

FORT DUPONT REDEVELOPMENT & PRESERVATION CORPORATION
NARRATIVE INFORMATION SHEET – EPA FY2026 BROWNFIELDS ASSESSMENT GRANT:
COMMUNITY-WIDE ASSESSMENT

1. Applicant Identification

Fort Dupont Redevelopment and Preservation Corporation (FDRPC)
260 Old Elm Avenue, P.O. Box 521, Delaware City, DE 19706

2. Website URL

<https://fortdupont.org/>

3. Funding Requested

- a. Assessment Grant Type: Community-Wide Assessment
b. Federal Funds Requested: \$500,000

4. Location

- a. City: Delaware City
b. County: New Castle County
c. State: Delaware

5. Target Area & Priority Site Information

- The target area for this application is Fort Dupont in Delaware City, DE 19706 (eastern portion of Census Tract 164.04).
- Priority sites are defined as: (1) South Field and (2) Bike and Recreational Trail. Specific addresses do not exist for these sites yet, as they have not been cleared for development. South Field is bounded by Engineer Rd, Hospital Rd, and the southwestern property line. The Bike and Recreational Trail is bounded by Maple Blvd, Hospital Blvd and the Delaware River to the northeast.
- Please see the attached map for a better geographic picture of the sites.

6. Contacts

Project Director

Shane Martin, Construction Supervisor, FDRPC
(c) 302-547-2877 (e) smartin@fortdupont.org
P.O. Box 521, 260 Old Elm Avenue, Delaware City DE 19706

Chief Executive Officer

Tim Slavin, Executive Officer, FDRPC
(c) 302-270-6192 (e) tslavin@fortdupont.org
P.O. Box 521, 260 Old Elm Avenue, Delaware City DE 19706

7. Population

Delaware City population: 1,885 (U.S. Census Bureau, “2020 Decennial Census,” <<https://data.census.gov>>, accessed on December 23, 2025).

8. Other Factors

Information on Other Factors	Page #
Community population is 15,000 or less.	Page 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The priority site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The priority site(s) is in a federally designated flood plain.	Page 1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the priority site(s) will incorporate energy efficiency measures.	n/a
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	Page 4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area(s).	n/a
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

9. Letter from the State Environmental Authority

Please see the attached letter from the Delaware Department of Natural Resources and Environmental Control (DNREC).

10. Releasing Copies of Application

Not applicable. This application does not contain confidential, privileged, or sensitive information.

Figure 1
Site Layout Map
Ft. DuPont (DE-1618)
Delaware City, Delaware



3350.24.21 1/8/2026



-  Fort DuPont Site Boundary
-  Tax Parcels
-  OU-8 (Bike Path and Recreational Area)
-  OU-12 (South Field)

Source:
 Delaware FirstMAP - Aerial 2022, Tax Parcels;
 ESRI - World Topographic Map.





STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

DIVISION OF WASTE AND HAZARDOUS SUBSTANCES

391 LUKENS DRIVE
NEW CASTLE, DELAWARE 19720

**REMEDICATION
SECTION**

PHONE: (302) 395-2600
FAX: (302) 395-2555

January 9, 2026

Mr. Tim Slavin
Fort DuPont Redevelopment & Preservation Corporation
P.O. Box 521
260 Old Elm Avenue
Delaware City, DE 19706

Re: State Environmental Authority Letter

Dear Mr. Slavin,

This letter acknowledges that the Fort Dupont Redevelopment and Preservation Corporation (FDRPC) has notified the Delaware Department of Natural Resources and Environmental Control (DNREC), the designated State Environmental Authority, that FDRPC is submitting a FY2026 Brownfields Community-Wide Assessment Grant application to the United States Environmental Protection Agency (EPA).

DNREC Brownfields is committed to assisting Delaware communities in their efforts to address brownfields properties. We believe the proposal to be a positive and necessary step in addressing very important Brownfields issues at the Fort Dupont site. If approved, this grant would provide an opportunity to enhance the social, economic, and environmental conditions on the Fort Dupont campus.

This letter establishes that FDRPC is in compliance with the notification requirements of Threshold Criterion for EPA Brownfield Community-Wide Grants.

DNREC Acknowledgement Letter
FY25 Assessment Grant
Fort Dupont Redevelopment and Preservation Corporation
Tim Slavin
January 9, 2026

We encourage FDRPC to maintain open communication with federal and state agencies and to request any support needed. If you have any questions or require additional information, please do not hesitate to contact me at the information provided below.

