

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING

The Fort Dupont Redevelopment and Preservation Corporation Board of Directors meeting was held on April 10, 2024 at the Delaware City Fire Hall, 815 5th Street, Delaware City, with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting to order at 9:32 a.m.

BOARD MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britney Loveland (Interim Delaware City Manager)
Senator Spiros Mantzavinos (Chair, Bond Bill Committee)
Ms. Ruth Ann Miller (Controller General of the State of Delaware)
Dr. Courtney Stewart (Office of Management and Budget)
Mr. Steve Williams (designee of Shawn Garvin, Secretary of the Department of Natural Resources and Environmental Control (DNREC))

BOARD MEMBERS ABSENT

Mr. Rony Baltazar-Lopez (Secretary of State)
Mr. Doug Eriksen (Delaware City Resident)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Ms. Winvenia Graham (Delaware City Resident)
Representative Sean Matthews (Co-Chair, Bond Bill Committee)
Ms. Wendy Rogers (Fort DuPont Resident)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, Deputy Director/Controller
Ms. Crystal Pini-McDaniel, FDRPC Administrative Support
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP.
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP.
Mr. Bert Scoglietti, Treasurer

OTHERS PRESENT

Mr. Jack Guerin

APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING OF FEBRUARY 14, 2024

Dr. Stewart moved for approval of the FDRPC Board meeting minutes of February 14, 2024. The motion was seconded by Mr. Graci and unanimously carried.

TREASURER'S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed the Fort DuPont Redevelopment and Preservation Corporation Budget vs. Actuals: Budget FY 24 P&L Draft 1 – FY24 P&L for July 2023 - June 2024 as of February 2024 and noted the following:

- 4010 State Appropriation – As of the end of February, \$1,475,000 had been drawn down and a request was submitted to DENREC to draw down the remaining funds of approximately \$775,000. As of the April report, those funds will show as part of the revenue stream.
- 4100 Rental Income – This line item is down from the January report due to a reconciliation issue with Emory Hill.
- 6500 Professional Fees – This line item is up by \$40,000 with approximately \$27,000 of that related to ongoing engineering of the site.
- 6700 Improvements – This line item is up by \$20,000 which is interspersed among all projects.
- 6800 Site utilities – This line item is up \$19,000, much of which is back-billed to residents on the site.
- 7000 Operating Expenses – This line item is running a little bit higher than budget due mainly to computer equipment improvements. Some adjustments may need to be made to the budget itself to reflect those items on future reports.
- 7125 Common Area Maintenance – Snow & Ice Removal – This line item is a little higher than budget at \$9,000, but it is tough to budget because it is dependent on the weather.
- 7200 Debt Expense – The debt payment is up \$17,000, consistent with tracking on the budget.
- 7700 Payroll Expenditures – These expenses are up about \$75,000 per month and are tracking relatively close to budget.
- The last page of the report reflects a \$506,000 minus, which will change significantly once the last dollars in debt payment are drawn down.

Mr. Edgell moved for acceptance of the Treasurer's Report, seconded by Mr. Graci and unanimously carried.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report For the period February 1, 2024 to March 31, 2024 and noted the following:

Construction of 3 Bioretention Ponds – During the third quarter of the fiscal year (January, February, and March), capital projects are typically deferred to focus on preventative maintenance and minimizing additional expenses. Some infrastructure issues arose during this time, such as the need to replace some roofs and repair failed pumps. Now that they are prepared to begin outdoor capital projects, despite having all approvals in place, the project budget allocation, and a contractor ready for the construction, they are unable to proceed with the construction of three bioretention ponds on campus because the ground is too soft for excavation due to recent weather conditions. Construction is anticipated to be delayed for approximately four weeks.

Old Battery Lane – This is the area where the two duplexes have been sitting, waiting to be occupied. This work is all permitted now, they have cleared all of the DNREC brownfield remediation, as well as the other necessary permits. Bids are out now for the project and are expected back the next week. A pre-

construction meeting with DNREC is anticipated prior to the end of April, with mobilization in May, depending on contractor availability. Construction is for the water and sewer connections for a portion of Old Battery Lane and it will allow them to get those duplexes rented and to get the tax credits that are still pending.

Energize Delaware – The entire campus is powered by electricity from Delmarva Power. Upon entering the campus from Old Elm Avenue, properties on the left side are individually metered, each with its own account established by Delmarva. For the remaining campus facilities, electricity is metered through a single account in FDRPC’s name. Consequently, FDRPC functions as a utility, responsible for billing tenants. While subdividing properties and installing separate meters is possible, it entails significant expense. Discussions have begun with Energize Delaware, formerly known as the Sustainable Energy Utility, to address this issue for FDRPC. They aim to propose interim improvements and explore the possibility of establishing a mini-grid on the campus. Such a mini-grid would enable electricity generation through solar power and facilitate both receiving electricity from Delmarva and redistributing it. This long-term project is expected to take one to two years to implement a solution. Infrastructure improvements often present obstacles to reusing large structures like the Governor Bacon Building, the Painter Building, and the Post Exchange. It's critical to mitigate these barriers for potential investors in the campus.

