

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

APPROVED: November 9, 2022

	A	B	C	D	E	F	H	I	J	
1	Fort DuPont Redevelopment and Preservation Corporation									
2	DRAFT FY 2023 Budget									
3					FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES	
4	9/13/2022									
5	SUMMARY OF REVENUE & EXPENSES									
6	SUMMARY OF REVENUE & EXPENSES									
7	REVENUE									
8	Balance Forward				\$ 250,000	\$ 250,000	\$ 250,000	\$ -		
9	State Appropriation				\$ 2,250,000	\$ 750,000	\$ 2,250,000	\$ 1,500,000		
10	Round-A-Bout & Polktown Funding				\$ -	\$ -	\$ -	\$ -		
11	Bike Path & Levee				\$ -	\$ -	\$ -	\$ -		
12	Rental Income				\$ 408,891	\$ 50,550	\$ 378,907	\$ 328,357		
13	Real Estate Sales				\$ 2,511,928	\$ -	\$ 120,000	\$ 120,000		
14	Grants				\$ -	\$ -	\$ -	\$ -		
15	Historic Tax Credits				\$ 120,000	\$ -	\$ 185,000	\$ 185,000		
16	Bank Loans									
17	OBL Duplexes				\$ 261,574	\$ 312,037	\$ 623,426	\$ 311,389		
18	Marina				\$ -	\$ -	\$ -	\$ -		
19	Total Revenue				\$ 5,802,393	\$ 1,362,587	\$ 3,807,333	\$ 2,444,746		
20										
21	EXPENSES									
22	Office Expenses				\$ 52,798	\$ 5,331	\$ 72,000	\$ 66,669		
23	Marketing Expenses				\$ 126,180	\$ 2,026	\$ 61,500	\$ 59,474		
24	Payroll & Benefits				\$ 693,305	\$ 110,638	\$ 695,411	\$ 584,773		
25	Insurance - Liability				\$ 81,523	\$ 32,895	\$ 93,131	\$ 60,236		
26	Professional Fees									
27	Engineering				\$ 236,762	\$ 45,015	\$ 475,000	\$ 429,985		
28	Architectural				\$ 3,020	\$ 240	\$ 10,000	\$ 9,760		
29	Legal & Accounting				\$ 170,470	\$ 58,035	\$ 300,000	\$ 241,965		
30	Other				\$ 3,633	\$ -	\$ 8,500	\$ 8,500		

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2	DRAFT FY 2023 Budget								
3									
4	9/13/2022				FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES
31	Fees-Other								
32		Bank, Permits & Historic Tax Credits			\$ 12,500	\$ 6,738	\$ 18,500	\$ 11,762	
33	Improvements				\$ 2,797,743	\$ 436,055	\$ 1,223,426	\$ 787,370	
34	Property Acquisition				\$ 9,205	\$ -	\$ -	\$ -	
35	Demolition				\$ 105,720	\$ -	\$ -	\$ -	
36	Special Events				\$ 6,112	\$ -	\$ -	\$ -	
37	Environmental				\$ 84,886	\$ 10,050	\$ 50,000	\$ 39,950	
38	Site Utilities				\$ 215,064	\$ 35,551	\$ 150,000	\$ 114,449	
39	Common Area Maintenance				\$ 319,393	\$ 48,606	\$ 382,500	\$ 333,894	
40	Debt Expense								
41		Applied Principal & Interest			\$ 46,779	\$ -	\$ 64,344	\$ 64,344	
42		DMHEF Repayment			\$ -	\$ -	\$ 9,996	\$ 9,996	
43		FDRPC RLF Repayment			\$ 200,000	\$ -	\$ -	\$ -	
44		Canal District Ph1D- Applied Bank			\$ 199,900	\$ -	\$ 50,000	\$ 50,000	
45		WSFS - Vehicle Loan			\$ 17,771	\$ 2,962	\$ 17,771	\$ 14,809	
46		OBL Duplexes - Applied Bank			\$ -	\$ -	\$ 53,100	\$ 53,100	
47		Marina			\$ -	\$ -	\$ -	\$ -	
48	Total Expense				<u>\$ 5,382,763</u>	<u>\$ 794,143</u>	<u>\$ 3,735,179</u>	<u>\$ 2,941,036</u>	
49	Income over Expense				\$ 419,630	\$ 568,444	\$ 72,154	\$ (496,290)	
50									

