



FORT DUPONT

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Fort DuPont Redevelopment and Preservation Corporation Executive Committee

September 30, 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 August 26, 2024
3. Status on Key Projects
4. Executive Session (if needed)
5. Action Items resulting from Executive Session (if needed)
6. Next Meeting Date: October 28, 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 August 26, 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 9:31 a.m.

COMMITTEE MEMBERS PRESENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware)
Ms. Wendy Rogers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)
Dr. Courtney Stewart (Office of Management and Budget)

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 JULY 29, 2024

Ms. Miller moved for approval of the July 29, 2024 FDRPC Executive Committee meeting minutes. The motion was seconded by Dr. Stewart and carried with Mr. Scoglietti abstaining.

STATUS ON KEY PROJECTS

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

Bio Basin #3

Members were presented with “before” and “in-progress” photos of Bio Basin #3 (Exhibit 1). The area is excavated to a certain depth, then filled in with biomass material, stone, soil, plants, and mulch. The work is progressing quite well. Cutting Edge, the contractor on this project, is a local company that Fort DuPont relies on, and they maintain a very clean job site. So far, there have been no complaints. This is the third of five bio-basins to be completed, and the next two combined are not as large as this one so this is the biggest challenge.

Ms. Rogers advised that although you can hear the trucks at times during the day, the residents are happy with the progress and there have been no complaints.

Old Battery Lane Duplexes

Locating all utility runs in the area has been challenging. Efforts were escalated the previous week with the use of ground-penetrating radar, which has now been completed and marked. A-Del Construction has been notified and will provide their mobilization date soon. The goal is to complete the project before the weather turns.

In response to Mr. Scoglietti, Mr. Slavin advised that A-Del Construction's scope of work includes bringing water and sanitary sewer lines to the area. Once that is completed, the site work in front of and around the duplexes will commence.

Branch Canal Revetment Project

There were two bidders for the project. A-Del Construction's bid came in at \$1.72 million, while Lindstrom Excavating, based in Baltimore, submitted a bid of \$3.984 million. Verdantas analyzed the bids, and the difference appears to be almost entirely due to the cost of materials. One of the main cost drivers was the riprap used to line the bank. A-Del's price was \$150 per cubic foot, while Lindstrom's was \$255. For reference, when the project was designed two or three years ago, the cost per cubic foot was estimated at \$90.

A meeting has been scheduled with DEMA to submit the amended budget and request additional funding to cover the difference. The original estimate was just over \$900,000, and the current bid is now \$1.72 million. This is not uncommon with FEMA projects, as the time it takes to design and bid often causes estimates to expire.

Responding to Mr. Scoglietti, Mr. Slavin advised that the funding match is 90% reimbursement from DEMA on a monthly basis.

Mr. Scoglietti moved for acceptance of the Status on Key Projects. The motion was seconded by Ms. Rogers and unanimously carried.

FUTURE FINANCING OPTIONS

Mr. Tim Slavin, FDRPC Executive Director, advised that cash flow is an issue for the revetment project, and there is concern that the project is limited in duration and time. The issue of future funding has been generally discussed at the board level and with the Finance and Audit Committee.

The project is likely to open and close, once everything is in hand, within a six-month period. However, some large invoices may come in during months three or four, when the majority of the work is being completed. These invoices will need to be paid and then reimbursed by FEMA.

Staff would like to explore options for either a construction loan or a line of credit as a safety net to prevent interruptions in cash flow. Mr. Slavin requested that the committee members consider recommending that staff proceed with identifying options for the board to act upon within the next 60 to 90 days.

In response to Mr. Scoglietti, Mr. Slavin noted that he would not know the maximum level needed until FEMA confirms their award, ensuring there is no significant delta between the award and the required amount.

Mr. Slavin mentioned that they have subdivided the FDRPC office building and 1605 Maple Boulevard to prepare for this type of financing if collateralization becomes necessary.

In response to Chair McMahon, Mr. Slavin stated that he was leaving the task of selecting the institutions for consideration to Ms. Moturi. He noted that this process would run simultaneously with the RFP for banking services, though financing would likely progress faster than the RFP. Mr. Slavin anticipated reaching out to three or four institutions to see what they would offer.

Mr. Scoglietti moved to recommend that staff proceed with exploring the options for either a construction loan or a line of credit in order to have some options for the board to act upon in the next 60 to 90 days. The motion was seconded by Dr. Stewart and unanimously carried.

EXECUTIVE SESSION

Dr. Stewart moved to recess into executive session, seconded by Ms. Miller and unanimously carried.

The meeting recessed at 9:42 a.m.

RECONVENE

Dr. Stewart moved to reconvene the FDRPC Executive Committee meeting, seconded by Ms. Miller and unanimously carried.

The meeting reconvened at 9:50 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

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

The meeting adjourned at 10:09 a.m.

APPROVED: October 9, 2024

Exhibits

Exhibit 1 – Before and In-progress Photos of Bio Basin #3

