

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

LOCATION:
Grass Dale Center
Delaware City, DE 19706
October 9, 2019
8:30 a.m.

Meeting Minutes

Board Members:

Bryon Short (Chair), Courtney Stewart, Bert Scoglietti, Art Jenkins (for Michael Morton), Danny Esposito, David Baylor, Laura Lee, Tim Diliplane

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Site Manager
Max Walton, Connolly Gallagher

Members of the Public:

Mike Hitch, Tim Konkus,

I. Call to Order

Mr. Short called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:30 a.m. Mr. Short, newly appointed Board Chairperson, introduced himself and provided a brief background.

II. Minutes

Mr. Short asked if there were any questions or comments regarding the September 2019 meeting minutes. No questions were presented, and a motion was made to approve the minutes of the September 2019 meeting by Mr. Diliplane, seconded by Ms. Stewart. Motion carried.

III. Treasurer's Report

Mr. Scoglietti highlighted changes to the Treasurer's Report as follows:

Page 1, Line 4010, State Appropriation – The balance of \$1,575,000 reflects a second draw of \$750,000 in September. An additional \$75,000 is forthcoming. Line 4200, Real Estate Sales – An increase of \$105,000 on Line 4202 are funds from the closing of one lot on Officers Row in September; Line 4203 reflects the sale of three Canal District lots; there is another lot under contract in Phase 1A and one lot under contract in Phase 1B. Line 4208, Old Battery Lane Duplexes – Revenue for these duplexes has been adjusted to zero and that item will be discussed later in the meeting. Line 4500, HTC Credits – No change this period however it should be noted that HTC for Building 53 (Paynter) have been approved

by SHPO, but not yet sold. Page 2, Line 6505-03, Professional Fees, Canal District – There was an increase of approximately \$35,000 due to site work in the Canal District. Page 3, Improvements, Line 6707, Building 53 (Paynter) shows expenditures of \$70,692.41 for window restoration. Line 6738, OBL Duplexes – The balance has increased approximately \$30,000 over the previous month reflecting remediation costs for Buildings 26 and 27. Line 7000, Operating Expenses – These expenses are tracking low at 18.8 % of budget. Page 4, Common Area Maintenance, Line 7105, Lawn Care – Expenditures are up approximately \$25,000 over previous month for fall and winter preparations. Line 7700, Payroll Expenditures – This line item is tracking low due to the vacant Construction Manager position. A motion to accept the Treasurer’s Report as presented was made by Mr. Diliplane, seconded by Mr. Baylor. Motion carried.

The Budget proposal will be discussed during the Executive Director’s report.

V. Legal

Mr. Walton commented as follows:

A. Blue Water Development Agreement – Blue Water Development’s revised draft was received with comments the week of October 4th. Mr. Walton worked with BWD’s legal counsel on several issues and Mr. Walton expects either a final draft or complete agreement will be presented to the Board at the November meeting. Mr. Randol commented that BWD continues to invest in the project and continues with their due diligence.

Vi. Executive Director’s Report

Mr. Randol reported as follows:

A. Round-A-Bout - DelDot permit for construction has been approved for the Round-A-Bout; construction is pending funding.

B. Master Plan and Section 6F Plan – There are approximately 146 acres on the property which are restricted under the 6F designation and as such are impacting development of the Marina Village and portions of Officers Row. The proposal to DNREC and the National Park service is to swap land under the 6F restriction with unrestricted land, including the eighteen-acre Parade Ground and acreage along Old Elm Avenue near the main entrance.

On the Master Plan, the wastewater treatment plant is proposed to be relocated to the southwest end of the property. Conversations regarding funding of the plant relocation with the county are ongoing. The shoreline in the park was redesigned to remove inland tidal areas shown on a previous plan. The next part of the Master Plan to be designed is the Performing Arts Center area. A landscape architect has been engaged, along with current architect and team members, to determine how the area around the Theatre and PX will be designed and incorporated into a cultural arts center.

