



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

Wednesday, November 12, 2025

9:30 a.m.

Delaware City Library and Community Center - Surfboard Room
250 5th Street, Delaware City, DE 19706

Meeting held at alternate location November only

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. FDRPC Corporation Meeting – October 8, 2025
 - b. FDRPC Executive Committee Minutes – October 27, 2025
4. Treasurer's Report
5. Executive Director's Report
6. Presentation on Architectural findings on the Post Theater
7. Delaware City Updates
8. Public Comment
9. 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.}
10. Actions to be voted upon from Executive Session (if applicable)
11. Next meeting date – December 10, 2025 at 9:30 a.m.
12. 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 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:

FORT DUPONT REDEVELOPMENT AND PRESERVATION CORPORATION EXECUTIVE COMMITTEE MEETING

The Fort DuPont Redevelopment and Preservation Corporation (FDRPC) Executive Committee meeting was held on October 27, 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 9:31 a.m.

COMMITTEE MEMBERS PRESENT

Mr. John McMahon (Board Chairperson)
Mr. David Edgell (Office of State Planning Coordination)
Mr. Mike Graci (Fort DuPont Resident)
Ms. Wendy Rodgers (Resident of Fort DuPont)
Mr. Bert Scoglietti (FDRPC Treasurer)

COMMITTEE MEMBERS ABSENT

Ms. Britany Loveland (City Manager – Delaware City)

STAFF MEMBERS PRESENT

Mr. Tim Slavin, FDRPC Executive Director
Ms. Janice Moturi, FDRPC Controller
Mr. Richard Forsten, 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

DNREC has approved the stormwater management plans. Mr. Slavin reported the project is authorized to proceed, with contractor mobilization to begin and fieldwork commencing shortly.

PX Building (Post Exchange)

Installation of new doors and windows is underway. The work will improve building security and enhance the exterior appearance.

Maple Avenue Roof Replacements

Three properties along Maple Avenue are scheduled for new roofs. While modest in cost, these projects are an initial step to secure the structures and prevent further deterioration.

DNREC Archives Building

Exterior rehabilitation has been complete for some time. Interior fit-out is slated to begin shortly; limited site work remains outstanding.

DNREC Maintenance Building (Proposed New Construction)

The site has been selected and confirmed clear of brownfields. FDRPC holds a full set of design drawings and is in active discussions with contractors regarding scope and pricing.

Brownfields – New Operable Unit Request

A request has been submitted to DNREC to establish a new Operable Unit (OU) for assessment consistent with the boundaries of the Town Center major subdivision recently submitted to Delaware City.

Southfields and Adjacent Areas – RFQ

An RFQ is being drafted to solicit design proposals for Southfields and the surrounding areas, focusing on planning, urban design, and implementation readiness.

EXECUTIVE SESSION

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

Meeting recessed at 9:41 a.m. Meeting reconvened at 9:52 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 9:52 a.m.

APPROVED:

Fort DuPont Redevelopment and Preservation Corporation
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
July 2025 - June 2026

