

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

The Fort DuPont Redevelopment and Preservation Corporation Board of Directors meeting was held on October 8, 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 9:33 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Mr. Doug Erickson (Delaware City Resident)
Mr. Kurt Foreman (Delaware Prosperity Partnership)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Ms. Britany Loveland (Delaware City Manager)
Representative Kendra Johnson (Capital Improvements Committee)
Secretary Greg Patterson (DNREC)
Ms. Wendy Rogers (Fort DuPont Resident)
Mr. Bert Scoglietti (designee of Controller General of the State of Delaware)
Ms. Ann Visalli (Office of Management and Budget)

BOARD MEMBERS ABSENT

Mr. David Edgell (Office of State Planning)
Mr. Rony Balthazar-Lopez (Secretary of State)
Senator Spiros Mantzavinos (Capital Improvements Committee)

STAFF MEMBERS PRESENT

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

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF
SEPTEMBER 10, 2025, THE EXECUTIVE COMMITTEE MEETING MINUTES OF
AUGUST 29, 2025, AND THE EXECUTIVE COMMITTEE MEETING MINUTES OF
SEPTEMBER 29, 2025**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of September 10, 2025. The motion was seconded by Mr. Erickson and unanimously carried.

Mr. Erickson moved for approval of the FDRPC Executive Committee meeting minutes of August 29, 2025. The motion was seconded by Mr. Graci and unanimously carried.

Mr. Graci moved for approval of the FDRPC Executive Committee meeting minutes of September 29, 2025. The motion was seconded by Mr. Erickson and unanimously carried.

TREASURER'S REPORT

Mr. Bert Scoglietti, Treasurer, reviewed FDRPC's Budget vs. Actuals: Budget FY26 P&L for July 2025 – June 2026, as of August 2025 and noted the following:

- 4010 State Appropriation – In August, \$1M of the \$3M state appropriation was drawn down.
- 4500 HTC Credits and 4800 Bank Loans-Budgeted Proceeds – Spacing is misaligned. These figures should be a row higher, but actual amounts are correct.
- Reserves – Note the three new reserve set asides for a total amount of \$368,481.56.
- 6500-20 Branch Canal – New expenditures for the month in the amount of \$17,830.25.
- 6700 Improvements – Roughly \$11K in expenditure for the FDRPC Administration Office building and about \$10K for new doors on the PX Building.
- 7105 Lawn Care – Increased by over \$14K due to higher maintenance costs during the summer months.
- 7200 Debt Expense – Up around \$11K for the month but this number is tracking for the remainder of the fiscal year.
- 7740 Salaries & Wages – Tracking for the year.
- No change on insurance.
- Total Net Income – Equal to \$193,992.27, reflecting the addition of the state appropriation funds drawn down in August.

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

EXECUTIVE DIRECTOR'S REPORT

Prior to presenting his report, Mr. Slavin introduced Massiel Derefaka as Fort DuPont's new property manager from Emory Hill.

Mr. Tim Slavin, Executive Director, reviewed the Executive Director's Monthly Report for the period of September 1, 2025, to September 30, 2025, and noted the following:

Subdivision Applications – Mr. Slavin noted display boards at the rear of the room illustrating two subdivision submissions to Delaware City:

- **Old Elm Subdivision:** Four (4) lots on Old Elm Avenue; approved by the Delaware City Planning Commission on October 6, 2025 and now forwarded to the Mayor & City Council for consideration.
- **Town Center Subdivision:** Concept plan covering the Quartermaster District, Colter Road, and the remaining portion of Old Battery Lane; submitted to Delaware City staff for concept review prior to formal submission. No timeline has been provided at this stage.

Branch Canal Bank Revetment Project – Mobilization delayed to November due to Environmental Appeals Board scheduling; winter weather and the March 1 cutoff for subaqueous work may further constrain the window. The federal government shutdown could add additional delay.

Drain Replacement in Canal District – A minor drain issue between Crawford Lane and Reynolds Street appears more extensive than anticipated; the entire drain may require replacement. The unexpected cost will be charged to the capital projects budget. One property owner has built within the rear easement containing the drainpipe, which may complicate access.

Resolution with DNREC – Mr. Slavin reported a strengthened working relationship with DNREC; several legacy issues have been untangled with assistance from Secretary Patterson. The 2014 MOU (covering OMB, DHSS, and DNREC facilities) and the 2019 10-year lease with DNREC remain in force, and there is now a plan to advance most of the DNREC-related buildings contemplated in those agreements.

Brownfield Remediation – A new Operating Unit (OU) has been initiated to cover the entire Town Center subdivision.

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

DELAWARE CITY UPDATES

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

- Construction on Clinton St has begun, running from 5th to 2nd Street, lasting about two months.
- Full road closure on Rt. 9 coming into Delaware City from the west. The bridge at Dragon Run is being repaired. Construction will begin on October 15, 2025, and last roughly six months.
- The next Mayor and Council meeting is on October 20, 2025, at 6:30 p.m.
- The next bicentennial planning meeting will be October 22, 2025, at 6:00 p.m. at the Community Center.

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 Secretary Patterson and unanimously carried.

The meeting recessed at 9:50 a.m.

RECONVENE

Mr. Scogletti moved to reconvene the FDRPC Board meeting, seconded by Mr. Erickson and unanimously carried. The meeting reconvened at 10:40 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

Ms. Graci motioned to accept the Executive Committee's recommendation for compensation for salary increase for Mr. Slavin and team, retroactive July 1, 2025. The motion was seconded by Mr. Erickson and unanimously carried.

NEXT MEETING DATE

The next meeting is scheduled for November 12, 2025, at 9:30 a.m.

AJOURNMENT

Mr. Erickson moved for adjournment. The motion was seconded by Mr. Scogletti and unanimously carried.

Meeting Adjourned at 10:42 a.m.

Approved: November 12, 2025