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2	DRAFT FY 2023 Budget									
3					FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES	
4	9/13/2022									
51	DETAILED REVENUE & EXPENSES									
52	REVENUE									
53	REVENUE									
54	Balance Forward				\$ 250,000	\$ 250,000	\$ 250,000	\$ -		
55	State Appropriation				\$ 2,250,000	\$ 750,000	\$ 2,250,000	\$ 1,500,000		
56	Round-A-Bout & Polktown Funding				\$ -	\$ -	\$ -	\$ -		
57	Bike Path & Levee				\$ -	\$ -	\$ -	\$ -		
58	Rental Income									
59		#15			\$ 18,840	\$ 4,320	\$ 17,280	\$ 12,960		
60		#25 (1306 Officers Row)			\$ 44,400	\$ 11,100	\$ 42,000	\$ 30,900		
61		#39 (1303 Officers Row)			\$ 26,800	\$ 3,200	\$ -	\$ (3,200)		
62		#42			\$ 13,800	\$ -	\$ 30,360	\$ 30,360		
63		#43			\$ 34,800	\$ 8,700	\$ 34,800	\$ 26,100		
64		#45 (1308 Officers Row)			\$ 47,366	\$ 5,850	\$ 46,800	\$ 40,950		
65		#36			\$ 8,000	\$ -	\$ 8,000	\$ 8,000		
66		OBL Duplexes			\$ -	\$ -	\$ 20,000	\$ 20,000		
67		OMB			\$ 9,315	\$ -	\$ 9,315	\$ 9,315		
68		DNREC			\$ 10,500	\$ -	\$ 10,500	\$ 10,500		
69		#18 Paint Shop			\$ -	\$ -	\$ 8,400	\$ 8,400		
70		Storage			\$ -	\$ -	\$ 3,600	\$ 3,600		
71	Special Events									
72		Special Events			\$ 6,700	\$ 5,150	\$ 6,700	\$ 1,550		
73	Common Area Maintenance Fees									
74		Commercial			\$ -	\$ -	\$ -	\$ -		
75		Lawncare (state agencies)			\$ 16,040	\$ -	\$ 16,040	\$ 16,040		
76		Snow/Ice (state agencies)			\$ 25,112	\$ -	\$ 25,112	\$ 25,112		
77	Utilities				\$ 147,218	\$ 12,230	\$ 100,000	\$ 87,770		
78	Real Estate Sales									
79		Officers Row - Ph1A			\$ 120,000	\$ -	\$ 120,000	\$ 120,000	Assume 1 sale	
80	Canal District-Ph 1D-Rockwell				\$ 935,000	\$ -	\$ -	\$ -		
81	Old Elm Towns				\$ -	\$ -	\$ -	\$ -		