	Sep 2025			% of
	Actual	Budget	over Budget	Budget
Income	\$0.00	\$0.00	\$0.00	
4010 State Appropriation	\$1,000,000.00	\$3,000,000.00	(\$2,000,000.00)	33.33%
4100 Rental Income	\$42,637.95	\$250,967.00	(\$208,329.05)	16.99%
4100- Obl Duplexes	\$0.00	\$100,800.00	(\$100,800.00)	0.00%
4100- Dnrec	\$0.00	\$10,500.00	(\$10,500.00)	0.00%
4100- Garden Plot Rental	\$0.00	\$1,650.00	(\$1,650.00)	0.00%
4100- Omb	\$0.00	\$9,315.00	(\$9,315.00)	0.00%
4110 Special Event Revenue	\$0.00	\$0.00	\$0.00	
4111 Misc Events	\$75.00	\$0.00	\$75.00	
Total 4110 Special Event Revenue	\$75.00	\$0.00	\$75.00	
4130 Cam Revenue	\$0.00	\$0.00	\$0.00	
4131 Lawncare - Cam (State Tenants)	\$0.00	\$16,040.00	(\$16,040.00)	0.00%
4132 Snow/Ice - Cam (State Tenants)	\$0.00	\$25,112.00	(\$25,112.00)	0.00%
4133 Community Association	\$0.00	\$0.00	\$0.00	
Total 4130 Cam Revenue	\$0.00	\$41,152.00	(\$41,152.00)	0.00%
4150 Tenant Reimbursements	\$0.00	\$0.00	\$0.00	
4151 Utility Reimbursements	\$23,693.46	\$217,392.18	(\$193,698.72)	10.90%
Total 4150 Tenant Reimbursements	\$23,693.46	\$217,392.18	(\$193,698.72)	10.90%
Total 4100 Rental Income	\$66,331.41	\$631,776.18	(\$565,444.77)	10.50%
4300 Grants	\$0.00	\$5,000.00		
Fema Grant	\$2,424.00	\$0.00	\$2,424.00	
4500 Htc Credits	\$0.00	\$188,000.00	(\$188,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds	\$0.00	\$0.00	\$0.00	0.00%
4821 Canal District - Phase 1D	\$0.00	\$0.00	\$0.00	
Total 4800 Bank Loans - Budgeted Proceeds	\$0.00	\$0.00	\$0.00	
4900 Other Revenue	\$0.00	\$0.00	\$0.00	
Utility Refund	\$25,410.00	\$0.00	\$25,410.00	
Total Income	\$1,094,240.41	\$3,824,776.18	(\$2,730,535.77)	28.61%
Gross Profit	\$1,094,240.41	\$3,824,776.18	(\$2,730,535.77)	28.61%

	Sep 2025			% of Budget
	Actual	Budget	over Budget	
Expenses	\$0.00	\$0.00	\$0.00	
Reserves		\$368,481.56	(\$368,481.56)	0.00%
Budget Reserve policy	\$180,481.56		\$180,481.56	
Contingency reserve	\$38,000.00		\$38,000.00	
Capital Asset Replacement Fund	\$150,000.00		\$150,000.00	
Total Budget Reserve	\$368,481.56	\$368,481.56	\$0.00	100.00%
6460 Environmental	\$0.00	\$60,354.84	(\$60,354.84)	0.00%
6464 Soil Analysis	\$0.00	\$32,879.82	(\$32,879.82)	0.00%
Total 6460 Environmental	\$0.00	\$93,234.66	(\$93,234.66)	0.00%
6470 Feasibility Studies	\$0.00	\$0.00	\$0.00	
6720X Marina	\$0.00	\$0.00	\$0.00	
Total 6470 Feasibility Studies	\$0.00	\$0.00	\$0.00	
6480 Special Event Expenses	\$600.00	\$2,706.67	(\$2,106.67)	22.17%
6486 Pints & Pumpkins	\$0.00	\$3,038.44	(\$3,038.44)	0.00%
6487 Family Movie Night	\$0.00	\$1,619.61	(\$1,619.61)	0.00%
6488 Friends Group	\$2,336.25	\$45.97	\$2,290.28	
Total 6480 Special Event Expenses	\$2,936.25	\$7,410.69	(\$4,474.44)	39.62%
6500 Professional Fees	\$4,800.00	\$0.00	\$4,800.00	
6505 Prof Fees - Engineering	\$0.00	\$48,732.89	(\$48,732.89)	0.00%
6505-02 Master Planning	\$20,207.25	\$0.00	\$20,207.25	
6505-20 Branch Canal	\$28,074.25			
Total 6505 Prof Fees - Engineering	\$53,081.50	\$48,732.89	\$4,348.61	108.92%
6515 Prof Fees - Architectural	\$0.00	\$1,209.17	(\$1,209.17)	0.00%
6520R Prof Fees - Legal	\$13,395.27	\$133,929.16	(\$120,533.89)	10.00%
6525R Prof Fees - Accounting	\$3,825.00	\$50,108.97	(\$46,283.97)	7.63%
6545 Roadways/Utilities	\$0.00	\$2,745.16	(\$2,745.16)	0.00%
Total 6500 Professional Fees	\$70,301.77	\$236,725.35	(\$219,505.08)	7.27%
6535 Permitting	\$695.00	\$6,496.86	(\$5,801.86)	10.70%
6600R Fees - Other	\$0.00	\$0.00	\$0.00	
6601 Professional Memberships	\$1,050.00	\$3,615.00	(\$2,565.00)	29.05%
6610 Bank Fees	\$374.00	\$1,157.58	(\$783.58)	32.31%
6625 Bank Charges	\$0.00	\$300.00	(\$300.00)	0.00%
6627 Applied Bank Fees	\$0.00	\$20.00	(\$20.00)	0.00%
Total 6625 Bank Charges	\$1,424.00	\$320.00	\$1,104.00	445.00%
6631 Del City Rental Tax	\$1,763.61	\$1,994.34	(\$230.73)	88.43%
Total 6600R Fees - Other	\$3,187.61	\$7,086.92	(\$5,323.31)	24.89%
6700 Improvements	\$4,600.00	\$934,000.00	(\$929,400.00)	0.49%
6709 Building 24-Fdrpc Office	\$11,626.73	\$0.00	\$11,626.73	
6710 Batteries	\$4,469.25	\$0.00	\$4,469.25	
6711 Building 20-Px	\$10,655.06	\$0.00	\$10,655.06	
6713 Building 55-Chapel	\$1,106.50	\$0.00	\$1,106.50	
6721 Roundabout	\$3,637.86	\$0.00	\$3,637.86	
6734 Building 23-Band Barracks	\$768.00		\$768.00	
6738 Duplexes On Obl	\$27,640.00	\$0.00	\$27,640.00	
6744 Maintenance Shop	\$1,844.98	\$0.00	\$1,844.98	
6749 Pump House	\$11,500.00	\$0.00	\$11,500.00	
6773 Bio Basins	\$65,320.75			
Total 6700 Improvements	\$143,169.13	\$934,000.00	(\$790,830.87)	15.33%

