



## Annual Report to Delaware Legislature

2024

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 as of December 31, 2024**

Chair to be appointed by Governor	John McMahon
Acting Secretary, Dept. of Natural Resources and Environmental Control.	Hon. Lisa Borin
Controller General	Ruth Ann Miller
Director, Delaware Prosperity Partnership	Kurt Foreman
Secretary of State	Rony Baltazar-Lopez (designee)
Director, Office of Management and Budget (Acting)	Courtney Stewart
Director, Office of State Planning	David Edgell

Coordination	
Co-chair of the Capital Improvement Committee	Sen. Spiros Mantzavinos (designee)
Co-chair of the Capital Improvement Committee	Vacant
City Manager of Delaware City, ex officio	Britney Loveland
Resident of Fort DuPont appointed by Speaker of the House	Wendy Rogers
Resident of Delaware City appointed by President Pro Tem	Winvenia Graham
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 2024**

There were no properties bought or sold by the FDPRC during 2024.

**Notable accomplishments.**

**Land Use Master Plan.** A new Land Use Master Plan was approved by the Board of Directors in September 2024. The Plan is the result of numerous meetings of the Land Use Planning Committee, which included the following members:

David Edgell, Chair; Delaware Office of State Planning  
Rony Baltazar-Lopex, Delaware Department of State  
Tim Konkus, Delaware City business owner and resident  
Wendy Rodgers, Delaware City resident  
Cecily Bedwell, Delaware City resident  
Linda Naval, Delaware City resident  
Michael Lutz, Delaware City resident  
Michael Tholsrup, Delaware State Parks (ex officio)

In addition, presentations were made to the Delaware City Mayor and Council, and the Delaware City Planning Commission. An open public forum was also held by the Committee.

The plan is available at <https://fortdupont.org/wp-content/uploads/2024/11/FD-Master-Plan-2024-110824.pdf>

**Friends of Fort DuPont.** The Friends of Fort DuPont was activated in 2024. The Friends group is a separate legal entity from the FDRPC and is a 501(c)(3) non-profit.

The FDRPC Board of Directors approved six initial appointments to the Board of the Friends, with all additional appointments to be made by the Friends.

Current board members include:

Michael Lutz, Interim President, Delaware City resident;  
Corinth Ford, President of the Reedy Point Players;  
Laura Lee, former Park Superintendent of the Fort DuPont State Park;  
Jane Graci, Delaware City resident;  
Winvenia Graham, Delaware City business owner and resident;  
Jay Brockson, Diamond Technologies; and  
Terry McGovern, Military Historian.

More board appointments are expected in 2025.

**FY 2023 Audit.** The audit of the FY 2023 financial statements of the FDRPC was conducted by Belfint Lyons & Shuman and approved by the Board in September 2024.

**FY 2024 Audit.** The audit of the FY 2024 financial statements of FDRPC is currently being conducted by Belfint Lyons & Shuman.

**Website redesigned.** The Fort DuPont website ([www.fortdupont.org](http://www.fortdupont.org)) was resigned and re-launched on February 5, 2024.

**Insurance RFP.** FDRPC staff completed a successful Request for Proposals for all insurance policies. An award was made to Safeguard Insurance Group.

**Banking RFP.** FDRPC staff completed a Request for Proposals for banking services in December 2024. The RFP schedule calls for an award to be made in January 2025.

**Hiring of Planner.** FDRPC was pleased to add Valerie Miller to the team in the role of Planner. The part-time position has responsibility for monitoring the Land Use Master Plan, developing prospects for the adaptive re-use of properties on the campus, and grant-writing. Additionally, the position serves as a liaison to the Friends of Fort DuPont.

#### **Grant Funding and Proposals.**

The following grant proposals were completed in 2024:

**Federal Emergency Management Agency (FEMA).** FDRPC received a grant award of \$742,563 for the revetment of the southside of the Delaware City Branch Canal bank. An amended budget based on results of bidding project specifications has been requested for \$1,603,125. Confirmation of approved amendment is pending from FEMA.

**Environmental Protection Agency.** FDRPC submitted a proposal to the EPA for \$497,000 for brownfield assessment and testing funding. The funds will be used to assess and test the balance of 114.7 acres of the campus which are not part of the twelve (12) brownfield operable units under DNREC oversight.

**National Park Service (NPS).** FDRPC submitted a proposal for \$456,960 for the rehabilitation of the Fort DuPont Chapel. The chapel will be re-purposed as a community events center when completed.

**Grant-in Aid.** The Friends of Fort DuPont have submitted a proposal for \$10,000 in funding from the Grant-in-Aid program of the Legislature.

