



Annual Report to Delaware Legislature

The Fort DuPont Redevelopment and Preservation Corporation (hereafter FDRPC) was established in 2014 in Del Code Title 7 Chapter 47 Subchapter II.

The enabling legislation has as its purpose:

§ 4731. Declaration of purpose.

The General Assembly declares the following to be the policy and purpose of this subchapter:

1. The Fort DuPont Complex, located along the Delaware River adjacent to Delaware City, is currently underutilized but has enormous potential as a sustainable, mixed-use community;
2. To preserve and protect the historical and recreational amenities within the Fort DuPont Complex and to expand economic opportunities therein, additional capital will be required to improve infrastructure, renovate certain historic structures, and make additional improvements to said Complex;
3. Redevelopment and renovation of the Fort DuPont Complex is both desirable and necessary, provided that:
 - a. The Fort DuPont Complex will remain a public destination, with its historic, natural, and recreational resources maintained for public enjoyment;
 - b. Fort DuPont's National Register status (where applicable) will be maintained, and historic building and landscape resources will be rehabilitated and reused to the extent possible;
 - c. Redevelopment and infill will be concentrated within several defined areas, and will be complementary to existing historic buildings and landscapes;
 - d. Fort DuPont and Delaware City will grow together as "one city" with strong physical and visual connections and complementary land uses;
 - e. Diverse land and building uses will be supported at Fort DuPont to achieve a shared vision for a "live-work-learn-play-and-visit" community; and
 - f. Community engagement will continue to be a key component for ongoing planning for Fort DuPont's future.
4. In light of the foregoing, it is in the best interest of the State to enable the creation of an entity to manage, oversee, and implement the redevelopment and preservation of the Fort DuPont Complex in accordance with the Redevelopment Plan and the provisions of this subchapter.



Board

Chair to be appointed by Governor	John McMahon
Secretary, Dept. of Natural Resources and Environmental Control	Hon. Shawn Garvin
Controller General	Ruth Ann Jones
Director, Delaware Prosperity Partnership	Kurt Foreman
Secretary of State	Rony Baltazar-Lopez (designee)
Director, Office of Management and Budget	Courtney Stewart (designee)
Director, Office of State Planning Coordination	David Edgell
Co-chair of the Capital Improvement Committee	Sen. Spiros Mantzavinos (designee)
Co-chair of the Capital Improvement Committee	Rep. Sean Matthews (designee)
City Manager of Delaware City, ex officio	Harry Hil
Resident of Fort DuPont appointed by Speaker of the House	Wendy Rogers
Resident of Delaware City appointed by President Pro Tem	Vacant
Resident of Fort DuPont appointed by the Governor	Michael Graci
Resident of Delaware City appointed by the Governor	Douglas Eriksen

List of real estate bought and sold in 2023

The following properties were sold by FDPRC in 2023.

April 20, 2023	1304 and 1306 Officers Row, improved lots.	\$112,500 per lot
June 26, 2023	1303 Officers Row, residence.	\$730,000. Property was collateralized as part of a previous loan
July 12, 2023	1305 and 1307 Officer Row, improved lot	\$125,000 per lot

Notable accomplishments

Strategic Plan.

The Board of Directors approved a five-year strategic plan for FDRPC on Sept. 13, 2023. The Delaware Alliance for Nonprofit Advancement (DANA) was contracted as facilitator for the planning exercise. The exercise involved 16 one-on-one interviews, two in-person focus groups, a town meeting (25 people attended), a meeting with all FDRPC staff, and an on-line survey (with 62 respondents). The plan was approved by the Board of Directors Sept. 13, 2023. Between community meetings, working group and committee meetings, and stakeholder interviews, more than 100 hours were contributed to this plan. A copy of the plan is attached.

Policies implemented.

The FDRPC Board of Directors adopted three policies during 2023: Purchasing and Procurement Thresholds, and Financial Reserves Policy (Aug. 9, 2023). A revised personnel handbook was approved by the Board Oct. 11, 2023.

FY 2022 audit complete.

The financial audit for FY 2022 was completed by Belfint, Lyons, & Shuman, P.A. on July 19, 2023, and presented to the Board of Directors Sept. 13, 2023. The Board voted unanimously to accept the audit. The FY 2023 financial audit is in progress.

Hiring of Deputy Director-Controller.

On April 10, 2023, Janice Moturi began her tenure as Deputy Director-Controller for FDRPC. Ms. Moturi holds a master's in finance from Goldey-Beacom College. She was most recently employed by JPMorgan Chase. Ms. Moturi is a full-time employee of FDRPC. Ms. Moturi was hired as a Deputy so that FDRPC would comply with House Bill 355 of the 151st General Assembly.

FOIA (Freedom of Information Act) Officer named.

Traci McDowell was appointed the Freedom of Information Act Officer for FDRPC on Feb. 11, 2023. Ms. McDowell retired from a long tenure as City Clerk for Dover. Ms. McDowell is a contractor with FDRPC.

FEMA grant awarded.

On Aug. 24, 2023, FDRPC was notified by the Delaware Emergency Management Agency that the grant application for the Canal Bank Revetment and Promenade project had been awarded. The project is a 90% reimbursable grant based on an estimated project cost of \$866,320. (Based on that original estimate, this would result in a reimbursed amount of \$779,688 to FDRPC.) On Aug. 29, 2023, all existing obligations were paused by the Federal Emergency Management Agency under the Immediate Needs Funding System until further notice. On Oct. 3, 2023, a continuing resolution passed by Congress allowed for the INF restrictions to be released, which would result in funding authorization letters being issued for all obligations. As of Dec. 31, 2023, FDRPC is awaiting the funding authorization letter from FEMA.