	Sep 2025			% of Budget
	Actual	Budget	over Budget	
6800 Site Utilities	\$0.00	\$0.00	\$0.00	
6810 Electric	\$31,498.42	\$171,382.04	(\$139,883.62)	18.38%
6815 Gas	\$0.00	\$18,921.70	(\$18,921.70)	0.00%
6820 Water	\$5,334.63	\$31,781.14	(\$26,446.51)	16.79%
6825 Sewer	\$1,937.23	\$24,164.27	(\$22,227.04)	8.02%
6830 Phone/Internet	\$150.84	\$435.31	(\$284.47)	34.65%
6835 Trash	\$2,234.68	\$4,632.74	(\$2,398.06)	48.24%
Total 6800 Site Utilities	\$41,155.80	\$251,317.20	(\$210,161.40)	16.38%
7000 Operating Expenses	\$0.00	\$0.00	\$0.00	
7005 Museum	\$0.00	\$0.00	\$0.00	
7009 Computer Support	\$2,596.50	\$11,350.05	(\$8,753.55)	22.88%
7010 Office Supplies	\$1,829.23	\$19,130.27	(\$17,301.04)	9.56%
7015 Taxes & Licenses	\$1,045.00	\$265.00	\$780.00	394.34%
7020 Travel	\$2,725.52	\$5,000.00	(\$2,274.48)	54.51%
7025 Meals And Entertainment	\$727.17	\$7,197.08	(\$6,469.91)	10.10%
7030 Utilities - Office	\$1,940.36	\$47,685.23	(\$45,744.87)	4.07%
7035 Phone/Internet - Office	\$0.00	\$4,338.39	(\$4,338.39)	0.00%
7040 Repairs & Maintenance	\$0.00	\$8,276.46	(\$8,276.46)	0.00%
7051 Uniforms	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
Total 7000 Operating Expenses	\$10,863.78	\$108,242.48	(\$97,378.70)	10.04%
7100 Common Area Maintenance	\$1,300.00	\$0.00	\$1,300.00	
7105 Lawn Care	\$65,880.00	\$116,308.16	(\$50,428.16)	56.64%
7110 Storm Water Management	\$0.00	\$1,599.00	(\$1,599.00)	0.00%
7115 Pest Control	\$0.00	\$2,250.26	(\$2,250.26)	0.00%
7120 Fire & Security Monitoring	\$786.00	\$4,362.54	(\$3,576.54)	18.02%
7125 Snow & Ice Removal	\$0.00	\$26,757.20	(\$26,757.20)	0.00%
7130 Building Repairs & Maintenance	\$8,329.99	\$8,361.16	(\$31.17)	99.63%
7135 Road Repairs	\$0.00	\$0.00	\$0.00	
7140 Landscaping Maintenance	\$10,823.58	\$86,047.28	(\$75,223.70)	12.58%
7141 Auto	\$3,399.23	\$6,000.00	(\$2,600.77)	56.65%
7145 Equipment Expense	\$1,294.97	\$9,959.16	(\$8,664.19)	13.00%
7146 Supplies	\$2,970.87	\$2,340.97	\$629.90	126.91%
7830 Utilities	\$0.00	\$16,192.73	(\$16,192.73)	0.00%
7831 Water & Sewer	\$443.72	\$0.00	\$443.72	
Total 7830 Utilities	\$443.72	\$16,192.73	(\$15,749.01)	2.74%
Total 7100 Common Area Maintenance	\$95,228.36	\$280,178.46	(\$184,950.10)	33.99%
7200 Debt Expense	\$0.00	\$23,106.96	(\$23,106.96)	0.00%
7205 P & I - Applied Bank 810	\$16,485.66	\$50,740.54	(\$34,254.88)	32.49%
7206 P & I - Applied 0380	\$18,019.05	\$72,076.20	(\$54,057.15)	25.00%
7211 Del-One Truck Loan 8800	\$0.00			
Total 7200 Debt Expense	\$34,504.71	\$145,923.70	(\$111,418.99)	23.65%
7300 Depreciation Expense	\$0.00	\$0.00	\$0.00	
7500 Marketing Expenses	\$15,591.60	\$42,000.00	(\$26,408.40)	37.12%
7540 Stationery & Printing (Deleted)	\$102.00	\$0.00	\$102.00	
Total 7500 Marketing Expenses	\$15,693.60	\$42,000.00		