Sincerely,



Melissa Leckie
Planner V/ Remediation
Section
Brownfields Development/
Voluntary Cleanup Programs

cc: Qazi Salahuddin, Program Administrator, Remediation Section
Rick Galloway, Program Administrator II, Remediation Section
Morgan McGee-Solomon, Project Manager, Remediation Section
Tony Geiger, Region 3 Brownfield Coordinator, United States
Environmental Protection Agency
Jennifer Reitz, Institute for Public Administration

MLL:MLL
MLL26005.docx
AD004 II G4

(1) PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges & Description of Target Area

Fort DuPont is an approximately 215-acre former military and institutional campus within the municipal boundaries of Delaware City, New Castle County, Delaware. The proposed geographic boundary for this Assessment Grant is the entire Fort DuPont campus, generally bounded by the Delaware River to the east, the Delaware City Branch Canal to the north, lands owned by the U.S. Army Corps of Engineers along the Chesapeake & Delaware Canal to the south, and Route 9 to the west. The campus lies within U.S. Census Tract 164.04 (Block Group 2). Within this geographic boundary, the target area for focused grant activities is the Fort DuPont campus. It is an area-wide redevelopment district with shared environmental conditions and connected infrastructure and reuse outcomes, aligning with EPA's encouragement of coordinated planning across multiple related sites.

Fort DuPont's long history of military operations, maintenance activities, and subsequent state institutional use has resulted in actual and perceived environmental risk. This complicates redevelopment, increases due-diligence costs, and delays reuse decisions. Fort DuPont is also a waterfront campus with extensive environmental sensitivities: the entire site has been deemed a brownfield, and roughly 90% of the campus lies within FEMA flood zones. These factors intensify redevelopment complexity and require careful sequencing of assessment, cleanup planning, and resilient reuse strategies. While FDRPC has advanced multiple operable units under Delaware's Department of Natural Resources and Environmental Control (DNREC) oversight, significant areas remain unassessed and represent the need to close campus-wide data gaps. However, all available state grant funds have been expensed. To address this, FDRPC is implementing a coordinated "whole-campus" strategy, which will advance assessment of the remainder of campus through a variety of funding mechanisms. The Parade Ground will be assessed through EPA Brownfields technical assistance, of which FDRPC is already approved and is on the queue; the Town Center operable unit will move forward utilizing FDRPC resources; and this Assessment Grant will be used as the final component to complete comprehensive assessment coverage across Fort DuPont.

This grant will address these challenges by funding additional environmental site assessment, inventory/prioritization, cleanup planning, and reuse planning to reduce uncertainty, support protective remedies where needed, and make remaining portions of the campus "development-ready" for priority reuse outcomes (housing, recreation, and economic activity) consistent with the Fort DuPont Master Plan's environmental stewardship and redevelopment objectives.

b. Description of the Priority Brownfield Sites

FDRPC's target area (the Fort DuPont campus) is a former military and institutional property with a long history of operations that commonly generate environmental concerns, including maintenance activities, fueling, storage, landfilling/fill placement, and demolition/renovation of older facilities. Much of the campus has already been advanced through the Delaware Brownfields Program in operable units (OUs), and prior work has generated a strong baseline of environmental knowledge for assessed areas. This grant will focus on the remaining unassessed portions of the campus. This will complete assessment coverage on the campus, refine environmental conditions, and position the remaining areas for cleanup planning (if needed) and reuse consistent with the Master Plan.

Primary environmental concerns across remaining areas include the potential for soil, groundwater, and sediment impacts associated with historic military/institutional uses (e.g., metals such as lead/arsenic, petroleum-related constituents, PAHs, PCBs, and other legacy contaminants), as well as building-related hazardous materials typical in historic structures (e.g., lead-based paint and asbestos-containing materials) that may affect renovation, demolition, or disturbance activities.

Priority Site 1: South Fields. South Fields is a large, contiguous redevelopment area adjacent to Fort DuPont's historic core. It is prioritized to complete assessment coverage and enable near-term reuse consistent with the Master Plan.

- **Approximate size:** ~51.87 acres.
- **Past land uses:** Former military/institutional support area with associated storage/maintenance functions typical of historic installations.
- **Current land uses/conditions:** Predominantly open land with active campus-support/warehouse-type uses, plus internal road/utility corridors.
- **Current structures (historic/operational):** Multiple contributing historic structures requiring preservation-compatible planning, including two officers' quarters, an ordnance storehouse, a warehouse, and the last remaining POW barracks on campus.
- **Potential environmental concerns:** Likely need to characterize soil and groundwater conditions related to historic support operations and fill placement (e.g., metals, petroleum-related constituents, PAHs/PCBs where applicable), plus building-related hazardous materials concerns (e.g., lead-based paint/asbestos) that could affect renovation or disturbance activities.
- **Why prioritized for assessment and reuse:** South Fields represents one of the largest remaining redevelopment opportunities and a key "missing link" needed to reduce uncertainty, support cleanup planning if required, protect historic assets, and advance mixed-use/open-space outcomes envisioned in the Master Plan.

