



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

February 12, 2025 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 December 11, 2024
4. Treasurer's Report
5. Executive Director's Report
6. Committee Reports
 - a. FDRPC Executive Committee Report of January 27, 2025
7. Results - Request for Proposals (RFP) – Banking Services
8. Draft FY 2024 Audit
9. Frequency of FDRPC Board Meetings
10. Delaware City updates
11. Public comment
12. 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, §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.}
13. Actions to be voted upon from Executive Session (if applicable)
14. Next meeting date: March 12, 2025, at 9:30 a.m.
15. 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 December 11, 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 9:31 a.m.

BOARD MEMBERS PRESENT

Ms. Wendy Rogers, Vice Chair (Fort DuPont Resident)
Mr. Ray Bivens (designee of Secretary Shawn Garvin, Department of Natural Resources and Environmental Control (DNREC))
Mr. David Edgell (Office of State Planning Coordination)
Mr. Doug Eriksen (Delaware City Resident)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Ms. Winvenia Graham (Delaware City Resident)
Ms. Britney Loveland (Interim Delaware City Manager)
Senator Spiros Mantzavinos (Chair, Bond Bill Committee) (arrived at 9:34 a.m.)
Ms. Ruth Ann Miller (Controller General of the State of Delaware)

BOARD MEMBERS ABSENT

Mr. Rony Baltazar-Lopez (Secretary of State)
Mr. Michael Graci (Fort DuPont Resident)
Dr. Courtney Stewart (Office of Management and Budget)

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

None

APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING OF OCTOBER 9, 2024

Mr. Foreman moved for approval of the FDRPC Board meeting minutes of October 9, 2024. The motion was seconded by Mr. Eriksen and unanimously carried.

TREASURER'S REPORT

Ms. Janice Moturi, Deputy Director/Controller, reviewed the Fort DuPont Redevelopment and Preservation Corporation Budget vs. Actuals: Budget FY25 P&L – FY25 P&L for July 2024 - June 2025 as of October 2024.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period November 1, 2024, to November 30, 2024 and noted the following:

Branch Canal Bank Revetment – The Branch Canal revetment project, which was awaiting permits from the Army Corps of Engineers, has now received all required approvals from them. One final permit is pending from DNREC for subaqueous work (below the waterline). That application was submitted in October and Verdantas is currently tracking its progress.

A response from FEMA is pending regarding additional funding FDRPC requested. FEMA recently asked for confirmation of Fort DuPont's commitment to the local 10% funding share, which they have affirmed. This is a positive step and they are now in the paperwork phase.

It's important to note that certain restrictions limit when work can be performed in the water. Coordinating the schedule within these seasonal windows will be challenging. Once the permit is secured, the project timeline will be finalized. The project has already been bid out, and a contractor is in place waiting on this last permit to proceed.

Bio Basin Project - An unexpected underground orphaned storage tank was encountered in the middle of bio basin #5. It had been cleared through the brownfield process previously. All work was halted pending clearance from DNREC. There were no odors, no staining, no leaking, and no liquids present. DNREC 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.

Old Battery Lane Duplexes - Since connecting to Artesian's water system requires purchasing materials directly from them, this will likely push our January 1 occupancy date to February 1. Otherwise, we're ready to proceed. Once the materials arrive, we'll also begin some site work.

Regarding tax credits, \$180,000 has been secured in state historic preservation tax credits, and a buyer is already lined up. All the necessary paperwork is complete. Once we receive the certificate of occupancy, we can finalize the sale of these credits and convert them into cash. Additionally, we're optimistic about securing a larger credit award through an amended request based on actual costs versus initial estimates, which is progressing well.

Marina Village - At the recommendation of State Parks, FDRPC contracted Dovetail Cultural Resources to advance the Section 6F and Section 106 reviews. State Parks faced staffing challenges with new personnel, and bringing in a specialized firm was a good recommendation.

Dovetail will handle reconnaissance and Phase 1 studies, agency coordination, fieldwork, data analysis, and report production. Their work is expected to provide the National Park Service with everything needed to move forward with the approval process for the proposed land swap.

The Chapel - Thanks to Valerie Miller's efforts, we are submitting a \$456,000 grant proposal to the National Park Service's Save America's Treasures Program. The grant requires a 50% cost share, but our portion can be covered through staff time and in-kind contributions rather than cash.

If awarded, the grant would fund 75% of the estimated construction costs. We expect notification in late spring, likely around May or June. The project is gaining traction.

The Theater – FDRPC has invited proposals from three architectural firms to conduct a study assessing current conditions, providing schematic designs, interior and exterior renderings, and a rough cost estimate. This study will form the business case to seek private funding for the project. Any contract awarded will depend on funding, and we're aiming to begin after July 1. We're still awaiting the third proposal, with one of the firms being Delaware-based.

Friends of Fort DuPont – The Friends group is up and running, establishing bank accounts, setting up a P.O. box, exploring logo designs, and quietly starting fundraising efforts. They've also welcomed a new member, Terry McGovern.

Mr. McGovern, an author based in Virginia, specializes in military history and coastal defense structures. He also serves on the board of directors for the Fort Monroe Authority, a parallel initiative to ours. Mr. McGovern has been a valuable resource over the years, and we're glad to have him join the board.

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

COMMITTEE REPORTS

FDRPC Executive Committee Meeting of August 26, 2024

Mr. Foreman moved for acceptance of the FDRPC Executive Committee Report of August 26, 2024. The motion was seconded by Mr. Eriksen and unanimously carried.

FDRPC Finance and Audit Committee Meeting of September 9, 2024

Mr. Foreman moved for acceptance of the FDRPC Finance and Audit Committee Report of September 9, 2024. The motion was seconded by Mr. Eriksen and unanimously carried.

FDRPC Executive Committee Meeting of September 30, 2024

Mr. Foreman moved for acceptance of the FDRPC Executive Committee Report of September 30, 2024. The motion was seconded by Mr. Eriksen and unanimously carried.

FDRPC Executive Committee Meeting of October 28, 2024

Mr. Foreman moved for acceptance of the FDRPC Executive Committee Report of October 28, 2024. The motion was seconded by Mr. Eriksen and unanimously carried.

ADOPTION OF LAND USE MASTER PLAN SUPPORTING DOCUMENT

Mr. David Edgell, Chair of the Land Use Planning Committee, advised that the supporting document captures the collaborative efforts from public meetings, community input, and board discussions over the summer, outlining the master plan vision and path forward. It serves as a guide for future boards, detailing the intent behind land use designations, goals, and the flexibility embedded in the plan.

Mr. Eriksen moved for adoption of the Land Use Master Plan Supporting Document (Exhibit #1). The motion was seconded by Mr. Foreman and unanimously carried.

2025 BOARD OF DIRECTORS MEETING SCHEDULE

Members were provided a list of the proposed meeting dates for 2025. The schedule maintains meeting the second Wednesday of every month at 9:30 a.m. at the Delaware City Fire Hall.

DELAWARE CITY UPDATES

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

Artesian Water Main Replacement: The project is complete, with final connections and testing wrapping up in the next few weeks.

HVAC Replacement at Community Center: Final inspections are underway this week, with completion expected soon. Ramp upgrades to the building will begin after the new year.

Delaware City Business Licenses: Due by December 31, 2024.

Upcoming Events:

- Mayor and Council Meeting: Monday, December 16, 2024, at 6:00 p.m.
- Delaware City Christmas Parade: Saturday, December 14, 2024 at 6:30 p.m. Participants can contact Town Hall or join the lineup in front of Town Hall at 6:00 p.m.
- Winter Wonderland in the Park: Following the parade, featuring Santa, games, and activities.
- Reedy Point Players' Production of *A Christmas Carol*: Performances this weekend at the community center. Tickets are available online or at the door.

PUBLIC COMMENT

None.

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.

The meeting recessed at 9:50 a.m. and reconvened at 10:17 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

The next meeting is scheduled for January 8, 2025, at 9:30 a.m.

ADJOURNMENT

By unanimous consent, the meeting adjourned at 10:18 a.m.

