

**FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION
BOARD OF DIRECTORS MEETING**

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on April 9, 2025, 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 9:34 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Mr. Greg Patterson (Department of Natural Resources and Environmental Control (DNREC))
Ms. Ann Visalli (Office of Management and Budget) (Arrived 9:30 a.m.)
Ms. Wendy Rogers (Fort DuPont Resident)
Mr. David Edgell (Office of State Planning)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britany Loveland (Delaware City Manager)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Ms. Winvenia Graham (Delaware City Resident) (Departed 10:45 a.m.)

BOARD MEMBERS ABSENT

Ms. Ruth Ann Miller (Controller General of the State of Delaware)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Mr. Rony Balthazar-Lopez (Secretary of State)
Senator Spiros Mantzavinos (Capital Improvements Committee)
Mr. Doug Erickson (Delaware City Resident)

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. Crystal Pini-McDaniel, FDRPC Operations Manager
Ms. Valerie Miller, FDRPC Planner

OTHERS PRESENT

Mr. Michael Lutz, Friends of Fort DuPont, Inc.
Mr. George Fournaris, Belflint, Lyons, Shuman PA.
Ms. Elizabeth Wyjadka, Belflint, Lyons, Shuman PA.

APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF MARCH 12, 2025

Mr. Graci moved for the approval of the FDRPC Board meeting minutes of January 13, 2025. The motion was seconded by Mr. Scoglietti and unanimously carried.

TREASURER’S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed FDRPC's Budget Vs. Actuals: Budget FY 25 P&L for July 2024 – June 2025, as of February 2025 and noted the following:

- 4010 State Appropriation and 4015 Previously Authorized State Funding – Last month showed these two-line items combined; they now have been separated out for better clarity.
- 4100 Rental Income Residential – Reflects reallocation into other line items.
- 4131 Lawncare and 4132 Snow/Ice – Roughly \$15,000 collected from OMB rental payments.
- 4151 Utility Reimbursements – Increased by approximately \$14,000, which reflects back billing issue.
- 6700 Improvements – Increased by roughly \$23,000 mostly due to costs associated with the Old Battery duplexes.
- 6800 Site Utilities – Increased by approximately \$24,000, of which a portion is for the back billing issues previously noted.
- 7100 Common Area Maintenance – Increased by over \$22,000, of which about \$10,000 for snow and ice removal, or line item 7125.
- 7200 – Increased by approximately \$12,000, which is normal based on the amortization schedule.
- 7700 Payroll Expenditures – Less than the previous month due to three payrolls in January but still tracking nicely with the budget.

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

INTRODUCTION OF MICHAEL LUTZ, INTERIM CHAIR OF THE FRIENDS OF FORT DUPONT

Mr. Lutz, Interim Chair of the Friends of Fort DuPont provided an overview of the organization. The Friends of Fort DuPont is a 501(c)3 nonprofit organization with an all volunteer led Board of Directors. Their mission is to engage in community revitalization, preserve Fort DuPont's resources, and economic development through arts and cultural enrichment. A variety of community events are planned in the upcoming year.

PRESENTATION OF THE FY 24 FINANCIAL AUDIT

Mr. George Fournaris and Ms. Elizabeth of Belflint, Lyons, Shuman PA., presented the FY 24 Financial Audit for FDRPC. Audit of the financial statements for the year ended June 30, 2024. Audits performed under two sets of accounting standards: Generally Accepted Auditing Standards (GAAP) and Government Auditing Standards. Deliverables included a financial audit with a qualified opinion and an Independent Auditor's Report. The audit was performed under standards issued by the Comptroller General of the United States, considered internal control over financial reporting, and tested compliance with laws and regulations.

Capital assets, originally donated by the State of Delaware, are recorded at insured and assessed values rather than acquisition value. The amount by which this departure would affect the assets, net position, and expenses of FDRPC has not been determined. Other significant audit matters included: the use of estimates as an integral part of the financial statements; the sensitive disclosure of the Capital Assets use to the significance of the balances disclosed and because of the departure from GAAP in the valuation of the capital assets, originally donated by the State; corrected and uncorrected misstatements; and the fact that there were no disagreements with management, all information requested was provided, and there

were no management consultations with other accountants. One significant finding included a deficiency in the financial reporting close process. Improvements have been made to remedy this situation for the current financial year.