	Sep 2025			% of
	Actual	Budget	over Budget	Budget
7700 Payroll Expenditures	\$0.00	\$9,792.25	(\$9,792.25)	0.00%
7710 401K	\$4,781.28	\$12,215.32	(\$7,434.04)	39.14%
7720 Employee Benefits - Health	\$27,090.18	\$189,052.23	(\$161,962.05)	14.33%
7721 Employee Benefits - Dental	(\$205.22)	\$0.00	(\$205.22)	
7722 Employee Benefits - Vision	\$170.20	\$0.00	\$170.20	
7723 Employee Benefits - Fsa	\$180.00	\$4,788.74	(\$4,608.74)	3.76%
7725 Employee Benefits - Ancillary	\$1,350.98	\$0.00	\$1,350.98	
7730 Payroll Tax Expense	\$13,670.17	\$42,031.25	(\$28,361.08)	32.52%
7740 Salaries & Wages	\$183,178.58	\$686,282.76	(\$503,104.18)	26.69%
7750 Payroll Service Fees	\$554.22	\$2,522.52	(\$1,968.30)	21.97%
Total 7700 Payroll Expenditures	\$230,770.39	\$946,685.07	(\$715,914.68)	24.38%
7850 Insurance	\$2,020.79	\$0.00	\$2,020.79	
7851 General Liability	\$11,621.49	\$19,612.91	(\$7,991.42)	59.25%
7852 Flood Insurance	\$0.00	\$6,181.00	(\$6,181.00)	0.00%
7853 Property	\$53,678.54	\$91,530.13	(\$37,851.59)	58.65%
7855 Workers Comp Insurance	\$1,969.00	\$8,411.81	(\$6,442.81)	23.41%
7856 Auto	\$3,576.00	\$25,062.32	(\$21,486.32)	14.27%
7857 D & O/ E&O Insurance	\$8,539.81	\$8,367.80	\$172.01	102.06%
Total 7850 Insurance	\$81,405.63	\$159,165.97	(\$77,760.34)	51.15%
Total Administrative Expenses		\$0.00		
Legal Fees - Operating		\$0.00	\$0.00	
Property Management & Other Expense	\$0.00	\$35,048.70	(\$35,048.70)	0.00%
7880 Repair & Maintenance	\$0.00	\$150,000.00	(\$150,000.00)	0.00%
Total Property Management & Other Expense	\$0.00	\$185,048.70	(\$185,048.70)	0.00%
Total Expenses	\$1,082,699.99	\$3,771,997.62	(\$2,689,297.63)	28.70%
Net Operating Income	\$11,540.42	\$52,778.56	(\$41,238.14)	21.87%
Net Income	\$11,540.42	\$52,778.56	(\$41,238.14)	21.87%