APPROVED: January 8, 2025

Exhibits

Exhibit 1 – Land Use Master Plan Supporting Document



FORT DUPONT

MASTER PLAN 2024

Fort DuPont Redevelopment and Preservation Corporation Board of Directors and Land Use Planning Committee

BOARD OF DIRECTORS

John McMahon, Chair – Appointed by the Governor

Hon. Shawn Garvin – Secretary, Department of Natural Resources and Environmental Control (DNREC)

Ruth Ann Jones – State of Delaware Controller General

Courtney Stewart – State of Delaware Office of Management and Budget (OMB)

David Edgell – Delaware State Planning Office

Kurt Foreman – Delaware Prosperity Partnership

Britney Loveland – City Manager, Delaware City

Hon. Spiros Mantzavinos – Senator; Appointed by Hon. Larry Walsh, Co-Chair, Bond Bill Committee

Hon. Sean Matthews – Representative; Appointed by Hon. Deborah Heffernan, Co-Chair, Bond Bill Committee

Hon. Jeffrey Bullock – Secretary of State; Designee is Rony Baltazar-Lopez

Winvenia (Winn) Graham – Delaware City resident; Appointed by Hon. David Sokola, President Pro Tem of the Delaware Senate

Doug Eriksen – Delaware City resident; Appointed by Hon. John Carney, Governor

Michael Graci – Fort DuPont resident; Appointed by Hon. John Carney, Governor

Wendy Rogers – Fort DuPont resident; Appointed by Hon. Peter Schwartzkopf, Speaker of the House of Representatives

Bert Scogletti, Treasurer – Designee of Controller General if needed. *Non-voting unless serving as designee.

LAND USE COMMITTEE MEMBERS

David Edgell, Chair – Delaware Office of State Planning

Rony Baltazar-Lopez – Delaware Department of State

Tim Konkus – Delaware City resident

Wendy Rodgers – Fort DuPont resident

Cecily Bedwell – Delaware City resident

Michael Lutz – Delaware City resident

Background: 2024 Master Planning Activities

SINCE THE 19TH CENTURY FORT DUPONT, THE FORT DUPONT COMMUNITY HAS SERVED AS A BUSTLING MILITARY SITE ON THE MAJESTIC DELAWARE RIVER.

Now we have the rare opportunity of creating a new lifestyle-based community that builds on its historical roots, designed around the water and great outdoors. In addition to the restoration of historic homes and commercial buildings, Fort Dupont will include new residential construction, and recreation and park amenities.

In 2014, the Delaware General Assembly created the Fort DuPont Redevelopment and Preservation Corporation (FDRPC) for the purpose of preserving the Fort's historic assets and revitalizing the campus through new development and adaptive reuse. All of the real estate associated with Fort DuPont was transferred from the State of Delaware to the Fort DuPont Redevelopment and Preservation Corporation (FDRPC).

A master planning effort was kicked off in the fall of 2012 and included broad community and stakeholder input. The result was the first master plan for Fort DuPont, which was known as the "Sasaki Plan" after the consultant that prepared it. This plan guided the development and preservation of the campus and its infrastructure for

almost a decade. The master plan was frequently changed through a series of rolling amendments during this time reacting to changing market conditions and other opportunities.

In June of 2023, the FDRPC Board determined that it was time to reevaluate the master plan and reconsider some of the original assumptions for redevelopment based on current market conditions. The Board formed the Land Use Planning Committee and charged it with updating the master plan. The Committee met between September of 2023 and June 2024. They considered progress on the campus since the inception of the FDRPC, environmental conditions, climate resiliency, market conditions and future opportunities for redevelopment and preservation on the campus. The resulting plan is detailed in this document and the attached maps.

The Fort DuPont Master Plan 2024 was presented to the Delaware City Planning Commission on July 1, 2024, then shared with the Delaware City, City Council on July 15, 2024. A public workshop was held for the community on July 24, 2024. After considering comments received and revising the plan accordingly the FDRPC Board approved the Fort DuPont Master Plan 2024 at their regular meeting of August 14, 2024.

Mission, Vision and Key Principals

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) prepared a Strategic Plan in 2023 with the assistance of the Delaware Alliance for Nonprofit Advancement (DANA). The process took many months and involved extensive stakeholder and community engagement. As a result of this planning process, the FDRPC has adopted the following mission and vision statements:

MISSION:

Building a vibrant legacy: Fort DuPont Redevelopment and Preservation Corporation is dedicated to revitalizing the Fort DuPont Campus with a focus on preserving our shared history, healing the environment, developing residential and recreational spaces, and providing economic opportunities. Together, we aim to enhance our community's charm, prosperity, and quality of life.

VISION:

Fort DuPont Redevelopment and Preservation Corporation contributes to making Delaware City a dynamic destination, captivating new businesses, residents, and historical and cultural tourists. With a vibrant community and historical heritage, our city thrives along Delaware's scenic byway, offering prosperity, inclusivity, and enriching experiences for all.

This land use planning effort uses the FDRPC's mission and vision as guidance to evaluate the current master planning efforts and future opportunities for development, redevelopment and preservation on the Fort DuPont campus. The Land Use Planning Committee developed some Key Principals through the 2023-2024 efforts to re-envision the campus master plan. These Key Principals should guide future preservation, redevelopment and development on the campus:

KEY PRINCIPALS:

- Environmental stewardship and climate resiliency.
- Preservation of historic structures and landscapes through adaptive re-use.
- Mixed use development and redevelopment of historic core of the campus.
- Enhance access to the water.
- Preserve and enhance view-sheds from the campus to the water.

Environment and Climate Resiliency

OVERVIEW OF CAMPUS LOCATION AND ENVIRONMENTAL FEATURES.

The location of the Fort DuPont campus is located in Delaware City, DE, and is bounded by the Branch Canal and the Delaware River. Prominent natural features campus location and environmental features include:

- 1) River and canal shoreline on two sides of the property;
- 2) Woodlands covering the majority of the shoreline on the southside and the south eastern property line; and
- 3) Wetlands, including both tidal and non-tidal wetlands which are present along the southern shoreline and the southeaster property line. Both tidal and non-tidal wetlands are protected under the Delaware Wetlands Act (7 Del. Code, Chapter 66) and the state's Wetlands Regulations (7 DE Admin. Code 7502). A 50 ft wetlands protection buffer surrounds these areas. In addition, roughly 90 percent of the campus is located in the Federal Emergency Management Agency (FEMA) flood zone. Portions of the campus around the shoreline are in the 100-year floodplain zone, as well.

BROWNFIELDS.

Another major environmental factor concerning the campus is the presence of brownfields. As defined by the Environmental Protection Agency (EPA), a brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The entire Fort DuPont site has been deemed a brownfield, thus requiring assessment at a minimum, followed by possible cleanup, if so determined to be necessary.

Currently, the Fort has been utilizing brownfields funds provided through the Delaware Department of Natural Resources and Environmental Control (DNREC) for remediation of the camps. One of the first steps in the brownfields process is identifying the 'operable units' on

the site. Brownfields sites are divided into a number of distinct areas depending on the complexity of the problems associated with the site. These areas, referred to as 'Operable Units' (OUs), may address geographic areas of the site, specific site problems, or areas where a specific action is required. An example of a typical OU could include removal of drums and tanks from the surface of a site.

Under the DNREC funding, there are 12 OUs on the Fort DuPont campus. These cover roughly 40 percent of the campus. Three of these OUs have received their Certificate of Completion of Remedy and are therefore fully cleared for any possible development. The Marina District is of particular note, as it is undergoing further hot spot delineation to determine levels of arsenic in the soil. The remaining OUs are at various stages of remediation. To date, FDRPC has received \$700,000 from DNREC's Brownfields funding. Because there is still a large portion of the campus that has not been cleared of possible contamination, FDRPC is exploring funding opportunities for remediation for the remediation of the remaining campus through the U.S. Environmental Protection Agency (EPA).

CLIMATE RESILIENCY.

Coastal communities and ecosystems around the world are expected to face increasing threats from coastal flooding events over the coming decades. This is of particular concern along the Delaware Bay coastline, which occupies a region of rapid relative sea level rise (RSLR) and is expected to experience more frequent and severe coastal storm events. At Fort DuPont numerous efforts are being made to address climate-related challenges. In regards to construction, all residential development, either new-construction or rehabilitation of existing structures must be elevated above the floodplain. Any commercial development must require appropriate flood management plans and upgrades.



