



Annual Report to Delaware Legislature

2023

The Fort DuPont Redevelopment and Preservation Corporation (hereafter FDRPC) was established in 2014 in Del Code Title 7 Chapter 47 Subchapter II.

The enabling legislation has as its purpose:

§ 4731. Declaration of purpose.

The General Assembly declares the following to be the policy and purpose of this subchapter:

(1) The Fort DuPont Complex, located along the Delaware River adjacent to Delaware City, is currently underutilized but has enormous potential as a sustainable, mixed-use community;

(2) To preserve and protect the historical and recreational amenities within the Fort DuPont Complex and to expand economic opportunities therein, additional capital will be required to improve infrastructure, renovate certain historic structures, and make additional improvements to said Complex;

(3) Redevelopment and renovation of the Fort DuPont Complex is both desirable and necessary, provided that:

- a. The Fort DuPont Complex will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment;*
- b. Fort DuPont's National Register status (where applicable) will be maintained, and historic building and landscape resources will be rehabilitated and reused to the extent possible;*
- c. Redevelopment and infill will be concentrated within several defined areas, and will be complementary to existing historic buildings and landscapes;*
- d. Fort DuPont and Delaware City will grow together as "one city" with strong physical and visual connections and complementary land uses;*
- e. Diverse land and building uses will be supported at Fort DuPont to achieve a shared vision for a "live-work-learn-play-and-visit" community; and*
- f. Community engagement will continue to be a key component for ongoing planning for Fort DuPont's future.*

(4) In light of the foregoing, it is in the best interest of the State to enable the creation of an entity to manage, oversee, and implement the redevelopment and preservation of the Fort DuPont Complex in accordance with the Redevelopment Plan and the provisions of this subchapter.

Board Composition

Chair to be appointed by Governor	John McMahon
Secretary, Dept. of Natural Resources and Environmental Control.	Hon. Shawn Garvin
Controller General	Ruth Ann Miller
Director, Delaware Prosperity Partnership	Kurt Foreman
Secretary of State	Rony Baltazar-Lopez (designee)
Director, Office of Management and Budget	Courtney Stewart (designee)
Director, Office of State Planning Coordination	David Edgell
Co-chair of the Capital Improvement Committee	Sen. Spiros Mantzavinos (designee)
Co-chair of the Capital Improvement Committee	Rep. Sean Matthews (designee)
City Manager of Delaware City, ex officio	Harry Hill
Resident of Fort DuPont appointed by Speaker of the House	Wendy Rogers
Resident of Delaware City appointed by President Pro Tem	Vacant
Resident of Fort DuPont appointed by the Governor	Michael Graci
Resident of Delaware City appointed by the Governor	Douglas Eriksen

List of real estate bought and sold in 2023.

The following properties were sold by the FDPRC during 2023.

April 20, 2023	1304 and 1306 Officers Row, improved lots.	\$112,500 per lot.
June 26, 2023	1303 Officers Row, residence.	\$ 730,000. Property was collateralized as part of a previous loan.
July 12, 2023	1305 and 1307 Officer Row, improved lot.	\$ 125,000 per lot.

Notable accomplishments.

Strategic Plan. The Board of Directors approved a five-year strategic plan for FDRPC on September 13, 2023. The Delaware Alliance for Nonprofit Advancement (DANA) was contracted as the facilitator for the planning exercise. The exercise involved a series of one-on-one interviews (16), in-person focus groups (2), a town hall meeting (25 people in attendance), a meeting with all FDRPC staff, and an on-line survey (with 62 respondents). The plan was approved by the Board of Directors on September 13, 2023. Between community meetings, working group and committee meetings, and stakeholder interviews, more than 100 hours were contributed to this plan. A copy of the plan is attached to this report.

Policies implemented. The Board of Directors of FDRPC adopted three policies during 2023: Purchasing and Procurement Thresholds (August 9, 2023), Financial Reserves Policy (August 9, 2023). Additionally, a revised Personnel Handbook was approved by the Board (October 11, 2023).

FY 2022 Audit complete. The financial audit for FY 2022 was completed by Belfint, Lyons, & Shuman, P.A. (BLS) on July 19, 2023. The audit was presented by BLS to the Board of Directors on September 13, 2023. The Board voted unanimously to accept the audit. The FY 2023 financial audit is currently in progress.

Hiring of Deputy Director-Controller. On April 10, 2023, Janice Moturi began her tenure as Deputy Director-Controller for FDPRC. Ms. Moturi holds a Masters of Finance from Goldey-Beacom College. She was most recently employed by JP Morgan Chase. Ms. Moturi is a full-time employee of FDPRC. Ms. Moturi was hired as a Deputy so that FDPRC would be in compliance with House Bill 355 of the 151st General Assembly.