D. Old Battery Lane Duplexes – Duplexes 26 & 27 were remediated – asbestos, shingles, and interior plaster were removed to expose the building structure. An assessment by the Structural Engineer showed that the buildings are at risk of collapsing and would need significant work done to the structures in order to move forward with their restoration. SHPO toured the buildings with staff and the structural contractor. During the tour, the structural contractor stated that the duplexes could *possibly* be

salvaged, but he expressed concerns about the safety, complexity and cost of doing so. SHPO would like the buildings salvaged. The proposal provided by the structural contractor estimated the cost of making the buildings structurally safe for further renovation at approximately \$250,000 per building. The cost to complete each building would be approximately \$600,000, assuming there is no additional structural work needed. There are concerns about the safety of the buildings and Mr. Randol noted reconstruction may not be in line with the Secretary of the Interior's guidelines for historic restoration. There is also some concern that the Historic District status could be at risk with the removal of more buildings, which would cause the Corporation to lose future Historic Tax Credits and possibly previous tax credits. Mr. Randol is looking to SHPO for further clarification from NPS. The two brick duplexes on Old Battery Lane have a greater likelihood of being restored. Ms. Lee noted that these particular wood frame buildings were never intended when built by the army to be permanent structures. At the recommendation of Mr. Walton, a motion was made to authorize Mr. Randol to obtain a structural report on the other 4 buildings for further discussion at the November Board meeting and should safety become a greater risk to proceed with demolition. Motion passed.

E. Project Forecast – Mr. Scoglietti reviewed and highlighted various expenditures and funding sources for FY 2020 and 2021 on the 4-Year Forecast (handout). He commented the projections are conservatively based, do not include any revenue or expenses associated with the proposed RV campground, and are in line with the projections presented at the July 2019 Board meeting. The projected Bond Bill request for FY 2021 is \$2,500,000 for Preservation, Infrastructure and Administration in addition to \$850,000 for the round-a-bout and \$4,000,000 spread over two years for the levee, park trails and storm water management plan. A motion to approve the Finance Committee's recommended funding request for FY 2021 was made by Ms. Stewart, seconded by Mr. Episcopo. Motion carried.

VI. Committee Reports

- A. Economic Development – No updates to report.
- B. Finance Committee – Report as presented by Mr. Scoglietti, above.
- C. Historic Preservation – No updates to report. Ms. Lee stated she has been in contact with Ms. Bonnie Rorbaugh, who lived at Fort DuPont as a child from 1929 – 1941, and that Ms. Rorbaugh is very interested in participating in a video tour of the Fort. Ms. Lee is coordinating with staff to conduct the tour in the early spring of 2020.
- D. Governance & Personnel – Governance Committee met the week of October 4th to discuss subcommittees and Board nominations with the following recommendations:
 - i. Subcommittees
 - a. Personnel and Governance Subcommittee: Ms. Stewart, chair; Mr. Short; Mr. Scoglietti; Ms. Holland.
 - b. Finance Subcommittee: Mr. Scoglietti, chair; Julie Fedele; Mr. Baylor; Mr. Short; Mr. Diliplane.
 - c. Design and Historic Preservation Committee (DHPC): Ms. Lee, chair; Mr. Dave Turley; Mr. Brendan Mackie; Ms. Billie Travalini; Ms. Rorbaugh.

A motion was made by Mr. Diliplane, seconded by Mr. Baylor to approve the Subcommittees as outlined by Ms. Stewart. Motion carried.

- ii. **Board Nominations** – The amended by-laws of the Corporation created three new directors positions to be elected by the Board. Mr. Short is recommending the following individuals to the Board of Directors: Pam Scott, land use attorney; Dan Scholl, Wilmington Trust Corporation; Neil Dangelo commercial realtor with Newmark, Knight and Frank. Mr. Short asked these individuals to verify that they would have no conflicts of interest if appointed to the FDRPC Board and each has indicated they do not. Next steps would be for these individuals to tour the site and attend the November Board meeting. Mr. Baylor commented the importance of being transparent by providing the names of the potential new directors to the public at the town’s next Mayor and Council meeting.

VII. New Business – Mr. Walton stated when the Certificate of Incorporation was first filed, it was signed by Ms. Frank as Chair, as the legislation required. When the certificate was recently amended, it was signed again by Ms. Frank as it was the first time however, the Secretary of State Office refuses to accept the document because Ms. Frank was not the President nor Secretary of the Board. Mr. Walton will bring the certificate as it was before, and with a name change from Chair to Secretary, and will have Secretary Garvin sign it.

VIII. Public Comment – Mr. Konkus had the following comments: The public calendar only listed the Board Meeting agenda. He asked if the Master Plan presented is final. Mr. Randol stated that it is the current plan but would not describe it as the final plan. Mr. Konkus encouraged looking into the restored theatre on Tybee Island, Georgia, as an example of a successful restoration project which is the focal point of that community. He also asked why the cost increased on both the round-a-bout and common area maintenance. Lastly, Mr. Konkus questioned the return on investment to taxpayers and how the money paid by the state would be repaid.

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