FDRPC is also making efforts to improve stormwater management on the campus. The current system is in need of system upgrades. FDRPC has contracted with Verdantas, the Fort's engineering firm, to undergo an examination of the stormwater management system and explore possible federal funding sources for the necessary improvements. Another unique design feature under considering is the inclusion of an elevated bike and pedestrian path encircling the majority the campus. Although, the proposed trail will not meet FEMA levee standards, it could provide added protection against flooding and other natural disasters. Design considerations are being made due to construction costs and the presence of the National Guard on the campus and a need to circumvent their property.

Being that carbon emissions are the number one contributor to climate change, FDRPC is also committed to exploring energy efficiency strategies. For example, FDRPC has been approached by Energize Delaware to study the possibility of becoming its own electric microgrid. An electric microgrid is a small, self-contained energy system that can operate independently from the main power grid. It's made up of interconnected loads and distributed energy resources that act as a single controllable entity with respect to the grid. Microgrids can connect and disconnect from the grid to operate in either grid-connected or island mode. FDRPC, along with Energize Delaware, will analyze the ability to fit both solar and/or wind on campus.

LANDSCAPING AND OTHER COMMUNITY FEATURES.

FDRPC has implemented a number of new, land management tactics. This includes a focus on planting only native plants and trees, a tree replacement planting policy of two plantings for every one removal, and the use of pollinator gardens.

Lastly, FDRPC offers a community garden on-site to residents of the campus to reduce food costs and car emissions for traveling to purchase fresh food. Currently, there are no supermarkets and any commercial stores to purchase fresh produce in Delaware City. Therefore, FDRPC saw an opportunity with a variety of benefits in offering a community garden. The purpose of the community garden is not only to allow residents to grow their own food, but also to help create a sense of community among neighbors. Plans to expand the community garden are being developed.

Master Plan Overview

The original master plan for the Fort DuPont campus envisioned a mixed-use community including new development as well as the preservation and adaptive re-use of historic structures. The plan sought to revitalize the historic core of the fort with commercial, residential, and light industrial uses that included some infill development designed to fit in with the architecture and character of the Fort's historic fabric.

PROGRESS SINCE 2014

Officers Row – subdivided into 14 lots. Six housing units have been restored by FDRPC and 4 single-family new construction units have been developed. One lot is still for purchase. All new construction must meet Fort DuPont design and historical preservation design guidelines and standards.

Administration Building – building has been restored and repurposed and is currently utilized as the FDRPC's administration office.

Canal District – consisting of 62 lots, with 21 single-family homes and 41 townhomes. All lots have been developed and sold.

The Chapel – representing one of the most valuable buildings on campus. The chapel has received a new roof, restoration of windows, landscaping and a paved parking lot. Plans are to finish repurposing the chapel as a community center for meetings, weddings and special events.

Theater District – includes two of the most prominent buildings on campus, the theater and the post exchange. These two buildings have undergone minor facade improvements with long-term plans for redevelopment and re-use.

Quartermaster District – four high-quality brick duplexes have been renovated and modernized for residential use. All four of these units have current tenants.

Old Battery Lane – two duplexes have been redeveloped for residential use. Currently, the sites are undergoing land improvements. Upon completion, these units would be marketed as rental units. Opportunities to redevelop an additional set of duplexes exist. The reuse of the bakery and quartermaster's storehouse are in discussion. The storehouse would be repurposed for condo units and the bakery for a commercial project.

Barracks District – the Paynter building, Tildon building, and Band Barracks have had minor building improvements. The promenade has been fully remediated, with a 'meadow' feature to allow for native plant growth.

Marina Village – the proposed Marina Village residential project is in due diligence and approvals. A special use permit was granted by the Delaware City Council. Additional approvals are needed from a variety of sources. Brownfield remediation needs to be concluded, as well.

Entranceway Project Completed – a major capital project at the entranceway to the Fort DuPont campus was completed in March 2023.

A variety of other buildings on campus have received minor building improvements. The campus footprint has also shrunk from its original acreage, roughly by 136 ac +/- due to the sale of a piece of property. As of this writing, this property sale is in active litigation in the Delaware courts.

UTILITY INFRASTRUCTURE

On campus, sewer services are provided by New Castle County (NCC). The pump stations are located on-site and are maintained by NCC. Generated backups are located on campus, as well. The campus also features a waste water treatment plant, owned by NCC. The plant is located on the eastern edge of campus. Currently, it is assumed that the plant will remain at this location.

Water services are provided by Artesian. There is a physical water tower located in the 'Light Industrial District' of the campus. Although FDRPC owns the land the water tower is located on, the actual tower is owned by Artesian. However, there may be an opportunity to consider updating the physical appearance of the water tower (e.g. painting, logo placement, American flag display, etc).

The historic core of the campus operates on a legacy stormwater management system, developed in the 1940-50s. There is an extensive underground stormwater management system, featuring a pump house, that is vitally important to the flood-prone campus. Water from the pump house is pumped across the promenade to the Branch Canal. However, as noted earlier in the document, this system is in need of substantial upgrades.

In the Canal District, a new stormwater management system was engineered and installed during construction. The district now features a variety of new stormwater management, including bioretention basins. Bioretention basins are landscaped depressions or shallow basins used to slow and treat on-site stormwater runoff. Five (5) are planned on campus and range in completion status.



Bioretention Basin 3 – Early Stages



Bioretention Basin 2 – Partial Completion



Bioretention Basin 1 – Fully Completed

Electricity infrastructure varies by district on the campus. In the Canal District, all residents are individually metered to Delmarva Power. However, the remainder of the campus is only on one meter. FDRPC must individually bill each user every month, expending extensive staff time doing monthly readings. This current system has a lot to be desired. Therefore, FDRPC is exploring options with Energize Delaware to determine if the campus would be an appropriate site for an electric microgrid system, as previously discussed in this document.

Fort DuPont Master Plan 2024

This land use planning effort uses the FDRPC’s mission and vision as guidance to evaluate the current master planning efforts and future opportunities for development, redevelopment and preservation on the Fort DuPont campus. The Land Use Planning Committee developed some Key Principles through the 2023-2024 efforts to re-envision the campus master plan. These Key Principles should guide future preservation, redevelopment and development on the campus:

KEY PRINCIPLES:

- Environmental stewardship and climate resiliency.
- Preservation of historic structures and landscapes through adaptive re-use.
- Mixed use development and redevelopment of historic core of the campus.
- Enhance access to the water.
- Preserve and enhance view-sheds from the campus to the water.

FUTURE LAND USE AREAS

The following future land use areas were developed to provide guidance to the Board and others regarding development and redevelopment on the campus.

Residential Area: This land use category is to be comprised of mostly residential land uses, including single-family detached, townhomes, multi-family units such as apartments or any combination. The Master Plan places the Canal District of new single family detached and townhomes in the Residential Area. Also included is the Marina Village Opportunity Area, which is currently vacant land but proposed to be a new residential development. Officers Row, comprised of a combination of revitalized historic homes as well as new infill residential housing is also included. Finally, the Residential Area contains vacant townhome lots along Old Elm Avenue which can be developed in the future.

Marine Mixed-Use Area: This land use category is to encourage commercial, residential, hospitality and other uses while providing access to and views of the Branch Canal and the Delaware River. Marinas and water access are encouraged in this land use category. The Master Plan assigns this area to the Marina District Opportunity Area. See the next section for more details.

Open Space/Recreation Area: The intent of this land use area is to preserve and protect sensitive environmental features on the campus, including shorelines, woodlands and wetlands, while also enabling the access to and use of these areas for recreational purposes. This land use category is also assigned to more formal recreational open space areas on the campus to signal their protection and continuous use as open space features. The Master Plan assigns this category of land use to the Parade Grounds and the existing boat ramp, as well as to the large areas of shorelines, wetlands, woodlands and floodplains on the campus along the Delaware River and along the southern portion of the campus.

Mixed Use Area: The mixed-use area is intended to encourage adaptive re-use and infill development in the core of the campus. Historic structures should be preserved. New development should be constructed on infill sites in compliance with architectural standards so that it is compatible with the character of the historic areas of the campus. A variety of land uses are expected, including residential, commercial, institutional, recreational, and active “maker” spaces such as art galleries and studios and the like. The goal is a diverse, walkable urban campus environment that provides employment and services for residents and visitors. The central core of the campus is assigned this land use. There are also two significant Opportunity Areas in this category, the Parade Ground Frontage and South Field. See the next section for more details.



