



**Fort DuPont Redevelopment and Preservation Corporation
Board of Directors Meeting**

July 10, 2024 9:30 a.m.

Delaware City Fire Hall
815 5th Street
Delaware City DE 19706

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes - Fort DuPont Redevelopment and Preservation Corporation Meeting of June 12, 2024
4. Treasurer's Report
5. Executive Director's Report
6. Committee Reports
 - a. FDRPC Executive Committee Meeting of February 26, 2024
 - b. FDRPC Finance and Audit Committee Meeting of May 13, 2024
7. FY 2025 Draft Operating and Capital Budget
8. Delaware City updates
9. Public comment
10. 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)(9) Personnel matters in which the names, competency and abilities of individual employees or students are discussed, unless the employee or student requests that such a meeting be open.}
11. Actions to be voted upon from Executive Session (if applicable)
12. Next meeting date: August 14, 2024 at 9:30 a.m.
13. 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
BOARD OF DIRECTORS MEETING

The Fort Dupont Redevelopment and Preservation Corporation Board of Directors meeting was held on June 12, 2024 at the Delaware City Fire Hall, 815 5th Street, Delaware City, with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Board of Directors meeting to order at 9:32 a.m.

BOARD MEMBERS PRESENT

Mr. David Edgell (Office of State Planning Coordination)
Mr. Doug Eriksen (Delaware City Resident)
Secretary Shawn Garvin, Department of Natural Resources and Environmental Control (DNREC)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Winvenia Graham (Delaware City Resident)
Ms. Britney Loveland (Interim Delaware City Manager)
Ms. Wendy Rogers (Fort DuPont Resident)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Dr. Courtney Stewart (Office of Management and Budget)

BOARD MEMBERS ABSENT

Mr. Rony Baltazar-Lopez (Secretary of State)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Senator Spiros Mantzavinos (Chair, Bond Bill Committee)
Representative Sean Matthews (Co-Chair, Bond Bill Committee)
Ms. Ruth Ann Miller (Controller General of the State of Delaware)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, Deputy Director/Controller
Mr. Richard Forsten, Saul Ewing Arnstein and Lehr LLP.
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP.
Ms. Valerie Miller, FDRPC Planner

OTHERS PRESENT

Ms. Grace Mudrick, NAI Emory Hill

INTRODUCTION OF FDRPC BOARD MEMBER WINVENIA “WINN” GRAHAM, RESIDENT OF DELAWARE CITY

Chair McMahon formally welcomed Ms. Winvenia “Winn” Graham, Resident of Delaware City, to the FDRPC Board.

APPOINTMENT OF VICE CHAIR

Chair McMahon nominated Ms. Wendy Rogers to serve as vice chair, seconded by Dr. Stewart and unanimously carried.

APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING OF APRIL 10, 2024

Dr. Stewart moved for approval of the FDRPC Board meeting minutes of April 10, 2024. The motion was seconded by Mr. Scoglietti and unanimously carried.

TREASURER’S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed the Fort DuPont Redevelopment and Preservation Corporation Budget vs. Actuals: Budget FY 24 P&L Draft 1 – FY24 P&L for July 2023 - June 2024 as of April 2024. He advised that, overall, the corporation is trending well in regards to finances and is in good shape to end the fiscal year cash flow-wise. Mr. Scoglietti noted the following:

- 4010 State Appropriation – As of the end of April, they had not drawn down the most recent appropriation. The \$775,000 was drawn down in May and will be reflected in the end of May numbers in the next financial report.
- 4100 Rental Income – There is no increase in the April to May numbers due to Emory Hill utilizing rental income for improvements or repairs to the rental units and then being reimbursed by the corporation. The repairs are done on a timely basis, but there will be some fluctuations on the financial statements.
- 6500 Professional Fees – This line item is up by \$40,000 since March.
- 6747 Improvements – Building 19 – Total Improvements increased approximately \$185,000, with \$150,000 of that amount due to repairs necessary to correct an unsafe condition with the surplus warehouse roof.
- 7100 Common Area Maintenance – This line item is up by \$10,000 over March, due mainly to landscaping.
- 7700 Payroll Expenditures – These expenses are up about \$44,000 over March and are tracking within budget.
- Total Expenses are up approximately \$300,000, of which over half is improvements, with a large part being the roof project. Income is currently minus \$522,000 but the next report will positively reflect the influx of the state dollars.

Mr. Eriksen moved for acceptance of the Treasurer’s Report, seconded by Mr. Edgell and unanimously carried.

Mr. Scoglietti advised that the corporation receives appropriations from the state and the Joint Capital Improvements Committee will be meeting on June 20th to consider the state appropriations. The governor recommended \$2.25 million in his January bond bill and there may be additional appropriations made for the corporation.

Mr. Scoglietti noted that the Community Reinvestment Fund, appropriated by the Bond Bill Committee, provides funding for capital needs to nonprofits and has been active for four to five years. The corporation submitted two projects for consideration, which will be reviewed by the Bond Committee on June 20th. The committee will determine the overall fund amount and allocate money to various projects over the following week. By the end of June, the corporation should know if they will receive additional funds.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report For the period May 1, 2024 to May 31, 2024 and noted the following:

Marina Village – Marina Village: The final 6F plan was submitted for the Land and Water Conservation Fund protections to be swapped out from the Marina Village area to the parade ground. The plan was amended to include not only the protections on the Marina Village area but also a strip of land in Southfield, located behind the Governor Bacon building.

This amendment will free up those two large parcels and place the protections back on the parade ground. The process is now with DNREC and State Parks. State Parks will need to obtain the concurrence of the State Historic Preservation Office as part of the Section 106 review process for the National Historic Preservation Act.

Contact has been made with the State Historic Preservation Office, and they are like-minded in the approach. However, the process will take some time to complete before it can be transmitted to the National Park Service.

Branch Canal Revetment – The Army Corps of Engineers required additional geotechnical studies, which have been finalized and sent by Verdantas to the Army Corps of Engineers for their review. We are currently awaiting their Section 408 review, which is necessary to obtain a Section 404 permit required to proceed with the project. Once the 404 permit is issued, DNREC must issue a subaqueous permit for any work below the waterline.

The application with DNREC has been pending for several years, so they are aware it is ready to proceed. This project will be bid out shortly through Verdantas to adjust the estimated budget based on the bid amounts. When the grant was submitted to FEMA, the numbers were over two years old. Given the current volatility in the contracting market, new numbers will be obtained. FEMA allows for a budget adjustment, which may result in a higher award.

Old Battery Lane – A pre-construction meeting is scheduled for Tuesday, June 18, 2024, at 9:30 a.m. This meeting is a requirement of DNREC and will result in a green light to mobilize the site and start the project. The project was bid out and awarded to ADEL, who will likely start mobilization shortly after the pre-construction meeting.

The State Historic Preservation Office is initially allowing the FDRPC to close out the historic preservation tax credit portion of the project, which is approximately \$180,000, without the certificate of occupancy. The third party has sold those credits to Apple and it will be a clean transaction to achieve that revenue.

Real Estate – 1311 Officers Row remains on the market with an asking price of \$125,000, and two units are currently available for rent.

Insurance Request for Proposals (RFP) – The FDRPC issued an insurance Request for Proposals (RFP) in May of 2024. Three firms responded, and the top two were interviewed. The award was made to SafeGuard. The insurance industry is very volatile right now, and the corporation must carry a wide range

of coverages in addition to general liability. Staff is currently working with SafeGuard to identify new policies on each of the policies. The existing broker did not bid on the project so it was a forced change.

Fiscal Year 2023 Audit – The FY23 audit will be presented by George Fournaris of Belfint, Lyons & Shuman, P.A. at the August 14, 2024, board meeting. The audit findings will note a recurring issue regarding the valuation of the land when it was transferred to the corporation, which was recorded as the assessed value instead of the appraised value. To correct this, a costly reappraisal of all properties, building by building and acre by acre, back to 2014 levels would be required. Because the cost of the reappraisal outstrips the benefit, it is recommended to continue noting this issue in future audits. New explanatory language regarding this finding will be included in this year's audit.

Personnel – Mr. Slavin introduced Ms. Valerie Miller, who joined the FDRPC as a part-time planner. She previously worked as a planner for Kent County Levy Court, the State Housing Authority, and the Milford Housing Development Corporation, and holds a Master's in Urban Affairs and Public Policy from the University of Delaware.

Schedule of Land Use Planning Committee Presentations – The committee's work is now ready for the public presentation phase. It has been placed on the July 1, 2024, agenda for the Delaware City Planning Commission meeting and the July 15, 2024, agenda for the Delaware City meeting of the Mayor and Council. The presentation will be made for the FDRPC Board at a future date.

Subdivision of the Campus – Once the Land Use Planning plans are adopted by the FDRPC board, work will begin on subdivision of the balance of the campus and developing a strategy to address the remaining brownfields on the campus. There are 13 operable units now in various stages of remediation, but it does not cover all of the landmass. Although it is not necessary to remediate the landmass that is not being reused, it is advisable to do as much as they can and to do it at the highest level of remediation in order to bring value back to the land.

Friends of Fort DuPont – A six-month study was completed with Yorkston Consulting on the Friends of Fort DuPont. Interviews were conducted with 12 individuals, six from Delaware City and six from the arts and philanthropic community, to determine how best to position themselves. The strategic plan aimed to have everything operational by July 1, 2024 and they are ready now. The organization has a tax number and 501(c)(3) status, and is in good standing as a Delaware corporation. The bylaws have been revised and will replace the generic set that created the organization. Initial board appointments of between six and nine people, along with some structure that has liaisons between the board and that organization, need to be made. The community reinvestment fund applications were done in the name of the Friends of Fort DuPont, because they did meet the requirements for that fund.

Project Updates – Lennar and Marina Village are awaiting the results of the 6F decision that will come from DNREC to the National Park Service. There was an on-site visit with Blue Water CEO, Todd Burbidge, and it was confirmed that all the permits that were issued by DNREC in 2020 are active through 2025.

Fort DuPont Tenant Issue – One of our rental properties now has a resident who is listed on the sex offender registry. The police department has notified everyone in Delaware City, as required. We need to address this situation while complying with fair housing and anti-discrimination laws, which puts us in a

difficult position. The notification went out last week, and we are beginning to see some social media chatter about it, which we are monitoring closely.

ABC Crab Feast – The ABC Crab Feast will be held on June 20, 2024. If you're not attending the ABC Crab Feast but had plans to drive through Delaware City between 4:00 PM and 8:00 PM, please avoid doing so. The event paralyzes the town, as well as the campus and staff. It's a big event, and we're happy to host it. This was a 10-year agreement and this is the fourth year of that agreement. FDRPC continues to work with ABC to ensure that their needs are met and they are meeting our requirements.

Parade Grounds Meadow – We came up with the idea of creating a no-mow area to establish a meadow in the middle of the parade grounds, and it has been a hit with the neighbors. It's had a beneficial impact on the environment by attracting a lot of bird species. Additionally, implementation of this model in other areas is being considered as a cost savings measure, as grass cutting is a significant expense.

Mr. Scoglietti moved for acceptance of the Executive Director's Report, seconded by Mr. Graci and unanimously carried.

COMMITTEE REPORTS

FDRPC Finance and Audit Committee Meeting of March 11, 2024

Mr. Eriksen moved for acceptance of the FDRPC Finance and Audit Committee Report of March 11, 2024. The motion was seconded by Mr. Scoglietti and unanimously carried.

DELAWARE CITY UPDATES

Ms. Britney Loveland, interim Delaware City Manager, provided the following Delaware City Updates:

- Delaware City held a special municipal election June 11, 2024, which the Board of Elections certified June 12, 2024. Swearing-in will take place at the July meeting.
- The HVAC upgrade project at the Delaware City Community Center has begun and will continue for the next few months.
- Pothole repairs throughout town are complete, addressing all prioritized issues.
- Requests for CRF funds for large-scale projects have been submitted, and a response is awaited.
- The bi-monthly city newsletter, currently mailed to all PO Boxes, may transition to an electronic format. Residents can choose between mailed or emailed versions. Notices will be sent out, and the newsletter will remain available on the website, in town hall, and libraries.
- The city partners with the Catholic Heart Summer Youth Camp every June and possibly July, offering support to residents, including seniors and disabled individuals, for small projects like grass cutting, weeding, window washing, and minor repairs. Residents in need of support can contact town hall.

