

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING

LOCATION: The Sanders Room
Grass Dale Center – Fort DuPont State Parks
108 Old Reedy Point Bridge Road
Delaware City, DE 19706

January 14, 2015 - 8:30 a.m.

ATTENDANCE

Council Members:

Susan Frank, Chairperson
Richard Cathcart
Herb Inden
Rick Geisenberger
Kevin Kelley
Michael Morton
Herbert Netsch
Bert Scoglietti
Dale Slotter
David Small

Staff:

Matthew P. Chesser, DNREC
Max Walton, Connolly Gallagher

Visitors

Mayor Stanley Green, Delaware City
Tim Konkus, Delaware City Marine
John Martin, Greenways & Trails Council Member
Becky Webb, Fort DE/Fort DuPont Park Superintendent

I. Call to Order/Introductions/Announcements

Ms. Susan Frank, Chairperson, called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at 8:30 a.m. She welcomed visitors.

II. Old Business

a. Approval of Minutes:

Ms. Frank asked for a motion to approve the December 10, 2014 minutes. Motion was made to approve minutes as written. Motion carried.

b. On-going discussions – Delaware City Comp Plan, HPR Zoning Ordinance, Other Ordinances

Mr. Walton said the Ordinances were introduced in December before the Delaware City Town Council for the first reading. There was a public hearing held before the planning commission late December. The Public Hearing was not well attended. After the Public Hearing the Planning Commission referred the Ordinances to PLUS and the Ordinances will be heard on the 4th Wednesday in January 2015. After the Hearing of Ordinances in PLUS, it will come back and go before the Planning commission in late February for final vote after which the Board will schedule a meeting in early March when Ordinances will be considered by the Town Council.

Mr. Inden said the Ordinance will go through a technical review by the various State Departments that have land use interest – they make sure that it's in the State Land Use Policies and they make recommendations. If there are any, then they will send a response within 20 business days to the Board.

Mr. Walton and Mr. Inden will attend the meeting. There is no need for the Board to attend; Mr. Walton will distribute all comments from the Planning Board.

c. Architectural Standards

Mr. Chesser said he immediately informed Sasaki of today's meeting, but they had a prior engagement and could not attend today's meeting. They will attend the February 11 meeting.

d. Engineering Standards

Because of the holidays, Mr. Chesser was not able to finalize getting the three quotes from Parks & Recreation's retained engineers.

Mr. Chesser will get quotes from the three engineers. These will be emailed to all board members and move forward with signing up contract.

There are enough funds in FY2014 to pay for both contracts.

Secretary Small said DNREC and the Governor had a meeting to discuss what to anticipate for the NVF site and Fort DuPont sites in terms of budgeting in upcoming years. These projects are identified as 'Redevelopment of Strategic Sites.' Secretary Small said this will give the Governor an opportunity to update the Budget Office on the thinking that came out of the Sasaki Master Plan, the community input, and the areas that have been preliminarily identified as potential development sites. Secretary Small said there is a lot of support all

around. He is waiting to get feedback from the Advisory Committee on what the possibilities are with respect to generating interest from the development community.

Ms. Frank said the Governor asked her and Secretary Small to return with a progress report in two months.

e. Advisory Council

Ms. Frank said she met with Governor Markell and Mr. Andrew Lippstone to discuss a plan of action. The Board will know more at the next meeting how many members are nominated.

f. Work Plan

Ms. Frank handed out a work plan illustrating operations from a planning stand point, site work, and marketing. She asked the Board email their input and to discuss at the next meeting to finalize a game plan on the progressions for the time line.

Mr. Walton advised Ms. Frank that because of FOIA; only one person should receive the comments, and then compile for discussion at the next Board meeting.

Mr. Netsch asked whether the Board needs to make or present remarks at the Joint Hearing and Bond Bill Committee meetings coming up in February.

Secretary Small said he was planning on presenting to the Joint Hearing and Bond Bill Committees a progress report on both the NVF and the Fort DuPont Redevelopment Preservation Corporation sites.

Secretary Small and Mr. Chesser gave a brief overview of the NVF site and steps taken moving through this project. After two years of cleaning out asbestos and iron contamination in the next year, the site will be ready for private sector development. Mr. Chesser will email a PowerPoint presentation he prepared for the Governor.

