



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation Executive Committee

July 29, 2024 – 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 June 24, 2024
3. Status on Key Projects
4. Recess Into Executive Session (If needed)
5. Action Items resulting from Executive Session (if needed)
6. Next Meeting Date: August 26, 2024 at 9:30 a.m.
7. 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 REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held June 24, 2024 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 9:32 a.m.

COMMITTEE MEMBERS PRESENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware) (arrived at 9:36 a.m.)

Ms. Wendy Rogers (Resident of Fort DuPont)

Dr. Courtney Stewart (Office of Management and Budget) (departed at 10:06 a.m. returned at 10:10 a.m.)

Mr. Bert Scoglietti (FDRPC Treasurer)

COMMITTEE MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director

Ms. Janice Moturi, FDRPC Deputy Director/Controller

Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP

Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP

OTHERS PRESENT

None

APPROVAL OF MINUTES – FDRPC EXECUTIVE COMMITTEE MEETING OF FEBRUARY 26, 2024

Mr. Scoglietti moved for approval of the February 26, 2024 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:

Canal Bank Revetment Project

Verdantas now has the green light to bid the Canal Bank Revetment Project for the purposes of establishing a new budget. The bidding will be fully managed by Verdantas, and an award can be made based on this bid, although an amended budget request to FEMA for additional funds will be necessary.

The U.S. Army Corps of Engineers is currently reviewing the initial results of additional geotechnical work submitted to them. These results, which included deeper borings into the canal and canal bank, confirmed previous findings with no new issues identified. The project is now awaiting further review and approval from the Army Corps, with the project team actively following up to expedite this process.

Old Battery Lane Duplexes

The pre-construction meeting was held on-site the previous week to officially kick off the project. A-DEL Construction is currently waiting on a few supply items and plans to mobilize the site in about two weeks. They anticipate a mobilization period of four to five weeks to complete this phase.

Simultaneously, they are working with the State Historic Preservation Office (SHPO) to finalize the historic preservation tax credits for these buildings. All the necessary documentation has been gathered and is being organized for submission to SHPO. The initial credit they planned to sell for cash was valued at \$180,000. However, a higher amount may be received due to additional project-related costs that could be eligible for credits. This will be determined as they progress through SHPO's review process.

Bio Basins

The vendor for the bio basins is Cutting Edge in Delaware City. They're going to provide a hard date for mobilization. They may be a little overextended with workforce and they have been notified that if they can't get to this project by a certain date, we'll simply turn the corner and select another vendor. There are three bio basins to do across the north side of the campus and we want to get them all done before the fall sets in.

6F Issue

The 6F issue remains and they are waiting for DNREC and the Historic Preservation Office to submit their findings to the National Park Service. Lennar may be viewing this as a stall and they may be looking at breach of contract issues if they don't see some activity.

The remediation project at Marina Village is encountering issues due to naturally occurring arsenic. Brightfield's additional testing revealed more contamination hotspots, forming a small line across the property. More testing and remediation are needed, increasing project costs. Additionally, there are concerns about delays in the approvals process.

Pump House

The pump house managing stormwater on the south side of the campus, near the Painter Building and food warehouse, is failing and beyond its useful life. Despite a dry spell, it has gone offline for four consecutive weekends, causing water build-up and requiring intervention. Alarms notify staff of these failures. Temporary fixes with new relays and new equipment are being implemented, but a project to design a new pump house and possibly upgrade the stormwater management system, including a potential retention pond, is planned.

ABC Crab Feast

The ABC Crab Feast is in its third year of a 10-year contract, and accommodating the event is becoming increasingly challenging. The event draws over a thousand attendees from 3 PM to 7 PM on a weekday, causing significant disruption on campus, affecting residents, and impacting city traffic. Although there were no major issues with the organizers this year, last year was more difficult. Looking ahead, there are concerns about the growing encroachment issues with campus residents.

Brownfields

The strategy for addressing brownfields on campus involves dealing with 13 operable units identified by DNREC, but these units don't cover the entire campus. Remediation isn't necessary for all areas, particularly those with no planned redevelopment, but some areas need testing and remediation.

The remediation process typically takes two years. The preference is to identify all areas, consolidate them into one large operating unit, and start remediation to increase land value. An example is a pending land sale in an area not covered by a brownfield agreement, necessitating an independent process for those parcels. DNREC found an extra \$100,000 for additional testing and remediation on the operating unit. The new owner may be eligible for Brownfield grant funding from DNREC since they were not involved in creating the brownfield issue.

The process is costly and time-consuming, requiring significant paperwork. The goal is to show tangible improvements, not just permits, to justify funding. Additionally, major subdivision of the remaining campus is required. Previous efforts include minor subdivision for the Canal District and Officers Row, creating up to three parcels, including the Fort DuPont office building and 1605 Maple Boulevard. The focus now is on subdividing the rest of the campus.

Salary Increases

A 2% increase for Fort DuPont employees is proposed, in alignment with the state government increases.

EXECUTIVE SESSION

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

Meeting recessed at 9:49 a.m.

Meeting reconvened at 10:16 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 Ms. Rogers and unanimously carried.

Meeting Adjourned at 10:17 a.m.

APPROVED: July 29, 2024