Notable accomplishments

Entranceway project complete.

A major capital project at the entranceway to the Fort DuPont campus was completed in March 2023. A traffic roundabout was built at Route 9, Polktown Road and Old Elm Avenue. The project required closing the Reedy Point Bridge from January through March 2023. A second phase of the improvements was completed in November 2023 and included a small connection between Route 9 and Old Elm Avenue. A topcoat of asphalt was added to Old Elm Avenue.

Marina Village.

The proposed Marina Village residential project is in due diligence and approvals. A special use permit was granted by the Delaware City Council. Additional approvals needed include Section 6f protections issue (National Park Service), Delaware City Planning Commission, Delaware City Board of Adjustment, and Delaware City Council. FDRPC is required to complete the compaction of all lands to ensure all residential units are built at an elevation above the flood zone.

Community Engagement.

During the year, FDRPC board and staff participated in numerous community engagement activities. These included attendance at government meetings such as Delaware City Council and Delaware City Planning Commission meetings. Additionally, staff contributed time to Delaware City Day events and the Autism Delaware walk (held on the Fort DuPont campus).

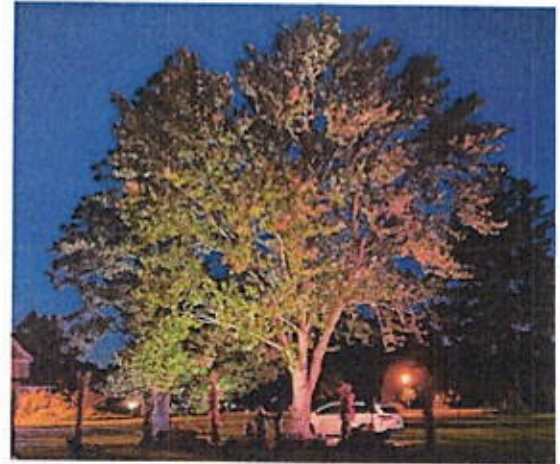


Notable accomplishments

Other events included:

- Feb. 15, Community update, 40 members.
- Feb. 22, Public design workshop on recreation amenities.
- Feb. 23, Working group workshop on recreation amenities.
- June 5, Community update, 30 members.
- July 12, State of the County event.
- Sept. 19, Strategic Plan presentation, 32 people.
- Oct. 13, Residents' Fall Gathering, 70 people.

In addition to the Delaware Autism walk, the campus also hosted the St. George's Blues Festival, June 3 and 4, and the Associated Builders and Contractors Crab Feast, June 22.



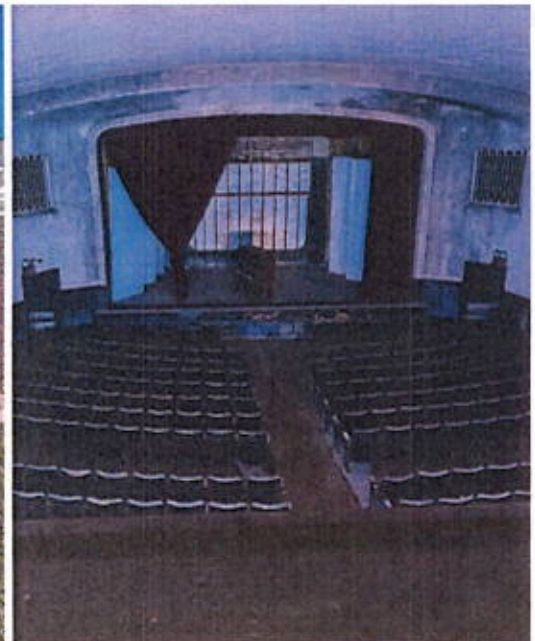
Major projects for 2024

Old Battery Lane sewer and water connections. FDRPC anticipates bringing new sewer and water service to Old Battery Lane. All brownfield remediation tasks for the Operable Unit (OU-10) governing the site have been approved. The issuance of a Sediment and Stormwater Management permit is pending as of Jan. 1, 2024, with approval anticipated. The site will be mobilized when the permit is issued. This project will result in site work for two renovated duplexes on Old Battery Lane that will be owned by FDRPC and leased as residential units.

Canal Bank Revetment and Promenade. The revetment of the Branch Canal bank and the construction of a promenade along Branch Canal is the largest capital project FDRPC will undertake in 2024. The project is in permitting with two permits awaiting approval from the Army Corps of Engineers, and one permit to be issued by the Delaware Department of Natural Resources and Environmental Control. The project is dependent on funding from FEMA (through DEMA), as noted in this report.

Historic preservation projects. FDRPC undertook historic preservation projects on five buildings beginning July 1, 2023.

- **Chapel.** The exterior shell of the chapel is stabilized, although some work is needed on the original windows. Work completed in 2023 included remediation of all environmental hazards on the site.
- **Theater.** The exterior shell of the theater is stabilized except for additional work to the original doors. Work completed in 2023 included remediation of all environmental hazards on the site.
- **Post Exchange.** The Post Exchange (PX) received a new roof in November 2023. The exterior shell is not complete because the original windows were removed by a prior tenant.
- **Bakery.** The bakery was remediated of all environmental hazards.
- **Building 21 (Old Battery Lane duplex).** This duplex received a new roof in November 2023. Additional site work includes reapplying mothballing for windows, passive ventilation and security monitoring.



Submitted by Executive Director Timothy A. Slavin

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