



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

Wednesday, February 11, 2026 at 9:30 a.m.
Delaware City Library and Community Center - Surfboard Room
250 5th Street, Delaware City, DE 19706

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes
 - a. FDRPC Corporation Meeting – January 14, 2026
4. Treasurer’s Report
5. Executive Director’s Report
6. Delaware City Updates
7. Public Comment
8. **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.}
9. Actions to be voted upon from Executive Session (if applicable)
10. Next meeting date – March 11, 2026 at 9:30 a.m.
11. 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 January 14, 2026, at the Delaware City Library, 250 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 9:31 a.m.

BOARD MEMBERS PRESENT

Mr. John McMahon (Board Chair)
Mr. David Edgell (Office of State Planning)
Ms. Winvenia Graham (Delaware City Resident)
Mr. Michael Graci (Fort DuPont Resident)
Representative Kendra Johnson (Capital Improvements Committee) (depart 10:31 a.m.)
Secretary Greg Patterson (DNREC) (arrival 9:49 a.m.)
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

Vacant (Secretary of State)
Vacant (Delaware Prosperity Partnership)
Mr. Doug Erickson (Delaware City Resident)
Ms. Britany Loveland (Delaware City Manager)
Senator Spiros Mantzavinos (Capital Improvements Committee)

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

**APPROVAL OF MINUTES – FORT DUPONT REDEVELOPMENT AND
PRESERVATION CORPORATION (FDRPC) BOARD MEETING MINUTES OF
NOVEMBER 12, 2025 AND THE EXECUTIVE COMMITTEE MEETING MINUTES OF
NOVEMBER 24, 2025**

Mr. Graci moved for approval of the FDRPC Board meeting minutes of November 12, 2025. The motion was seconded by Mr. Edgell and unanimously carried.

Mr. Edgell moved for approval of the FDRPC Executive Committee meeting minutes of November 24, 2025. The motion was seconded by Ms. Graham 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 November 2025 and noted the following:

- **4010 State Appropriation.** As of the end of November, \$2 million of the \$3 million state appropriation had been drawn down.
- **4151 Utility Reimbursements.** Utility reimbursements reflected a write-off of expenses related to prior-year utility costs.
- **4300 Grants.** A new grant item was added for the National Trust for Historic Preservation in the amount of \$2,500, designated for work at the Theater.
- **Income.** Total income exceeded \$2.07 million for the reporting period.
- **6500 Professional Fees.** Professional fees increased by approximately \$47,000 over the last two months due to planning-related work, including the Master Plan and the revetment project.
- **6700 Improvements.** Improvements increased by more than \$150,000 since September, driven by multiple projects, including the Post Exchange, Chapel, duplexes, pump house, and biobasins.
- **Operating Expenses.** Operating expenses remained lean and under budget. Expenses increased by approximately \$24,000 during the period.
- **7105 Lawn Care.** Lawn care expenses increased by approximately \$20,000 since September 2025.
- **7130 Building Repairs & Maintenance.** Building repairs and maintenance increased by approximately \$28,000 since September 2025.
- **7140 Landscaping Maintenance.** Landscaping maintenance increased by approximately \$13,000 since September 2025.
- **7141 Auto.** Auto expenses were above budget due to the purchase of a trailer.
- **Net Income.** Net income exceeded \$347,000, largely attributable to the timing of the state appropriation drawdown.

Ms. Rogers moved for the acceptance of the full Treasurer’s Report, seconded by Mr. Graci and carried unanimously.

EXECUTIVE DIRECTOR’S REPORT

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

Branch Canal Revetment. Mr. Slavin presented images and provided a progress update on the Branch Canal revetment. Crews have passed the project’s halfway point. The remaining work is expected to move more quickly due to closer proximity to materials. The project is achieving the intended sightline improvements. Construction of the promenade will follow completion of the revetment. Ms. Rogers and Mr. Graci reported there have been no complaints from residents. Ms. Rogers asked about fencing along the bank; Mr. Slavin confirmed fencing will be installed. Mr. Slavin also noted there may be potential property encroachment issues, though this has not yet been determined.

