

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION  
BOARD OF DIRECTORS MEETING**

LOCATION:  
Grass Dale Center  
Delaware City, DE 19706  
June 12, 2019  
8:30 a.m.

**Meeting Minutes**

**Board Members:**

Susan Frank, Bert Scoglietti, Courtney Stewart, Dale Slotter, Dave Hill (Danny Episcopo's designee),  
Connie Holland, Shawn Garvin, Tim Diliplane, Paul Parets, Julie Fedele (Michael Morton's designee)

**Staff:**

Jeff Randol, Executive Director  
Peggy Thomas, Accounting/Site Manager  
Max Walton, Connolly Gallagher  
Christina Thompson, Connolly Gallagher

**Members of the Public:**

Chris Castagno, Tim Konkus, Bob Malinowski, Billie Travalini

**I. Call to Order**

Ms. Frank called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:30 a.m.

**II. Minutes**

Ms. Frank asked if there were any questions or comments regarding the May 2019 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the May 2019 meeting by Ms. Holland, seconded by Mr. Slotter. Motion carried.

**IV. Treasurer's Report**

Mr. Scoglietti provided a financial report and highlighted the following:

Page 1, General Ledger line 4010, State Appropriation – A reminder that the state appropriation has been completely drawn down for FY 2019. Line 4203, Real Estate Sales Canal District Phase 1A increased by \$200,000 as a result of closing on lots 68 and 74 (Canal District). Rockwell is required to purchase one more lot on Officers Row by June 30<sup>th</sup> as per their agreement. 4500-45, Historic Tax Credits for Building #45 - \$345,000 is an advance from reserves to cover expenses until funds from the sale of HTCs are received. Net Income through May 2019 is \$82,128.72. There are no other major changes to the report. A motion was made to accept the Treasurer's Report as presented by Ms. Stewart, seconded by Mr. Diliplane. Motion carried.

## **V. Legal**

- A. Sale of Property to Cutting Edge - Mr. Walton stated the sale is on hold until FDRPC is further along in the 6F review process.
- B. Grass Dale Property – Mr. Walton stated the matter would be covered in Executive Session.
- C. Friends of Fort DuPont – Mr. Walton will bring the matter to the Board at next month’s meeting.

## **V. Executive Director’s Report**

Mr. Randol commented as follows:

- A. Canal District & Officers Row Update– Rockwell has closed on five lots to date and they’ve entered into an agreement to sell a sixth lot. Five lots are currently under construction in the Canal District, one on Officers Row.
- B. 1308 Officers Row Completion – Renovations to Building 45 have been completed and the units are now fully leased and occupied.
- C. Building 15 – Work is under way on Building 15. The plan is for two offices, a conference room and a lounge on the first floor and two short-term residential rental suites on the second floor.
- D. Barracks (Paynter Building) Update – Designs are underway for the potential occupancy by DNREC. Once floor plans are in place and acceptable to DNREC, conversations on leasing structure will take place.
- E. Marina Village – Fort DuPont currently has an MOU in place with a developer. A draft agreement is expected prior to the July Board meeting. The developer is planning for 300+ apartment units, a 100 room hotel, a conference center (15,000 to 20,000 square feet), and 35,000 square feet of mixed-use space. Overall, the developer is investing approximately \$100,000,000 into the project.
- F. 106 and 6F – Mr. Randol noted that a draft Programmatic Agreement is being prepared for the 106 review process and that the consultant drafting the Programmatic Agreement is also assisting with the completion of our Guidelines. The Programmatic Agreement would establish the requirements under which the Corporation would proceed with the development. This will ultimately expedite the review and approval process. Included in the Programmatic Agreement will be the Guidelines and Master Plan. With regard to the Section 6f district, Mr. Randol is working with DNREC on a redistricting of the site.

## **VI. Committee Reports**

- A. Economic Development – No updates to report
- B. Finance Committee (Project Funding) – Committee will meet in July after State appropriations are finalized by the legislature.

C. Historic Preservation – Committee met on May 8<sup>th</sup> and Laura Lee’s report was distributed. The committee reviewed Guidelines, Programmatic Agreement, construction on Officers Row, and approved the sale of the POW building. The POW building may have been as a medical facility for the POW camp, but was primarily used as a warehouse and maintenance facility. The Committee also discuss the 16” barrel acquisition and decided not to proceed with the purchase.

D. Personnel – Committee met to work through the Executive Director’s review and goals for the next year and also approved the Fort DuPont Personnel Handbook.

E. Governance Committee – HB 40 Legislation has passed and is pending Governor’s signature. Mr. Walton noted that once the legislation is signed by the Governor the Corporation will have to change its Certificate of Incorporation to incorporate the bill’s language. Any change to the Corporation’s by-laws will take place at the next board meeting.

**VII. New Business** – Ms. Frank announced to the Board that she has submitted her resignation as Board Chair to the Governor, effective August 1<sup>st</sup>.

**VIII. Public Comment** – Ms. Travalini questioned what will be done to remember the children who lived at the Governor Bacon Health Center.

**IX. Adjourn to Executive Session** – A motion was made to enter Executive Session by Mr. Parets, seconded by Mr. Diliplane. Motion carried.

**X. Return to Public Session** – A motion to approve use of the Grass Dale Center as an RV par was made by Mr. Parets, seconded by Mr. Diliplane. Six members voted yes, in favor of the motion; four members voted nay, against the motion. Motion carried.

**XI. Adjourn** - There being no additional business or comments, Mr. Diliplane made a motion to adjourn the meeting, seconded by Mr. Slotter. Motion carried.