Priority Site 2: Bike Path & Recreational Area / Shoreline Corridor. This area is the campus-wide recreation and trail corridor extending to the Delaware River shoreline and is prioritized because the trail is approximately 70% designed. The project delivers near-term public benefit while enabling broader campus reuse.

- **Approximate size:** ~74.05 acres.
- **Past land uses:** Perimeter/shoreline and infrastructure corridor influenced by historic military installation activities and shoreline processes.
- **Current land uses/conditions:** Open space and recreational areas along the shoreline and campus edge; the planned elevated multi-use trail corridor will connect destinations and improve resilience and access.
- **Current structures (historic/operational):** Includes significant historic and operational resources that must be accommodated, including Battery Reed and Gibson (landmark), National Guard offices, and other contributing historic landscape features.
- **Potential environmental concerns:** Potential shoreline/fill-related soil and sediment issues; stormwater/outfall and sediment transport pathways; possible petroleum-related impacts along utility/road corridors; and constraints associated with floodplain/wetland features that require early environmental clarity to support final design and construction.

- **Why prioritized for assessment and reuse:** Assessment will reduce risk to final design/construction, confirm appropriate management measures (if needed), support timely delivery of high-visibility recreation/connectivity improvements, and ensure protection of historic assets and ongoing operations while strengthening campus activation.

c. Identifying Additional Sites

If funds remain after completing priority-site work, FDRPC, led by a competitively procured Qualified Environmental Professional (QEP), will identify additional eligible sites within the Fort DuPont boundary by maintaining a candidate inventory (prior investigations, DNREC records, historical use data, and stakeholder input), screening for eligibility/feasibility (including access and ability to complete work within the period of performance), and ranking sites with key partners. Selections and rationale will be documented in the project file and shared through public updates.

Prioritization criteria will include: contamination/exposure potential; near-term reuse value; consistency with the Master Plan; community benefit; feasibility (time/budget/access); catalytic impact; and efficiency from bundling adjacent work.

Revitalization of the Target Area

d. Reuse Strategy & Alignment with Revitalization Plans

The proposed EPA Brownfields Community-Wide Assessment Grant will support implementation of the Fort DuPont Master Plan 2024 by providing the environmental information needed to advance reuse and redevelopment decisions across the Fort DuPont campus in Delaware City. The Master Plan builds on the original 2012 “Sasaki Plan” and subsequent amendments. This was updated most recently when the FDRPC Board formed a Land Use Planning Committee in June 2023 to reevaluate redevelopment assumptions based on progress to date, environmental conditions, climate resiliency needs, and market opportunities. This update, which incorporated substantial public input, was presented to Delaware City’s Planning Commission and City Council and was approved by the FDRPC Board on August 14, 2024. Main principals of the plan included: environmental stewardship and resiliency, preservation through adaptive reuse, mixed-use redevelopment, and improved public access. This grant will reduce environmental uncertainty at priority areas, generate assessment and cleanup-planning deliverables that enable timely site disposition, infrastructure sequencing, and redevelopment consistent with FDRPC’s adopted land use framework.

e. Outcomes & Benefits of Reuse Strategy

FDRPC’s reuse strategy is to remove environmental uncertainty at South Fields and Bike Path/Recreation/Shoreline Corridor so these areas can move from “unknown conditions” to “ready for investment.” This enables near-term economic development by supporting property marketing, financing, and site disposition for mixed-use redevelopment, creating jobs during design and construction and long-term employment from new commercial, institutional, and visitor-serving uses. At the same time, it protects historic resources and improves resilience by placing new residential development outside the floodplain and reserving flood-prone areas for open space and recreation. The trail and shoreline corridor will be advanced as a clean, usable park system. Assessment results will inform design refinements and provide any needed management measures to allow the corridor to be safely constructed and maintained as a public-facing destination. This will connect campus destinations, expand public access, and support clean land and water along the Delaware River. As such, it directly aligns with EPA’s stated emphasis on protecting human health

and the environment, cleaning up hazardous sites, and fostering economic growth while being responsible stewards of taxpayer dollars under Pillar 1 and Pillar 3 of the “Powering the Great American Comeback” initiative.

