



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation Executive Committee

October 28, 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 September 30, 2024
3. Status on Key Projects
4. 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 and §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.}
5. Action Items resulting from Executive Session (if needed)
6. Next Meeting Date: November 25, 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 September 30, 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. Wendy Rogers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)
Dr. Courtney Stewart (Office of Management and Budget)

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
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 AUGUST 26, 2024

Dr. Stewart moved for approval of the August 26, 2024 FDRPC Executive Committee meeting minutes. The motion was seconded by Mr. Scoglietti and unanimously carried.

STATUS ON KEY PROJECTS

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

Bioretention Basins

Bio basin #3 is substantially complete and the Canal District bio basin #4 has been staked out. Bio basin #5, which is located at the front of the campus, may end up being completed but not planted, depending on the weather.

Old Battery Lane Duplexes

Old Battery Lane is now fully engaged with the installation of water, sewer, new sidewalks, and new porches on the duplexes. Although there are drawings of the underground infrastructure from different time periods, without as-built drawings they are finding things that either they did not think were there or they are at the wrong depth so it has caused a few field change orders on the project.

Screened-in Pavilion

The in-house crew is refurbishing the screened-in pavilion that sits on the parade ground by the Governor Bacon Hospital. Final touches are being completed and the project will be complete the following Friday in time for an event being held on the campus. It will provide a screened-in public space for the campus residents if they want to use it, as well as for FDRPC educational purposes.

U.S. Army Corp of Engineers (USACE) Parcel Transfer

The U.S. Army Corp of Engineers (USACE) is now willing to transfer just that parcel to the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) and are releasing their need to use it for spoils. The USACE would like to have assurances from other parties to receive the other parcels that were attached, primarily the north side of the Branch Canal. The USACE has agreed to own the waterway.

The USACE wants to hear from the city or state about who will take ownership of that bank area and address related issues. They will begin soft diplomacy efforts with Delaware City, state legislators, and the new administration as the transition begins. The goal is to brief them on this opportunity and explore how everything can be brought together.

Responding to Mr. Scoglietti, Mr. Slavin stated that the USACE's ownership of the waterway includes responsibility for dredging it.

Canal Bank Revetment

Verdantas, on behalf of the FDRPC, is working with the U.S. Army Corps of Engineers (USACE), which has approved the permits and just needs to finalize the paperwork.

Next is the DNREC permit for subaqueous work—any work done below the waterline—which is typically granted as a formality once the USACE permit is submitted. The application for the subaqueous permit was submitted years ago, but it is dependent on the USACE permit.

The amended budget and award request for FEMA have been prepared and will be submitted after a final review with Verdantas.

Pond at Front of Campus

Ms. Wendy Rogers mentioned that she had received several questions and complaints about the green slime in the pond at the front of the property, noting that it looks unsightly. Residents are curious about the original plan for that area and whether it included a small fountain to keep the water moving, as well as a stone wall.

In response, Mr. Slavin clarified that the pond is not part of the bio basin or stormwater management projects, but they will address it once the bio basins are complete.

Fiscal Year 2024 Audit

The Fiscal 2024 audit with BLS is underway much earlier this year than in previous years and an earlier than previous years completion date is anticipated. Ms. Moturi and Ms. Pini-McDaniel have been working diligently to get through the budget and the audit requests from BLS. Their efforts are appreciated.

Funding Opportunities

Ms. Valerie Miller has been actively identifying new funding opportunities. They are currently exploring additional funding options from the Federal Emergency Management Agency (FEMA) to address some of the stormwater issues on the other side of the campus.

They have been looking at the funding opportunities through Energize Delaware for some of the energy grid issues. Dialogue has been opened with the United States Department of Agriculture (USDA) thanks to Senator Carper's office. There was a site visit by Senator John Gentile, Senator Carper's special projects person, who offered assistance and connected them with Mr. Andrew Dinsmore, who is now heading up the USDA office in Delaware. They have identified three different funding opportunities inside the USDA and they think they qualify as a rural community.

Friends of Fort DuPont

The Friends of Fort DuPont group is now active and Mr. Michael Lutz, a resident in the Canal District, has agreed to serve as the first president. The first meeting was primarily an organizational session focused on adopting bylaws. Additional policies need to be established and more board members need to be recruited. They are working to generate interest both within and outside of Delaware City to round out the board, which currently has six members and can range from nine to fifteen members, so that process is in progress. This is an important milestone, especially in attracting private support, as they now have 501(c)(3) status with the committee in place.

Committees

There are vacancies on the Executive Committee and the Finance and Audit Committee, and the Maintenance Committee needs to be reactivated.

Responding to Dr. Stewart, Mr. Slavin advised that there are currently five committees.

Delaware City Day

Delaware City Day is Saturday, October 5, 2024. FDRPC staff members will be participating with a table and will be there helping out throughout the day and evening, as they have fireworks at the end.

Pints and Pumpkins

The Pints and Pumpkins event will be held Friday, October 11, 2024 on the parade ground for the residents of the campus. The FDRPC provides food, the bonfire and the music.

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

EXECUTIVE SESSION

Mr. Scoglietti 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 and §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. The motion was seconded by Dr. Stewart and unanimously carried.

The meeting recessed at 9:47 a.m.

RECONVENE

Mr. Scoglietti moved to reconvene the FDRPC Executive Committee meeting, seconded by Ms. Rogers and unanimously carried.

The meeting reconvened at 10:33 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.

The meeting adjourned at 10:34 a.m.

APPROVED: October 28, 2024