PUBLIC COMMENT

Ms. Mary Bricker-Jenkins, 2001 Draper Street, reviewed a brochure of the schedule of events detailing the inaugural Juneteenth celebrations in Polk Town and Delaware City. The events, starting on May 25th with Shove Off Day, commemorate Union troops' journey to Galveston, Texas, to announce the emancipation of enslaved people. This celebration is particularly significant because Polk Town, a historically free Black community, contributed several U.S. Colored Troops to the Civil War.

Ms. Bricker-Jenkins expressed gratitude to Tim Slavin, who led the finance and fundraising efforts, and highlighted the collaborative nature of the event, involving over 30 residents and multiple organizations, including the Friends of the African Union Church Cemetery, Main Street, and the local library. The celebration includes a series of events, such as a special worship service, community meal, and an exhibition by photographer Lynn Dilliplane.

The festivities emphasize historical significance, including the local Branch Canal's connection to Harriet Tubman's journey. Ms. Bricker-Jenkins invited the community to participate in the events, culminating in a final Juneteenth celebration at the cemetery and a waterfront celebration hosted by Main Street.

Ms. Bricker-Jenkins thanked the FDRPC for the meadow, noting that it was absolutely wonderful while also saving money.

Responding to Ms. Bricker-Jenkins, Mr. Tim Slavin, FDRPC Executive Director, advised that there are four bio basins to remediate and Cutting Edge is under contract to start that work. He thought that mobilization for the project would begin the following week. Once they are on site, they will go from one basin to the next until they are complete.

Mr. Tim Konkus, referring to the Juneteenth events, noted that while there's no empirical evidence that freedom seekers used Delaware City's canal, it's documented that Harriet Tubman passed through its lock in 1857. Lynn Dilliplane's display will be housed in a building from 1835, close to where Tubman once passed. This exhibit, featuring award-winning photographs of Harriet Tubman, will be open from 4 to 7 PM on Father's Day and daily from Sunday through Friday of the following week. Main Street is also hosting Best Kept Soul for a joyous event on Wednesday, June 19th, from 6 to 9 PM, and everyone is welcome.

RECESS INTO EXECUTIVE SESSION

Mr. Edgell 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, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body. The motion was seconded by Mr. Eriksen and unanimously carried.

Meeting recessed at 10:09 a.m.

RECONVENE

Mr. Edgell moved to reconvene the FDRPC Board meeting, seconded by Mr. Scoglietti and unanimously carried.

Meeting reconvened at 10:44 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Sale or Lease of Property

Mr. Scoglietti moved to authorize the Executive Director to execute the letter of intent that was submitted previously. The motion was seconded by Mr. Eriksen and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for July 10, 2024 at 9:30 a.m.

ADJOURNMENT

Mr. Eriksen moved for adjournment, seconded by Mr. Scoglietti and unanimously carried.

Meeting Adjourned at 10:45 a.m.

APPROVED: July 10, 2024

Fort DuPont Redevelopment and Preservation Corporation
 Budget vs. Actuals: Budget_FY24_P&L Draft 1 - FY24 P&L
 May-24

	May 2024 Final			% of Budget
	Actual	Budget	over Budget	
Income	\$ -	\$ -	\$ -	
4005 Carryforward	\$ -	\$ 300,000.00	\$ (300,000.00)	0%
4010 State Appropriation	\$ 2,250,000.00	\$ 2,250,000.00	\$ -	100%
4015 Bike Path Funding	\$ -	\$ -	\$ -	
4020 Roundabout	\$ -	\$ -	\$ -	
4100 RENTAL INCOME	\$ 150,249.57	\$ 159,623.08	\$ (9,373.51)	94%
4100-DN DNREC	\$ 10,500.00	\$ 10,500.00	\$ -	100%
4100-G Garden Plot Rental	\$ 1,050.00			
4100-OM OMB	\$ -	\$ 9,315.00	\$ (9,315.00)	0%
4110 SPECIAL EVENT REVENUE	\$ 5,550.00	\$ 6,600.00	\$ (1,050.00)	84%
4111 Misc Events	\$ 1,750.00			
Total 4110 SPECIAL EVENT REVENUE	\$ 7,300.00			
4130 CAM REVENUE	\$ -	\$ -	\$ -	
4131 Lawncare - CAM (State Tenants)	\$ 12,840.00	\$ 3,200.00	\$ 9,640.00	401%
4132 Snow/Ice - CAM (State Tenants)	\$ 12,598.00	\$ 15,000.00	\$ (2,402.00)	84%
4133 Community Association	\$ -	\$ 730.00	\$ (730.00)	0%
Total 4130 CAM REVENUE	\$ 25,438.00	\$ 18,930.00	\$ 6,508.00	134%
4150 TENANT REIMBURSEMENTS	\$ -	\$ -	\$ -	
4151 Utility Reimbursements	\$ 85,629.78	\$ 126,000.00	\$ (40,370.22)	68%
Total 4150 TENANT REIMBURSEMENTS	\$ 85,629.78	\$ 126,000.00	\$ (40,370.22)	68%
Total 4100 RENTAL INCOME	\$ 280,167.35	\$ 330,968.08	\$ (50,800.73)	85%
4200 REAL ESTATE SALES	\$ 230,000.00	\$ 1,216,200.00	\$ (986,200.00)	19%
4251 Late Payment Fee	\$ -	\$ -	\$ -	
4300 GRANTS	\$ -	\$ -	\$ -	
4400 Sales	\$ 45,000.00			
4430 Services	\$ 182,181.91			
4500 HTC CREDITS	\$ -	\$ 185,000.00	\$ (185,000.00)	0%
4800 BANK LOANS - BUDGETED PROCEEDS	\$ -	\$ -	\$ -	
Utility Refund	\$ 436.23			
Total Income	\$ 2,987,785.49	\$ 4,282,168.08	\$ (1,294,382.59)	70%
Gross Profit	\$ 2,987,785.49	\$ 4,282,168.08	\$ (1,294,382.59)	70%

	May 2024 Final			% of Budget
	Actual	Budget	over Budget	
Expenses	\$ -	\$ -	\$ -	
6000 Capital Improvement Expenditure	\$ -	\$ -	\$ -	
6030 Bank Charges	\$ 100.00	\$ 1,000.00	\$ (900.00)	10%
6300 Construction Expenditures	\$ -	\$ -	\$ -	
6463 Office Improvements	\$ -	\$ -	\$ -	
Total 6300 Construction Expenditures	\$ -	\$ -	\$ -	
6400 Building Improvements{77}	\$ -	\$ -	\$ -	
6409a 09a Doors	\$ -	\$ -	\$ -	
6409b 09b Painting-Exterior	\$ -	\$ -	\$ -	
6409c 09c Painting-Interior	\$ -	\$ -	\$ -	
6412 12 Light Fixtures	\$ -	\$ -	\$ -	
6417 Supplies & Materials	\$ -	\$ -	\$ -	
6420 20 General Condititons	\$ -	\$ -	\$ -	
6456 Permitting	\$ -	\$ -	\$ -	
Total 6400 Building Improvements{77}	\$ -	\$ -	\$ -	
6460 ENVIRONMENTAL	\$ 90,666.32	\$ -	\$ 90,666.32	
6464 Soil Analysis	\$ 11,000.00			
Total 6460 ENVIRONMENTAL	\$ 101,666.32			
6470 FEASIBILITY STUDIES	\$ -	\$ -	\$ -	
6730 Market Feasibility Study	\$ -	\$ -	\$ -	
Total 6470 FEASIBILITY STUDIES	\$ -	\$ -	\$ -	
6480 SPECIAL EVENT EXPENSES	\$ 4,038.05	\$ -	\$ 4,038.05	
6500 PROFESSIONAL FEES	\$ 58,714.60	\$ -	\$ 58,714.60	
6505 Prof Fees - Engineering	\$ 6,820.25	\$ -	\$ 6,820.25	
6505-02 Master Planning	\$ 58,733.23			
6505-03 Canal District	\$ 1,908.50			
6505-06 Survey	\$ 1,503.75			
6505-09 Round-a-bout	\$ 2,948.25			
6505-10 Living Shoreline	\$ 20,820.50			
6505-14 Marina Village	\$ 39,622.03			
6505-20 Branch Canal	\$ 33,566.00			
Total 6505 Prof Fees - Engineering	\$ 165,922.51			
6515 Prof Fees - Architectural	\$ 1,687.50	\$ -	\$ 1,687.50	
6520R Prof Fees - Legal	\$ 90,511.95	\$ 240,000.00	\$ (149,488.05)	38%
6525R Prof Fees - Accounting	\$ 67,705.00	\$ 38,196.60	\$ 29,508.40	177%
6545 Roadways/Utilities	\$ 249.49			
Total 6500 PROFESSIONAL FEES	\$ 384,791.05	\$ 278,196.60	\$ 106,594.45	138%
6510 DEMOLITION	\$ -	\$ -	\$ -	
6535 PERMITTING	\$ 4,606.38	\$ 2,795.78	\$ 1,810.60	165%
6600R FEES - OTHER	\$ -	\$ -	\$ -	
6606 Permit Fees	\$ -	\$ 1,418.88	\$ (1,418.88)	0%
6610 Bank Fees	\$ 523.37	\$ 1,838.65	\$ (1,315.28)	28%
6620 HTC Fees	\$ -	\$ 7,668.54	\$ (7,668.54)	0%
6625 Bank Charges	\$ 16.95	\$ -	\$ 16.95	
6627 Applied Bank Fees	\$ 13.00	\$ -	\$ 13.00	
Total 6625 Bank Charges	\$ 29.95	\$ -	\$ 29.95	
6631 Del City Rental Tax	\$ -	\$ 1,329.56	\$ (1,329.56)	0%
Total 6600R FEES - OTHER	\$ 553.32	\$ 12,255.63	\$ (11,702.31)	5%
6700 IMPROVEMENTS	\$ 1,902.50	\$ 1,850,000.00	\$ (1,848,097.50)	0%
6702 Building 39-1303 Officers Row	\$ 1,117.00			
6703 Building 43-NCO Duplex	\$ 1,115.00			
6709 Building 24-FDRPC Office	\$ 1,269.00			
6711 Building 20-PX	\$ 114,223.55			
6712 Building 24-Theater	\$ 25,156.25			
6713 Building 55-Chapel	\$ 17,145.00			
6716 Canal District	\$ -			
6716.30 Roads/Utilities	\$ 298,000.00			
Total 6716 Canal District	\$ 298,000.00			