Old Elm Subdivision. The Old Elm subdivision has been filed with the County, and the properties have been listed.

Town Center Subdivision. FDRPC staff met with Delaware City staff to address their concerns. The application is currently scheduled for February's PLUS agenda; the next step will be Planning Commission review.

Chapel. A new porch is under construction to address prior safety issues.

Theater. Plans to begin work on the Theater's exterior shell are moving forward. An estimate is being obtained for door and window work. All costs will be covered by the Friends of Fort DuPont through a grant they received.

DNREC Archives Building. Building services have been roughed in and are awaiting finishes. Water and sanitary connections have also been finalized. The goal is to obtain a Certificate of Occupancy by the end of the fiscal year.

Additional Operable Unit (OU). DNREC has been asked to establish an additional operable unit covering the Town Center area. Two additional OUs may be requested in the near future.

Battery Elder Remediation. Upcoming brownfield remediation work is anticipated for Battery Elder. The area was initially cleared; however, due to regulatory changes, cleanup is now required.

Cultivation. Mr. Slavin reported progress on campus cultivation efforts. Details will be discussed in Executive Session. He noted he is pleased with the work of Emory Hill.

South Field. Staff is drafting a request for proposals, with anticipated release in early February 2026. Board members interested in reviewing the draft were invited to contact Mr. Slavin. The current timeline is to issue the RFP by approximately March 1, 2026, with an award targeted for August 1, 2026, subject to Board action.

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

BOARD MEETING DAYS AND LOCATIONS FOR 2026

The location for upcoming Board meetings in 2026 was moved from the Delaware City Fire Hall to the Delaware City Library.

DELAWARE CITY UPDATES

None.

PUBLIC COMMENT

Ms. Lynn Dilliplane, Delaware City Councilwoman, shared information on the upcoming Delaware City 200th anniversary. The next meeting will be on February 4 at 6:30 p.m. On

Saturday, May 9 there is a spaghetti dinner fundraiser, and she shared that more artist exhibits have been planned for the library. Lastly, she inquired about foliage on the promenade.

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

Mr. Edgell 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 Ms. Graham and unanimously carried.

The meeting recessed at 9:53 a.m.

RECONVENE

Sec. Patterson moved to reconvene the FDRPC Board meeting, seconded by Mr. Graci and unanimously carried. The meeting reconvened at 10:57 a.m.

ACTIONS TO BE VOTED UPON FROM EXECUTIVE SESSION

None

NEXT MEETING DATE

The next meeting is scheduled for February 11, 2026, at 9:30 a.m.

AJOURNMENT

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

Meeting Adjourned at 10:58 a.m.

Approved:

Fort Dupont Redevelopment And Preservation Corporation
Budget Vs. Actuals: Budget_Fy26_P&L - FY26 P&L
July 2025 - June 2026

