

**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