FDRPC anticipates outcomes including acres made ready for reuse, expanded greenspace/parkland through the trail and shoreline corridor, reduced potential exposure to hazardous substances or petroleum contamination through informed cleanup planning and appropriate controls, leveraged public and private investment, and job creation tied to redevelopment; progress will be documented through EPA-required Quarterly Progress Reports and ACRES updates.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

FDRPC has a campus-wide brownfields strategy that positions the project to secure additional resources for cleanup, if needed, and reuse after assessment. DNREC brownfields resources have already been applied across multiple Fort DuPont operable units. Remaining areas are being advanced through a coordinated approach, this includes: 1) EPA Brownfields Technical Assistance for the Parade Ground, which has an open-space focus, 2) FDRPC-funded assessment for the Town Center operable unit due to limited state resources, and 3) this EPA Assessment Grant as the final component to complete assessment of campus. With this grant funding, environmental certainty for the remaining reuse areas will be eliminated, and the potential for redevelopment-ready parcels will be unlocked. This grant will help attract additional funding by producing assessment and cleanup-planning documents that support EPA Cleanup grant applications, if needed, state capital investment, and private financing for site disposition and adaptive reuse.

g. Use of Existing Infrastructure

This grant will support the use of existing Fort DuPont infrastructure by confirming environmental conditions needed to safely reuse areas served by existing roads, utility corridors, and historic buildings near the priority sites. For South Fields, assessment results will inform where planned mixed-use development can efficiently connect to existing campus streets and utilities and where upgrades or reconfiguration are required. For the Bike/Ped Trail and Recreation/Shoreline Corridor, the reuse is primarily recreational and will not require new sewer or building utilities; however, the trail and park improvements will rely on existing access roads, drainage features, and shoreline infrastructure.

Key infrastructure needs tied to reuse include targeted street/sidewalk connections, utility capacity/condition verification (including sewer where new development is planned), and stormwater/flood resilience upgrades, including replacement of the aging legacy stormwater system and a new storm pump to protect the campus core. Funding for these upgrades will be pursued through a combination of state capital and infrastructure funding and federal hazard mitigation resources, including seeking FEMA funding for the storm pump project; assessment and cleanup planning deliverables from this grant will strengthen feasibility, design, and permitting readiness needed to compete for and deploy those funds.

(2) COMMUNITY NEED & COMMUNITY ENGAGEMENT

Community Need

a. Community Need for Funding

Delaware City is a small municipality (approximately 1,900 residents) with a limited tax base, yet it assumed a substantially larger redevelopment footprint when Fort DuPont was annexed along with legacy contamination risks that inhibit reuse and private investment. FDRPC has already exhausted available DNREC brownfields funding, and the community lacks sufficient local resources to complete the remaining environmental assessment and cleanup planning needed to advance redevelopment at the scale required. This grant fills that gap by funding Phase I/II ESAs and cleanup planning to reduce uncertainty, protect human health and the environment, and enable the next phases of the 2024 Master Plan.

b. Health or Welfare of Sensitive Populations

Within the Fort DuPont target area (Delaware City / Census Tract 164.04), sensitivity is driven by age-based populations and baseline chronic disease burden. According to the US Census Bureau, (2022) Delaware City has a meaningful share of children and older adults (approximately 28% under 18 and roughly 18% over 64), increasing susceptibility to exposure from contaminated soil/dust and potential vapor intrusion where conditions are uncertain. Respiratory burden is also relevant: adult current asthma prevalence in Delaware is 9.8% (2021), New Castle County is 10.2% (2019–2021), and statewide reporting shows cardiovascular disease and cancer account for a substantial share of mortality (CDC, 2021) (DHSS, 2021). This grant will fund Phase I/II ESAs (and vapor intrusion evaluation where appropriate) and cleanup planning to identify contaminants, evaluate exposure pathways and define protective measures for safe reuse. This will help reduce exposure risk during design and construction and will support safe redevelopment and public access.

c. Greater Than Normal Incidence of Disease & Adverse Health Conditions

Within the Fort DuPont target area (Delaware City/New Castle County), public health indicators show a meaningful burden of conditions that can be exacerbated by pollution exposure, including cancer and respiratory disease: New Castle County's all-cancer incidence rate is 451.9 per 100,000, above the U.S. rate of 444.4 per 100,000 (2017–2021) (CDC, 2021). Delaware adult current asthma prevalence is 9.8% (BRFSS, 2021). This grant and the planned reuse strategy will help identify and reduce threats by completing Phase I/Phase II ESAs (and vapor intrusion evaluation where appropriate) and cleanup planning to define contaminants, exposure pathways, and risk-management measures before construction and public use expand. That sequencing reduces the likelihood of inadvertent exposure during redevelopment, supports protective remedies if needed, and enables safe reuse outcomes, including a clean, usable trail-and-park corridor and resilient redevelopment that keeps new residential development outside flood-prone areas.