	May 2024 Final			% of Budget
	Actual	Budget	over Budget	
6721 Roundabout	\$ 14,618.91			
6729 Signage	\$ 260.00			
6734 Building 23-Band Barracks	\$ 840.00			
6738 Duplexes on OBL	\$ -			
6738-01 Building 26	\$ 1,800.00			
6738-02 Building 27	\$ 2,425.00			
Total 6738 Duplexes on OBL	\$ 4,225.00			
6740 Building 28-Bakery	\$ 5,085.00			
6741 Building 30-Stable	\$ 10,825.00			
6744 Maintenance Shop	\$ 3,916.00			
6745 Building 9	\$ 2,227.30			
6746 Building 10	\$ 2,227.30			
6747 Building 19	\$ 159,836.00			
6748 Building 52-Tilton	\$ 23,477.06			
6749 Pump House	\$ 34,260.00			
6759 Community Garden	\$ 2,594.53			
6768 DNREC Magazine	\$ 19,900.00			
6770 DNREC Maintenance Bldg	\$ 1,763.70			
Total 6700 IMPROVEMENTS	\$ 745,984.10			
6800 SITE UTILITIES	\$ 388.00	\$ -	\$ 388.00	
6810 Electric	\$ 191,353.61	\$ 144,000.00	\$ 47,353.61	133%
6815 Gas	\$ (2,044.83)	\$ 4,400.00	\$ (6,444.83)	-46%
6820 Water	\$ 12,183.52	\$ 14,000.00	\$ (1,816.48)	87%
6825 Sewer	\$ 8,384.46	\$ 20,000.00	\$ (11,615.54)	42%
6830 Phone/Internet	\$ -	\$ 10,200.00	\$ (10,200.00)	0%
6835 Trash	\$ 2,985.00			
Total 6800 SITE UTILITIES	\$ 213,249.76	\$ 192,600.00	\$ 20,649.76	111%
7000 OPERATING EXPENSES	\$ -	\$ -	\$ -	
7005 Museum	\$ -	\$ -	\$ -	
7009 Computer Support	\$ 6,869.22	\$ -	\$ 6,869.22	
7010 Office Supplies	\$ 15,283.64	\$ 12,000.00	\$ 3,283.64	127%
7015 Taxes & Licenses	\$ 253.63			
7020 Travel	\$ -	\$ 1,000.00	\$ (1,000.00)	0%
7025 Meals and Entertainment	\$ 680.31	\$ 1,040.00	\$ (359.69)	65%
7030 Utilities - Office	\$ 31,826.20	\$ 6,700.00	\$ 25,126.20	475%
7035 Phone/Internet - Office	\$ 152.18	\$ -	\$ 152.18	
7040 Repairs & Maintenance	\$ 3,972.10	\$ 5,200.00	\$ (1,227.90)	76%
7045 Discretionary Expenses	\$ -	\$ 7,970.00	\$ (7,970.00)	0%
7050 Equipment and Furnishings	\$ -	\$ 5,100.00	\$ (5,100.00)	0%
7051 Uniforms	\$ 3,990.07			
Total 7000 OPERATING EXPENSES	\$ 63,027.35	\$ 39,010.00	\$ 24,017.35	162%
7100 COMMON AREA MAINTENANCE	\$ 25,177.47	\$ -	\$ 25,177.47	
7105 Lawn Care	\$ 95,160.00	\$ 113,000.00	\$ (17,840.00)	84%
7110 Storm Water Management	\$ -	\$ 2,200.00	\$ (2,200.00)	0%
7115 Pest Control	\$ 1,612.78	\$ 3,200.00	\$ (1,587.22)	50%
7120 Fire & Security Monitoring	\$ 4,082.00	\$ 4,600.00	\$ (518.00)	89%
7125 Snow & Ice Removal	\$ 9,160.00	\$ 3,800.00	\$ 5,360.00	241%
7130 Building Repairs & Maintenance	\$ 2,462.50	\$ 19,000.00	\$ (16,537.50)	13%
7135 Road Repairs	\$ -	\$ 3,300.00	\$ (3,300.00)	0%
7140 Landscaping Maintenance	\$ 71,205.49	\$ 20,000.00	\$ 51,205.49	356%
7141 Auto	\$ 3,892.02	\$ 9,600.00	\$ (5,707.98)	41%
7145 Equipment Expense	\$ 2,442.25	\$ 42,000.00	\$ (39,557.75)	6%
7146 Supplies	\$ -	\$ 5,900.00	\$ (5,900.00)	0%
7830 Utilities	\$ 13,843.18	\$ 17,000.00	\$ (3,156.82)	81%
7831 Water & Sewer	\$ -	\$ 2,200.00	\$ (2,200.00)	0%
Total 7830 Utilities	\$ 13,843.18	\$ 19,200.00	\$ (5,356.82)	72%
Total 7100 COMMON AREA MAINTENANCE	\$ 229,037.69	\$ 245,800.00	\$ (16,762.31)	93%

	May 2024 Final			% of Budget
	Actual	Budget	over Budget	
7200 DEBT EXPENSE	\$ -	\$ -	\$ -	
7205 P & I - Applied Bank PH1	\$ 76,254.20			
7206 P & I - Applied OBL Duplexes	\$ 62,163.13	\$ 51,180.00	\$ 10,983.13	121%
7207 P & I - PH1D		\$ 72,696.00	\$ 200,304.00	376%
7210 DMHEF Repayment	\$ 20,834.35	\$ 20,834.45	\$ (0.10)	100%
7220 FDRPC RLF Repayment	\$ 273,000.00	\$ 273,000.00		
7225 DEBT EXPENSE WSFS LOAN	\$ 996.74			
Total 7200 DEBT EXPENSE	\$ 433,248.42	\$ 417,710.45	\$ 15,537.97	104%
7300 Depreciation Expense	\$ -	\$ -	\$ -	
7500 MARKETING EXPENSES	\$ 7,000.00	\$ -	\$ 7,000.00	
7510 Advertising & Promotion	\$ -	\$ 24,000.00	\$ (24,000.00)	0%
7525 Marketing Collateral	\$ -	\$ -	\$ -	
7530 Promotional Memberships	\$ -	\$ -	\$ -	
7540 Stationery & Printing	\$ -	\$ -	\$ -	
7550 Website & Social Media	\$ 15,904.53	\$ 20,000.00	\$ (4,095.47)	80%
7551 Video	\$ -	\$ -	\$ -	
7555 Marketing - Other	\$ 7,780.00	\$ -	\$ 7,780.00	
Total 7500 MARKETING EXPENSES	\$ 30,684.53	\$ 44,000.00	\$ (13,315.47)	70%
7700 PAYROLL EXPENDITURES	\$ 18,270.83	\$ -	\$ 18,270.83	
7710 401k	\$ 9,535.60	\$ 8,634.00	\$ 901.60	110%
7720 Employee Benefits - Health	\$ 72,484.42	\$ 80,004.00	\$ (7,519.58)	91%
7721 Employee Benefits - Dental	\$ (45.67)	\$ 4,050.00	\$ (4,095.67)	-1%
7730 Payroll Tax Expense	\$ 37,958.36	\$ 17,809.80	\$ 20,148.56	213%
Total 7740 Salaries & Wages	\$ 531,306.94	\$ 578,172.58	\$ (46,865.64)	92%
7750 Payroll Service Fees	\$ 3,199.06	\$ 2,500.00	\$ 699.06	128%
Total 7700 PAYROLL EXPENDITURES	\$ 672,709.54	\$ 691,170.38	\$ (18,460.84)	97%
7850 INSURANCE	\$ (40,388.25)	\$ -	\$ (40,388.25)	
7851 General Liability	\$ -	\$ 9,489.00	\$ (9,489.00)	0%
7852 Flood Insurance	\$ 9,574.12	\$ -	\$ 9,574.12	
7853 Property	\$ 93,070.93	\$ 85,080.54	\$ 7,990.39	109%
7854 Builder's Risk	\$ -	\$ 3,229.00	\$ (3,229.00)	0%
7855 Workers Comp Insurance	\$ 248.00	\$ 4,404.00	\$ (4,156.00)	6%
7856 Auto	\$ 15,361.00	\$ 15,361.00	\$ -	100%
7857 D & O/ E&O Insurance	\$ 8,855.00	\$ 12,757.52	\$ (3,902.52)	69%
7858 Business Owners	\$ -	\$ -	\$ -	
7859 Pension & Crime	\$ -	\$ 1,900.00	\$ (1,900.00)	0%
Total 7850 INSURANCE	\$ 86,720.80	\$ 132,221.06	\$ (45,500.26)	66%
8000 VALUE OF REAL ESTATE SOLD	\$ -	\$ -	\$ -	
Administrative Expenses	\$ -	\$ 417.00	\$ (417.00)	0%
Legal Fees - Operating	\$ 104.00	\$ -	\$ 104.00	
Property Management	\$ -	\$ -	\$ -	
7880 Repair & Maintenance	\$ -	\$ 1,717.00	\$ (1,717.00)	0%
7890 Payroll	\$ -			
7892 Salaries	\$ 9,752.64			
Total 7890 Payroll	\$ 9,752.64			
7900 Security	\$ -	\$ 70.00	\$ (70.00)	0%
7910 Supplies	\$ 417.12			
Total Property Management	\$ 10,169.76	\$ 1,787.00	\$ 8,382.76	569%
Total Expenses	\$ 2,980,691.07	\$ 3,908,963.90	\$ (928,272.83)	76%
Net Operating Income	\$ 7,094.42	\$ 373,204.18	\$ (366,109.76)	2%
Other Expenses	\$ -	\$ -	\$ -	
ASK MY ACCOUNTANT	\$ -	\$ -	\$ -	
Miscellaneous	\$ 1,000.00			
Total Other Expenses	\$ 1,000.00	\$ -	\$ 1,000.00	
Net Other Income	\$ (1,000.00)	\$ -	\$ (1,000.00)	
Net Income	\$ 7,094.42	\$ 373,204.18	\$ (366,109.76)	2%



Executive Director Monthly Report

For the period June 1, 2024, to June 30, 2024

Our board meeting will be held on July 10, 2024, at 9:30 a.m. at the **Delaware City Fire Hall**. Board packets will be distributed via email (as a pdf attachment).

Appropriation for FY 25. FDRPC was funded at the FY 24 level of \$2.25M in the FY 25 budget.

Audit for FY 23. The draft audit for FY 23 was received by Belfint, Lyons, and Shuman (BLS) and is under review by FDRPC staff. Due to scheduling conflicts, the audit will be presented at the Board meeting on August 14, 2024.

Land Use Plans public presentations. Public presentations of the revised Land Use plans will be presented to the Delaware City Planning Commission on July 1st, the Mayor and Council meeting on July 15th, and at a community information meeting sponsored by FDRPC on July 24th. Final adoption of the plan will be brought to the FDRPC Board of Directors on August 14th.

Capital Projects

- **Marina Village.** The request for a change to the 6f protected areas was submitted to DNREC (Department of Natural Resources and Environmental Control) on May 29, 2024.
- **Branch canal bank revetment and promenade.** Verdantas is under contract to bid the design out in July 2024.

- **Branch canal ownership.** There has been no additional communication between the FDRPC and the Senate Environment and Public Works (EPW) Committee staff on this issue. EPW staff were studying the use of report language in the 2024 Water Resources Development Act (WRDA) to confirm that transfer of ownership.

- **Old Battery Lane (OU-6).**
 - a. The Environmental Covenant was recorded with New Castle County on November 21, 2023.
 - b. The Certificate of Completion of Remedy (COCR) was issued by DNREC on January 23, 2024, and recorded on January 30, 2024.
 - c. The Sediment and Stormwater Permit was issued by DNREC on January 30, 2024.
 - d. Brady Lane project.
 - This project will bring sewer and water online for the two duplexes completed by FDRPC in 2022.
 - The project resides inside the boundaries for OU-8.
 - The project was successfully bid, and an award has been made to A-Del.
 - The pre-construction meeting is scheduled for June 8, 2024, on site at Brady Lane. This meeting is the project's kick-off.
 - e. The project is set to mobilize during the week of July 8th by A-Del with the placement of stormwater management controls on the project area.

- **Archives Building (OU-10)**
 - a. The Environmental Covenant was recorded with New Castle County on February 2, 2024.
 - b. The Certificate of Completion of Remedy (COCR) was issued by DNREC on May 2, 2024.
 - c. FDRPC has finished removing the wells and submitted the necessary paperwork to DNREC for approval.
 - d. The Sediment and Stormwater Permit was issued by DNREC on January 30, 2024.
 - e. Project estimates are received and within the estimated budget. FDRPC will serve as the general contractor on this project and manage the sub-contractors.

- **National Guard.** The original transfer of lands from the State of Delaware to FDRPC included the lands where the National Guard armory is located (on the southwest edge of the campus). The National Guard had previously requested that this parcel be transferred to their ownership, as it influences obtaining funding for projects. Legal counsel is working on the transfer of the property to the National Guard.