Dec-25

	Actual	Budget	over Budget	% of Budget
Income	\$0.00			
4010 State Appropriation	\$2,000,000.00	\$3,000,000.00	(\$1,000,000.00)	66.67%
4100 Rental Income	\$94,700.43	\$250,967.00	(\$156,266.57)	37.73%
4100-46 Obl Duplexes	\$0.00	\$100,800.00	(\$100,800.00)	0.00%
4100-Dh Dhss	\$0.00	\$0.00	\$0.00	
4100-Dn Dnrec	\$10,500.00	\$10,500.00	\$0.00	100.00%
4100-G Garden Plot Rental	\$0.00	\$1,650.00	(\$1,650.00)	0.00%
4100-Om Omb	\$0.00	\$9,315.00	(\$9,315.00)	0.00%
4100-S Storage	\$0.00	\$0.00	\$0.00	
4110 Special Event Revenue	\$0.00	\$0.00	\$0.00	
4111 Misc Events	\$820.27	\$0.00	\$820.27	
Total 4110 Special Event Revenue	\$820.27	\$0.00	\$820.27	
4130 Cam Revenue	\$0.00	\$0.00	\$0.00	
4131 Lawncare - Cam (State Tenants)	\$12,840.00	\$16,040.00	(\$3,200.00)	80.05%
4132 Snow/Ice - Cam (State Tenants)	\$12,598.00	\$25,112.00	(\$12,514.00)	50.17%
4133 Community Association	\$0.00	\$0.00	\$0.00	
Total 4130 Cam Revenue	\$25,438.00	\$41,152.00	(\$15,714.00)	61.81%
4150 Tenant Reimbursements	\$0.00	\$0.00	\$0.00	
4151 Utility Reimbursements	(\$22,190.98)	\$217,392.18	(\$239,583.16)	-10.21%
Total 4150 Tenant Reimbursements	(\$22,190.98)	\$217,392.18	(\$239,583.16)	-10.21%
Total 4100 Rental Income	\$109,267.72	\$631,776.18	(\$522,508.46)	17.30%
4300 Grants				
NTHP Grant	\$2,500.00	\$5,000.00	(\$2,500.00)	50.00%
Fema Grant	\$29,113.75	\$0.00	\$29,113.75	
4500 HTC Credits	\$0.00	\$188,000.00	(\$188,000.00)	0.00%
4800 Bank Loans - Budgeted Proceeds	\$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	\$25,882.56	\$0.00	\$25,882.56	
Total Income	\$2,166,764.03	\$3,824,776.18	(\$1,658,012.15)	56.65%
Gross Profit	\$2,166,764.03	\$3,824,776.18	(\$1,658,012.15)	56.65%

Dec-25

	Actual	Budget	over Budget	% of Budget
Expenses				
Reserves		\$368,481.56	(\$368,481.56)	0.00%
Budget Reserve Policy	\$180,481.56		\$180,481.56	
Consingency 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	\$2,646.30	\$45.97	\$2,600.33	5756.58%
Total 6480 Special Event Expenses	\$3,246.30	\$7,410.69	(\$4,164.39)	43.81%
6500 Professional Fees	\$7,200.00	\$0.00	\$7,200.00	
6505 Prof Fees - Engineering	\$5,573.75	\$48,732.89	(\$43,159.14)	11.44%
6505-02 Master Planning	\$39,665.50	\$0.00	\$39,665.50	
6505-20 Branch Canal	\$250,978.25	\$0.00	\$250,978.25	
Total 6505 Prof Fees - Engineering	\$303,417.50	\$48,732.89	\$254,684.61	622.61%
6515 Prof Fees - Architectural	\$0.00	\$1,209.17	(\$1,209.17)	0.00%
6520R Prof Fees - Legal	\$40,098.59	\$133,929.16	(\$93,830.57)	29.94%
6525R Prof Fees - Accounting	\$14,575.00	\$50,108.97	(\$35,533.97)	29.09%
6530 Landscaping & Signage	\$0.00	\$0.00	\$0.00	
6535R Prof Fees - Hr	\$0.00	\$0.00	\$0.00	
6536 Community Association	\$0.00	\$0.00	\$0.00	
6545 Roadways/Utilities	\$0.00	\$2,745.16	(\$2,745.16)	0.00%
Total 6500 Professional Fees	\$358,091.09	\$236,725.35	\$121,365.74	151.27%
6535 Permitting	\$1,695.00	\$6,496.86	(\$4,801.86)	26.09%
6600R Fees - Other	\$1,500.00	\$0.00	\$1,500.00	
6601 Professional Memberships	\$1,800.00	\$3,615.00	(\$1,815.00)	49.79%
6610 Bank Fees	\$377.00	\$1,157.58	(\$780.58)	32.57%
6621 Real Estate Fees	\$0.00	\$0.00	\$0.00	
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	\$0.00	\$320.00	(\$320.00)	0.00%
6631 Del City Rental Tax	\$1,763.61	\$1,994.34	(\$230.73)	88.43%
Total 6600R Fees - Other	\$5,440.61	\$7,086.92	(\$1,646.31)	76.77%