Active Recreation Area: This land use category is intended to reflect an area where active and passive parks and recreational amenities can be located. These amenities may include facilities and fields for sports and active play, and also facilities like lawns, gazebos and amphitheaters. The Master Plan identifies this land use for one Opportunity Area in the central part of the campus near the Delaware River, see the next section for more details.

Light Industrial Area: This area is suitable for light industrial uses such as warehousing, storage, very light manufacturing, and public and private utilities. The Master Plan assigns this land use category to one Opportunity Area including the existing cold storage warehouse and some adjacent lands, see the next section for more details.

Please note: All new construction on campus must adhere to the Fort DuPont Design and Historic Preservation Guidelines and Standards. These guidelines are available on the Fort DuPont website at: <http://fortdupont.org/residents>.

Opportunity Areas

The master planning effort identified six Opportunity Areas. These areas are defined as portions of the campus that have future opportunities for development and redevelopment. The Land Use Planning Committee focused its efforts on discussing the future of these areas and how they should be developed in the future to enhance the campus and create a true mixed-use community where one can live, work and play. Below is a discussion of each area.

AREA 1: MARINA DISTRICT FUTURE LAND USE: MARINE MIXED-USE

Narrative: Currently these lands are the site of a dredge spoil pile owned by the US Army Corps of Engineers. FDRPC is working to acquire this parcel. Should this parcel be acquired the future use will be mixed use and water access. The previous master plan envisioned this as a full-service marina and commercial district with water access and views. While the original vision may prove to be infeasible due to costs and other factors, the FDRPC should explore alternative methods to provide water access and some marina facilities that will serve as a community amenity and a catalyst for new commercial activities on the site such as restaurants, retail, and possibly lodging. Some residential uses, such as condos above retail, should also be explored in this area. This area should be designed around water access, both physical and visual, and contain amenities that draw residents and visitors to enjoy the water views. A riverwalk and other public amenities have been proposed.

Other Considerations: The property must be acquired by FDRPC from the Army Corps of Engineers.

The dredge spoil site use must be relocated. In other words, a new location for dredge spoils must be identified.

The spoil materials currently on the site must be relocated to allow for site grading and construction of new marine and commercial uses.

AREA 2: MARINA VILLAGE FUTURE LAND USE: RESIDENTIAL

Narrative: This site is proposed to be a future residential development containing 160 stacked townhouses. The FDRPC is under contract with a developer for this project, and is seeking to obtain the necessary approvals and entitlements to complete the sale and allow the development to proceed. In order to continue in good faith as per the contract the future land use will be residential and the approval process will continue. However, there are some challenges with gaining approvals from various federal, state and local agencies. Should the currently proposed plan fail to obtain approvals the FDRPC should carefully evaluate assumptions and expectations about the site. A different residential proposal may be appropriate to consider at that time, or the FDRPC can consider other uses and revise the master plan accordingly. Any future residential, or other, development should focus on urban and landscape design that prioritizes community open space and view sheds to the river.

Other Considerations: Good faith efforts to obtain approvals will continue.

Federal 6F protections on the land must be altered prior to any future use of these lands other than recreation or open space.

Environmental remediation of brownfields and “charging” the site to bring the grade above floodplain are necessary to make this a developable site.

Should the current proposal not come to fruition, ensure new design includes community open space and views to the river.

AREA 3: ACTIVE RECREATION FUTURE LAND USE: ACTIVE RECREATION

Narrative: This portion of the campus is centrally located between the historic mixed-use core and the more natural open spaces areas along the Delaware River and the southern portions of the campus. It has been identified in the previous master plan as a location for active recreational amenities and a more structured outdoor recreational space. There have been some plans already created which envision a community gathering space and recreational area with pavilions, sports courts, more structured trails and sitting areas among other amenities. This area also includes the lands behind the theater and PX buildings, an area that may lend itself to a larger amphitheater and/or a flexible open space capable of hosting a variety of events and performances. This area also can serve as a trail head with access to the proposed bicycle trail and other trails through the campus's natural areas.

Other Considerations Revisit and finalize the park planning study that has been started. Engage the community to determine which alternative plan and amenities are desired.

Coordinate park design and construction with the proposed bike trail and levee.

AREA 4: PARADE FRONTAGE FUTURE LAND USE: MIXED USE

Narrative: This parcel is approximately 18.5 ac +/- that fronts on the parade ground. This site is large enough to construct a new building or buildings that mimic the three-story Paynter building in mass and square footage. The architectural design and massing of any new building(s) will be an important consideration because of the prominent location fronting on the parade ground, which is the campus's signature open space and defining feature. The use any future building will depend on market conditions at the time, so this master plan identifies these lands as mixed use. In keeping with the pattern of the historic core of the campus, the uses may include residential, office, or commercial uses and possibly all three in the same structure. It is also noted that this area is the low spot on the campus and that stormwater management infrastructure is present that will need to be preserved and enhanced as a part of the site design for new construction.

Other Considerations Architectural design and massing will be very important.

Complete stormwater management design and possibly even construction before considering new building design and location. In other words, ensure that there is enough room on the site for stormwater management first and then design the buildings accordingly.

AREA 5: LIGHT INDUSTRIAL DISTRICT FUTURE LAND USE: LIGHT INDUSTRIAL

Narrative: This area of the campus currently includes a variety of light industrial uses. The northern most of the two parcels contains an office building and cold storage warehouse. These structures are currently used by the State of Delaware Government Support Services, but that organization will soon vacate these structures once their new facilities are available. The southernmost parcel includes a water tower owned by Artesian (and used for the campus water supply) and several small structures used for storage. The intent for this area is the continue the light industrial uses that are currently in place, notably the cold storage warehouse. The FDRPC intends to maintain that structure as-is and lease it once GSS vacates it. This will provide an important income stream for FDRPC. In addition, there is enough available land in this area to support the construction of additional small-scale light industrial or storage related land uses. This may provide additional income streams for the FDRPC and provide the possibility of some employment on the campus. This area is adjacent to the Delaware National Guard facility, which will remain. Light industrial and storage land uses will be compatible with that facility and the location in the southwest corner of the site will concentrate truck traffic in this area.

Other Considerations This area is in a low spot on the campus and as such stormwater management should be considered as a part of any plans to build additional structures.

Only light industrial uses should be considered for this site. The location of this area is near the mixed-use core of the campus which includes residential uses. As such, only uses which do not have significant traffic, noise, dust and emissions should be considered. Warehousing and storage are obvious examples of the type of light industrial

uses acceptable. Small scale manufacturing, workshops, repair, or contractors' establishments may be acceptable as well.

Design guidelines should be applied to any new development so that light industrial structures are compatible with the architecture of the site.

AREA 6: SOUTH FIELD

FUTURE LAND USE: MIXED USE

Narrative: The South Field is perhaps the largest potential site for new development left on the campus. It is similar in size to the Marina Village area. It is directly adjacent to the historic structures that make up the mixed-use core, and bordered by the Light Industrial District to the west and environmentally sensitive open space areas to the south. More than half of the South Field is currently protected by the Federal 6F protections, which limit the land use to open space and recreation. The current proposal for a revised 6F boundary still impacts roughly a third of the developable area of the site. The Land Use Planning Committee considered a number of potential uses for this site, including exclusively residential (similar

to Marina Village) and light industrial (consistent with the original master plan). The committee felt that the best future use will be a mixed-use plan that contains a variety of commercial and residential uses, designed to mimic and enhance the historic mixed-use core of the campus. This approach will be harder to market and require a more creative development approach. However, the committee feels that this is the best chance to enhance the quality of the campus core and lead to a campus filled with unique and diverse uses.

Other Considerations In order to ensure that new development on the South Field contributes to the historic character of the campus's mixed-use core, careful urban design and architectural design will be important.

A design charrette and market study to consider infill opportunities in the core and new development opportunities on the South Field would enhance the marketability of the campus.

The current 6F protections will limit new development to a very small portion of the South Field. Revising the 6F protection areas on the campus will be a prerequisite to marketing the site for development.

Conclusion and Next Steps

The 2024 update to the Fort DuPont Master Plan was developed by the Land Use Planning Committee and is guided by a set of key principals. The master plan implements these Key Principals by:

Environmental stewardship and climate resiliency.