Operations

- **Real estate update.**
 - a. Real Estate for sale
 - 1311 Officers Row remains listed at \$125,000.
 - b. Leasing: As of June 1, 2024, the following residential units are available through Emory Hill NAI:
 - 1605 Maple Boulevard
 - 1306 B Officers Row
 - 1308 B Officers Row

- **Re-financing of existing debt completed.** The re-financing of existing debt with Applied Bank has been completed. This resulted in a reduction in overall debt of \$273,000 and a reduction in annual payments of \$19,948. (Note: The monthly payment will be further reduced when the Old Battery Lane duplexes have certificates of occupancy, and the note converts from a construction note to a standard mortgage.)

- **Valerie Miller hired as Planner.** Valerie Miller began her role as part-time Planner for FDRPC. She will serve as lead on brownfield issues, the major subdivision of campus expected in 2025, the completion of the Land Use Plan, and will also assist the Friends of Fort DuPont in their start-up activities.

- **Statewide Procurement for Energy Supply.** FDRPC will again opt-in on the statewide procurement contract for energy supply with the State of Delaware. Energize Delaware is assisting FDRPC in this issue.

- **Grant applications to Community Reinvestment Fund (CRF).** The two proposals submitted for consideration in the Community Reinvestment Fund (CRF) were not funded for FY 25. Proposals were submitted for the chapel rehabilitation for \$350,000 and the theater rehabilitation \$750,000.

- **FOIA Requests.** There were no FOIA (Freedom of Information Act) requests presented for June 2024.

- **Friends of Fort DuPont.** Initial appointments to the “founding” board of directors are scheduled to be made between July 1, 2024, and July 31, 2024, with a full board of between 9 and 12 members appointed by December 31, 2024. A copy of the report from Yorkston Consulting is attached to this report.

Cultivation

- **Tri-State Bird Rescue.** Representatives of Tri-State Bird Rescue visited the campus to discuss the possibility of FDRPC serving as a host for a large-scale oiled wildlife

response. Tri-State Bird Rescue would also like to host field training on site on the campus. Discussions are ongoing.

Upcoming special events:

- October 11, 2024: Pints and Pumpkins. Outdoor reception for residents of Fort DuPont campus.
- October 25, 2024: Outdoor Movie night at Fort DuPont. This event will be open to the public.



YORKSTON
CONSULTING

Friends of Fort DuPont Focus Group Findings

Presented to

**FORT DuPONT
REDEVELOPMENT
and
PRESERVATION
CORPORATION, Inc.**

May, 2024

*J. Cameron Yorkston
Yorkston Consulting*



Charge

In December 2023, Yorkston Consulting was invited by Tim Slavin, Executive Director, Fort DuPont Redevelopment and Preservation Corporation, Inc. (FDRPC), located in Delaware City, to establish a focus group charged with determining how to update, activate, and engage the Friends of Fort DuPont (FFD) to serve the arts and cultural vision for the Fort DuPont campus and community. The study focused on the restoration of the 1933 War Department Theater, and the adaptive reuse of the Chapel, as a community center.

Yorkston Consulting was also tasked with reviewing existing FFD documents, including FFD Bylaws, Certificate of Incorporation, and IRS 501(c)(3) documentation.

A total of fifteen (15) individuals participated in interviews and tours during the months of January, 2024 through April, 2024. These individuals consisted of informed non-profit professional leaders and representatives of the Fort DuPont community and Delaware City. Once scheduled, each interview lasted approximately one (1) hour, unless a site tour was scheduled, adding additional time. Each conversation was conducted in-person, by telephone, or by zoom.

At the beginning of each appointment, the conversation proceeded with an exchange of greetings and further introductions, and a restatement of the purpose of the interview. Interview questions were provided to focus the discussion, gather opinions, and provide individual recommendations.

Interview summaries, submitted to Tim Slavin during this four (4) month period, are included as an Appendix to this report.

Study Participants

Manny Arencibia

Susan Booker

Pete Booker

Ralph Burdick, MD

Loree Elton

Doug Eriksen

David Fleming

Corinth Ford

Michael Graci

Winnie Graham

Lyn Henshaw

Tim Konkus

Paul Parets

Wesley Paulson

Vince Watchorn

Study Findings

The aggregate Study results have been organized by topic. These include the steps needed to activate the Friends of Fort DuPont (FFD) and secondly, the ability of FFD to support the arts and cultural vision in regard to the theater restoration and the adaptive reuse of the chapel.

PART I

Activate the Friends of Fort DuPont

Board Governance

Board Membership

As with all nonprofit organizations, board member identification and recruitment is a critical component of ongoing success. Most boards look to recruit individuals who are recognized community leaders, who are passionate about the organization's mission, who represent various professions, ethnic, cultural, and gender perspectives that help to create a balanced cross section of the community. All of these individuals must recognize, actively support, and participate in the organization's fiscal and fundraising activities.

The study revealed that the founding Board of the Friends of Fort DuPont must have one overwhelming characteristic and responsibility - *an understanding and commitment to the mission*. In the words of one interviewee, "Board members must be energetic, engaged individuals, who can tell the stories and sell the dream."

To achieve this balanced cross section of individuals, the Study recommended the inclusion of FDRPC board members, recognized DE City community/political leaders, as well as, individuals outside of the DE City geographical area. This diverse group of individuals should represent differing skill sets, with the most frequently mentioned being arts/cultural experience, seven (7) times, followed by fiscal and fundraising experience, six (6) times. All interviewees understand the success of FFD funding will rely upon the strength of establishing a meaningful donor base, and board members having strong relationships within the philanthropic community. Additional professional experience should include non-profit board management and/or service, and legal and accounting backgrounds.

The size of the founding FFD Board should range from five (5) to a maximum of eighteen (18) members. However, the general consensus by the participants ranged between six (6) and nine (9) members, with that number to grow strategically, over time. If the FFD Bylaws recommend term limits, one participant suggested making the first two years provisional, before any term/class actually begins.

Board Documents

The first task of the Friends of Fort DuPont should be devoted to updating existing FFD records and creating any additional materials needed. The documents are listed below.

1) **State of DE Certificate of Incorporation**

In accordance with Article Sixteen, the Corporation reserves the right, at any time, and from time to time, to amend, alter, change or repeal any provisions contained in the Certificate of Incorporation. With that being said, the following references should be amended: Registered Agent, the Executive Director, and Founding Board Members.

2) **Friends of Fort DuPont Bylaws**

Yorkston Consulting has provided a revised draft of the FFD Bylaws for approval by the new members of the FFD founding board.

3) **IRS 501(c)(3) Tax Exempt Letter**

According to Tim Slavin, the IRS form 990 has been filed in each of the last three years. The FFD Executive Director listed on this document is Jeff Randol. This document must reflect Tim Slavin as the new Executive Director.

4) **Mission, Vision, and Core Value** statements must be drafted and approved by the FFD founding board. By definition, a Mission Statement communicates the purpose of the organization. The Vision Statement provides insight into what the organization hopes to achieve, or wishes to become in the future, within a geographical area. The Core Value Statement reflects the organization's core principals and ethics. An excerpt from the existing FFD Certificate of Incorporation states, "...to ensure the cultural, historical, and aesthetic enhancements of the entire Fort DuPont complex." The Study found the following words expressed most often by participants for use in a newly drafted Mission Statement: community (10), history/historical (9), arts/cultural (4).

5) **FFD Logo** needs to be designed and approved by the FFD founding board. A recurring image was not identified by the participants, but rather two broad topics were mentioned repeatedly:

- a) environment, open space, and nature representations, including: waterway, cattails, parade ground, herons, a bridge,
- b) military history representations, including: officer's row, bunkers, flagpole, original graphic from the Fort DuPont military newspaper, and theater.

Please note a logo will be necessary for FFD stationery and promotional materials.

6) **Pro-Forma Operating Budget** needs to be drafted by the FFD founding board to identify operating expenses. If small capital expenses are necessary, they may appear in the operating budget as one time modest, equipment, line items.

7) **Conflict of Interest** statement needs to be drafted and signed, annually, by all FFD founding board members. This document should reflect the State of Delaware's approved definition of Conflict of Interest.

8) **Nondiscrimination Policy** needs to be drafted and approved by the FFD founding board.

9) **FFD Strategic Plan** needs to be considered, or at the very least, use the FDRPC strategic plan as a guide.

10) **FFD Website** should be designed, or at the very least, an updated link from the FDRPC website should be considered for donations and news of upcoming events.

PART II

Restoration of the WWII Theater and the Adaptive reuse of the Chapel, as a Community Center

One individual shared the fact that the original document regarding the authorization of the FDRPC called for the restoration of Fort DuPont historic properties, with the Theater and the Chapel as vital parts of the original plan.

All Study participants thought the restoration of the WWII Theater and the adaptive reuse of the Chapel, as a community center, were very worthwhile projects for the Friends of Fort DuPont to undertake. Most were of the opinion that both venues would provide opportunities for community outreach, speaker presentations, youth services, and special events.

Theater

The restoration of the Theater was viewed as the more ambitious undertaking, requiring the greatest fundraising efforts. The most frequently suggested uses were a performing arts center, a large lecture space, and a movie/film venue.

Chapel

The adaptive reuse of the Chapel, as a community center, was thought to be a more attainable project, and thus, might be considered the first priority of the Friends. Participants saw the Chapel as a multi purpose event space for temporary exhibits, small performing arts performances, and community meetings. One individual suggested that the Chapel be considered as a Welcome Center, due to its entry location at the site.

Advocacy and Fundraising

Study participants were interviewed regarding FFD advocacy and fundraising responsibilities necessary to achieve these goals. Several individuals urged that “fundraising tasks of FFD need to be clear, with specific responsibilities outlined.” Only after the operating and capital needs are identified, can FFD pursue grants, sponsorships, and partnerships. Cultivation of major donors should start early, adding “an active rolodex could be helpful.”

An additional thought, voiced several times, referenced that the branding and marketing of Fort DuPont was a necessary task to promote advocacy for the site, both within the Delaware City community, and more importantly, outside the city limits.

The Study focused specifically on the advocacy and fundraising, by FFD, for the Theater and Chapel, as part of an arts and cultural vision for Fort DuPont. However, it should be noted that as a result of the conversations, additional aspects worthy of consideration were mentioned. Interviewees emphasized the inclusion of the military history and Parade Ground as open space, followed by greater attention to the environmental and recreational opportunities, as well as the social history of the site.

While these additional ideas could arguably be viewed as topics outside the scope of this Study, they all have a direct impact on the FFD’s future fundraising activities, not only with regard to establishing a broad donor base, but also, with regard to future prospects, and their cultivation, solicitation, and stewardship.

Membership Program

The question of a membership program was discussed with all fifteen (15) Study participants. In general, membership programs provide value to an individual for their participation, demonstrate an individual’s loyalty commitment to the organization, and provide a broader avenue for giving. It was recommended, however, by the majority of interviewees, that an Annual Giving program be established, at this time, instead of a membership program. It was also noted that the Friends would need to present a clear fundraising case for support, with the assurance that the funds raised would be principally used for general operating support of the Friends, with capital funds to be raised, at a later time, for the restoration of the Theater and the adaptive reuse of the Chapel.

PART III

Conclusion

“Fort DuPont is Delaware City”

In 2015, the annexation of the Fort DuPont campus into the Delaware City limits received overwhelming support. Restoration of historic properties, in particular, the Theater and the Chapel, were viewed as vital components of the arts and cultural vision.

Today, in 2024, the effort to launch an arts and cultural center, through the restoration of the Theater and the repurposing of the Chapel as a community center, was seen by the Study participants as a way not only, to ensure the cultural vision of Fort DuPont, but also, a way to bolster the strength of the local community. The Theater and the Chapel offer Delaware City, and the surrounding areas, opportunities for community outreach, speaker presentations, youth services, and event gathering spaces. In addition, these venues might also increase participation in the arts for those who may otherwise be unable to access it. The economic benefits of an arts and cultural center at Fort DuPont might also provide “dollars” for the local merchants and contribute to the overall economic vitality of the community. While resistance to change and an attitude of indifference lingers within a small group of Delaware City residents, the participants most familiar with this population, did not view this as a serious problem.