Dec-25

	Actual	Budget	over Budget	% of Budget
6700 IMPROVEMENTS	\$18,703.85	\$934,000.00	(\$915,296.15)	2.00%
6709 Building 24-FDRPC Office	\$11,626.73		\$11,626.73	
6710 Improvements:Batteries	\$7,971.75		\$7,971.75	
6711 Building 20-Px	\$50,416.56		\$50,416.56	
6712 Improvements:Building 24-Theater	\$3,916.00		\$3,916.00	
6713 Building 55 Chapel	\$18,610.62		\$18,610.62	
6716 Canal District	\$79.21		\$79.21	
6720 Old Elm	\$15,936.42		\$15,936.42	
6721 Roundabout	\$3,637.86		\$3,637.86	
6724 Marina	\$55,000.00		\$55,000.00	
6734 Building 23-Band Barracks	\$1,504.00		\$1,504.00	
6738 Duplexes on OBL	\$49,122.09		\$49,122.09	
6741 Building 30-Stable	\$25,335.00		\$25,335.00	
6744 Maintenance Shop	\$2,694.98		\$2,694.98	
6748 Building 52-Tilton	\$3,825.75		\$3,825.75	
6749 Pump House	\$28,400.00		\$28,400.00	
6773 Bio Basins	\$83,190.75		\$83,190.75	
Total 6700 Improvements	\$379,971.57	\$934,000.00	(\$554,028.43)	40.68%
6800 Site Utilities	\$11,329.45	\$0.00	\$11,329.45	
6810 Electric	\$53,660.86	\$171,382.04	(\$117,721.18)	31.31%
6815 Gas	\$2,948.82	\$18,921.70	(\$15,972.88)	15.58%
6820 Water	\$9,338.81	\$31,781.14	(\$22,442.33)	29.38%
6825 Sewer	\$3,874.46	\$24,164.27	(\$20,289.81)	16.03%
6826 Sprinkler	\$443.72			
6830 Phone/Internet	\$202.66	\$435.31	(\$232.65)	46.56%
6835 Trash	\$3,350.16	\$4,632.74	(\$1,282.58)	72.31%
Total 6800 Site Utilities	\$84,705.22	\$251,317.20	(\$166,611.98)	33.70%
7000 Operating Expenses	\$0.00	\$0.00	\$0.00	
7009 Computer Support	\$5,289.42	\$11,350.05	(\$6,060.63)	46.60%
7010 Office Supplies	\$4,002.82	\$19,130.27	(\$15,127.45)	20.92%
7015 Taxes & Licenses	\$1,075.00	\$265.00	\$810.00	405.66%
7020 Travel	\$2,448.19	\$5,000.00	(\$2,551.81)	48.96%
7025 Meals And Entertainment	\$757.24	\$7,197.08	(\$6,439.84)	10.52%
7030 Utilities - Office	\$15,318.45	\$47,685.23	(\$32,366.78)	32.12%
7035 Phone/Internet - Office	\$0.00	\$4,338.39	(\$4,338.39)	0.00%
7040 Repairs & Maintenance	\$75.00	\$8,276.46	(\$8,201.46)	0.91%
7051 Uniforms	\$0.00	\$5,000.00	(\$5,000.00)	0.00%
Total 7000 Operating Expenses	\$28,864.12	\$108,242.48	(\$79,378.36)	26.67%
7100 Common Area Maintenance	\$10,988.50	\$0.00	\$10,988.50	
7105 Lawn Care	\$85,310.00	\$116,308.16	(\$30,998.16)	73.35%
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	\$1,486.00	\$4,362.54	(\$2,876.54)	34.06%
7125 Snow & Ice Removal	\$5,199.00	\$26,757.20	(\$21,558.20)	19.43%
7130 Building Repairs & Maintenance	\$36,747.55	\$8,361.16	\$28,386.39	439.50%
7140 Landscaping Maintenance	\$45,635.09	\$86,047.28	(\$40,412.19)	53.03%
7141 Auto	\$18,927.93	\$6,000.00	\$12,927.93	315.47%
7145 Equipment Expense	\$1,294.97	\$9,959.16	(\$8,664.19)	13.00%
7146 Supplies	\$6,558.74	\$2,340.97	\$4,217.77	280.17%
7830 Utilities	\$1,497.75	\$16,192.73	(\$14,694.98)	9.25%
Total 7100 Common Area Maintenance	\$213,645.53	\$280,178.46	(\$66,532.93)	76.25%