The Master Plan identifies and protects core open space areas and amenities including the Parade Ground and the boat ramp. The plan also protects the shoreline of the Delaware River and the associated woodlands and wetlands along the eastern and southern portions of the campus. The plan also addresses climate resiliency efforts, including the elevated bicycle trail, stormwater management improvements and future consideration of renewable solar energy for the campus.

Preservation of historic structures and landscapes through adaptive re-use, and mixed-use development and redevelopment of historic core of the campus.

Throughout the master planning process the campus's historic buildings and landscapes were identified as among its most important assets which identifies its sense of place. The Master Plan identifies the central core of the campus and the buildings in it for preservation and adaptive re-use. It is recognized that the historic structures provide tremendous opportunities for redevelopment because of their character, but that they also present challenges based on their age, condition, and original configuration. The plan addresses this by encouraging a mixture of uses in a compact, walkable setting in the core of the campus enabling flexibility when responding to the market for new uses. Historic structures throughout the campus are to be similarly preserved and redeveloped, and infill development is to be architecturally consistent with the historic character of the campus.

Enhance access to the water and preserve and enhance view-sheds from the campus to the water. The Land Use Planning Committee identified access to the water as one of the greatest unrealized opportunities on the campus. The campus is situated with the Branch Canal to the north

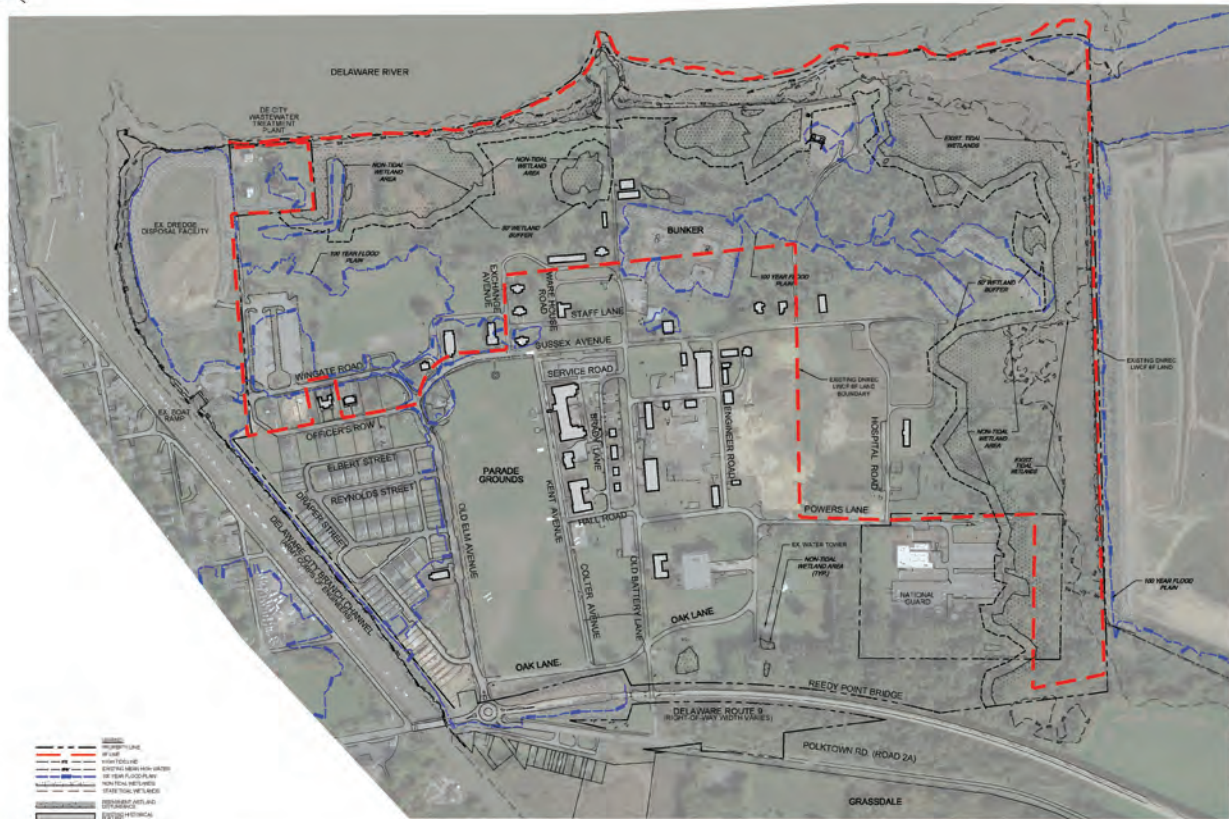
and the Delaware River to the east, and although it contains a boat ramp there is no direct access to the water. The master plan identifies the Marina District as an important opportunity to provide marina amenities and public open space to allow access to the Branch Canal as well as the Delaware River. In addition, the centrally located Active Recreation area will serve as a trail head and provide access to the trail system and shoreline access along the Delaware River. Views to the river were also important to the committee, and the master plan encourages urban design strategies that allow views of the water. This is particularly important in the design of the Marina Village area and in any redesign of residential uses in the Marina Village area. In addition, the elevated bicycle and pedestrian trail is expected to provide some views of the water.

NEXT STEPS

- Board approval of this Master Plan.
- Subdivision of the campus, to allow for sale or transfer of individual parcels and structures as opportunities for re-use and development arise.
- Continue to pursue critical infrastructure projects on the campus to ensure that the Opportunity Areas are ready for development, redevelopment and adaptive reuse. Important projects in the short to medium term are:
 - Bicycle and pedestrian trail
 - Stormwater management improvements
 - Canal revetment
 - Sewer infrastructure and road improvements, Old Battery Lane.
- Continue to seek new uses for historic structures and infill on vacant lots throughout the campus.

This master plan will be in effect at the discretion of the Board of Directors of the Fort DuPont Redevelopment and Preservation Corporation. This master plan may be changed or amended in the future by the Board.

EXISTING CONDITIONS MAP



- WETLAND
- ROAD
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING FENCE
- EXISTING UTILITY
- EXISTING STRUCTURE



FORT DUPONT EXISTING CONDITIONS



APRIL 2024

DRAWING SCALE 1" = 200'

Appendices

LAND USE PLANNING COMMITTEE MINUTES

- 2024-5-23 Meeting Packet
- 2024-3-26 Meeting Packet
- 2024-2-27 Meeting Packet
- 2024-01-23 Meeting Packet
- 2023-10-24 Meeting Packet
- 2023-09-26 Meeting Agenda

DELAWARE CITY PLANNING COMMISSION

- 2024-7-1 – Meeting Agenda

DELAWARE CITY COUNCIL

- 2024-7-15 Meeting Packet

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION BOARD MINUTES

- 2024-08-14 Board approval of Fort DuPont Master Plan 2024

Fort DuPont Redevelopment and Preservation Corporation
Budget vs. Actuals: Budget_FY25_P&L - FY25 P&L
July 2024 - June 2025

December-24

	Actual	Budget	over Budget	% of Budget
Income	\$ -	\$ -	\$ -	
4010 State Appropriation	\$ 2,150,000.00	\$ 2,250,000.00	\$ (100,000.00)	95.56%
4025 Operations Funding	\$ -			
4100 Rental Income Residential	\$ 82,213.71	\$ 218,221.29	\$ (136,007.58)	37.67%
4101 Old Battery Lane Duplexes	\$ -	\$ 80,000.00	\$ (80,000.00)	0.00%
4101 Commercial DNREC	\$ -	\$ 10,500.00	\$ (10,500.00)	0.00%
4100 Garden Plot Rental	\$ -	\$ 1,050.00	\$ (1,050.00)	0.00%
4100 Commercial OMB	\$ -	\$ 9,315.00	\$ (9,315.00)	0.00%
4100-S Storage	\$ (100.00)			
4110 Special Event Revenue	\$ 4,000.00	\$ 5,600.00	\$ (1,600.00)	71.43%
4111 Misc Events	\$ -	\$ -	\$ -	
Total 4110 Special Event Revenue	\$ 4,000.00	\$ 5,600.00	\$ (1,600.00)	71.43%
4130 Cam Revenue	\$ -	\$ -	\$ -	
4131 Lawncare - CAM (State Tenants)	\$ -	\$ 16,040.00	\$ (16,040.00)	0.00%
4132 Snow/Ice - CAM (State Tenants)	\$ -	\$ 25,112.00	\$ (25,112.00)	0.00%
Total 4130 CAM REVENUE	\$ -	\$ 41,152.00	\$ (41,152.00)	0.00%
4150 Tenant Reimbursements	\$ -	\$ -	\$ -	
4151 Utility Reimbursements	\$ 154,838.17	\$ 133,776.00	\$ 21,062.17	115.74%
Total 4150 Tenant Reimbursements	\$ 154,838.17	\$ 133,776.00	\$ 21,062.17	115.74%
Total 4100 Rental Income	\$ 240,951.88	\$ 499,614.29	\$ (258,662.41)	48.23%
4200 Real Estate Sales	\$ -	\$ 125,000.00	\$ (125,000.00)	0.00%
4500 HTC Credits	\$ -	\$ 188,000.00	\$ (188,000.00)	0.00%
Total Income	\$ 2,390,951.88	\$ 3,062,614.29	\$ (671,662.41)	78.07%
Cost of Goods Sold	\$ -	\$ -	\$ -	
5000 *Cost of Goods Sold	\$ -			
Total Cost of Goods Sold	\$ -	\$ -	\$ -	
Gross Profit	\$ 2,390,951.88	\$ 3,062,614.29	\$ (671,662.41)	78.07%

