

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on July 28, 2025, via Zoom with the anchor location at the FDRPC office at: 260 Old Elm Ave, Delaware City, DE 19706, with Chair John McMahon presiding.

CALL TO ORDER

Chair McMahon called the FDRPC Executive Committee meeting to order at 9:34 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident) (arrival 9:21 a.m.)
Ms. Britany Loveland (City Manager – Delaware City)
Ms. Wendy Rodgers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Deputy Director/Controller
Ms. Valerie Miller, FDRPC Planner
Ms. Pam Scott, Saul Ewing Arnstein and Lehr LLP

STATUS ON KEY PROJECTS

Mr. Tim Slavin, FDRPC Executive Director, provided updates on the following projects:

Canal Bank Revetment

The project is now ready to launch. A tentative pre-construction meeting with all parties is scheduled for August 18, 2025. A community update meeting will be held between August 21 and 31, depending on the availability of the firehall. The site is anticipated to mobilize on Tuesday, September 2, 2025. FDRPC has had nothing but good experience on the bidder of this project, A-Del Construction. They completed the roundabout and the dip project, both of which were very disruptive projects, with little to no issues. The revetment portion of the project is projected to last four months. FDRPC's out-of-water period is March 1 through June 30. Mr. Slavin is anticipating this will be a 'disruptive' project, including noise and dust. In response, FDRPC will ramp up communication with the community and more project supervisors will be on-site. How existing property lines are tied into the promenade is critical. The only remaining issue is the upcoming Environmental Appeals Board hearing which will be further discussed in Executive Session.

Bio Basins

Bio basin 4 is complete.

Old Battery Lane

One unit is under lease and occupied. The other three are listed and being shown by Emory Hill

Theater

Most of the materials from the conceptual study by Tevebaugh have been received, including bubble diagrams, schematics, and some architectural details. Time and cost details are still needed. The next step is a public listening session to be led by Mr. Doug Ericksen, FDRPC Board Member, and Ms. Kelli Racca, Friends of Fort DuPont Board Member. Key decisions still need to be made regarding programming.

Cultivation

Office of Management and Budget Director Brian Maxwell and Deputy Director Anne Visalli visited the campus last week.

Mr. Slavin has also requested visits from Governor Myers, Lt. Gov. Gay, Delaware Representative. Franklin Cooke, and U.S. Representative Sarah McBride.

Public Programming

The Fort Folk Fest has been very successful. The next concert is Friday, August 15 from 7-9pm.

Other

Delaware City is now a focus of a proposed data center. Mr. Slavin attended the public meeting, which was well attended. FDRPC will continue to keep their eye on the project.

EXECUTIVE SESSION

Mr. Scoglietti moved to recess into executive session, seconded by Ms. Loveland and unanimously carried.

Meeting recessed at 9:15 a.m. Meeting reconvened at 10:04 a.m.

ACTIONS TO BE VOTED UPON FROM THE EXECUTIVE SESSION

There was no action to be taken as a result of the executive session.

ADJOURNMENT

Meeting Adjourned at 10:04 a.m.

APPROVED: September 10, 2025