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2	DRAFT FY 2023 Budget								
3									
4	9/13/2022				FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES
82		Grassdale			\$ 1,406,928	\$ -	\$ -	\$ -	
83		Marina Village Towns			\$ -	\$ -	\$ -	\$ -	
84		Marina Village Infrastructure			\$ 50,000	\$ -	\$ -	\$ -	
85		Grants			\$ -	\$ -	\$ -	\$ -	
86		Historic Tax Credits							
87		BUILDING 15			\$ 120,000	\$ -	\$ -	\$ -	
92		OBL Duplexes			\$ -	\$ -	\$ 185,000	\$ 185,000	
93		Chapel			\$ -	\$ -	\$ -	\$ -	
94		Building 30 - DNREC Archive			\$ -	\$ -	\$ -	\$ -	
95		Bank Loans						\$ -	
96		OBL Duplexes			\$ 261,574	\$ 312,037	\$ 623,426	\$ 311,389	
97		Marina			\$ -	\$ -	\$ -	\$ -	
98		Total Revenue			\$ 5,802,393	\$ 1,362,587	\$ 3,807,333	\$ 2,444,746	
99									
100		EXPENSES							
101		Office Expenses							
102		Museum			\$ 2,891	\$ -	\$ 5,000	\$ 5,000	
103		Computer Support			\$ -	\$ -	\$ 2,500	\$ 2,500	
104		Office Supplies			\$ 21,184	\$ 2,471	\$ 15,000	\$ 12,529	
105		Travel			\$ 548	\$ -	\$ 2,500	\$ 2,500	
106		Meals and Entertainment			\$ 1,245	\$ -	\$ 2,000	\$ 2,000	
107		Utilities-Office			\$ 5,918	\$ 127	\$ 5,000	\$ 4,873	
108		Phone/Internet-Office			\$ 8,657	\$ 2,436	\$ 7,500	\$ 5,064	
109		Repairs & Maintenance			\$ 5,711	\$ 45	\$ 5,000	\$ 4,955	
110		Discretionary Expenses			\$ -	\$ -	\$ 2,500	\$ 2,500	
111		Equipment and Furnishings			\$ 3,152	\$ -	\$ 20,000	\$ 20,000	
112		Uniforms			\$ 3,491	\$ 252	\$ 5,000	\$ 4,748	
113		Marketing Expenses							
114		Advertising & Promotion			\$ 12,798	\$ -	\$ 24,000	\$ 24,000	
115		Graphics/Branding/Messaging			\$ 431	\$ -	\$ 2,500	\$ 2,500	
116		Marketing Collateral			\$ 1,399	\$ -	\$ 10,000	\$ 10,000	

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2	DRAFT FY 2023 Budget								
3									
4	9/13/2022				FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES
117		Website & Social Media			\$ 23,399	\$ 2,026	\$ 25,000	\$ 22,974	
118		On line Site/Bldg Video			\$ 88,153	\$ -	\$ -	\$ -	
119	Payroll Expenditures								
120		401k			\$ 11,782	\$ 1,400	\$ 10,000	\$ 8,600	
121		Health			\$ 78,750	\$ 23,478	\$ 84,000	\$ 60,522	
122		Payroll Tax Expense			\$ 52,866	\$ 7,538	\$ 44,327	\$ 36,789	
123		Salaries & Wages			\$ 547,939	\$ 77,946	\$ 554,084	\$ 476,138	
124		Payroll Services (ADP)			\$ 1,967	\$ 277	\$ 3,000	\$ 2,723	
125	Insurance								
126		General Liability			\$ 5,027	\$ 13,446	\$ 13,446	\$ -	
127		Flood			\$ -	\$ -	\$ -	\$ -	
128		Property			\$ 44,529	\$ 4,264	\$ 45,000	\$ 40,736	
129		Builders Risk			\$ -	\$ -	\$ 3,610	\$ 3,610	
130		Workers Comp			\$ 14,761	\$ -	\$ 14,000	\$ 14,000	
131		Auto & Equipment			\$ 13,919	\$ 3,387	\$ 13,000	\$ 9,613	
132		Pension			\$ 500	\$ -	\$ 150	\$ 150	
133		Business Owners			\$ 1,410	\$ 3,747	\$ 1,410	\$ (2,337)	
134		D&O			\$ 1,377	\$ 8,050	\$ 1,320	\$ (6,730)	
135		E&O			\$ -	\$ -	\$ 1,195	\$ 1,195	
136	Professional Fees								
137		Engineering							
138		Campground			\$ 2,917	\$ -	\$ -	\$ -	
139		Marina Village			\$ 27,738	\$ 1,500	\$ 200,000	\$ 198,500	May be offset by Lennar revenue
140		Master Planning			\$ 40,309	\$ 4,236	\$ 50,000	\$ 45,764	
141		Canal District			\$ -	\$ -	\$ -	\$ -	
142		Roads/Utilities			\$ 48,755	\$ 17,345	\$ 100,000	\$ 82,655	
143		Bike Path & Amenities			\$ 52,410	\$ 10,098	\$ -	\$ (10,098)	
144		Survey			\$ 5,140	\$ -	\$ 10,000	\$ 10,000	
145		Geotechnical			\$ -	\$ 7,805		\$ (7,805)	
146		Round-a-bout & Polktown Rd			\$ 27,763	\$ 2,181	\$ 25,000	\$ 22,819	
147		Subdivisions			\$ 14,142	\$ -	\$ 15,000	\$ 15,000	