December-24

	Actual	Budget	over Budget	% of Budget
Expenses	\$ -	\$ -	\$ -	
6030 Bank Charges	\$ 86.00	\$ 900.00	\$ (814.00)	9.56%
6400 Building Improvements{77}	\$ -			
6409c 09c Painting-Interior	\$ -	\$ -	\$ -	
6417 Supplies & Materials	\$ -	\$ -	\$ -	
6456 Permitting	\$ -	\$ -	\$ -	
Total 6400 Building Improvements{77}	\$ -			
6460 Environmental	\$ -	\$ 118,000.00	\$ (118,000.00)	0.00%
6464 Soil Analysis	\$ 8,420.50	\$ -	\$ 8,420.50	
Total 6460 Environmental	\$ 8,420.50	\$ 118,000.00	\$ (109,579.50)	7.14%
6480 Special Event Expenses	\$ 956.39	\$ 6,000.00	\$ (5,043.61)	15.94%
6486 Pints & Pumpkins	\$ 3,038.44			
6487 Family Movie Night	\$ 1,619.61			
Total 6480 SPECIAL EVENT EXPENSES	\$ 5,614.44			
6500 PROFESSIONAL FEES	\$ 2,600.00	\$ 59,285.18	\$ (56,685.18)	4.39%
6501 Clerical	\$ 2,499.18			
6505 Prof Fees - Engineering		\$ 183,000.00	\$ (183,000.00)	0.00%
6505-06 Survey	\$ 14,295.00			
6505-10 Living Shoreline	\$ 7,514.50			
6505-20 Branch Canal	\$ 1,911.00			
Total 6505 Prof Fees - Engineering	\$ 28,819.68			
6515 Prof Fees - Architectural	\$ -	\$ 1,600.00	\$ (1,600.00)	0.00%
6520R Prof Fees - Legal	\$ 26,470.57	\$ 200,000.00	\$ (173,529.43)	13.24%
6525R Prof Fees - Accounting	\$ 26,350.00	\$ 51,500.00	\$ (25,150.00)	51.17%
6545 Roadways/Utilities	\$ -	\$ -	\$ -	
6555 Site Support	\$ 950.00			
Total 6500 Professional Fees	\$ 75,075.75	\$ 495,385.18	\$ (420,309.43)	15.16%
6535 Permitting	\$ 390.00	\$ 8,300.00	\$ (7,910.00)	4.70%
6600R Fees - Other	\$ 2,500.00	\$ -	\$ 2,500.00	
6601 Rotary	\$ 1,115.00			
6610 Bank Fees	\$ 157.00	\$ 1,000.00	\$ (843.00)	15.70%
6625 Bank Charges	\$ -	\$ -	\$ -	
6627 Applied Bank Fees	\$ -	\$ 9,000.00	\$ (9,000.00)	0.00%
Total 6625 Bank Charges	\$ -	\$ 9,000.00	\$ (9,000.00)	0.00%
6631 Del City Rental Tax	\$ -	\$ 3,988.68	\$ (3,988.68)	0.00%
Total 6600R FEES - OTHER	\$ 3,772.00	\$ 13,988.68	\$ (10,216.68)	26.96%

December-24

	Actual	Budget	over Budget	% of Budget
6700 Improvements	\$ 14,605.54	\$ 700,000.00	\$ (685,394.46)	2.09%
6704 Building 45-1308 Officers Row	\$ -	\$ -	\$ -	
6706 Building 15-Post Headquarters	\$ -	\$ -	\$ -	
6709 Building 24-FDRPC Office	\$ 2,340.00			
6710 Improvements:Batteries	\$ 5,798.75			
6713 Building 55 Chapel	\$ 13,440.39			
6716 Canal District	\$ 29,772.20	\$ -	\$ 29,772.20	
6716.30 Roads/Utilities	\$ -	\$ -	\$ -	
Total 6716 Canal District		\$ -	\$ -	
6720 Old Elm	\$ 1,015.00	\$ -	\$ 1,015.00	
6721 Roundabout	\$ -	\$ -	\$ -	
6724 Marina	\$ 56,582.83	\$ -	\$ 56,582.83	
6734 Building 23-Band Barracks	\$ 384.75			
6737 Building 68-Warehouse	\$ 6,422.42	\$ -	\$ 6,422.42	
6738 Duplexes on OBL	\$ 60,729.50	\$ -	\$ 60,729.50	
6738-01 Building 26	\$ 10,564.98	\$ -	\$ 10,564.98	
6738-02 Building 27	\$ 10,564.97	\$ -	\$ 10,564.97	
Brady Lane	\$ 239,750.00			
Total 6738 Duplexes on OBL		\$ -	\$ -	
6741 Building 30-Stable	\$ -	\$ -	\$ -	
6744 Maintenance Shop	\$ 2,310.05			
6747 Building 19	\$ 2,100.00			
6748 Building 52-Tilton	\$ 6,112.75	\$ -	\$ 6,112.75	
6749 Pump House	\$ 8,757.00			
6770 DNREC Maintenance Bldg	\$ -	\$ -	\$ -	
6772 Park & Recreation Amenities	\$ -	\$ -	\$ -	
6773 Bio Basins	\$ 278,307.00			
Total 6700 Improvements	\$ 749,558.13	\$ 700,000.00	\$ 49,558.13	107.08%
6769 DNREC Relocation	\$ -	\$ -	\$ -	
6800 Site Utilities	\$ 17,000.00	\$ -	\$ 17,000.00	
6810 Electric	\$ 105,185.08	\$ 212,776.00	\$ (107,590.92)	49.43%
6815 Gas	\$ 3,170.23	\$ 4,000.00	\$ (829.77)	79.26%
6820 Water	\$ 5,766.30	\$ 14,000.00	\$ (8,233.70)	41.19%
6825 Sewer	\$ 3,475.48	\$ 12,000.00	\$ (8,524.52)	28.96%
6830 Phone/Internet	\$ 284.47			
6835 Trash	\$ 1,530.00	\$ 4,000.00	\$ (2,470.00)	38.25%
Total 6800 SITE UTILITIES	\$ 136,411.56	\$ 246,776.00	\$ (110,364.44)	55.28%
7000 Operating Expenses	\$ 3,844.65	\$ -	\$ 3,844.65	
7009 Computer Support	\$ 8,880.79	\$ 6,000.00	\$ 2,880.79	148.01%
7010 Office Supplies	\$ 6,509.40	\$ 15,500.00	\$ (8,990.60)	42.00%
7015 Taxes & Licenses	\$ -	\$ 300.00	\$ (300.00)	0.00%
7020 Travel	\$ 2,006.43	\$ 5,000.00	\$ (2,993.57)	40.13%
7025 Meals and Entertainment	\$ 676.45			
7030 Utilities - Office	\$ 20,032.57	\$ 14,076.00	\$ 5,956.57	142.32%
7035 Phone/Internet - Office	\$ -	\$ 3,600.00	\$ (3,600.00)	0.00%
7040 Repairs & Maintenance	\$ -	\$ 6,000.00	\$ (6,000.00)	0.00%
7051 Uniforms	\$ 3,097.27	\$ 3,000.00	\$ 97.27	103.24%