Executive Director Monthly Report

For the period September 1, 2025, to September 30, 2025

The meeting of the Board of Directors is scheduled for November 12, 2025, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Note: This is a change of venue for this meeting. The Community Center also houses the Delaware City Library.

Capital Projects

Branch Canal Revetment

The pre-construction meeting for the project was held with all parties on October 29, 2025. Preliminary utility marking has been ordered by FDRPC for the entire project area.

The appeal of the subaqueous permit filed by Mr. Konkus has not been scheduled by the Environmental Appeals Board (EAB).

Drain replacement in Canal District. The drain was replaced, and the site was closed. FDRPC staff is monitoring the area for proper drainage.

The **Old Elm Avenue** subdivision was approved by the Delaware City Planning Commission. It is now scheduled to be heard by the City Council on November 17, 2025.

The **Town Center** subdivision proposal is currently under staff review by Delaware City.

Additional Operable Unit (OU) requested. FDRPC has requested a new Operable Unit to be designated by DNREC. The unit would comprise all the acreage included in the proposed Town Center subdivision.

Operational Updates

The **Executive Committee** of FDRPC met on Monday, October 27, 2025. The next meeting is scheduled for Monday, November 24, 2025.

DOJ FOIA Training. Tim Slavin, Crystal Pini, Valerie Miller completed the Delaware Department of Justice Freedom of Information Act training on October 1.

Community Engagement

Del-One volunteer workday. A team of nine volunteers from Del-One donated a total of 45 hours for FDRPC on October 13, 2025. The crew assembled and built additional garden boxes and cold frames for the community gardens.

Mayor and Council meeting. Tim Slavin attended the Mayor and Council meeting on October 20, 2025. During a discussion about a new ordinance pertaining to low-speed vehicles in city limits, Slavin responded to questions about the status of the Canal Branch revetment project.

Tour of Everett Theater. Tim Slavin, Crystal Pini-McDaniel, and Valerie Miller participated in a tour of the Everett Theater with other members of the Friends of Fort DuPont Board of Directors. The tour was arranged by FDRPC Legal Counsel Richard Forsten, who serves on the Board of Directors of the Everett Theater.

The **Friends of Fort DuPont** Board of Directors met on Thursday, October 16, 2025.

The Friends of Fort DuPont also hosted a successful day of living history on the Parade Ground on October 18. The event entitled, **Muskets to Machine Guns**, featured Revolutionary War and World War II living historians with encampments, tactical demonstrations and live-fire blanks, guided battery tours, vendors, food trucks, family activities - and drew more than 225 attendees.

Olivia Marble, Spotlight Delaware. Tim Slavin was interviewed by reporter Oliva Marble of Spotlight Delaware on the status of projects at Fort DuPont.

Tim Slavin attended **training** offered by New Castle County, Strong Towns Wilmington, the Committee of 100, and Bike Delaware on "The High Cost of Free Parking." He also attended the National Trust for Historic Preservation conference in Milwaukee, which included sessions and field visits on the issues of redevelopment and adaptive re-use of

mixed-use buildings, performance standards for historic buildings, social media marketing, and building community with historic preservation.