Dec-25

	Actual	Budget	over Budget	% of Budget
7200 Debt Expense	\$0.00	\$23,106.96	(\$23,106.96)	0.00%
7205 P & I - Applied Bank 810	\$32,328.14	\$50,740.54	(\$18,412.40)	63.71%
7206 P & I - Applied 0380	\$36,038.10	\$72,076.20	(\$36,038.10)	50.00%
Del-One Line of Credit 8926				
Del-One Vehicle Loan 8800	\$2,714.91			
Total 7200 Debt Expense	\$71,081.15	\$145,923.70	(\$74,842.55)	48.71%
7300 Depreciation Expense	\$0.00	\$0.00	\$0.00	
7500 Marketing Expenses	\$34,163.06	\$42,000.00	(\$7,836.94)	81.34%
Total 7500 Marketing Expenses	\$34,265.06	\$42,000.00	(\$7,734.94)	81.58%
7700 Payroll Expenditures	\$459.39	\$9,792.25	(\$9,332.86)	4.69%
7710 401K	\$9,891.23	\$12,215.32	(\$2,324.09)	80.97%
7720 Employee Benefits - Health	\$82,533.73	\$189,052.23	(\$106,518.50)	43.66%
7721 Employee Benefits - Dental	\$404.44	\$0.00	\$404.44	
7722 Employee Benefits - Vision	\$510.60	\$0.00	\$510.60	
7723 Employee Benefits - Fsa	\$360.00	\$4,788.74	(\$4,428.74)	7.52%
7725 Employee Benefits - Ancillary	\$1,350.98	\$0.00	\$1,350.98	
7730 Payroll Tax Expense	\$26,212.35	\$42,031.25	(\$15,818.90)	62.36%
7740 Salaries & Wages	\$345,982.45	\$686,282.76	(\$340,300.31)	50.41%
7750 Payroll Service Fees	\$887.51	\$2,522.52	(\$1,635.01)	35.18%
Total 7700 Payroll Expenditures	\$468,592.68	\$946,685.07	(\$478,092.39)	49.50%
7850 Insurance	\$2,220.79	\$0.00	\$2,220.79	
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	\$67,627.54	\$91,530.13	(\$23,902.59)	73.89%
7855 Workers Comp Insurance	\$3,966.00	\$8,411.81	(\$4,445.81)	47.15%
7856 Auto	\$8,425.00	\$25,062.32	(\$16,637.32)	33.62%
7857 D & O/ E&O Insurance	\$8,539.81	\$8,367.80	\$172.01	102.06%
Total 7850 Insurance	\$102,400.63	\$159,165.97	(\$56,765.34)	64.34%
Property Management & Other Expense	\$0.00	\$35,048.70	(\$35,048.70)	0.00%
7810 Bank Charges	\$124.00	\$0.00	\$124.00	
7880 Repair & Maintenance	\$0.00	\$150,000.00	(\$150,000.00)	0.00%
Total Property Management & Other Expense	\$124.00	\$185,048.70	(\$184,924.70)	0.07%
Total Expenses	\$2,171,114.24	\$3,771,997.62	(\$1,600,883.38)	57.56%
Net Operating Income	(\$4,350.21)	\$52,778.56	(\$57,128.77)	-8.24%
Other Income	\$0.00	\$0.00	\$0.00	
Interest Earned	\$432.26	\$0.00	\$432.26	
Total Other Income	\$432.26	\$0.00	\$432.26	
Other Expenses	\$0.00	\$0.00	\$0.00	
Ask My Accountant	\$739.44	\$0.00	\$739.44	
Total Other Expenses	\$307.18	\$0.00	\$307.18	
Net Other Income	(\$4,043.03)	\$0.00	(\$4,043.03)	
Net Income	(\$4,043.03)	\$52,778.56	(\$56,821.59)	-7.66%