d. Economically Impoverished/Disproportionally Impacted Populations

Within the Fort DuPont target area, Delaware City's small population and limited household resources constrain the community's ability to self-fund environmental due diligence or respond to contamination uncertainty. For example, per-capita income is about \$35,240 and roughly 10% of residents are below the poverty line (US Census Bureau, 2023). Because the brownfield conditions stem from historic governmental/military uses and related operations, residents and campus users can bear a higher share of the resulting burdens, like uncertainty about soil/groundwater

conditions, constraints on safe public access, and delayed reuse. This grant reduces those threats by funding Phase I/Phase II ESAs and cleanup planning to identify contaminants, document exposure pathways, and define protective measures for Southfields and the trail/park corridor by lowering redevelopment risk and cost, enabling safe public recreation. Further, it positions FDRPC to leverage additional funds for cleanup, if needed, and reuse without shifting upfront assessment costs to residents.

Community Engagement
e & f. Project Involvement & Roles

Community Partner	Point of Contact	Specific Role in Project
Friends of Fort Dupont	Kelli Racca [REDACTED]	Lead community outreach and feedback collection, including meeting support and survey distribution.
City of Delaware City	Brittany Loveland bloveland@ci.delaware.city.de.us	Advise on economic reuse opportunities, market conditions and reuse planning.
DNREC – Remediation Section	Melissa Leckie melissa.leckie@delaware.gov	Assist with Brownfields and environmental data; support inventory of brownfields sites.
Delaware State Planning Office	David Edgell david.edgell@delaware.gov	Support ongoing implementation of re-use strategies; attend community kick-off meeting.
Delaware City Library	Loree Elton loree.elton@lib.de.us	Assist with research site histories; host community meetings and provide meeting space.
Main Street Delaware City	Tim Konkus mainstreetdelawarecity@yahoo.com	Assist with re-use planning and community engagement; help convene local business leaders.
DE Department of Transportation (DeIDOT)	John Fiori John.fiori@delaware.gov	Coordinate bike/ped planning and align assessment outputs with future transportation improvements.
UD – Institute for Public Administration (UD IPA)	Troy Mix Mix@udel.edu	Design and document public engagement to strengthen public participation.
Partnership for the Delaware Estuary (PDE)	Kathy Klein Kklein@delawareestuary.org	Inform assessment planning, messaging, and reuse concepts using watershed expertise.
DE State Historic Preservation Office (DE SHPO)	Gwen Davis Gwen.davis@delaware.gov	Provide early guidance on historic resources and preservation requirements.
DNREC – State Parks	Mark Wise Mark.wise@delaware.gov	Provide site operations coordination and input to inform assessment planning and community engagement.
Fort DuPont Community Advisory Group (CAG)	Valerie Miller Vmiller@fortdupont.org	Provide regular resident and stakeholder input to guide assessment activities and reuse planning.

g. Incorporating Community Impact

FDRPC will communicate project progress on an ongoing basis to residents directly affected by project work, the local community, and involved organizations/entities/groups. During the first

quarter, FDRPC will hold a public kickoff meeting/press event at the Delaware City Fire Hall and issue a press release, with parallel postings on FDRPC’s website and social media. In the following quarter, FDRPC will hold the first community outreach meeting to solicit input on project priorities and assessment activities. FDRPC will also establish a Fort DuPont Community Advisory Group (CAG) to provide a consistent forum for resident and stakeholder input throughout the project period. For the subsequent three years of the grant period, FDRPC will conduct two community outreach meetings/planning charrettes per year to share progress and gather input. Meetings will be livestreamed when feasible. Community input will be documented through meeting minutes and a comment log, shared with the FDRPC Board of Directors, and used to inform key decisions, including priority site focus, assessment scope, and reuse planning. All relevant planning and cleanup documents will be posted for public comment on the FDRPC website, with hard copies available upon request. FDRPC will provide monthly project updates online, and more frequently as needed. We will also provide updates at civic organizations and Delaware City public meetings to answer questions and receive feedback throughout the project period.