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2	DRAFT FY 2023 Budget								
3									
4	9/13/2022				FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES
148			OBL Duplexes		\$ 9,433	\$ -	\$ 15,000	\$ 15,000	
149			Section 6f		\$ 2,155	\$ -	\$ 10,000	\$ 10,000	
152			Recreation Amenities		\$ 6,000	\$ 1,850	\$ 50,000	\$ 48,150	
153			Architectural		\$ 3,020	\$ 240	\$ 10,000	\$ 9,760	
154			Legal		\$ 133,477	\$ 58,035	\$ 250,000	\$ 191,965	
155			Accounting		\$ 36,993	\$ -	\$ 50,000	\$ 50,000	
156			Association		\$ 3,578	\$ -	\$ 6,000	\$ 6,000	
157			HR		\$ 55	\$ -	\$ 2,500	\$ 2,500	
158	Fees-Other								
159			Bank		\$ 2,692	\$ 1,474	\$ 4,000	\$ 2,526	
160			Historic Preservation & Tax Credits		\$ 9,202	\$ -	\$ 9,500	\$ 9,500	Duplexes
161			Permit/Escrow Fees		\$ 605	\$ 5,264	\$ 5,000	\$ (264)	
162	Improvements								
163			Officers Row						
164			Roads/Utilities		\$ 46,117	\$ -	\$ -	\$ -	
165			Blg 45		\$ -	\$ 175	\$ -	\$ (175)	
166			Canal District						
167			Shore Stabilization		\$ 108,006	\$ -	\$ -	\$ -	
168			Chapel		\$ 171,739	\$ -	\$ -	\$ -	
169			Roads/Utilities/SWM		\$ 589,489	\$ 12,468	\$ -	\$ (12,468)	
170	Marina Village District								
171			Marina		\$ 750	\$ -	\$ -	\$ -	
172			Marina Village Infrastructure		\$ 41,320	\$ -	\$ -	\$ -	
173			Wingate Road		\$ -	\$ -	\$ -	\$ -	
174	Theater District								
175			Building 15			\$ -		\$ -	
176			PX Building		\$ 14,705	\$ -	\$ -	\$ -	
177			Theater		\$ 26,216	\$ 826	\$ -	\$ (826)	
178			Maple Ave		\$ -	\$ -	\$ -	\$ -	
179			FDRPC Office		\$ -	\$ -	\$ -	\$ -	
180	Quartermaster District								