Executive Director Monthly Report

For the period December 1, 2025, to December 31, 2025

The meeting of the Board of Directors is scheduled for February 11, 2026, at 9:30 a.m. at the Delaware City Community Center, 250 Fifth Street, Delaware City.

Capital Projects

Branch Canal Revetment

Due to weather and ice issues in the Branch Canal, the project is now behind schedule. The contractor (A-Del) has been able to re-mobilize as of February 2, 2026, but approximately two weeks of work were lost.

FDRPC initiated a call with DNREC, US Army Corps of Engineers, Verdantas, and A-Del to request (from DNREC and USACE) an extension to the March 1 restriction on in-water activities. USACE has extended the Section 408 permit to March 14, 2027 (which aligns with another permit issued by USACE for the project.) The in-water restriction extension will require consultation with the National Marine Fisheries Service (NMFS), and that request has been made.

The **Recreational Trail** field meeting was held on December 2, 2025, with representatives from DNREC-State Parks, Verdantas, and FDRPC. A meeting summary memo is expected from DNREC-State Parks.

The **Town Center** subdivision was heard before the Preliminary Land Use Service (PLUS) on February 4, 2026. Written comments from all agencies involved in PLUS are expected.

Post Exchange. The replacement doors and transom windows for the Post Exchange have been delivered. Installation is expected by the end of February.

Chapel. The replacement entranceway porch has been installed.

Operational Updates

EPA Grant notification. FDRPC has been accepted into EPA's Technical Assistance to Brownfields (TAB) program and has been notified that we are next in the queue to receive support. TAB provides no-cost, contractor-delivered technical assistance (up to ~\$100,000 in services) to help eligible communities inventory and assess brownfield conditions and plan next steps. This funding is for assessment only and is completed through an EPA-supported contractor. FDRPC will use this TAB support to complete environmental assessment work focused on the Parade Ground, consistent with the Master Plan's long-term recreational/open space intent for that area. A kickoff meeting is scheduled for February 5, 2026, with EPA and the selected to discuss contract schedule and deliverables.

In parallel, FDRPC applied under EPA's FY 2026 Brownfields Assessment Grant program, in the amount of \$500,000, on January 28, 2026. This work is part of a multi-pronged campus-wide assessment strategy: with no additional DNREC brownfields grant funds currently available, FDRPC is self-funding assessment in Town Center, TAB will cover the Parade Ground, and the EPA Assessment Grant would extend assessment to South Field and the bike/ped/shoreline trail corridor.

Offices shut down for remediation. FDRPC offices at 260 Old Elm Avenue have been unexpectedly closed due to the discovery of asbestos floor tiles under the carpeting in the building. (Note: Carpeting placed on top of asbestos tiles is a form of encapsulation.) All remediation of the tiles is complete. New carpet installation is scheduled for the week of February 9, 2026.

FY 25 Audit. The FY 25 audit work has been completed by Belfint, Lyons, & Shuman, P.A., and a draft of the audit has been received by FDRPC staff for review. BLS will be scheduled to present the audit to the board at the March 2026 meeting.

Cultivation

A series of cultivation meetings and on-site tours has yielded interest from potential investors across the campus. The interests will be discussed during the executive session of the February 11, 2026, meeting of the Board of Directors; any potential actions would necessarily have to be voted upon in public session (following the executive session).