(3) TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

Description of Tasks/Activities & Outcomes

a-d. Project Implementation

Task 1: Programmatic Support	
<i>i. Implementation</i>	Upon Cooperative Agreement execution, FDRPC will procure a Qualified Environmental Professional (QEP) and monitor project scope, schedule, and budget with the QEP. FDRPC will manage all aspects of the projects, including coordination with the EPA, QEP, and other responsible parties. FDRPC will be responsible for compliance with grant terms and conditions, including all reporting requirements and drawdowns. Project schedule, including achieved milestones, will be reported on a quarterly basis to ensure timeliness of funds during the four-year grant period.
<i>ii. Project Schedule</i>	The QEP will be selected through a competitive procurement process upon Cooperative Agreement execution, early in Year 1. Correspondence will occur at least monthly, or more frequently, if required, during the grant period. Monthly drawdowns, quarterly progress reports, annual reports, a final report, ACRES entries, and all other reporting required by EPA will be completed in accordance with the schedule requirements.
<i>iii. Lead(s)</i>	FDRPC staff; QEP to lead on site inventory
<i>iv. Outputs</i>	Monthly coordination meetings; QPRs; ACRES entries; annual and final reports/closeout; conference participation every other year; QEP-led site inventory
Task 2: Community Engagement	
<i>i. Implementation</i>	FDRPC’s most recent Master Plan focused heavily on community involvement, resulting in the identification of the Priority Sites for this grant. FDRPC will be responsible for completion of the task. The QEP will assist in technical aspects, including site inventory and will attend/participate in outreach events. At least seven public meetings will be held during the grant period to update the community on FDRPC’s progress and seek public involvement. Print material and marketing documents will also be funded under this task. Social media platforms and other media (print and electronic) will be utilized throughout the duration of the grant to inform the public on the progress of the investigation and cleanup planning activities.
<i>ii. Project Schedule</i>	Community engagement will be ongoing throughout the grant period. First will be the development of a Public Involvement Plan (PIP), which will occur within three months of award confirmation. During this time, updates will be made to FDRPC’s website and an initial press release will be disseminated. During the first quarter of the project, the kickoff event will take place. The first community outreach meeting will occur in the second quarter of the first year. For the subsequent three years of the grant period, two community outreach meetings will be held per year.

<i>iii. Lead(s)</i>	FDRPC staff with support from QEP, as needed.
<i>iv. Outputs</i>	Seven (7) public meetings; Public Involvement Plan (PIP); press releases; website and social updates; educational/print materials.

Task 3: Site Assessment & ESAs

<i>i. Implementation</i>	The majority of assessment grant funds will be allocated for site assessment. This includes performing Phase I ESAs and Phase II ESAs at the Priority Sites and other sites selected in the inventory process. Priority sites have been selected based on their potential to be a catalyst for additional economic investment, positive impacts to the environment and public health, and their ability to improve quality of life for existing community members. FDRPC will complete two (2) Phase I ESAs (est. \$5,000 each) and two (2) Phase II ESAs, including sampling (up to \$200,000 each, depending on site size/complexity). Budget may be realigned based on findings.
<i>ii. Project Schedule</i>	Site assessments and ESAs will occur throughout the grant period. In Year 1, the QEP will finalize site selection and access, then initiate Priority Site assessments; additional Phase I/II ESAs will be scheduled in Years 2–4 based on findings, readiness, and priorities.
<i>iii. Lead(s)</i>	QEP with support from FDRPC staff, as needed.
<i>iv. Outputs</i>	Two (2) Phase I ESA reports and (2) Phase II ESA reports.

Task 4: Cleanup/Reuse and Other Planning

<i>i. Implementation</i>	Directed by FDRPC, the QEP will prepare site specific planning documents, including: Feasibility Studies (FS), Analysis of Brownfield Cleanup Alternatives (ABCAs), Cleanup Action Plans (CAPs). All studies and plans will be posted for public comment.
<i>ii. Project Schedule</i>	Cleanup/reuse planning activities will be ongoing throughout the grant period, after Phase I and II ESAs are completed.
<i>iii. Lead(s)</i>	QEP will lead feasibility and cleanup/reuse planning studies.
<i>iv. Outputs</i>	Two (2) feasibility studies and two (2) cleanup/reuse planning documents (e.g., ABCA/CAP).

e. Cost Estimates

	Task 1: Programmatic Support	Task 2: Community Engagement	Task 3: Site Assessment & ESAs	Task 4: Cleanup/Reuse & Other Planning	Total
Personnel	\$6,010.00	\$3,880.00	\$2,625.00	\$-	\$12,515.00
Fringe	\$1,805.00	\$1,165.00	\$790.00	\$-	\$3,760.00
Travel	\$2,075.00	\$-	\$-	\$-	\$2,075.00
Equipment	\$-	\$-	\$-	\$-	\$-
Supplies	\$-	\$150.00	\$-	\$-	\$150.00
Contractual	\$2,500.00	\$2,500.00	\$410,000.00	\$66,000.00	\$481,000.00
Construction	\$-	\$-	\$-	\$-	\$-
Other	\$-	\$500.00	\$-	\$-	\$500.00
Total Direct Federal Costs	\$12,390.00	\$8,195.00	\$413,415.00	\$66,000.00	\$500,000.00

