



FORT DUPONT

SHAPED BY HISTORY & ANCHORED IN NATURE

Fort DuPont Redevelopment and Preservation Corporation Executive Committee

January 27, 2025 – 9:30 a.m.

Anchor location:

Fort DuPont Redevelopment and Preservation Corporation Office
260 Old Elm Avenue
Delaware City DE 19706

Link: <https://us06web.zoom.us/j/89858030737?pwd=lib73Tr7qaxChD2sRhMXW5SqWQaPnx.1>

Zoom Meeting ID: 898 5803 0737

Passcode: 725194

AGENDA

1. Call to Order
2. Approval of Minutes - Executive Committee Meeting of November 25, 2024
3. Status on Key Projects
4. 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.}
5. Action Items resulting from Executive Session (if needed)
6. Next Meeting Date: February 24, 2025 at 9:30 a.m.
7. 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
EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held November 25, 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 9:30 a.m.

COMMITTEE MEMBERS PRESENT

Ms. Wendy Rogers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)
Dr. Courtney Stewart (Office of Management and Budget)

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
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP

OTHERS PRESENT

None

STATUS ON KEY PROJECTS

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

Old Battery Lane Duplexes

The Old Battery Lane project is still in the final phase of the utility work. A-Del Construction has everything they need except one last piece from Artesian. January 1, 2025 is still the target for occupancy or at least availability of the duplexes. We'll see how the market does with Emory Hill renting them.

There was one small hiccup, albeit in Fort DuPont's favor. A-Del misread the bid documents and erroneously prepped an entire length of sidewalk down Old Battery Lane. According to the contract, the concrete work is only specified for the area in front of the two duplexes and out to the street. A-Del offered to complete the additional sidewalk at an extra cost of approximately \$65,000.

For now, they are holding off on that expense. As we approach the winter months—when things tend to break and freeze—it's not a cost they are ready to incur. We'll revisit this in the last quarter of the current fiscal year or the first quarter of the next fiscal year, aiming to wrap it up at that time. It was a mistake on their part, but they were very gracious and agreed to remove the cost of the unnecessary prep work from the bill.

Bioretention Basins

Mr. Slavin reviewed a map depicting the locations of the bio basins and provided updates for each location, as follows:

- Bio Basin #4, the smallest of the bio basins, failed a PERC test conducted by DNREC. This indicated that the existing conditions were not allowing water to percolate as expected. As a result, the design had to be revisited and modified. This outcome was somewhat frustrating, as we believe the failed test was partially due to the ongoing drought, which has compacted the soil. The redesign has been handed off to Verdantas, and they are working through the updated design and approval process with DNREC. The silver lining is that Bio Basin #4 is the smallest of the bio basins. Once approval is granted, completing the work should require relatively few workdays.
- Bio Basin #5 - The crews were moved to bio basin #5 and quite a bit of progress was made the previous week. They encountered an underground storage tank that was a surprise to them. Work was shut down and BrightFields did a visual inspection per DNREC regulations. There were no odors, no staining, no leaking, and no liquids present. It was just an abandoned, in-place, dry tank. Based on the report BrightFields submitted, to their credit, DNREC cleared it in one or two days and recommended filling it with pea gravel and leaving it in place. The area had previously been included in an operable unit for brownfields so this had been investigated and remediated before. Planting in this area will be delayed until spring.

Neighborhood Concerns

The staff is addressing concerns from neighbors about the dust being kicked up on the promenade due to the dry conditions. The cinder track used by trucks going back and forth to resupply near the boat ramp is contributing to the issue. To mitigate this, we're working with Cutting Edge, the vendor, to reduce truck trips by sending fully loaded trucks, which travel slower. Empty trucks, which move faster, will use Old Elm Avenue instead. Additionally, we're considering staging materials closer to the site to minimize traffic on the promenade.

We've also asked the vendor to use a water truck to spray down the promenade at the start and end of each day to control the dust. Our goal is to resolve this nuisance without creating a public safety issue by redirecting trucks onto streets with school buses and traffic. The priority is to finish this work quickly and efficiently. For bio basin #4, we might stage soils directly in the parking area near the site for easier access and to avoid further disturbance.

Grant Funding

Ms. Valerie Miller, Fort DuPont Planner, has been actively pursuing grant opportunities. She recently submitted a \$500,000 grant proposal to the EPA for brownfields assessment and testing of the remaining campus areas, with support from the University of Delaware and the University of West Virginia, which holds the EPA technical assistance contract. The proposal received positive feedback from peer reviewers, with results expected in late spring.

Ms. Miller is now focusing on a grant-in-aid application for the Friends of Fort DuPont, with input from Mr. Bert Scoglietti to refine the submission.

In January 2025, she will apply for the National Park Service's Save America's Treasures Grant Program to fund the chapel building. The project is shovel-ready with approved plans and could go out to bid

immediately if funding is secured. Preparations are underway to proceed as soon as the award is announced.

Banking Request for Proposals and Financing

A Request for Proposals (RFP) for banking services was issued, with four banking institutions expressing interest. All submitted questions have been answered and are available on the website. Responses are due from the banking institutions by December 9, 2024, and a recommendation will be presented to the FDRPC Board of Directors at the January 8, 2025, meeting. The RFP specifically requested financing options, including a line of credit.

In January or February 2025, a plan will be presented to recommend initiating financing options as a safeguard for upcoming capital projects, particularly the revetment project. While awaiting permits for that project, we know cash on hand will be needed to begin because it is a reimbursable project. While the line of credit does not necessarily have to come from the banking institution selected through the RFP, consolidating services with one institution would be convenient.

Separately, there have been further discussions with the USDA about their Community Facilities Loan Program. This program offers generous terms, including up to a 40-year payback period at a current rate of 3.85%. The loan could support projects like preparing the Governor Bacon Hospital for adaptive reuse. We are refining potential uses for the loan and keeping financing options open to align with the strategic plan to diversify revenue sources and reduce reliance on appropriations.

Mr. Scoglietti asked if there was a minimum loan amount with the USDA. Responding, Mr. Slavin stated that he did not know the minimum amount, however, the upper range they were considering was between \$3–4 million dollars. Fort Dupont qualifies for these loans as part of Delaware City, which is considered a rural community based on population. Fort DuPont is also eligible for grants from USDA, but because the mean income in and around Delaware City is higher than typical in rural communities, the amount of grant Fort DuPont would be allowed is around 15% of project cost. We would still go after it, but some of the smaller communities can get upwards of 60 and 70% of project cost.

By unanimous consent, the Status on Key Projects was accepted.

EXECUTIVE SESSION

Mr. Scoglietti 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. The motion was seconded by Dr. Stewart and unanimously carried.

The meeting recessed at 9:42 a.m. and reconvened at 10:02 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.

APPROVAL OF MINUTES – FDRPC EXECUTIVE COMMITTEE MEETING OF OCTOBER 28, 2024

Dr. Stewart moved for approval of the October 28, 2024 FDRPC Executive Committee meeting minutes. The motion was seconded by Ms. Rogers and unanimously carried.

NEXT MEETING DATE

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

ADJOURNMENT

By unanimous consent, the meeting adjourned at 10:03 a.m.

APPROVED: December 30, 2024