Community Involvement

- Autism Delaware Walk - Fort DuPont is hosting the Autism Delaware Walk on Saturday, April 13, 2024. There will be two different walks, one at 9:00 a.m. and another at 11:00 a.m.
- Delaware City Arts Group - FDRPC helped to facilitate a discussion in Delaware City about creating more arts-based programming and opportunities in the city. We have all the pieces, but no umbrella that helps stitch it together. We want to see this succeed because we have spaces that we think can support that kind of arts programming with the chapel, the theater, and then with some outdoor spaces that could be used for one-off events or temporary events. The next meeting of that group is actually a walking tour of the Fort DuPont campus to come out and look at some of the sites.
- Pollinator Gardens in Delaware City - Mayor Johnson from Delaware City obtained some funding from DNREC to create pollinator gardens in Delaware City, and he asked if they could do some on the Fort DuPont campus. After a tour of the area, the Chapel Grove area and the Crawford Street traffic island were selected for pollinator gardens. Mr. Slavin thanked Mayor Johnson for the partnership.

Dr. Stewart moved for acceptance of the Executive Director’s Report, seconded by Mr. Graci and unanimously carried.

COMMITTEE REPORTS

By motion of Mr. Graci, seconded by Mr. Edgell, the following Committee Reports were unanimously accepted.

FDRPC Finance and Audit Committee Meeting of December 11, 2023
FDRPC Land Use Planning Committee Meeting of January 23, 2024
FDRPC Land Use Planning Committee Meeting of February 27, 2024
FDRPC Executive Committee Meeting of January 29, 2024

LAND USE PLANNING COMMITTEE ACTIVITY OVERVIEW

Mr. David Edgell, Director of the Office of State Planning Coordination and Chair of the Land Use Planning Committee, provided an overview of the recent activities of the committee, noting the following:

The master plan, a living document over the years, was frozen in place when Tim Slavin was hired as the FDRPC Executive Director. This document has been used as guidance for future development and redevelopment on the site.

The committee's goal is to reevaluate the master plan for the campus given current conditions, market factors, and environmental considerations, and develop proposals for a revised or updated master plan to move forward with.

The January meeting provided an opportunity for the committee to familiarize themselves with the site and gather information about the campus, including environmental factors, wetlands, brownfields, 6F protections, and current capital projects.

In February, the committee convened to brainstorm ideas about the different areas on the campus, standing around a map. Tim Konkus, a member of the committee, has been involved in the master planning process from its inception, including the Sasaki Plan, and has proven to be a valuable resource.

In March, a revised map reflecting the committee's work was reviewed.

Mr. Edgell presented the campus map and provided an overview of the different areas, along with the observations of the Land Use Planning Committee regarding each area.

DELAWARE CITY UPDATES

Ms. Britney Loveland, interim Delaware City Manager, reported that the city is currently going through the process of hiring a new city manager and a new finance manager. She advised that the ongoing video camera project was still being delayed by Delmarva; however, the mayor and the chief of police are both working on it. Ms. Loveland stated that there would be a council meeting on April 15th and two new council members would be appointed. There will also be the Sea Wall and Sea Level Rise Report by Verdantas.

PUBLIC COMMENT

Mr. Jack Guerin advised that he, along with Ms. Erica Lindsey, were plaintiffs in a lawsuit against DNREC and FDRPC to unwind the campground transaction and return Grassdale to the State Parks Department. He provided a timeline of the issue and noted that the campground project appears to be dead.

RECESS INTO EXECUTIVE SESSION

Dr. Stewart moved to recess into Executive Session pursuant to 29 Del. C. §10004(b)(2) Preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property, §10004(b)(4) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body; and §10004(b)(9) Personnel matters in which the names, competency and abilities of individual employees or students are discussed, unless the employee or student requests that such a meeting be open. The motion was seconded by Mr. Graci and unanimously carried.

Meeting recessed at 10:06 a.m.

RECONVENE

Mr. Graci moved to reconvene the FDRPC Board meeting, seconded by Mr. Edgell and unanimously carried.

Meeting reconvened at 10:19 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Personnel

Dr. Stewart moved to authorize the Executive Director to execute an agreement related to the past employment practices. The motion was seconded by Mr. Edgell and unanimously carried.

Sale or Lease of Property

Mr. Edgell moved to authorize the Executive Director to proceed with the letter of intent on the bakery and warehouse building. The motion was seconded by Mr. Graci and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for March 13, 2024 at 9:30 a.m.

ADJOURNMENT

By unanimous consent, the meeting adjourned at 10:22 a.m.

APPROVED: June 12, 2024