

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

Delaware City, DE 19706
November 10, 2021
8:30 a.m.

Meeting Minutes

Board Members:

Bryon Short, Ruth Ann Jones, David Edgell, Dale Slotter, Laura Lee, David Baylor, Eric Smith, Pam Scott

Staff:

Jeff Randol, Executive Director
Peggy Thomas, Site Manager
Crystal Pini-McDaniel, Administrative Assistant
Bert Scoglietti, Treasurer
Richard Forsten, Saul Ewing

Members of the Public:

Tim Dilliplane, Lynn Dilliplane, Mark Wise, Betty Barrett, Tim Konkus

I. Call to Order.

Mr. Short called the Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting to order at approximately 8:40 a.m.

II. Approval of Minutes

A motion was made to approve the minutes of the October 2021 meeting by Ms. Scott, seconded by Ms. Jones. A vote was taken, motion carried.

III. Treasurers Report

Financial Report for July through October 2021. Mr. Scoglietti highlighted the following line items:

- Page 1, Lines 4010 & 4020 State Appropriation – The request to receive additional funds was approved and the funds were received in October.
- Page 1, Line 4205 Canal District-Ph 1D – Four lots settled in October, resulting in \$125,000 increase in revenue. Balance due FDRPC on these lots will be received at time of third party settlements.
- Page 1, Line 4209 Grass Dale – Net proceeds from the sale of Grass Dale to Blue Water development resulted in a \$1,406,927.63 increase in revenue.
- Page 3, Lines 6703 & 6705 Buildings 43 & 42-NCO Duplexes – Spending increased \$20,000.
- Page 3, Line 6710 Batteries – Spending increased \$37,000.
- Page 3, Line 6713 Building 55-Chapel – Spending increased \$12,000.
- Page 3, Line 6716 Canal District – Spending increased \$18,000.
- Page 3, Line 6734 Building 23-Band Barracks – Spending increased \$60,000 in preparation for DNREC to move into the building.
- Page 4, Line 7100 Common Area Maintenance – Spending increased \$24,000.
- Page 4, Line 7140 Landscaping Maintenance – Spending increased \$5,388.04 with continued mowing.
- Page 5, Line 7207 P&I-PH1D – Spending increased \$199,900.00 due to a reduction in debt.
- Net income of \$1,949,779.

A motion to accept the Financial Report as presented was made by Ms. Scott, seconded by Mr. Edgell. A vote was taken, motion carried.

IV. Legal

A. Grass Dale. Mr. Forsten stated that the sale of Grass Dale to Blue Water Development Group has closed, and the funds have been received.

B. FOIA. There were two FOIA requests for information related to the Grass Dale transaction. Responses will be sent this week.

C. DNREC Lease. Currently the lease with DNREC is being revised and a draft should be completed next week.

Questions:

Mr. Slotter asked for more details on the two FOIA requests. Mr. Forsten stated one was requesting details for the RFP to sell the property and the other for the RPF related to the listing and selection of the realtor. In both cases there were no RFPs and the sale was unsolicited. A copy of the LOI with Bluewater and a copy of the non-exclusive agreement with the realtor would be provided.

V. Executive Director Report

Mr. Randol provided photos of final stage of construction by Rockwell; new roofs installed on historic buildings; construction work underway on buildings 26 & 27; and images of damage and debris along the shoreline as a result of the Friday, October 29, 2021 storm.

VI. Committee Reports

A. Finance. Nothing to report.

B. Historic Preservation. Ms. Lee stated that there was no meeting in October due to no agenda items and there's nothing new to report.

C. Governance & Personnel. Mr. Short stated that the committee had met regarding compensation for the Executive Director and the search for new legal representation. Since several board members are missing from today's board meeting, Mr. Short suggested that the board not move into executive session to discuss these two items and instead defer to the December board meeting when more directors would be present. Those present were in agreement.

D. Master Planning Committee. Ms. Scott stated the committee met last week to discuss the Lennar site plan, which will be presented to Delaware City. Other agenda items discussed were the various uses for the site, including the barracks buildings and the Reeves Farm District.

Questions: Mr. Edgell asked about existing interest in locating their businesses at Fort DuPont. Ms. Scott and Mr. Randol answered that currently interest has been expressed by Cutting Edge for the consolidation of their landscaping business; a microbrewery; a smokehouse; residential condos; and the relocation of PSC Electric. Cutting Edge and PSC have expressed interest in portions of the Reeves Farm District. The micro-brewery and smokehouse would potentially be located in the existing buildings along Old Battery Lane. Presently no commercial interest in the barracks buildings.

VII. Delaware City Communications

Mr. Baylor provided the following updates:

- A meeting was held with Mr. Randol regarding Street Dedication MOU; the draft ordinance for low speed vehicles; and the round-a-bout schedule. An informational meeting on the round-a-bout has been tentatively scheduled for Wednesday, January 19, 2022. The purpose of the meeting is to answer questions about the detour and construction schedule.
- A follow-up meeting will be held next week with council members on the Street Dedication MOU.
- Discussions with city officials, Fort DuPont, and DelDot regarding the pending ordinance for low-speed vehicles and golf carts continue. DelDot has sent guidance and it's currently being reviewed.

VIII. New Business

None.

IX. Public Comment

Tim Dilliplane stated the slide show was very informative and appreciated.

X. Adjourn

A motion to adjourn was made by Mr. Edgell, seconded by Mr. Short. Motion carried.