Mr. Scoglietti moved for the acceptance of the FY 24 Financial Audit, seconded by Ms. Graham and unanimously carried.

EXECUTIVE DIRECTOR'S REPORT

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of March 1, 2025 to March 31, 2025 and noted the following:

Branch Canal Bank Revetment Project – FEMA grant for \$1.6M, with 90% reimbursable. Meeting for mobilization and securing a Letter of Credit (LOC) scheduled for later in the day. Due to federal uncertainty and the current political climate there is a desire to move quickly and obligate funds.

Marina Village – Dovetail Cultural Resources will be submitting their final report to State Parks on the 6F Protections. All parties are in agreement there will be an adverse effect if the land swap were to occur.

Old Battery Duplexes – Inspections on the duplexes failed for their Certificates of Occupancy (CO) due to the egress of rear windows. The windows appear to not be built to specifications and were completed three years ago. Conditional COs are being explored, as well as recouping financial costs from Rockwell, the builder.

National Trust for Historic Preservation – FDRPC was awarded a \$5,000 grant from the National Trust for Historic Preservation for costs associated with the conceptual study of the Theater. The Trust's support will have positive impacts in garnering support for the project.

1311 Officers Row – Closing on the lot occurred last week. Currently, all unbuilt lots are under private ownership.

Bond Bill Presentation – On April 5, 2025, Mr. Slavin and Mr. McMahon presented the bond bill request to the Capital Improvements Committee. This request included \$3.3M for infrastructure and maintenance and a separate request of \$3.5M for housing initiatives. FDRPC will pursue the Community Reinvestment Fund (CRF), a competitive pot of funding, for four other projects. These proposals are due May 15, 2025.

Bluewater – The property was listed for sale by Sun Communities. Bluewater remains the operator. The existing \$2.1M mortgage is due to FDRPC in October 2025. The property is deed restricted to the use of an RV park only.

Mr. Graci moved for the acceptance of the Executive Director's report, seconded by Ms. Rogers and unanimously carried.

COMMITTEE REPORTS

FDRPC Executive Committee Meeting of January 27, 2025

Mr. Scoglietti moved for acceptance of the FDRPC Finance and Audit Committee Report of January 27, 2025. The motion was seconded by Ms. Graham and unanimously carried.

FDRPC Finance and Audit Committee Meeting of March 28, 2025

Mr. Graci moved for acceptance of the FDRPC Finance and Audit Committee Report of March 28, 2025. The motion was seconded by Mr. Scoglietti and unanimously carried.

FDRPC Finance and Audit Committee Meeting of March 31, 2025

Mr. Graci moved for acceptance of the FDRPC Finance and Audit Committee Report of March 31, 2025. The motion was seconded by Ms. Graham and unanimously carried.

DELAWARE CITY UPDATES

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

- The Clinton Street water main replacement is completed. The City is currently soliciting bids for street paving.
- Senior Tax Exemption applications are due April 15, 2025.
- The next Mayor and Council meeting is for April 21, 2025 at 6:30 p.m.
- Delaware City's 34th Annual Town-Wide Yard is April 26, 2025, from 8 a.m. to 5 p.m.

PUBLIC COMMENT

None.

RECESS INTO EXECUTIVE SESSION – DISCUSSIONS REGARDING SALES OR LEASES OF REAL PROPERTY

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, 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. Graci and unanimously carried.

The meeting recessed at 9:50 a.m.

RECONVENE

Mr. Patterson moved to reconvene the FDRPC Board meeting, seconded by Mr. Edgell and unanimously carried. Meeting reconvened at 10:45 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None.

NEXT MEETING DATE

The next meeting is scheduled for May 14, 2025, at 9:30 a.m.

AJOURNMENT

Mr. Graci moved for adjournment. The motion was seconded by Ms. Rogers and unanimously carried.

Meeting Adjourned at 10:50 a.m.

Approved: May 14, 2025