Task 1 - \$7,815 is allocated for FDRPC personnel and fringe costs to provide programmatic support for the grant period. This will include developing a Work Plan, contracting a QEP, coordinating with EPA, and financial due diligence. Site inventory development and prioritization support (contractor) is \$2,500. Also included is \$2,075 for travel expenses for one person to attend the National Brownfields Training Conference, every other year (airfare—\$500; hotel for 4 nights at \$200/night—\$800; registration—\$275; per diem/local transportation/incidentals—\$500).

Task 2: \$5,045 is allocated for FDRPC personnel and fringe costs to conduct community engagement activities, including community meetings, development of materials, site visits with developers and stakeholders, and other meetings. \$150 in supplies will be put towards copy paper and general office supplies for community engagement. \$2,500 in contractual costs will fund support from a consultant to support community outreach. \$500 will be for facility rental fees for community engagement workshops and events.

Task 3: \$3,415 is allocated for FDRPC personnel and fringe costs for coordinating site work with QEP, scheduling, and assisting in inventory of sites, as needed. Estimated contractual costs for Task 3 is \$410,000. This includes (2) Phase I ESAs (\$5,000 each) and (2) Phase II ESAs (up to \$200,000 each). These estimates do reflect the size of the proposed target areas.

Task 4: \$66,000 in contractual costs will fund the QEP's completion of approximately two (2) Feasibility studies (\$30,000 each) and (2) two (2) cleanup/reuse planning documents (e.g., ABCA/CAP) (\$3,000 each).

f. Plan to Measure & Evaluate Environmental Progress & Results

Consistent with EPA's requirement to describe measurable results, FDRPC will track and report performance throughout the four-year grant period through EPA-required Quarterly Progress Reports (QPRs) and regular ACRES entries. Progress will be measured using three core metrics: (1) the number of sites inventoried and prioritized (and sites selected/access coordinated for assessment), (2) completion of Phase I and Phase II ESAs, and (3) the number of properties advanced to cleanup and reuse planning deliverables (e.g., FS/ABCA/CAP). Supporting outputs will include a campus-wide inventory update, ESAs for Priority Sites and other inventoried sites, community meetings/charrettes, and preparation of cleanup and reuse planning documents. This approach ensures timely expenditure of funds, clear documentation of deliverables, and transparent reporting to EPA and the public.

(4) PROGRAM CAPABILITY & PAST PERFORMANCE

Programmatic Capability

a-c. Organization Capability, Structure, & Description of Key Staff

Overall project oversight will be provided by Tim Slavin, Executive Director, who brings 36 years of state and municipal leadership, including service as Director of the Delaware Division of Historical and Cultural Affairs/State Historic Preservation Officer (2005–2017) and 15 years as a City of Dover Councilman. He holds an M.A. in American Studies and maintains active credentials as a LEED Green Associate, Certified Facilities Manager, and Certified Naturalist.

FDRPC has the capacity to administer federal grant funds and deliver the proposed assessment activities through established financial controls, procurement/contract oversight, and defined staff roles. Shane Martin, Construction Supervisor, will manage day-to-day implementation and oversight of the QAPP/QMP and brings 27 years of project management experience, including 12 years in brownfields assessment and cleanup. Janice Moturi, Deputy Director/Controller, will lead financial management and reporting, with 8+ years of controller experience and an M.S. in Finance. Valerie Miller, Planner, will lead community engagement and has 15+ years of experience in community development, planning, and grant administration, with an M.A. in Urban Affairs and Public Policy

(community development).

FDRPC will retain qualified consultants, procured in accordance with applicable requirements, to support technical tasks as needed while maintaining staff-level oversight of schedules, deliverables, documentation, and reporting. FDRPC will make timely staffing replacements, if necessary, to ensure continuity of project management, financial controls, and community engagement.

d. Acquiring Additional Resources

In accordance with 2 CFR Part 200 and 2 CFR Part 1500, FDRPC will competitively procure a Qualified Environmental Professional (QEP) and other technical contractors, as needed, with demonstrated success delivering brownfields assessment services. FDRPC has experience conducting competitive procurements for engineering and environmental consulting services and will follow all applicable federal and local procurement requirements. FDRPC will also procure specialized consultants to support the climate resilience and infrastructure components of the project. FDRPC will manage these resources through defined scopes of work, deliverable schedules, and performance oversight to ensure timely completion of assessment activities and required documentation.