As Jessica Ball, Director of DE Division of the Arts, has said, “...the arts serve as a reflection of our collective identity and heritage, preserving our stories for future generations.” It is evident, through the participants conversation, the stories of Fort DuPont must highlight the multi-faceted characteristics of the site, especially the military and social history aspects, as well as the environmental and recreational components. Private sector capital funding and major donor cultivation will benefit from this approach.

Final Thoughts

At the end of each interview, the participant was asked for his/her additional thoughts not addressed in the conversation. The following bullet points reflect their replies:

- * Walkability to the site, from the town, is difficult.
- * Is ample parking for the Theater and the Chapel available?
- * Is seed money for the Friends of Fort DuPont to operate available?
- * What is the timeline for the Friends of Fort DuPont?
- * Is a “makers” space being considered?
- * Will a Farmer’s Market and an Arts & Crafts Fair be possible?

Recommendations

- 1. Identify, recruit, and orient six (6) to nine (9) candidates to serve as founding board members of the Friends of Fort DuPont (FFD). Insist that each member adopt a pledge to contribute meaningfully as donors to the Annual Fund (operating funds), and to provide introductions to other like minded donors.**
- 2. Review and update existing Fort DuPont documents, as well as, create new board documents listed in this report.**
- 3. Develop a mutually agreed upon timeline for the establishment of a calendar for meetings and activities.**
- 4. Develop a Friends of Fort DuPont advocacy Initiative that will increase awareness, both within and outside of Delaware City, of the potential arts and cultural opportunities.**
- 5. Evaluate current and future operational and capital goals, and develop fundraising objectives accordingly.**

Draft

BYLAWS OF THE FRIENDS OF FORT DuPONT INC.

PREAMBLE

Friends of Fort DuPont, Inc. (hereafter FFD), established in 2019, is a nonprofit citizens' organization, as defined by the laws of the State of Delaware, which supports the mission of the entire Fort DuPont complex. Friends of Fort DuPont Inc. shall operate for charitable, scientific, literary, and educational purposes within the context of the United States Internal Revenue Code of 1986, Section 501 (c)(3) as amended, or the corresponding provision of any future United States Internal Revenue Law and the Certificate of Incorporation.

MISSION

FFD accomplishes this by engaging in the following mission to ensure the cultural, historic, and aesthetic activities of the entire Fort DuPont complex, located at 260 Old Elm Avenue, Post Office Box 521, Delaware City, Delaware 19706.

- 1) Raising public awareness of and advocacy for this mission and this historic site;
- 2) Raising funds to support and enhance the restoration, preservation, maintenance and operation of this historic site;
- 3) Raising funds to support and enhance cultural activities, programs, and compatible community events;
- 4) Developing historical interpretation and programs to promote state and local history as well as heritage and ecotourism;
- 5) Forming partnerships with organizations that can assist and benefit from this historic site.

ARTICLE I NAME, LOCATION, AND MEETINGS

Section 1.1 Name. The name of the organization shall be Friends of Fort DuPont Inc. (hereafter FFD)

Section 1.2 Principal Office. The principal office of the FFD shall be located at the Fort DuPont Redevelopment and Preservation Corporation, 260 Old Elm Avenue, Post Office Box 521, Delaware City, Delaware 19706.

Section 1.3 Registered Office and Registered Agent. The address of its registered office is: 260 Old Elm Avenue, Post Office Box 521, Delaware City, Delaware 19706. The name of the registered agent is Fort DuPont Redevelopment and Preservation Corporation.

Section 1.4 Meetings. Meetings may be held at such place or time as the Board of Directors may designate.

ARTICLE II BOARD OF DIRECTORS

Section 2.1 General Duties and Powers. The Board of Directors shall conduct and supervise the business and affairs of FFD. The Directors shall act on behalf of the FFD only as a Board. Individual Directors shall exercise no power or authority independent of a collective Board decision.

Notwithstanding, the Board may delegate such responsibilities and functions as it may determine and shall perform such duties as are specified in these bylaws.

Section 2.2 Number and Tenure. The Board of Directors shall consist of **two** classes of Directors as follows:

A. Ex Officio Directors

There shall be nonvoting or voting members of the board and shall include:

- (1) the Fort DuPont Redevelopment and Preservation Corporation, Executive Director, or his/her designee, and shall serve a term consistent with his/her position of employment.

(2) the Immediate Past President of FFD, for a period of one year (unless his/her term as an Elected Director remains in effect for this period).

B. Elected Directors

The Elected Directors shall be voting members of the Board. Elected Directors shall be nominated by the nominating committee and elected by current elected board members of FFD, at an Annual Meeting of the Board. The Board of the FFD shall consist of, not fewer than nine (9) and not more than fifteen (15) other voting Directors.

Section 2.3 Terms. Initially, the terms of the Elected Directors shall be staggered so that there will be three classes of Elected Directors (one class will be for one year, the second class will be two years and the third class will be for three years). Thereafter, all Elected Directors shall serve for a three-year term and one third of the Directors shall be elected annually. All terms of office shall coincide with the fiscal year January 1st - December 31st. Directors may not serve more than two consecutive three-year terms, except in the case of fulfilling a vacancy of a board member. They may be nominated to return to the Board after a one-year absence.

Section 2.4 Vacancies. Except where otherwise stipulated by these bylaws, the Board shall have the authority to fill a vacancy in any office or directorship occurring between annual meetings of FFD. Any election of a candidate by the Board to duly fill any such vacancy, shall not exceed the remaining term of the vacated position, and shall then be nominated as a candidate to serve, following the established nominations procedures as approved by the Board.

Section 2.5 Removal. The Board may remove any Elected Director who is absent for more than 3 consecutive meetings without having received an excuse for such absences, except in the case of emergencies.

Section 2.6 Compensation. No Elected Director of FFD shall receive any salary, compensation or emolument for his/her services performed on behalf of FFD.

Section 2.7 Duties and Powers of Directors.

The Board may:

- A. Set meetings of the Board of Directors and FFD at such times and places as is deemed proper;
- B. Remove Directors according to the terms as described in Section 2.5;
- C. Appoint committees on particular subjects from the members of the Board or of the FFD and delegate them the authority to perform certain functions as the Board may determine;

- D. Manage the finances of FFD, which includes, but is not limited to:
 - 1. Audit bills, accounts, and investments of FFD,
 - 2. Approve disbursement of funds of FFD,
 - 3. Develop an annual budget for approval by the Board,
 - 4. Monitor compliance with the approved budget, and
 - 5. Enter into banking relationships.
- E. Print and circulate documents and publish articles;
- F. Correspond and communicate with other associations and organizations interested in the mission and purpose of FFD;
- G. Adopt policies and procedures for the operation of FFD;
- H. Hire employees, enter into contracts for services according to Board Policies and Procedures;
- I. Supervise all Board officers, committees, employees, contractors, and agents, through the office of the President and in accordance with Board Policies and Procedures;
- J. Devise and implement such other measures and conduct such business as it deems proper and expedient to promote the mission of FFD.

Section 2.8 Regular Board Meetings. Regular meetings of the Board shall be held quarterly, or as may be deemed appropriate and approved by the Board, consistent with Article I, Section 1.4.

Section 2.9 Quorum. A quorum of the Board shall constitute fifty percent of the voting members of the Board, plus one.

Section 2.10 Special Board Meetings. Special meetings of the Board may be called by the President or upon the written petition of twenty-five percent of the members of the Board, provided that written/electronic notice is sent to the last known address of all elected Board members not fewer than seven calendar days prior to the meeting. The action taken at any such meeting shall be limited to only the issue(s) for which the meeting had been called.

Section 2.11 Alternative Board Meetings. The Board should meet in person. However, when necessary, meetings may occur by teleconference or electronic means.

Section 2.12 Duties of Board Officers and Directors. A Board Officer or Director shall perform his/her duties as a Board member in good faith, and in the best interest of FFD.

Section 2.13 Liability of Board Officers and Directors. No Board Officer or Director of FFD shall be liable to the Organization or its members for monetary damages or breach of fiduciary duty as a Director unless the Director has breached or failed to perform the duties of the Director's office in compliance with Section 2.12.

Section 2.14 Indemnification of Board Officers and Directors. FFD shall indemnify any Officer or Director against reasonable expenses, cost, and attorney fees actually and reasonably incurred by him/her in connection with the defense of any action, suit or proceeding, civil or criminal, in which he/she is made a part of by reason of being or having been an Officer or Director of FFD. This indemnification shall include any amounts paid to satisfy a judgment or to compromise or settle a claim. The termination of any action, suit or proceeding by judgment, order settlement, conviction or upon a plea of *nolo contendere*, or its equivalent, shall, not, of itself, create a presumption that the Officer or Director did not act in good faith and in a manner which he/she reasonably believed to be in the best interest of FFD, and with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful. However, the Officer or Director shall not be indemnified if he/she shall be adjudged to be liable on the basis that he/she has breached or failed to perform the duties of his/her office and breach or failure to perform such duties constitutes a willful misconduct or recklessness. Advance indemnification may be allowed of an Officer or Director for reasonable expense to be incurred in connection with the defense of the action, suit or proceeding provided that the Director or Officer must reimburse FFD if it is subsequently determined that the Director or Officer was not entitled to indemnification.

Section 2.15 Indemnification Insurance. FFD shall purchase and maintain indemnification insurance on behalf of all Directors against any liability asserted against him/her arising out of his/her status on the Board.

ARTICLE III OFFICERS

Section 3.1 Board Officers. The elected Board Officers shall consist of the President, Vice President, Secretary, and Treasurer.

Section 3.2 Elections. Officers shall be nominated by a Nominating Committee of the Board and elected at the first Board meeting of the fiscal year.

Section 3.3 Terms of Board Office. All Officers shall serve a one-year term or until their successors have been elected and qualified, or until their resignation, removal or replacement has been accepted. Any Officer may be reelected within his/her term of office as a member of the Board. No officer may serve for more than six consecutive one-year terms or beyond his/her term as an Elected Director.

Section 3.4 Duties and Powers. The Officers shall have such duties and powers and perform such duties as are cited here and such other duties as the adopted parliamentary authority shall prescribe. These officials are charged to perform the duties prescribed by these Bylaws in this Article III and by the parliamentary authority adopted by the FFD as described in Article VII, Section 7.4 of these Bylaws. The Officers shall specifically have the following duties:

- A. The President of the Board shall
 1. Preside at all meetings of the Board and the FFD;
 2. Manage the affairs of the FFD or until such time as a professional staff person may be hired to assume such responsibility, and implement all orders and resolutions of the Board;
 3. Appoint Chairs of all standing and special committees;
 4. Serve as ex-officio member of all committees except the Nominating Committee;
 5. Represent the FFD in any public venues;
 6. Become the Immediate Past President upon election of a new President.

- B. The Vice President/President Elect, or authorized designee, shall
 1. Generally assist the President;
 2. Perform the duties and exercise the powers of the President during the temporary absence or disability of the President;
 3. Serve as the President for the unexpired term, in case the President cannot fulfill his/her term for any reason.
 4. Plan the Annual Meeting.