December-24

	Actual	Budget	over Budget	% of Budget
Total 7000 Operating Expenses	\$ 44,955.73	\$ 53,476.00	\$ (8,520.27)	84.07%
7100 Common Area Maintenance	\$ 19,257.00	\$ 25,000.00	\$ (5,743.00)	77.03%
7105 Lawn Care	\$ 73,200.00	\$ 114,000.00	\$ (40,800.00)	64.21%
7110 Storm Water Management	\$ -	\$ 3,100.00	\$ (3,100.00)	0.00%
7115 Pest Control	\$ 900.00	\$ 1,700.00	\$ (800.00)	52.94%
7120 Fire & Security Monitoring	\$ 2,241.00	\$ 4,600.00	\$ (2,359.00)	48.72%
7125 Snow & Ice Removal	\$ -	\$ 10,000.00	\$ (10,000.00)	0.00%
7130 Building Repairs & Maintenance	\$ -	\$ 2,500.00	\$ (2,500.00)	0.00%
7140 Landscaping Maintenance	\$ 39,745.92	\$ 73,000.00	\$ (33,254.08)	54.45%
7141 Auto	\$ 7,164.05	\$ 5,000.00	\$ 2,164.05	143.28%
7145 Equipment Expense	\$ 69.50	\$ 15,000.00	\$ (14,930.50)	0.46%
7146 Supplies	\$ 141.30			
7830 Utilities	\$ 1,426.33	\$ 20,000.00	\$ (18,573.67)	7.13%
Total 7100 Common Area Maintenance	\$ 144,145.10	\$ 273,900.00	\$ (129,754.90)	52.63%
7200 Debt Expense	\$ -	\$ -	\$ -	
7205 P & I - Applied Bank 810	\$ 33,616.17			
7206 P & I - Applied 0380	\$ 36,038.10			
7210 DMHEF Repayment	\$ 3,472.39			
7225 Debt Expense Wsfs Loan	\$ -	\$ -	\$ -	
Total 7200 Debt Expense	\$ 73,126.66	\$ 134,586.00	\$ (61,459.34)	54.33%
7300 Depreciation Expense	\$ -	\$ -	\$ -	
7500 Marketing Expenses	\$ 21,486.54	\$ 42,000.00	\$ (20,513.46)	51.16%
7510 Advertising & Promotion	\$ -	\$ -	\$ -	
7550 Website & Social Media	\$ -	\$ -	\$ -	
7555 Marketing - Other	\$ -	\$ -	\$ -	
Total 7500 MARKETING EXPENSES	\$ 21,486.54	\$ 42,000.00	\$ (20,513.46)	51.16%
7700 PAYROLL EXPENDITURES	\$ -	\$ -	\$ -	
7710 401k	\$ 3,121.98	\$ 17,500.00	\$ (14,378.02)	17.84%
7720 Employee Benefits - Health	\$ 68,166.62	\$ 80,528.40	\$ (12,361.78)	84.65%
7721 Employee Benefits - Dental	\$ (456.72)	\$ 9,408.06	\$ (548.72)	-496.43%
7722 Employee Benefits - Vision	\$ 595.70		\$ (425.50)	58.33%
7723 Employee Benefits - FSA	\$ 710.00			
7724 Employee Benefits - STD/LTD	\$ 2,458.50			
7725 Employee Benefits - Ancillary	\$ 1,503.93			
7730 Payroll Tax Expense	\$ 21,968.82	\$ 41,335.00	\$ (19,366.18)	53.15%
7740 Salaries & Wages	\$ 288,707.71	\$ 646,727.13	\$ (358,019.42)	44.64%
7750 Payroll Service Fees	\$ 1,143.74	\$ 2,627.44	\$ (1,483.70)	43.53%
Total 7700 Payroll Expenditures	\$ 387,920.28	\$ 798,126.03	\$ (410,205.75)	48.60%
7850 Insurance	\$ 8,187.96	\$ 135,249.93	\$ (127,061.97)	6.05%
7851 General Liability	\$ 11,396.95	\$ -	\$ 11,396.95	
7852 Flood Insurance	\$ 1,560.00	\$ -	\$ 1,560.00	
7853 Property	\$ 81,425.13	\$ -	\$ 81,425.13	
7855 Workers Comp Insurance	\$ 4,566.00	\$ -	\$ 4,566.00	
7856 Auto	\$ 7,142.00	\$ -	\$ 7,142.00	
7857 D & O/ E&O Insurance	\$ 8,367.80	\$ -	\$ 8,367.80	
Total 7850 Insurance	\$ 122,645.84	\$ 135,249.93	\$ (12,604.09)	90.68%
Administrative Expenses	\$ -	\$ -	\$ -	
7472 Travel Meals				
Total Administrative Expenses	\$ -	\$ -	\$ -	

December-24

	Actual	Budget	over Budget	% of Budget
Legal Fees - Operating	\$ -	\$ -	\$ -	-
Property Management & Other Expense	\$ -			
7880 Repair & Maintenance	\$ -	\$ -	\$ -	-
7890 Payroll	\$ -	\$ -	\$ -	-
7900 Security	\$ -	\$ -	\$ -	-
7910 Supplies	\$ -	\$ -	\$ -	-
Total Property Management & Other Expense	\$ -			
Total Expenses	\$ 1,773,608.53	\$ 3,058,491.45	\$ (1,284,882.92)	57.99%
Net Operating Income	\$ 617,343.35	\$ 4,122.84	\$ 613,220.51	14973.73%
Other Income	\$ -	\$ -	\$ -	-
Reimbursed Expenses	\$ -	\$ -	\$ -	-
Total Other Income	\$ -	\$ -	\$ -	-
Other Expenses	\$ -	\$ -	\$ -	-
ASK MY ACCOUNTANT	\$ (4,500.00)			
Miscellaneous	\$ -	\$ -	\$ -	-
Total Other Expenses	\$ (4,500.00)	\$ -	\$ (4,500.00)	
Net Other Income	\$ 4,500.00	\$ 4,122.84	\$ 377.16	109.15%
Net Income	\$ 621,843.35	\$ 4,122.84	\$ 617,720.51	15082.88%



Executive Director Monthly Report

For the period December 1, 2024, to January 31, 2025.

The meeting of the Board of Directors is scheduled for February 12, 2025, at 9:30 a.m. at the Delaware City Fire Hall.

Branch Canal Revetment

- Status of Permits -
 - USACE Section 408 permit: Permit has been issued from US Army Corps of Engineers.
 - DNREC: Sub-aqueous permit: Issued by DNREC on January 22, 2025.
 - DNREC: Stormwater and Sediment Management: Approval obtained from DNREC in 2021, with extension issued in July 2023.
 - FEMA: Revised grant award pending approval from DEMA/FEMA. Request for Information from FEMA received and response date from FDRPC is February 15, 2025.

Banking RFP issued. The Request for Proposals for banking services resulted in numerous interested parties, but only one submission was received. Because of the lack of responses, FDRPC staff will communicate with the bidder and other financial institutions directly to determine if there is ongoing interest.

Draft Audit for FY 24 received. The draft of the Fiscal Year 24 audit has been received from Belfint, Shuman, and Lyons (BLS). The management response from FDRPC has been drafted and the audit and response will be presented to the Finance and Audit Committee on February 10, 2025, and then to the Board of Directors at the March 12, 2025, meeting.

Capital Projects

€ **Marina Village.** A meeting was held with DNREC State Parks on August 5, 2024. FDRPC accepted that Section 106 (of the National Historic Preservation Act) review would yield a finding of 'Adverse Effect'. The next step would be to gather a list of the cultural resources affected and identify how the effect was addressed and/or how it could be mitigated. DNREC State Parks was to provide a draft scope of work and a list of documentation previously gathered by DNREC for this review. The Cultural Resources Unit for DNREC provided the scope of work for this on September 12, 2024. The list of previously gathered documentation was provided by DNREC State Parks on November 1, 2024.

- a. On October 30th, FDRPC met with Delaware State Parks lead Taylor Reynolds, Kerri Barile Tambs and Bill Liebkecht, both with Dovetail Cultural Resources Group. Reynolds recommended FDRPC consider contracting with a third-party cultural resources consultant to guide the Section 106 consultation (which supports the Section 6f protection issue). Dovetail submitted a proposal for the work for \$10,989. FDRPC has accepted the proposal and executed a contract with Dovetail.
- b. A kick-off meeting with Dovetail Cultural Resources was held on December 19, 2025. Dovetail has completed their research and on-site visits. They are currently drafting the report.