FOIA (Freedom of Information Act) Officer named. On February 11, 2023, Traci McDowell was appointed the Freedom of Information Act (FOIA) Officer for FDPRC. Ms. McDowell retired from a long tenure as the City Clerk of the City of Dover. Ms. McDowell is a contractor with FDPRC.

FEMA grant awarded. On August 24, 2023, FDPRC was notified by the Delaware Emergency Management Agency (DEMA) that the grant application for the Canal Bank Revetment and Promenade project had been awarded. The project is a 90% reimbursable grant based on an estimated project cost of \$ 866,320. (Based on that original estimate, this would result in a reimbursed amount of \$779,688 to FDPRC.) On August 29, 2023, all existing obligations were paused by FEMA under the Immediate Needs Funding System (INF) until further notice. On October 3, 2023, a continuing resolution passed by Congress allowed for the INF restrictions to be released, which would result in funding authorization letters being issued for all existing obligations. As of December 31, 2023, FDPRC is still awaiting the funding authorization letter from FEMA.

Entranceway project complete. A major capital project at the entranceway to the Fort DuPont campus was completed in March 2023. The project resulted in the construction of a traffic roundabout at the intersection of Route 9, Polktown Road, and Old Elm Avenue. The project required the closing of the Reedy Point Bridge from January through March 2023. A second phase of the improvements were completed in November 2023 and included a small connection between Route 9 and Old Elm Avenue. Upon completion of this portion of the project, a top coat of asphalt was completed for the length of Old Elm Avenue.

Marina Village. The proposed Marina Village residential project is currently in due diligence and approvals. A special use permit was granted by the Delaware City Council. Additional approvals needed include: Section 6f protections issue (National Park Service), Delaware City Planning Commission, Delaware City Board of Adjustment, and Delaware City Council. FDPRC is also required to complete the compaction of all lands to ensure that all residential units are built at an elevation above the flood zone.

Community Engagement. Throughout the year, FDPRC board and staff were involved in numerous community engagement activities. These included attendance at local government meetings such as Delaware City Council and Delaware City Planning Commission meetings. Additionally, staff contributed time to Delaware City Day events and the Autism Delaware walk (held on the Fort DuPont campus).

Other events included the following:

- Feb 15 Community update. 40 members.
- Feb 22 Public design workshop on recreation amenities.
- Feb 23 Working group workshop on recreation amenities.
- June 5. Community update. 30 members.
- State of the County event July 12, 2023.
- Strategic Plan presentation. September 19, 2023. 32 people.
- Residents Fall Gathering. October 13, 2023. 70 people.

In addition to the Delaware Autism walk the campus also hosted two events: the St. George's Blues Festival on June 3-4, and the Associated Builders and Contractors (ABC) Crab Feast on June 22nd.

Major projects for 2024

Old Battery Lane sewer and water connections. FDRPC anticipates bringing a new sewer and water service to Old Battery Lane. All brownfield remediation tasks for the Operable Unit (OU-10) governing the site have been approved. The issuance of a Sediment and Stormwater Management permit is pending as of January 1, 2024, with approval anticipated. Upon issuance of the permit, the site will be mobilized. This project will result in site work for two renovated duplexes on Old Battery Lane. The units will be owned by FDRPC and leased as residential units.

Canal Bank Revetment and Promenade. The revetment of the Branch Canal bank and the construction of a promenade along the Branch Canal is the single largest capital project FDRPC will undertake in 2024. The project is currently in permitting with two permits awaiting approval from the Army Corps of Engineers, and one permit to be issued by the Delaware Department of Natural Resources and Environmental Control (DNREC). The project is dependent on funding issues from the Federal Emergency Management Agency (through the Delaware Emergency Management Agency), as noted previously in this report.

Historic Preservation projects. FDRPC undertook historic preservation projects on five buildings beginning on July 1, 2023.

Chapel. The exterior shell of the chapel is stabilized with the exception of some additional work to the original windows. Work completed in 2023 included the remediation of all environmental hazards on the site.

Theater. The exterior shell of the theater is stabilized with the exception of some additional work to the original doors. Work completed in 2023 included the remediation of all environmental hazards on the site.

Post Exchange. The Post Exchange (PX) received a new roof in November 2023. The exterior shell is not complete, as the original windows were removed prior by a prior tenant.

Bakery. The Bakery was remediated of all environmental hazards on the site.

Building 21 (Old Battery Lane duplex). This duplex received a new roof in November 2023. Additional work required on the site includes the re-application of moth-balling procedures for windows, passive ventilation, and security monitoring.

Submitted by Timothy A. Slavin, Executive Director