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3					FY 2022 Actual	FY 2023 as of	FY 2023 Budget	(Over)/under	NOTES
4	9/13/2022					8/30/22	(proposed)	budget	
181			Roads/Utilities		\$ -	\$ -	\$ -	\$ -	
182			New Roofs on 42 & 43		\$ 71,968	\$ -	\$ -	\$ -	
183			Barracks District						
184			Tilton Building		\$ 100,321	\$ 6,374	\$ -	\$ (6,374)	
185			Barracks Admin Building		\$ 435,698	\$ -	\$ -	\$ -	
186			Duplexes on OBL		\$ 261,574	\$ 312,037	\$ 623,426	\$ 311,389	Buildings 26 & 27
187			Brady Road		\$ -	\$ -	\$ -	\$ -	
188			Old Battery Lane - Road/Utilities		\$ 42,351	\$ -	\$ -	\$ -	
189			Battery Row District						
190			#9 Residence		\$ 3,303	\$ -	\$ -	\$ -	
191			#10 Residence		\$ 3,303	\$ -	\$ -	\$ -	
192			Reeves Farm District						
193			Infrastructure		\$ 38,600	\$ -	\$ -	\$ -	
194			DNREC Maintenance Shop		\$ 56,486	\$ -	\$ 500,000	\$ 500,000	
195			POW Building		\$ 39,650	\$ 575	\$ -	\$ (575)	
196			#30 DNREC Archive		\$ 87,634	\$ 98,900	\$ 100,000	\$ 1,100	
197			FDRPC Maintenance Shop		\$ 78,199	\$ -	\$ -	\$ -	
198			Other						
199			Utilities		\$ 28,484	\$ -	\$ -	\$ -	
200			DNREC Magazine		\$ 66,790	\$ -	\$ -	\$ -	
201			Old Elm		\$ 12,600	\$ -	\$ -	\$ -	
202			Round-a-bout		\$ 161,627	\$ -	\$ -	\$ -	
203			Polktown Rd		\$ -	\$ -	\$ -	\$ -	
204			Bike Path/Park Amenities		\$ 12,675	\$ -	\$ -	\$ -	
205			Park & Recreation Amenities		\$ 36,825	\$ 4,000	\$ -	\$ (4,000)	Playground, dog park, sporting courts
206			Batteries		\$ 131,907	\$ -	\$ -	\$ -	
207			Landscaping		\$ 86,974	\$ -	\$ -	\$ -	
208			Pumphouse		\$ 42,337	\$ -	\$ -	\$ -	
209			Community Garden		\$ 98	\$ 701	\$ -	\$ (701)	
210			Signage		\$ -	\$ -	\$ -	\$ -	

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2	DRAFT FY 2023 Budget								
3					FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES
4	9/13/2022								
211	Property Acquisition				\$ 9,205	\$ -	\$ -	\$ -	
212	Demolition				\$ 105,720	\$ -	\$ -	\$ -	
213	Environmental								
214	Soil Analysis				\$ 84,886	\$ 10,050	\$ 50,000	\$ 39,950	
215	Special Events								
216	Special Events				\$ 6,112	\$ -	\$ -	\$ -	
217	Site Utilities								
218	Electric & Gas				\$ 137,206	\$ 28,878	\$ 85,000	\$ 56,122	
219	Tilton				\$ -	\$ -	\$ 50,000	\$ 50,000	
220	Water/Sewer/Trash				\$ 77,858	\$ 6,673	\$ 15,000	\$ 8,327	
221	Common Area Maintenance								
222	Maintenance/Lawn Care				\$ 115,126	\$ 12,920	\$ 125,000	\$ 112,080	
223	Storm Water Management				\$ 1,732	\$ 3,065	\$ 30,000	\$ 26,935	
224	Pest Control				\$ 3,478	\$ 820	\$ 5,000	\$ 4,180	
225	Fire & Security Monitoring				\$ 3,144	\$ 286	\$ 20,000	\$ 19,714	
226	Snow & Ice Removal				\$ 4,550	\$ -	\$ 20,000	\$ 20,000	
227	Building Repairs				\$ 19,189	\$ -	\$ 25,000	\$ 25,000	
228	Road Repairs				\$ 3,909	\$ -	\$ 5,000	\$ 5,000	
229	Landscape Maintenance				\$ 44,004	\$ 25,733	\$ 75,000	\$ 49,267	Trees, Bio Basins, Other
230	Equipment Expense				\$ 42,913	\$ 5,620	\$ 40,000	\$ 34,380	Rentals, trucks & backhoe, repairs, small tools and equipment
231	Auto				\$ 58,538	\$ 144	\$ 15,000	\$ 14,856	Fuel, WSFS Truck loan moved to Debt
232	Supplies				\$ 7,097	\$ 18	\$ 15,000	\$ 14,982	
233	Utilities				\$ 15,713	\$ -	\$ 7,500	\$ 7,500	
234	Debt Expense								
235	Officers Row - Applied Principal & Interest				\$ 46,779	\$ -	\$ 64,344	\$ 64,344	Assume refinance @ 5.5% fixed
236	DMHEF Repayment				\$ -	\$ -	\$ 9,996	\$ 9,996	
237	FDRPC RLF Repayment				\$ 200,000	\$ -	\$ -	\$ -	
238	Canal District Ph1D- Applied Bank				\$ 199,900	\$ -	\$ 50,000	\$ 50,000	
239	WSFS - Vehicle Loan				\$ 17,771	\$ 2,962	\$ 17,771	\$ 14,809	