€ **Bio Basins.** Bio basins #2 and #3 are now complete and awaiting final inspection and approval by DNREC. Bio Basin #4 required a revised design, owing to existing conditions not meeting DNREC tests for existing conditions. Bio Basin #5 is approximately 90% complete. All bio basin related work is suspended due to weather.

€ **Old Battery Lane (OU-6).**

- The Environmental Covenant was recorded with New Castle County on November 21, 2023.
- The Certificate of Completion of Remedy (COCR) was issued by DNREC on January 23, 2024, and recorded on January 30, 2024.
- The Sediment and Stormwater Permit was issued by DNREC on January 30, 2024.
- 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 on, and an award has been made to A-Del.
- The pre-construction meeting was held June 8, 2024, with representatives of DNREC, A-Del, and FDRPC.
- Utility identification and marking has occurred on the construction in advance of environmental controls. An unexpected delay is the discovery of previously unknown utilities in the area. FDRPC has contracted for additional identification and marking.

- An inspection of the site was conducted by DNREC on July 30, 2024, and the site meets requirements.
- This site is now under full construction. Water and sewer lines are being installed and the base for new sidewalks along the north side of Old Battery Lane has been installed. Additional utility work related to electric and tree removal has been completed.
- The connection to the Artesian water service will occur on February 14, 2025 (weather permitting). The delay was due to the lack of adequate infrastructure in the water system on the Fort DuPont campus; Artesian Water was unable to shut off service to the segment for Old Battery Lane without risking shutting off the entire campus for an extended period. Artesian recommended an insertion valve to handle this infrastructure deficiency, with the full cost of the change order (\$38,000+) to be paid by FDRPC (as the developer).

€ **Archives Building (OU-10)**

- The Environmental Covenant was recorded with New Castle County on February 2, 2024.
- The Certificate of Completion of Remedy (COCR) was issued by DNREC on May 2, 2024.
- FDRPC has finished removing the wells and submitted the necessary paperwork to DNREC for approval.
- The Sediment and Stormwater Permit was issued by DNREC on January 30, 2024.
- Project is dependent on funding.

€ **Theater**

- FDRPC contracted with Tevebaugh Architects of Wilmington for a building assessment and conceptual study, to include current building condition and assessment, schematic design, rough order of magnitude cost estimates, and an estimated schedule for completion.
 - Tevebaugh has completed the 3-D scan of the building.
- Valerie Miller attended the (online) USDA Rural Development Resources for Movie Theaters and Performing Arts Venues online seminar.

Operations

€ **Real estate update.**

- Real Estate for sale:
 - 311 Officers Row remains listed at \$125,000.
- Leasing, as of November 30, 2024:
 - All properties are at 100% occupancy.

€ **Friends of Fort DuPont.** The Board of Directors of the Friends of Fort DuPont met on January 16, 2025. The next scheduled meeting is February 20, 2025.

€ **FOIA Officer.** There were no FOIA requests presented for December 2024 or January 2025.

Other

- Valerie Miller met with Vanesa Simon of Healing Through the Arts to discuss opportunities for arts-based programming on the Fort DuPont campus.
- Tim Slavin attended the Mayor and Council meeting on January 20, 2025.
- The Delaware City Rotary Club meeting was held on January 15, 2025, at Fort DuPont offices with 12 people attending.
- Valerie Miller and Tim Slavin met with Mariah Ghant of Delaware Shakespeare on January 17, 2025, to discuss a possible outdoor performance at Fort DuPont in 2025.
- Tim Slavin gave a tour and briefing to former Secretary of State Ed Freel on January 30, 2025.



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) was redesigned 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

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held January 27, 2025, 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 9:32 a.m.

COMMITTEE MEMBERS PRESENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware)
Ms. Wendy Rogers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)
Dr. Courtney Stewart (Office of Management and Budget) (arrived at 9:45 a.m.)

COMMITTEE MEMBERS ABSENT

None

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

APPROVAL OF MINUTES – FDRPC EXECUTIVE COMMITTEE MEETING OF NOVEMBER 25, 2024

Mr. Scoglietti moved for approval of the November 25, 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 Connections and Duplexes

Artesian is determining how to draw down water service in this area without disrupting the entire campus, including the Canal District. While the required shutdown window is small, we would like to avoid any service interruption.

The issue stems from old infrastructure, one main line serves the entire campus, never having been subdivided. While we have all necessary parts and permits, this is the final step to provide water to the duplexes, which are otherwise ready.

The matter has been escalated through Artesian's government relations team. Following a meeting last week, it appears we may need a brief (three to four-hour) campus-wide water shutdown to complete the work.

Bioretention Basins

Bio Basin #5 – Nearly complete. Planting will be done in spring when the weather permits. Inspection and approval from DNREC are required.

Bio Basin #4 – Under redesign and reapproval due to DNREC's concerns with the PERC test results. The issue is minor but still requires redesign.

Bio Basin #3 – DNREC raised concerns about the height of one outlet during inspection. We believe they overlooked an approved field change. They compared as-builts to plans but missed site adjustments made with their approval. The issue is being addressed.

DNREC Invoice

On January 16th, we received a \$136,646 invoice from DNREC for oversight services related to the brownfield grant we received from them, and they managed for us. The invoice covers work performed from August 2015 to June 2023—nine years of charges we had not seen before.

The invoice states that payment is due within 30 days or legal action may follow. A meeting with DNREC has been scheduled for the following afternoon to clarify the situation.

Their letter refers to an agreement between DNREC and Brandywine Realty LLC, which seems like a possible typo. It should probably reference DNREC and FDRPC, and they may have sent similar letters to multiple grant recipients. Staff will follow up on this.

Revetment Subaqueous Permit

On January 23, 2025, FDRPC received confirmation from DNREC that the subaqueous permit for the revetment project had been issued, with all paperwork acknowledged. However, two hours later, FDRPC's engineers informed DNREC that the permit was based on an older set of plans, while the updated plans were still awaiting DNREC's review. We are now on hold as DNREC determines whether the permit process must go through another public hearing.

Nation Park Service Grant Application - Chapel

A \$450,000 grant application was submitted to the National Park Service's Saving America's Treasures Program for the chapel building fit-out on behalf of FDRPC. Some grants go through the corporation, while others are handled by the Friends Group to utilize its 501(c)(3) status. The chapel building has a full set of design drawings and is ready to go as soon as we get funding for it.

Theater Update

We have contracted Tevebaugh Architecture in Wilmington to conduct a feasibility study for the theater. Last week, they began 3D laser scanning the building and are expected to return this week.

This study will provide a schematic design outlining the building's capacity and functions, renderings of potential designs, a rough cost estimate, and a projected timeline for completion. It serves as the first step in gathering the necessary information to seek private funding.

The Friends of Fort DuPont have been actively fundraising, securing nearly \$4,000 in private donations from individuals and corporations through a year-end appeal, with some responses still pending. They have also applied for grant-in-aid consideration for next year. Additionally, we will submit applications to the Delaware Preservation Fund in February on behalf of the Friends to help offset costs for a minor part of the chapel building.

The Friends of Fort DuPont

The Friends of Fort DuPont have brought on an intern from the University of Delaware during the intercession to help with website development for the Friends. They will be launching their web presence shortly. The Board is still recruiting members if anyone is interested in being considered.

Old Battery Lane Sidewalks

The FDRPC is responsible for paving the sidewalks in front of the two duplex units. The contractor, A-Del, mistakenly formed the entire length of the sidewalk on Old Battery Lane before realizing the error. They have agreed to cover the cost of the forms.

Once the weather permits, A-Del will pour the concrete for the two sidewalks. Completing the entire street's sidewalk would incur an additional \$44,000. Discussions with the Delaware City mayor have resulted in an agreement in principle for the city to fund the remaining work using designated pedestrian improvement funds.

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 Ms. Rogers and unanimously carried.

The meeting recessed at 9:42 a.m. and reconvened at 10:11 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

Dr. Stewart moved to proceed with the Hansen project to contract. The motion was seconded by Mr. Scoglietti and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for February 24, 2025, at 9:30 a.m.

ADJOURNMENT

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

The meeting adjourned at 10:12 a.m.

APPROVED: February 24, 2025