Other

LEED Green Associate and Certified Facilities Manager Certifications. In October, Tim Slavin was reaccredited as a LEED Green Associate by the U.S. Green Building Council. He was also reaccredited as a Certified Facilities Manager by the International Facilities Management Association (IFMA).



War Department Theater Update

- Introductions
- Existing Conditions & Context
- Recent Activities
- Next Steps





1933 – Year Built



2025 – Current

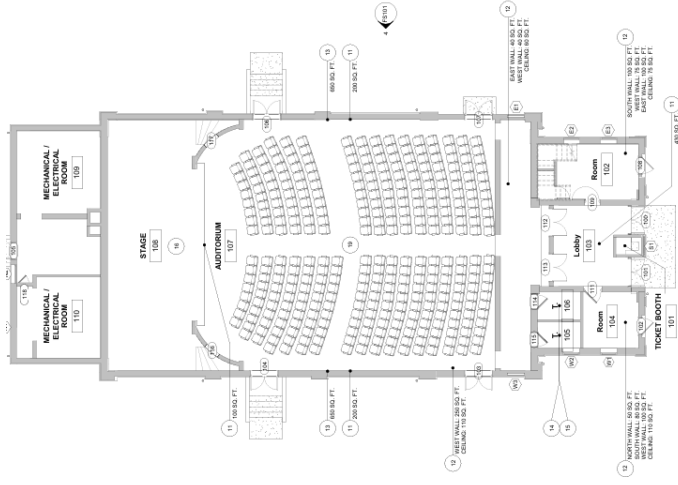


Aerial



Existing Conditions

- War Department Theater constructed in 1933
- Standard Plan 608-220-251
- 6244 sq. Feet
- 314 seats (currently)