Past Performance & Accomplishments

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

(1) Purpose & Accomplishments.

- **Agency:** FEMA Hazard Mitigation Grant Program (HMGP), administered in Delaware by DEMA on FEMA's behalf.
- **Funding Amount:** \$1,781,250.
- **Purpose:** Supports construction of a canal-embankment revetment to reduce erosion and protect adjacent infrastructure.
- **Accomplishments:** Construction is underway and is expected to be completed on budget and on schedule.

(2) Compliance with Grant Requirements.

The grant requires quarterly reporting. All progress reports to date (9) have been submitted on-time. Financial reporting for the project includes reimbursement vouchers which are submitted on a quarterly basis or more frequently. These reimbursement vouchers and supporting documentation have been submitted on schedule and have complied with the grant requirements. The project experienced some delays associated with natural resources permitting. These delays were communicated with the funding agency and have been resolved. The project is expected to be completed well before the grant period of performance ends, allowing plenty of time for grant close-out. The team communicates regularly with DEMA and FEMA about project status and asks questions as needed to ensure compliance with the grant terms and conditions.

Threshold Criteria for Community-wide Assessment Grants

Applicant Eligibility

Fort DuPont Redevelopment and Preservation Corporation (FDRPC) is a government entity created by the State of Delaware legislature, and as such, is an eligible entity for an EPA Brownfields Assessment Grant. The Fort DuPont Redevelopment and Preservation Act is found in Title 7, Chapter 47, Subchapter II of the Delaware Code.

Documentation of Applicant Eligibility

Please find Title 7, Chapter 47, Subchapter II of the Delaware Code, which codifies FDRPC as an entity of the State of Delaware, following this document.

Statement of Applicants 501(c)(4) Tax-Exempt Status

FDRPC is not exempt from federal taxation under Internal Revenue Code (IRC) § 501(c)(4) and does not claim 501(c)(4) tax-exempt status. Accordingly, the FY26 Brownfields Assessment Grant threshold criterion in Section 2.B.(1)(b) regarding 501(c)(4) applicants (including disclosures related to federal lobbying and any requirement for a legal opinion) is not applicable to FDRPC.

Community Involvement

Community involvement is a vital component of successful Brownfields planning and implementation. FDRPC will inform and involve community members and stakeholders throughout project planning, assessment activities, and reporting, and will actively solicit, document, and respond to public input. FDRPC will coordinate engagement with the community partners identified in this application and will seek feedback from residents, local businesses, community organizations, and local government representatives. Input received will be incorporated into project decisions as feasible and appropriate within the project scope, schedule, and applicable regulatory requirements.

If awarded, FDRPC will announce the Brownfields grant through a press release and postings on its website and social media channels. FDRPC will then develop a draft Work Plan and make it available for public review both electronically (posted on the FDRPC website) and in hard copy at the FDRPC office and the Delaware City Library. The public will be able to provide comments electronically and in writing, and FDRPC will maintain public records of comments received. Following the close of the comment period, FDRPC will revise the Work Plan as appropriate and will summarize major comments and how they were addressed.

After the Work Plan is finalized, FDRPC will host a public kickoff meeting at the Delaware City Fire Hall to review project goals, the Work Plan, and opportunities for continued involvement. Throughout the grant period, FDRPC will provide regular project updates via its website and social media platforms and will make assessment results available online, with hard copies available upon request. In addition, FDRPC will conduct ongoing outreach through recurring public meetings and planning charrettes (two per year) to share progress, communicate

upcoming activities, and gather community input. When feasible, meetings will be livestreamed to expand access.

FDRPC will document engagement activities through meeting minutes, sign-in sheets (as appropriate), and qualitative feedback collected through direct discussion and written comments. Key planning and cleanup-related documents (including Analysis of Brownfield Cleanup Alternatives and Cleanup Action Plans, as applicable) will be posted for public comment on the FDRPC website. FDRPC staff will also attend civic organization meetings and Delaware City public meetings to provide updates and respond to questions. Finally, FDRPC will supplement these public methods with direct outreach to Fort DuPont campus residents, including periodic updates and feedback requests through established resident communication channels (including a private resident Facebook group), ensuring information is also available through public-facing outlets for those not using social media.

Statement Affirming No EPA Brownfields Grants

FDRPC does not currently have an active EPA Brownfields Assessment or Multipurpose Grant.

Statement Affirming a Contractor Has Not Been Procured or Subrecipient

No named contractors are included in the grant application. A Qualified Environmental Professional (QEP) (and any other eligible consultants) will be selected upon award of grant funds in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. FDRPC does not anticipate using a subrecipient for a subaward.