- C. The Secretary, or authorized designee, shall
 1. Maintain at the principal office of the FFD or such other place

as the Board may determine, the official records of the FFD including:

- a. The original, or a copy, of these Bylaws and any amendments or other alterations that may occur from time to time;
 - b. All FFD correspondence;
 - c. The Friends records containing the names and addresses of current Friends, and in the case where any Friend is no longer active, a record of such fact together with the date on which such action occurred.
 - d. The seal of the FFD;
2. Record minutes of all meetings of the FFD and of the Board;
 3. Maintain those minutes as a history of the proceedings of the FFD, and dispatch copies of the minutes of the Board meetings to all members of the Board within ten (10) days following each meeting;
 4. Prepare and submit notices of all meetings and other activities of the FFD and Board meetings to Board members as described in Article V, Section 5.5;
 5. Assist the President or the presiding officer in preparation of the agenda for all Board meetings and the Annual Meeting;
 6. Maintain any other records or perform any other duties as may be delegated by the President or Board;
 7. In the absence of the Secretary or if the Secretary is unable to perform his/her duties, such duties shall be performed by a Secretary *pro-temp* appointed by the presiding officer at any meeting.
- D. The Treasurer, or authorized designee, shall
1. Maintain custody of all the FFD funds;
 2. Keep and maintain full and accurate records of all receipts and disbursements and maintain such financial controls as may be adopted by the Board;
 3. Deposit all monies and securities, in such depositories as may be ordered by the Board taking proper vouchers for such deposits;
 4. Report all financial transactions and financial conditions of the FFD to the Board at each regularly scheduled Board meeting;
 5. Provide access to the report of an independent review of the FFDs financial records to the full Board following the conclusion of the independent review;
 6. Assist in the preparation of any budgets and the filing of any tax statements stipulated by the provisions of Section 501 (c)(3) of the Internal Revenue Code of the United States or the State of

- Delaware;
7. Provide any financial information necessary for grant applications.

ARTICLE IV COMMITTEES

Section 4.1 Executive Committee. The President, Vice-President, Secretary, Treasurer and one (1) member of the Board of Directors chosen by the Directors shall be the members of the Executive Committee. The Executive Committee shall have the power, when it is impractical or impossible for the Board of Directors to meet, to act by and for the Board of Directors when it is impractical or impossible for the Board of Directors to meet and it is important for action to be taken before a Board Meeting can be scheduled. The Executive Committee shall be called into session by the President or Secretary giving notice to all members of said Committee. A quorum shall be at least three (3) of the members of the Executive Committee, and any decision shall be by affirmative vote of a least three (3) members of the Executive Committee. All decisions of the Executive Committee shall be subject to ratification by the Board of Directors.

Section 4.2 Nominating Committee. The President shall appoint a Nominating Committee and a Chair. Members of the Nominating Committee do not have to be Members of the FFD. The Committee, including the Chair, shall be composed of five (5) members. The President of the Board shall serve as a non-voting *Ex-Officio* member. Vacancies among directors and officers shall be filled by the Board of Directors in consultation with the Nominating Committee and by a majority vote of the Board of Directors. The Nominating Committee shall also nominate persons to fill terms of Elected Directors whose terms will expire. Such nominations shall be approved by FFD voting Board of Directors . The Nominating Committee shall identify candidates for the position of Elected Directors of the Board. However, it shall be at the discretion of the Nominating Committee to decide which candidates to nominate for terms as Elected Directors.

Section 4.3 Additional Committees. The Board of Directors may create other committees as they deem necessary. Except as otherwise provided in the Bylaws, the President shall appoint the members of all committees, who shall hold their offices for such terms and exercise such powers and perform such duties as shall be determined from time to time by the Board of Directors. Members of such committees do not have to be FFD.

ARTICLE V ORGANIZATIONAL MEETINGS

Section 5.1 Annual Meeting. There shall be an Annual Meeting of the FFD at a specific time and place designated by the Board.

Section 5.2 Annual Meeting Agenda. The agenda of the Annual Meeting shall include the election of new Elected Directors, approval financial reports, adoption of the budget for the next fiscal year and other business deemed necessary by the President. Board members of the FFD are permitted to place items on the agenda of the Annual Meeting upon written request to the President no fewer than seven (7) calendar days prior to the date of the Annual Meeting of the FFD.

Section 5.3 Additional Meetings. The Board may call additional meetings of the FFD at such time and place as it may determine necessary or appropriate.

Section 5.4 Special Meetings. Special Meetings of the FFD may be called by the President or by two-thirds of the members of the Board. The action taken at the Special Meeting shall be limited to the items for which the meeting was called.

Section 5.5 Meeting Notification. Members must be notified of the Annual Meeting and any other duly called Special Meeting. Such notice must include the date, time and location of the meeting. Notice of the Annual Meeting shall be mailed not less than sixty days prior to the date of that meeting. Notice of Special Meetings shall be mailed not fewer than fourteen days prior to the date of the meeting.

Section 5.6 Quorum. Ten percent (10%) of the total number of voting members or eight (8) voting members, whichever is larger, shall constitute a quorum for the transaction of business at a meeting of FFD. OMIT?

ARTICLE VI CONTRACTS, LOANS, CHECKS AND DEPOSITS

Section 6.1 Contracts.

- A. The Board President shall be authorized to enter into any contract or execute and deliver any instrument in the name of and on behalf of the FFD based upon Board approval and such authority may be general or confined to specific instances.

B. Any contract for maintenance, construction or alteration of the building and grounds must be approved by the Executive Director of FDRPC.

Section 6.2 Loans. No loan shall be contracted on behalf of the FFD and no evidence of indebtedness shall be issued in its name unless specifically authorized by a resolution of the FFD Board of Directors. Such authority shall be confined to specific instances.

Section 6.3 Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the FFD shall be signed by the Board President and Treasurer of the FFD and in such a manner as shall from time to time be determined by resolution of the Board.

Section 6.4 Deposits. All funds of the FFD not otherwise employed shall be deposited from time to time to the credit of the FFD in such banks, trust companies, or other depositories as the Board may select.

ARTICLE VII MISCELLANEOUS

Section 7.1 Seal or Logo. The Certification of Incorporation of FFD seal or logo shall be in such form as the Board shall prescribe. The seal or logo may be used by causing it or a facsimile thereof to be impressed upon or affixed or reproduced.

Section 7.2 Donations. The Board may accept or reject on behalf of the FFD any contributions, gifts, bequests, or devices for any stated purpose consistent with the mission of the FFD. The Board shall seek the advice of the FFD President, and in collaboration with the Executive Director, FDRPC, regarding the acceptance or rejection of any and all items of potential historic significance or value to the site.

Section 7.3 Fiscal Year. The fiscal year of the FFD shall coincide with the Fort DuPont Redevelopment and Preservation Corporation, July 1- June 30, as previously stated in Article II, Section 2.3.

Section 7.4 Parliamentary Authority. The rules contained in the most recent edition of *Robert's Rules of Order Newly Revised* shall govern the official proceedings of the FFD in all cases to which, and to the extent, they are

applicable and in which they are consistent with these Bylaws or any special rules of order which the Board of Directors may adopt.

Section 7.5 Amendment of Bylaws.

- A. These Bylaws may be altered, amended, or repealed by a two-thirds majority vote of the Board at any duly called regular or special meeting of the Board, provided that no such action jeopardizes the FFD's qualification under Section 501 (c)(3) of the Internal Revenue Code of the United States or is in conflict with the FFD's Certificate of Incorporation.

- B. The Board may not act upon any proposal alteration, amendment, or repeal these bylaws without the proper notice to its members that consideration is pending. Proper notice shall be construed as referencing the proposed alteration, amendment or repeal in the published agenda of the Board. A written text of the pending change(s) must be sent to every member of the Board not fewer than thirty calendar days prior to final action.

Section 7.6 Distribution of Assets in the Event of Dissolution. In the event of dissolution of the FFD, for any cause whatsoever, all its assets remaining after the payment of all its debts and obligations, shall be distributed to one or more organizations whose mission and objectives are similar to those of the FFD and are registered as an IRS 501 (c)(3) non-profit organization, as determined by a majority of the Board.

Section 7.7 Storage of FFD Records. The FFD shall store at its principal office or in such other location as the Board may designate:

- A. Minutes of all meetings of Directors and committees of the Board.
- B. Adequate and correct books and records of accounts, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.
- C. A record of its current and former Friends indicating their names, addresses, electronic email addresses available and telephone number.
- D. A copy of the FFD's Articles of Incorporation and the Bylaws as current to date, 501 (c)(3) approval, which shall be open to inspection by Directors at all reasonable times.

Section 7.8 Inspection Rights. Any Director of the FFD shall have the right at any reasonable time to inspect all books, records, and documents of any kind under the authorized supervision of the Board.

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held February 26, 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 9:31 a.m.

COMMITTEE MEMBERS PRESENT

Ms. Wendy Rogers (Resident of Fort DuPont).

Dr. Courtney Stewart (Office of Management and Budget) (departed at 10:00 a.m.)

Mr. Bert Scoglietti (FDRPC Treasurer) (departed at 10:03 a.m.)

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

OTHERS PRESENT

None

APPROVAL OF MINUTES – FDRPC EXECUTIVE COMMITTEE MEETING OF JANUARY 29, 2024

Dr. Stewart moved for approval of the January 29, 2024 FDRPC Executive Committee meeting minutes. The motion was seconded by Ms. Rogers and unanimously carried.

STATUS ON KEY PROJECTS

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

Old Battery Lane

A number of buildings on Old Battery Lane are now of interest, including the all but completed duplexes owned by the FDRPC. The brownfield remediation for Operable Unit 6 is complete and the next phase is the issuance of the stormwater and sediment management plan by DNREC, once the OU is cleared. The stormwater and sediment plan has been approved and includes the entire length and area around Old Battery Lane. Staff would like to phase the implementation of that work due to the high cost of doing the whole area. The strategy is to have Verdantas bid the project now, give the FDRPC estimates and, based on those results, approach DNREC about phasing. DNREC has been alerted that they would like to phase the project, however, it is uncertain what their response will be. Backup plans will be developed in case phasing is not possible. Completion of the Old Battery Lane duplexes is still many months away due to permitting, contracting, bonding the contractor, mobilizing, completing the work and then obtaining the certificates of occupancy.

Canal Bank Revetment Project

The Canal Bank Revetment Project has been approved by FEMA and the authorization for funding has been executed. The Delaware Emergency Management Agency (DEMA) is now the point of contact for this project and the project kickoff with them was held two weeks ago. There are two simultaneous issues. One is the remaining permitting that they are working through, including a review by the Army Corps of Engineers. Upon completion of that review, they will issue a Section 404 permit. Once that permit is issued, DNREC can then issue a permit for the subaqueous work that will be done below the water line on the canal bank. DEMA suggested that the FDRPC proceed with bidding the design of the project, thinking that permitting will not result in any significant redesign. Proceeding with the bidding will allow the FDRPC to submit a budget amendment requesting additional funding, noting that the estimates are more than two years old and they have seen quite a bit of fluidity in bidding prices and capital projects. The hope is to mobilize the project before the weather turns in the fall.

Campus Infrastructure Needs

The infrastructure needs on the campus are now emerging as impediments to development. Staff is in the process of gathering the rough order of magnitude estimates for infrastructure improvement on the campus and for building envelopes and systems to determine the costs to ready buildings like the Governor Bacon building or the Painter building for development. Verdantas has been engaged to go through the subdivision of the balance of the campus. Everything from the parade ground to the C&D Canal is one legal parcel and one electric account with Delmarva Power. Once the parceling is done, appraisals by parcel will be done to give them a more informed way of making decisions when the letters of intent are received.

Responding to Dr. Stewart, Mr. Slavin advised that they reached out to Emory Hill to contact their project estimators to get estimates for the building envelopes because the work is not ready for bid at this time.

Responding to Mr. Scoglietti, Mr. Slavin advised that the Finance and Audit Committee is starting to have dialogue that will dovetail with the Executive Committee and the full Board, as they learn more about the true cost of getting all of the work done from Old Elm Avenue over to the C&D Canal, is how it can be done with only so many assets that can be monetized. There is also a need for a long term sustainable financial model for the carrying costs that the corporation will always have on the campus. The solution could be seeking an appropriation, taking on debt, or a combination of leveraging appropriation and taking on some debt.

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

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}

Ms. Rogers moved to recess into executive session, seconded by Mr. Scoglietti and unanimously carried.

Meeting recessed at 9:40 a.m.

Meeting reconvened at 10:03 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

Meeting adjourned at 10:03 a.m. (quorum lost)

APPROVED: June 24, 2024

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION

FINANCE AND AUDIT COMMITTEE

The FDRPC Finance and Audit Committee meeting was held on May 13 2024 at 4:00 p.m. via Zoom with the anchor location at the FDRPC Office at 260 Old Elm Avenue, Delaware City, Delaware, with Chair Michael Graci presiding.