FORT DUPONT

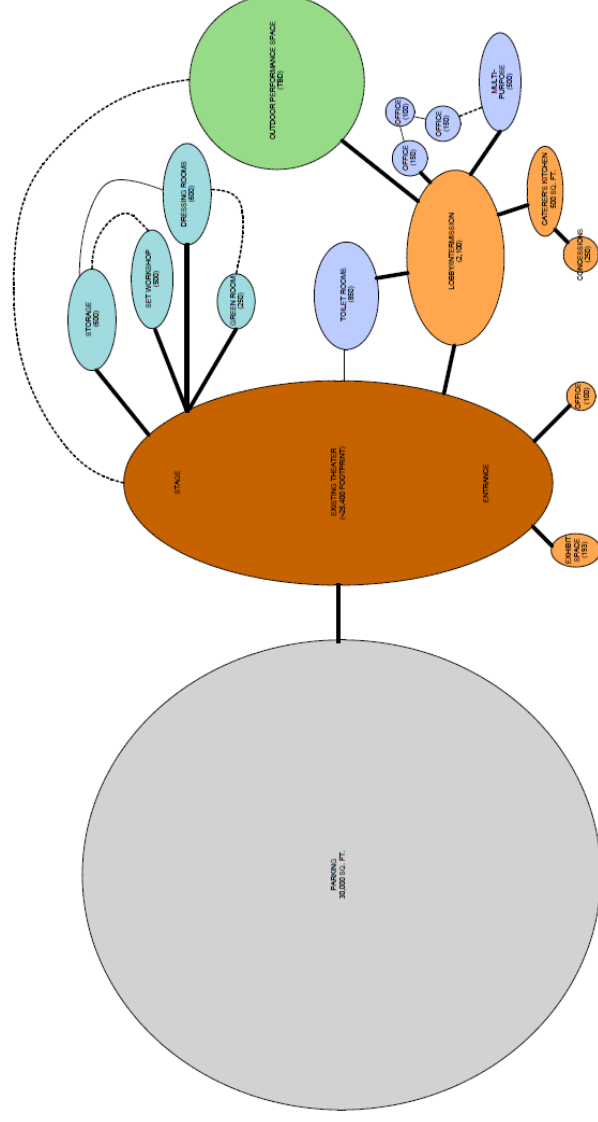


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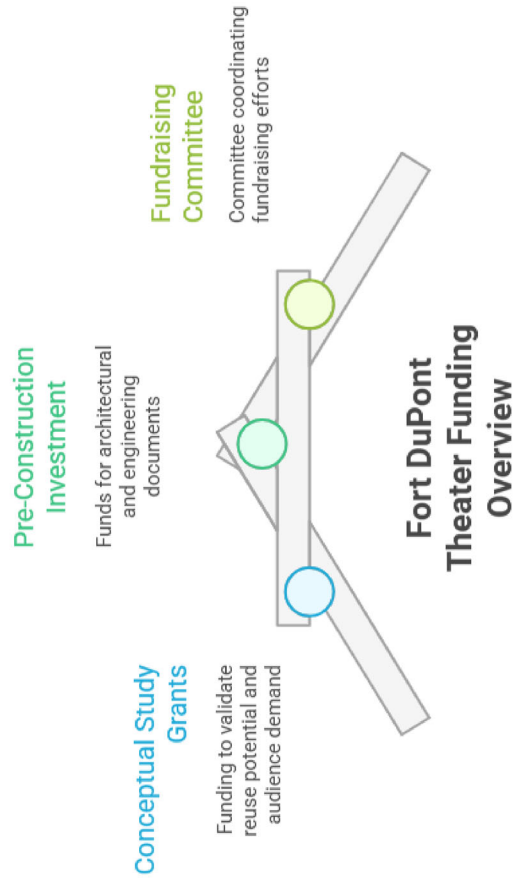
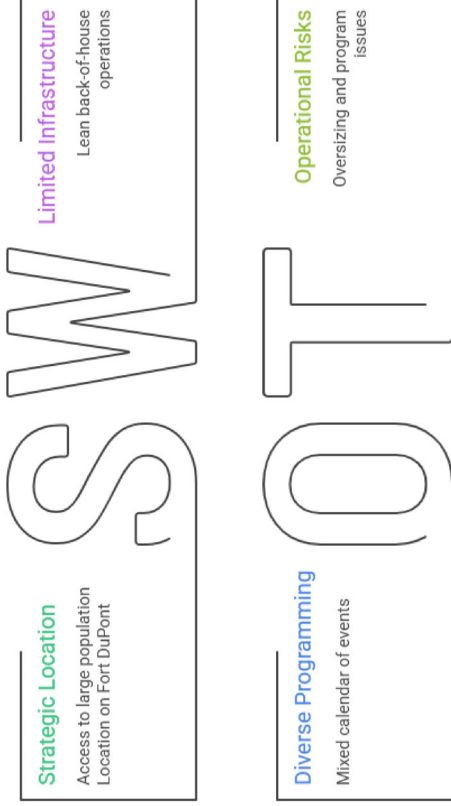


Recent Activities

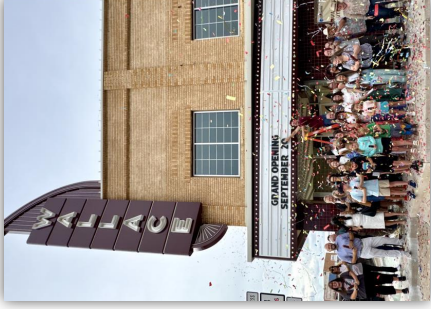
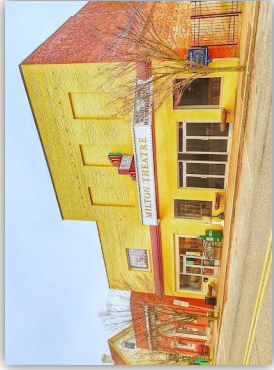
- Building Assessment and Program Feasibility study by Tevebaugh Architecture, including:
 - Building Shell Assessment and Scope outline for restoration
 - 3 D Building Scan and Modeling
 - Structural Assessment
 - Systems Analysis
 - Potential Architectural Space Programming