**Other planned submissions in 2025:** Delaware Preservation Fund, Delaware Division of the Arts, AARP Livable Communities, Delaware Community Reinvestment Fund; Delmarva Power Sustainable Communities program; Delaware Community Foundation; Federal Emergency Management Agency.

**Brownfield assessment and remediation.**

Current status of brownfield assessment and remediation under the DNREC Brownfield program.

OU-1 Marina Development	Draft BFI Reviewed and Commented (2017/8)
OU-2 Residential Redevelopment	Final Plan of Remedial Action (July 2018) Certificate of Completion of Remedy requested November 2024 (on hold)
OU-3 Mortar Battery	Final Plan of Remedial Action (July 2018)
OU-4 Grassdale	Certificate of Completion of Remedy (March 2022)
OU-5 Parks Maintenance Buildings	Certificate of Completion of Remedy (March 2023)
OU-6 Old Battery Lane	Certificate of Completion of Remedy (Jan. 2024)
OU-7 Marina District	Final Plan of Remedial Action (July 2023); Hotspot delineation completed (fall 2024)
OU-8 Bike Path & Recreation Area	DNREC-RS approved the Sampling and Analysis Plan (May 2023; potential change in OU boundary.
OU-9 Parade Ground	DNREC issued comments on the draft Sampling and Analysis Plan Dec. 2022
OU-10 Archive Building	Certificate of Completion of Remedy (May 2024)
OU-11 Battery Elder	Hotspot Delineation (Dec 2024) DNREC-RS Comments to draft SI (Aug. 2024)
OU-12 South Field Area	oil/Materials Reuse Request (2017); Used for borrow materials on other areas of the Site Soil/Materials Reuse Request (2017); Used for borrow materials on other areas of the Site
OU-13 Ecological Risk Assessment	Pending Conceptual Site Model/Sampling and Analysis Plan.

**Community Engagement.** Throughout the year, FDRPC 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 have contributed time to local events and activities in Delaware City, including food drives, coat drives, and cancer awareness activities. FDRPC staff also serve on the Delaware City Day Committee, and the Delaware City Juneteenth Celebration Committee.

The Delaware City Rotary Club was established in 2024 and continues to be a benefit to the community. FDRPC staff member Crystal Pini McDaniel has served as the President for 2024 and is commended for her work in ensuring that the spirit and values of Rotary International are now part of the community in Delaware City.

The Fort DuPont campus also hosted the annual Delaware Autism Walk, the Association of Builders and Contractors Annual Crab Feast, the St. Georges Blues Festival, the annual Pints and Pumpkins neighborhood event, and an Outdoor Movie Night open to all residents of Delaware City.

### **Major projects for 2025**

**Old Battery Lane duplexes.** The two duplexes on Old Battery Lane are now in the final phase of completion. Water and sewer service has been established to the sites and the site work has commenced. The schedule estimates that the units will be available for (rental) listing on or before February 1, 2025. FDRPC will retain ownership of these units and lease them as residential units through our contract with property manager Emory Hill NAI.

**Canal Bank Revetment and Promenade.** The canal bank revetment and promenade project has received the necessary permits from the U.S. Army Corps of Engineers and is now awaiting the issuance of a Subaqueous Permit from DNREC. The project has been successfully bid on, and an award has been made. An amended budget was submitted to FEMA for the project and is awaiting final approval. The revetment portion of the project is eligible for 90% cost share from FEMA.

**Bio Basins near completion.** Four of the five bio basins required for the stormwater management system in the Canal District are either complete or at substantial completion. Bio Basin 4 initially failed a perc test performed by DNREC for existing conditions, which resulted in a revised design. The revised design is pending approval from DNREC.

**Chapel.** The project for the rehabilitation of the Chapel is funding dependent, with a grant proposal to the National Park Service submitted in December. Notification of any award will not occur until June 2025. Upon completion, the Chapel will be placed into service as a community events center.

**Theater.** The project for the rehabilitation of the Theater is funding dependent. A proposal for an assessment of existing conditions, a schematic design, renderings, and a cost estimate has been received by three architectural firms; an award will be made in FY 24 or FY 25, depending on availability of funding.

**Sub-division of lots and infrastructure improvements in Quartermaster District and Old Battery Lane.** The balance of the Fort DuPont campus from Old Elm Avenue to the southern property line (abutting the US Army Corps of Engineers parcel near the Chesapeake & Delaware Canal) exists as one legal parcel. FDRPC will need to complete the legal subdivision of these lands, with the first phase of this addressing lots to be created in the Quartermaster district and along Old Battery Lane. Additionally, new infrastructure for these areas is needed in order to make these lots viable for use as residential, commercial, and/or institutional/office. A portion of these lots are in brownfields which have not been assessed or tested.

Submitted by Timothy A. Slavin, Executive Director