BOARD MEMBERS PRESENT

Mr. Michael Graci- Chair

Dr. Courtney Stewart (Office of Management and Budget)

Mr. Bert Scoglietti (FDRPC Treasurer) joined 4:18pm

Ms. Ruth Ann Miller (Controller General of the State of Delaware) connection issues

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Janice Moturi- Deputy Director

Tim Slavin- Executive Director

OTHERS PRESENT

None

APPROVAL OF MINUTES – FDRPC FINANCE AND AUDIT COMMITTEE MEETING OF May 13, 2024

Mike Moved for approval of the FDRPC Finance and Audit Committee meeting minutes of March 10, 2024. The motion was seconded and unanimously carried.

NEW BUSINESS

1. Monthly Financial report- April
 - State appropriation/Sales/other revenues
 - Upcoming Large expenditures
 - Cash flow
 - Balances
2. Capital projects update
3. Procedures Detailed Draft part 2
4. Draft Budget FY 25

OLD BUSINESS

None

RECESS INTO EXECUTIVE SESSION

Legal notices discussion

RECONVENE

None

POTENTIAL ACTION TO BE VOTED UPON FROM EXECUTIVE SESSIONES

None

NEXT MEETING DATE

The next meeting is scheduled for July 8, 2024, at 4:00 p.m.

DJOURNMENT

Motion: to adjourn

Made by Mr. Scogletti and seconded by Dr. Courtney

Meeting adjourned at 4:50 p.m.

APPROVED: June 10, 2024



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

FY 2025

Proposed

Operating Budget

and

Capital Improvement Program

Fort DuPont Redevelopment and Preservation Corporation
Budget Overview: Budget_FY25_P&L Scenario 2 - FY25 P&L
July 2024 - June 2025

	Fy 23	Total FY 25	Difference FY 25 -FY23
Income	\$ -		\$ -
4010 State Appropriation	\$ 2,575,000.00	\$ 2,250,000.00	\$ 325,000.00
4100 RENTAL INCOME	\$ 121,919.96	\$ 137,962.35	\$ (16,042.39)
4100-DN DNREC	\$ 10,500.00	\$ 10,500.00	\$ -
4110 SPECIAL EVENT REVENUE	\$ 1,100.00	\$ 5,550.00	\$ (4,450.00)
4130 CAM REVENUE	\$ -	\$ -	\$ -
4131 Lawncare - CAM (State Tenants)	\$ 16,040.00	\$ 12,840.00	\$ 3,200.00
4132 Snow/Ice - CAM (State Tenants)	\$ 25,112.00	\$ 12,598.00	\$ 12,514.00
Total 4130 CAM REVENUE	\$ 41,152.00	\$ 25,438.00	\$ 15,714.00
4150 TENANT REIMBURSEMENTS	\$ -	\$ -	\$ -
4151 Utility Reimbursements	\$ 104,182.72	\$ 79,312.28	\$ 24,870.44
Total 4150 TENANT REIMBURSEMENTS	\$ 104,182.72	\$ 79,312.28	\$ 24,870.44
Total 4100 RENTAL INCOME	\$ 335,229.68	\$ 258,762.63	\$ 76,467.05
4200 REAL ESTATE SALES	\$ 645,378.90	\$ -	\$ 645,378.90
4400 Sales		\$ 45,000.00	
4430 Services	\$ 188,524.22	\$ 188,504.22	\$ 20.00
Total Income	\$ 4,044,132.80	\$ 2,619,226.33	\$ 1,424,906.47
Gross Profit	\$ 2,513,117.29	\$ 2,619,226.33	\$ (106,109.04)
Expenses	\$ -		\$ -
6030 Bank Charges	\$ 482.19	\$ 433.25	\$ 48.94
6460 ENVIRONMENTAL	\$ 61,782.86	\$ 74,696.32	\$ (12,913.46)
6464 Soil Analysis	\$ 14,857.50	\$ 9,350.00	\$ 5,507.50
Total 6460 ENVIRONMENTAL	\$ 76,640.36	\$ 84,046.32	\$ (7,405.96)
6480 SPECIAL EVENT EXPENSES	\$ 500.00	\$ 4,178.54	\$ (3,678.54)
6500 PROFESSIONAL FEES	\$ 26,785.47	\$ 55,283.58	\$ (28,498.11)
6505 Prof Fees - Engineering	\$ 14,821.50	\$ 20,276.75	\$ (5,455.25)
6505-02 Master Planning	\$ 27,265.25	\$ 24,678.50	\$ 2,586.75
6505-03 Canal District	\$ 1,571.08	\$ 1,908.50	\$ (337.42)
6505-06 Survey		\$ 1,503.75	
6505-09 Round-a-bout	\$ -	\$ 2,948.25	\$ (2,948.25)
6505-10 Living Shoreline	\$ -	\$ 4,476.50	\$ (4,476.50)
6505-14 Marina Village	\$ -	\$ 39,622.03	\$ (39,622.03)
6505-20 Branch Canal	\$ 12,894.75	\$ 26,359.75	\$ (13,465.00)
Total 6505 Prof Fees - Engineering	\$ 101,771.48	\$ 121,774.03	\$ (20,002.55)
6515 Prof Fees - Architectural	\$ 240.00	\$ 1,687.50	\$ (1,447.50)
6520R Prof Fees - Legal	\$ 224,564.10	\$ 100,000.00	\$ 124,564.10
6525R Prof Fees - Accounting	\$ 43,904.00	\$ 46,705.00	\$ (2,801.00)
6545 Roadways/Utilities	\$ 7,986.00	\$ 249.49	\$ 7,736.51
Total 6500 PROFESSIONAL FEES	\$ 405,251.05	\$ 325,699.60	\$ 79,551.45
6535 PERMITTING	\$ 8,582.34	\$ 4,606.38	\$ 3,975.96
6600R FEES - OTHER	\$ 7,499.50	\$ -	\$ 7,499.50
6610 Bank Fees	\$ 232.26	\$ 473.37	\$ (241.11)
6625 Bank Charges	\$ 16.95	\$ 16.95	\$ 0.00
6627 Applied Bank Fees	\$ 8,905.53	\$ 13.00	\$ 8,892.53
Total 6625 Bank Charges	\$ 8,922.48	\$ 29.95	\$ 8,892.53
Total 6600R FEES - OTHER	\$ 26,129.96	\$ 503.32	\$ 25,626.64
6700 IMPROVEMENTS	\$ 19,295.67	\$ 1,902.50	\$ 17,393.17
6702 Building 39-1303 Officers Row	\$ 1,390.00	\$ 1,117.00	\$ 273.00
6703 Building 43-NCO Duplex		\$ 1,115.00	
6709 Building 24-FDRPC Office		\$ 1,269.00	
6711 Building 20-PX		\$ 96,700.00	
6712 Building 24-Theater	\$ 826.00	\$ 23,108.00	\$ (22,282.00)

	Fy 23	Total FY 25	Difference FY 25 -FY23
6713 Building 55-Chapel		\$ 17,145.00	
6716 Canal District	\$ -	\$ -	\$ -
6716.30 Roads/Utilities	\$ -	\$ 298,000.00	\$ (298,000.00)
Total 6716 Canal District	\$ -	\$ 298,000.00	\$ (298,000.00)
6721 Roundabout	\$ -	\$ 14,618.91	\$ (14,618.91)
6734 Building 23-Band Barracks	\$ 5,090.00	\$ 840.00	\$ 4,250.00
6738 Duplexes on OBL	\$ -	\$ -	\$ -
6738-02 Building 27	\$ -	\$ 625.00	\$ (625.00)
Total 6738 Duplexes on OBL	\$ -	\$ 625.00	\$ (625.00)
6740 Building 28-Bakery		\$ 5,085.00	
6741 Building 30-Stable	\$ (0.00)	\$ 10,825.00	\$ (10,825.00)
6744 Maintenance Shop	\$ 1,825.00	\$ 3,916.00	\$ (2,091.00)
6747 Building 19		\$ 836.00	
6748 Building 52-Tilton	\$ (0.00)	\$ 23,477.06	\$ (23,477.06)
6749 Pump House		\$ 26,360.00	
6759 Community Garden	\$ 700.92	\$ 1,249.99	\$ (549.07)
6766 Old Battery Lane	\$ 2,586.75	\$ 159,000.00	\$ (156,413.25)
6768 DNREC Magazine		\$ 9,950.00	
6770 DNREC Maintenance Bldg	\$ -	\$ 1,763.70	\$ (1,763.70)
Total 6700 IMPROVEMENTS	\$ 7,517.40	\$ 698,903.16	\$ (691,385.76)
6800 SITE UTILITIES	\$ 210.15	\$ 388.00	\$ (177.85)
6810 Electric	\$ 183,865.86	\$ 160,636.57	\$ 23,229.29
6815 Gas	\$ 4,195.40	\$ (2,044.83)	\$ 6,240.23
6820 Water	\$ 12,524.92	\$ 10,570.77	\$ 1,954.15
6825 Sewer	\$ 11,293.97	\$ 6,646.72	\$ 4,647.25
6835 Trash	\$ 3,681.23	\$ 2,835.00	\$ 846.23
Total 6800 SITE UTILITIES	\$ 215,771.53	\$ 179,032.23	\$ 36,739.30
7000 OPERATING EXPENSES	\$ -	\$ -	\$ -
7009 Computer Support	\$ 2,337.18	\$ 9,001.28	\$ (6,664.10)
7010 Office Supplies	\$ 12,214.67	\$ 18,937.56	\$ (6,722.89)
7015 Taxes & Licenses		\$ 253.63	
7025 Meals and Entertainment	\$ 75.81	\$ 376.23	\$ (300.42)
7030 Utilities - Office	\$ 9,744.97	\$ 29,644.85	\$ (19,899.88)
7035 Phone/Internet - Office	\$ 5,940.90	\$ 152.18	\$ 5,788.72
7040 Repairs & Maintenance	\$ 2,551.00	\$ 3,614.00	\$ (1,063.00)
7051 Uniforms	\$ 3,077.09	\$ 7,049.20	\$ (3,972.11)
Total 7000 OPERATING EXPENSES	\$ 35,992.12	\$ 69,028.93	\$ (33,036.81)
7100 COMMON AREA MAINTENANCE	\$ 22,648.97	\$ 25,177.47	\$ (2,528.50)
7105 Lawn Care	\$ 119,958.20	\$ 84,560.00	\$ 35,398.20
7115 Pest Control	\$ 1,660.00	\$ 1,612.77	\$ 47.23
7120 Fire & Security Monitoring	\$ 4,561.23	\$ 3,002.00	\$ 1,559.23
7125 Snow & Ice Removal		\$ 9,160.00	
7130 Building Repairs & Maintenance		\$ 2,462.50	
7140 Landscaping Maintenance	\$ 70,965.41	\$ 50,611.99	\$ 20,353.42
7141 Auto	\$ 2,584.57	\$ 3,892.02	\$ (1,307.45)
7145 Equipment Expense	\$ 13,415.61	\$ 2,442.25	\$ 10,973.36
7830 Utilities	\$ 19,047.39	\$ 13,342.31	\$ 5,705.08
Total 7100 COMMON AREA MAINTENANCE	\$ 257,924.37	\$ 196,263.31	\$ 61,661.06
7200 DEBT EXPENSE	\$ -	\$ -	\$ -
7205 P & I - Applied Bank PH1	\$ 74,877.23	\$ 19,870.75	\$ 55,006.48
7206 P & I - Applied OBL Duplexes	\$ 62,822.26	\$ 15,265.18	\$ 47,557.08
7207 P & I - PH1D			
7210 DMHEF Repayment			
7225 DEBT EXPENSE WSFS LOAN	\$ (996.74)	\$	\$ (996.74)
Total 7200 DEBT EXPENSE	\$ 136,702.75	\$ 35,135.93	\$ 101,566.82