Secretary Small said DNREC's Bond Bill hearing is scheduled for Thursday, ~~February 5th~~ ^{March} at 10:00 a.m. at the Legislative Hall, JFC Room, Dover. The Board is welcome to submit comments if unable to attend.

Secretary Small said there needs to be a conversation about where this project is headed in that "is there a point at which the Fort DuPont Board becomes a line item in the Bond Bill rather than this being conveyed in DNREC's budget."

III. Executive Director and Outside Counsel Search

Ms. Frank distributed a draft job description for the FDRPC Executive Director position. She asked the Board for comments. The question was asked who will the Executive Director will report to, the whole Board or the Chair.

The Board discussed the idea that the Executive Director will initially report to the whole Board but this may need to be altered as time goes on. Another idea suggested was that the Executive Director report to an Executive Committee.

Ms. Frank asked the Board for the authority and a motion to negotiate with the three search firms she has contacted.

Mr. Cathcart made a motion to give the Chair, Ms. Frank, authority to negotiate with a firm for the Executive Director search. Mr. Inden seconded. Motion passed.

Benefits for the Executive Director position were discussed. Ms. Frank asked Mr. Geisenberger to explain the State benefits.

Mr. Geisenberger said there is specific language for health benefits in the State of Delaware – Title 29, Section 5209 that allows the employees of the Redevelopment Corporation and employees of the Stadium Corporation to participate in the State's Health Plan. The cost varies according to what the employee will pay and what the State will pay. The difference is between \$6,000.00 - \$8,000.00 for an individual and \$16,000.00 to \$18,000.00 for a family. The decision is how much the employee will pay - 20%; 30%; 40%. The Board will decide how much then reimburse the State the employee's share and the Corporation's share.

The other alternative is to leave it subject to negotiation with the candidate – to be paid a whole salary and get own benefits, or a total benefit package – give the candidate the choice.

IV. New Business

a. Election of Officers

Ms. Frank said the proposed slate of officers is: Ms. Frank, Chair; Mr. Richard Cathcart, Vice Chair; Secretary Dave Small (or his designee) as Secretary; and Mr. Bert Scoglietti as Treasurer.

Ms. Frank asked for a motion these officers be accepted to serve a one year term for the Fort DuPont Redevelopment Preservation Corporation. Mr. Kelley made a motion that proposal be accepted. Mr. Inden seconded. Motion passed.

V. Public Comment

Mayor Stan Green, Delaware City, thanked the Board and indicated his appreciation for the difficult task they do. Mayor Green said he is willing to put a regular sign at the Delaware City Community Center announcing upcoming meetings and events.

In the next month Ms. Frank plans to get help from the State to design a website for FDRPC that will inform and answer questions from the public.

Mr. John Martin said he is a Delaware City resident; he also is a member of the Formation Group of Friends of Fort DuPont, Delaware State Parks – he asked about a schedule of activities and where the stabilization of the existing resources is and when there will be a decision on the overall property management.

Mr. Chesser said part of the game plan is figuring out the path forward and what is needed in architectural and engineering. This is something that was anticipated when DNREC put in its request for FY2016 funds. The entire property will be moved into the hands of the Corporation and the pieces will be leased back to all groups on site.

VI. Adjourn

The next Board meeting is Wednesday, February 11, 2015 at Grass Dale Center, Fort DuPont State Park starting at 08:30 a.m.

Ms. Frank asked the Board to prepare for a longer meeting next month, approximately three hours, to accommodate several topics for discussions.

Ms. Frank asked for a motion to adjourn. The meeting adjourned at 09:28 a.m.

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January 14, 2015 - 8:30 a.m.

AGENDA

- I. Old Business
 - a. Approval of Minutes
 - b. On-going Discussions - Delaware City Comp Plan, HPR Zoning Ordinance, Other Ordinances
 - c. Architectural Standards
 - d. Engineering Standards
 - e. Advisory Council
 - f. Work Plan

- II. Executive Director and Outside Counsel Search *

- III. New Business
 - a. Election of Officers

- IV. Public Comment

- V. Adjourn

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.

* The Board may move into Executive Session for the purpose of discussing an individual citizen's qualifications to hold a job pursuant to 29 Del.C. §1004(b)(1).