Delaware City Venue Analysis



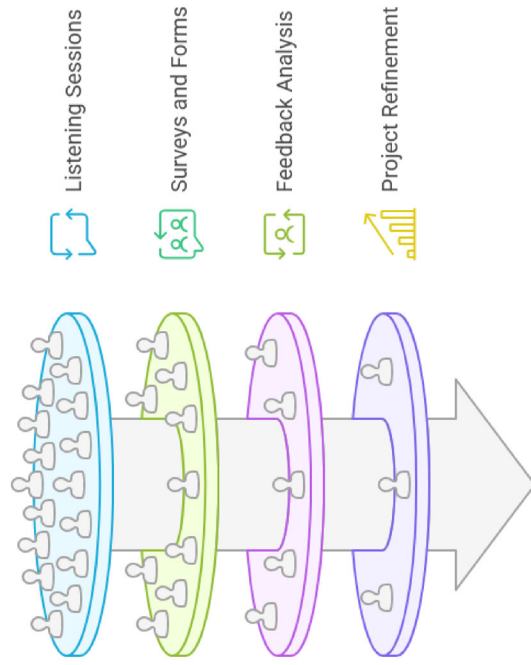
Continued Learning



League of Historic
American Theatres

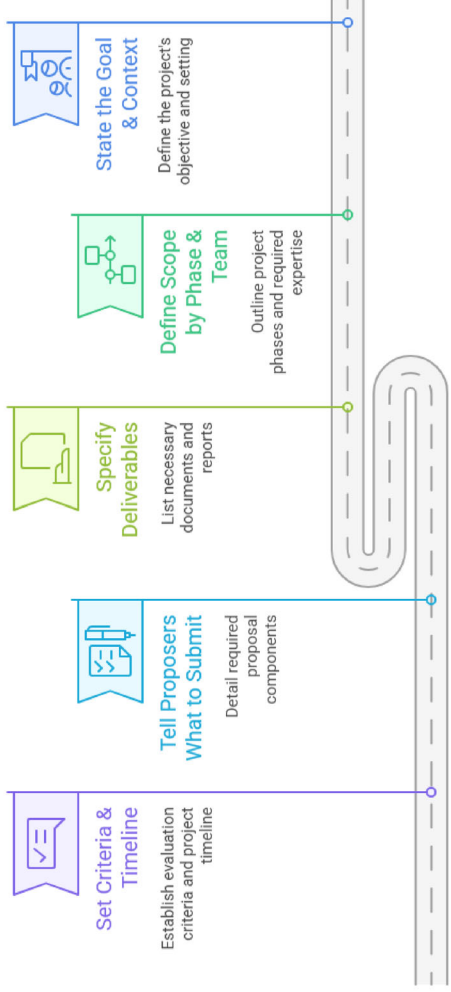
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Community Engagement Process



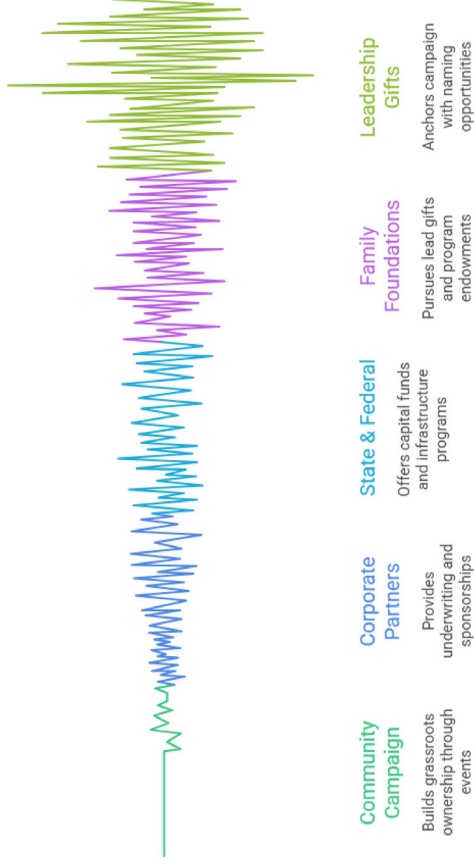
FORT DUPONT

RFP Roadmap for Theater Project



Capital Campaign Planning by Funding Opportunities

Broad ← → Targeted



Questions & Answers