	A	B	C	D	E	F	H	I	J	
1	Fort DuPont Redevelopment and Preservation Corporation									
2	DRAFT FY 2023 Budget									
3										
4	9/13/2022				FY 2022 Actual	FY 2023 as of 8/30/22	FY 2023 Budget (proposed)	(Over)/under budget	NOTES	
240		OBL Duplexes - Applied Bank			\$ -	\$ -	\$ 53,100	\$ 53,100	\$885K, 5 year term, 25 yr amort, 6% int	
241		Marina			\$ -	\$ -	\$ -	\$ -		
242		Total Expense			<u>\$ 5,382,763</u>	<u>\$ 794,143</u>	<u>\$ 3,735,179</u>	<u>\$ 2,941,036</u>		
243		Income over Expense			\$ 419,630	\$ 568,444	\$ 72,154	\$ (496,290)		



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Executive Director Monthly Report
For the period September 1, 2022 to September 30, 2022
October 4, 2022

Our board meeting will be held on October 12, 2022 at 8:30 a.m. at the **Delaware City Community Center.** (NOTE: This is a change in our typical meeting location owing to the Fire Hall already being booked.) Board packets will be distributed via email (as a pdf attachment) on October 5, 2022 .

Board Appointments status. As a result of the passage of HB 355, the board of directors of FDRPC has been reconstituted. Two new appointments were made to the board in September and are noted below in italics. Here is the status of appointments to the board:

John McMahon, Chair	Appointed by Governor Carney.
Hon. Shawn Garvin, Secretary	Appointed. Ex officio.
Ruth Ann Jones, Controller General of State of Delaware Bert Scogletti, Treasurer	Appointed. Ex officio. Designee of Ruth Ann Jones.
Courtney Stewart, Office of Management and Budget	Appointed. Designee of OMB.
David Edgell, Office of State Planning Coordination	Appointed. Ex officio.
Kurt Forman, Delaware Prosperity Partnership	Appointed. Ex officio.
Rony Baltazar-Lopez, Dept. of State	Appointed. Ex officio. Designee of Secretary of State.
David Baylor, City Manager, Delaware City	Appointed. Ex officio.
Kevin Whitaker, resident of Delaware City	Appointed by Senate President Pro Tempore.

Sen. Nicole Poore, co-chair Capital Improvements Committee	Appointed. Ex officio. Designee pending.
Rep. Debra Heffernan, co-chair Capital Improvements Committee	Appointed. Ex officio. Designee pending.
Resident of Fort DuPont appointed by Speaker of the House.	Pending.
Michael Graci, Resident of Fort DuPont appointed by Governor.	Appointed by the Governor.
Doug Ericson, AIA, Resident of Delaware City appointed by Governor.	Appointed by the Governor.

Capital Projects

There are currently numerous open capital projects.

- **Entranceway.**
 - FDRPC is awaiting the findings of the study by Verdantas on the “Right In, Right Out” option. The key finding is what impact this option may have on the piers supporting the Reedy Point Bridge. Note: Without resolution on the entranceway issue, FDRPC will effectively be capped on the number of new permits. Additionally, in response to requests from residents of Fort DuPont, two open issues related to the Roundabout option have been explored: access/egress to the campus during construction, and access/egress by emergency vehicles along the Promenade. Resolution for both of these issues have been identified and will be discussed at the October 24, 2022 meeting on Marina Village (see earlier item).
 - August 2022 report: Verdantas is continuing its investigation into the feasibility of the “right in, right out” option, with a special focus on the potential impact this may have on the piers of the Reedy Street bridge. On August 24, 2022 the Army Corps of Engineers announced their decision to close down the St. George’s Bridge bi-directionally for a re-decking project. This news was surprising, as many in the community had argued for not taking this action and leaving one lane of travel open throughout the project. The project will commence in Spring 2023 and is estimated to take 16 months to complete. The challenge this presents is that it will limit any additional road construction on Route 9 during that period, as Route 9 is designated as an emergency and evacuation route.
- **Canal Bank revetment.** Awaiting response to emails sent to ACOE on September 13 and September 29.

