 11th for residents and any other interested parties. It will be a walking/driving tour of the chapel, the theater, the Governor Bacon building, the Painter building and the bakery.

Old Battery Lane Permitting

The Old Battery Lane permitting for DNREC is in the last phases. The environmental covenant that had to be created at the conclusion of the permitting has been signed, notarized and sent back to DNREC and is awaiting their signature. Once it is signed and filed with the deed, even though there is a 20-day public appeal period, they can proceed with the E and S permitting which allows the site work. Verdantas has given them a quote for the work.

Fiscal Year 2025 Budget Request

Courtney Stewart and Cerron Cade conducted a recent site visit that prompted the submission of the Fiscal Year 2025 budget request. Delays in this submission were due to communication issues. The budget request includes additional funding for infrastructure concerning the DNREC maintenance building. Additionally, there was a renewed request for funding related to both the chapel and the theater, as previous attempts to secure funding from state government sources were unsuccessful. This is a not-to-exceed amount and can be adjusted if alternative funding sources become available.

The DNREC maintenance building situation stems from an agreement made during the sale of the Grassdale property. This agreement involved Jeff Randol, DNREC, and OMB negotiating on behalf of DNREC. The primary aim was to ensure DNREC's compensation for the displacement of their office building. To compensate, the building on the parade grounds was renovated and repurposed for their office use. Additionally, they will be made whole with the storage of DNREC's collections, pending the issuance of permits for Old Battery Lane and the completion of the stable building.

DNREC would also be made whole with a new five bay garage maintenance building, with a tentative location marked in the South Field near the National Guard Armory. DNREC continues to utilize the existing five bay garage on the Grassdale site, which is still owned by Blue Water. Although there was some contention about this arrangement approximately a year ago, no further issues have arisen. One of the challenges, and there will be an executive session about it, is the Marina Village and some of the early work of the Land Use Planning Committee. The Southfield site was originally designated warehousing and light industrial for a DNREC maintenance building and a Fish and Wildlife building. They may be rethinking how they use the spaces in some of those areas and they will have that discussion.

FDRPC does not have the income to support constructing the new five bay maintenance building that has already been specked out and designed. The estimate for the site work is nearly \$1,000,000. A request for \$3,500,000 was submitted in the event that they have to build the new building. While the agreement stipulates providing new space for DNREC, it does not require constructing entirely new buildings. The possibility of utilizing rehabilitated spaces has been part of ongoing discussions.

Branch Canal Ownership Issue

Efforts to get more and better information from the Army Corps of Engineers regarding the Branch Canal ownership issue have not yielded results. Mr. Slavin has a meeting scheduled with three staff members of the Environmental Public Works Committee later in the week. This is the committee chaired by Senator Carper and it is the gatekeeper for the Water Resource Development Act. He hopes to better understand their options as a result of the meeting.

Update on Vandalism

The Delaware City police solved the case very quickly and charges were brought against 10 children between the ages of 10 and 14. Three or four children were charged with felonies and others were charged with misdemeanors. It was the third or fourth offense for those charged with felonies. The damages to the building were estimated to be around \$10,000 and the decision was made not to file an insurance claim.

EXECUTIVE SESSION – PRELIMINARY DISCUSSIONS - SALES OR LEASES OF REAL PROPERTY AND PERSONNEL

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

Meeting recessed at 9:55 a.m.

Meeting reconvened at 10:19 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

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

ADJOURNMENT

Mr. Scoglietti moved for adjournment, seconded by Dr. Stewart and unanimously carried.

Meeting adjourned at 10:20 a.m.

APPROVED: December 4, 2023