	Fy 23	Total FY 25	Difference FY 25 -FY23
7500 MARKETING EXPENSES	\$ 400.00	\$ 7,000.00	\$ (6,600.00)
7550 Website & Social Media	\$ 14,320.67	\$ 15,803.25	\$ (1,482.58)
7555 Marketing - Other	\$ 9,456.00	\$ 7,809.95	\$ 1,646.05
Total 7500 MARKETING EXPENSES	\$ 34,025.04	\$ 30,613.20	\$ 3,411.84
7700 PAYROLL EXPENDITURES	\$ -	\$ 18,270.83	\$ (18,270.83)
7710 401k	\$ 8,015.44	\$ 9,103.60	\$ (1,088.16)
7720 Employee Benefits - Health	\$ 76,237.48	\$ 81,238.64	\$ (5,001.16)
7721 Employee Benefits - Dental	\$ 428.54	\$ 603.37	\$ (174.83)
7730 Payroll Tax Expense	\$ 43,489.86	\$ 34,178.49	\$ 9,311.37
7740 Salaries & Wages	\$ 20,192.30	\$ 640,000.00	\$ (619,807.70)
7742 Salaries - Site Manager	\$ 47,944.64	\$ -	\$ 47,944.64
Total 7740 Salaries & Wages	\$ 509,441.25	\$ 640,000.00	\$ (130,558.75)
7750 Payroll Service Fees	\$ 2,227.44	\$ 2,954.50	\$ (727.06)
Total 7700 PAYROLL EXPENDITURES	\$ 639,840.01	\$ 786,349.43	\$ (146,509.42)
7850 INSURANCE	\$ 3,700.31	\$ -	\$ 3,700.31
7853 Property	\$ 115,078.04	\$ 93,070.93	\$ 22,007.11
7855 Workers Comp Insurance	\$ 10,226.00	\$ 248.00	\$ 9,978.00
7856 Auto	\$ 34,041.95	\$ 15,361.00	\$ 18,680.95
7857 D & O/ E&O Insurance	\$ 20,822.52	\$ 8,855.00	\$ 11,967.52
Total 7850 INSURANCE	\$ 208,648.58	\$ 117,534.93	\$ 91,113.65
Legal Fees - Operating	\$ 18,507.00	\$ 104.00	\$ 18,403.00
Property Management	\$ -	\$ -	\$ -
7890 Payroll	\$ -	\$ -	\$ -
7910 Supplies	\$ 2,338.54	\$ 417.12	\$ 1,921.42
Total Property Management	\$ 8,074.54	\$ 417.12	\$ 7,657.42
Total Expenses	\$ 3,259,717.48	\$ 2,532,849.65	\$ 726,867.83
Net Operating Income	\$ (746,600.19)	\$ 86,376.68	\$ (832,976.87)
Other Expenses	\$ -	\$ -	\$ -
ASK MY ACCOUNTANT		\$ -	
Total Other Expenses	\$ (65.59)	\$ -	\$ (65.59)
Net Other Income	\$ 1,855.38	\$ -	\$ 1,855.38
Net Income	\$ (744,744.81)	\$ 86,376.68	\$ (831,121.49)

Monday, Jun 10, 2024 11:31:29 AM GMT-7 - Accrual Basis

Fy 23

Total FY 25

Difference FY 25 -FY23

	FY 2025 Proposed Capital Improvement Plan				
			FY 25	FY 26	
FY 24-001	Dip and Old Elm Ave.	Completed.			
FY 24-002	Brady complex (duplexes).	Pre construction held June 11, 2024 upon receipt of all permits.	300,000		
FY 24-003	OBL duplexes finish work.	Deferred to FY 25.	150,000		
FY 24-004	Marina Village surcharge test.	Deferred pending approvals.			
FY 24-005	Post Theater.	Funding not received in FY 24. Deferred.			750,000
FY 24-006	Chapel	Funding not received in FY 24. Deferred.			350,000
FY 24-007	DNREC Archive	Deferred until completion of Old Battery Lane projects.	383,000		
FY 24-008	Bio Basins	Underway as of July 1, 2024.	300,000		
FY 24-009	Chapel Grove	Completed.			
FY 24-010	Mothball three properties	Completed.			
FY 24-012	New roof and mothball OBL	Completed.			
FY 24-013	Maintenance shop interior.	Completed.			
FY 24-014	Bakery: environmental remediation.	Completed.			
FY 25-001	Subdivision		25,000		
FY 25-002	Post Exchange roof and stabiliation	Completed in FY 24.			
FY 25-003	Canal Bank Revetment and Promenade	Project to be out for bids July 31, 2024. Project is still in permitting as of June 24, 2024.	200,000	200,000	
FY 25-004	Governor Bacon prep		50,000		
FY 25-005	Maintenance building exterior		10,000		
FY 25-005	Park Amenities: final design.		75,000		
FY 25-007	Invasive Management		20,000		
FY 25-008	Pump station re-design and build.		50,000	100,000	
FY 26-001	Marina Village full surcharge	Rough order of magnitude estimate.			5,000,000
FY 26-002	Levee-Trail	Rough order of magnitude estimate.		750,000	
FY 26-003	Old Battery Lane (OBL) street design and construction.	Rough order of magnitude estimate.	75,000	500,000	
FY 26-004	Delmarva infrastructure	Rough order of magnitude estimate.	50,000	500,000	250,000
FY 26-005	Battery Elder preservation plan.			25,000	

FY 26-006	Battery #2			25,000	
FY 26-007	Battery #3			25,000	
FY 26-008	Park Amenities: construction	Rough order of magnitude estimate.		1,000,000	
			1,688,000	3,125,000	6,350,000

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-002
Project Name Brady Complex

Description: Complete water and sewer connections and site work for Brady Complex on OBL

Justification: Completion of project will allow for four units to be placed in residential leasing.
Project kick off occurred on June 18, 2024.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation						0
Construction	300,000					300,000
Contingency						0
Total						0

Funding Sources

Appropriation						
Total	0	0	0	0	0	0

Budget Impact/Other

Obtaining a Certificates of Occupancy for these four units will result in annual net income of \$120,000.



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-003
Project Name Old Battery Lane duplexes finish work

Description: Side porches, front porches, finish out interior, landscaping, sidewalks.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation						0
Construction						0
Contingency						0
Total	150,000					150,000

Funding Sources

Appropriation						
Total		0	0	0	0	0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-007
Project Name DNREC Archive

Description: Completion of exterior shell and interior fit-out for object storage facility.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation						0
Construction						0
Contingency						0
Total	383,000					383,000

Funding Sources

Appropriation						
Total	383,000	0	0	0	0	383,000

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY24-008
Project Name Bio Basins- Branch Canal

Description: Completion of three bio-basins per DNREC regulations.
Basin #5: Entrance to campus
Basin#4: Cook Street
Basin #3: Crawford Street

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation						0
Construction						0
Contingency						0
Total	300,000					300,000

Funding Sources

Appropriation						
Total	300,000	0	0	0	0	300,000

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-001
Project Name Subdivision

Description: This project will legally subdivide parcels south of Old Elm Ave.

Justification: Previous subdivision only addressed north of Old Elm Ave.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		25,000				25,000
Remediation						0
Construction						0
Contingency						0
Total						0

Funding Sources

Appropriation						
Total	0	25,000	0	0	0	25,000

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-003
Project Name Canal Bank Revetment and Promenade

Description: Revetment of canal bank and finishing of Promenade.

Justification: Grant funding approved by FEMA; project is in permitting with USACE and DNREC.
Project expected to be bid in July 2025 and amended budget submitted to FEMA for possible addi

Expenditures	FY 25	FY 26	FY 27	FY 28	Total
Design					0
Remediation					0
Construction	200,000	200,000			400,000
Contingency					0
Total					0

Funding Sources	FY 25	FY 26	FY 27	FY 28	Total
Appropriation	200,000				
Total	200,000	200,000	0	0	400,000

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-004
Project Name Governor Bacon prep

Description: Remedial actions in advance of listing and marketing the Gov. Bacon Bldg.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000				50,000
Remediation						0
Construction						0
Contingency						0
Total						0

Funding Sources

Appropriation						
Total		50,000	0	0	0	50,000

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-005
Project Name Exterior of Maintenance Shop

Description: Repairs and re-painting to exterior of Maintenance shop.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation						0
Construction		10,000				10,000
Contingency						0
Total						0

Funding Sources

Appropriation						
Total		10,000	0	0	0	10,000

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-006
Project Name Park Amenities

Description: Move from conceptual design to build out of park amenities.
 Project deferred pending jurisdictional wetlands review by USACE.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		75,000				75,000
Remediation						0
Construction						0
Contingency						0
Total		75,000				75,000

Funding Sources

Appropriation	75,000				
Total			0	0	0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-007
Project Name Invasive Management

Description: Three-year campaign to reduce number of invasive species.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0
Remediation		10,000	10,000			20,000
Construction						0
Contingency						0
Total						0

Funding Sources	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Appropriation		10,000	10,000			20,000
Total		10,000	10,000	0	0	20,000

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY25-008
Project Name Pump station re-design and build

Description: Complete re-design of existing pump station and replacement.

Justification: This is critical infrastructure to address stormwater management on campus.
Current pump station is beyond its useful life.
Project may be eligible for FEMA funding.

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000				50,000
Remediation						0
Construction			100,000			100,000
Contingency						0
Total						0

Funding Sources

Appropriation						
Total		50,000	100,000			150,000

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-001

Project Name Marina Village full surcharge

Description: Full surcharge of lands of Marina Village.
Requires all approvals in place.

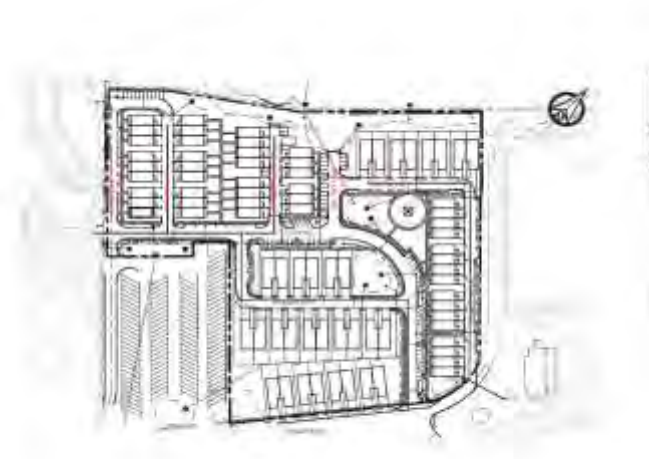
Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-002
Project Name Levee-Trail

Description: Design and build out of levee-trail system.
Project delayed due to jurisdictional determination needed by USACE.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000				50,000
Remediation						0
Construction			700,000			700,000
Contingency						0
Total			700,000			750,000

Funding Sources

Appropriation						
Total		0	0	0	0	0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-003
Project Name Old Battery Lane-Street design and construction

Description: Complete street re-design and construction of Old Battery Lane.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		75,000				75,000
Remediation						0
Construction			500,000			500,000
Contingency						0
Total						0

Funding Sources

Appropriation						
Total		0	0	0	0	0

Budget Impact/Other



FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-004
Project Name Delmarva Infrastructure

Description: Establish metering on all property on campus.
FDRPC is working with Energize Delaware to design solutions.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design		50,000				50,000
Remediation						0
Construction			250,000	250,000		500,000
Contingency						0
Total						550,000

Funding Sources

Appropriation						
Total		0	0	0	0	0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-005
Project Name Battery Elder #1

Description: Preservation plan established for bunkers.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total						0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other

FY 2024-2026 Capital Investment Plan

Fort Dupont Redevelopment and Preservation Corporation

Project # FY26-007
Project Name Battery Elder #3

Description: Preservation plan established for bunkers.

Justification:

Expenditures	FY 24	FY 25	FY 26	FY 27	FY 28	Total
Design						0.0
Remediation						0.0
Construction						0.0
Contingency						0.0
Total	0.0					0.0

Funding Sources

Appropriation						
Total		0.0	0.0	0.0	0.0	0.0

Budget Impact/Other