- August 2020 report: FDRPC is still awaiting status from the Army Corps of Engineers on this project.
- July 2020 report: This project involves the south side of the Branch Canal, which runs to the north of the Canal District homes which are now occupied. The project is currently in permitting with the Army Corps of Engineers.
- **Marina Village.** A public meeting sponsored by FDRPC will be held on October 24, 2022. FDRPC has requested that the item be included for discussion and possible action by the Planning Commission at their meeting of November 7, 2022.
 - August 2022 report: This project was tabled by the Delaware City Planning Commission on August 1, 2022. The next meeting of the Delaware City Planning Commission is scheduled for September 12th at 6:30 p.m.
- **DNREC Archive building and DNREC Maintenance Shop.** The brownfield investigation for exterior work to the DNREC Archive building has been approved and now proceeds to a study. Water, sewer, handicap ramp, and parking lot are on hold until approvals are issued by DNREC. The Stormwater and Sediment (S&S) plan has been approved and signed off by DNREC for the DNREC Maintenance building. FDRPC has sent plans to prospective contractors for bids. Construction is expected to mobilize in late October/early November.
- **Building 26 and 27.** These are two side-by-side duplexes which are in the process of rehabilitation into four separate units. These will be owned by FDRPC and leased as residential units to the public. This project is in permitting.
- **Bike and Pedestrian Path.** This path includes a raised trail which begins at the Branch Canal and proceeds along the east, south, and west side of the campus, terminating at the entrance. The plan is currently at a 30% design stage.
- **Recreation Park.** The recreation park is planned to hold tennis courts, pickleball courts, basketball courts, and a dog park. The plan is currently at a 15% design stage. Design is on hold at this time.
- **Chapel.** The exterior envelope is at 75% completion, with the need for window rehabilitation and some site work. The interior envelope has not been rehabilitated and the building is not usable. A design is in hand for the interior. FDRPC is going to explore private funding options.
- **Theater.** The exterior envelope is at 75% completion, with the need for window rehabilitation and some site work. The interior envelope has not been rehabilitated and the building is not usable. A design is in hand for the interior. FDRPC is going to explore private funding options.

- **Executive Committee named.** Chair John McMahon has appointed Courtney Stewart, David Baylor, and Bert Scogletti to the Executive Committee. An additional appointment is pending. The first meeting of the Executive Committee was held on October 4, 2022.
- **Design and Historic Preservation Committee reconstituted.** The Design and Historic Preservation Committee was reconstituted with membership carrying forward. The first meeting of the DHP was originally scheduled for September 28, 2022 but was canceled owing to a staff emergency. The meeting has been rescheduled for October 12, 2022 at 4:00 p.m.

Community Interaction

- **Delaware City Council meetings.** I attended the Delaware City Council meeting on September 19, 2022 and provided a brief summary of the FDRPC Board of Directors meeting.
- **Delaware City Days Committee meetings.** I attended the September 24, 2022 meeting of the Delaware Day Committee.

On the Horizon

- **Potential action items at October 12, 2022 Board of Directors meeting.** There are potential action items for consideration at the October 12, 2022 Board of Directors meeting. There will be an executive session at the October 12, 2022 meeting.

Other

- The annual Mickeyfest charitable event was held on September 17, 2022. This is a benefit fundraiser held by a non-profit. Overall, the event was successful. One participant did suffer an injury at the event. The issue has been referred to FDRPC's insurance company.
- The position of Controller/Deputy Director will open on October 7, 2022 and will be posted to the FDRPC website and distributed via email and social media outlets. This position is required per HB 355; the Board of Directors approves the hiring of this position.
- Former FDRPC employee Crystal Pini-McDaniel has returned as a part-time employee.