MINUTES OF MEETING
THE DELAWARE RIVER AND BAY AUTHORITY
James Julian Board Room
Tuesday, October 21, 2025

The meeting convened at 10:00 a.m. in the James Julian Board Room, with Chairperson Ransome presiding.

Chairperson Ransome called on the Authority Assistant Secretary to read the meeting notice. The Assistant Secretary announced that a notice of the meeting had been distributed to the offices of the Governor of New Jersey and the Governor of Delaware, to appropriate staff members and consultants, to the press in both States and to any other individuals who had indicated an interest in receiving a copy of the meeting notice.

The opening prayer was given by Vice-Chairperson Lathem, followed by the Pledge of Allegiance.

Chairperson Ransome called on the Assistant Secretary to take the roll.

Commissioners from New Jersey	Commissioners from Delaware
M. Earl Ransome, Jr., Chairperson	Samuel Lathem, Vice-Chairperson
Heather Baldini – via Teams	Crystal Carey
Debra Behnke	James Collins via Teams**
Sheila McCann	Veronica Faust via Teams*
James Mehaffey	Michael Houghton
Shirley R. Wilson - absent	Michael Ratchford

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Chairperson Ransome called for the acceptance of the Agenda.

Commissioner Lathem made a motion to accept the agenda, seconded by Commissioner McCann, and the motion was carried out by a voice vote of 10-0.

* Commissioner Faust joined at 10:06 a.m.

Chairperson Ransome called for public comment. Members of the Stop Avelo Delaware Coalition attended the meeting to comment on Avelo and their federal contract to perform deportation flights. The members included Gayle Gibson, Ken Brick and Barbara Keir, with Ms. Gibson and Mr. Brick voicing their displeasure with Avelo Airlines conducting deportation flights for the federal government. Ms. Gibson and Mr. Brick discussed the lack of due process for these individuals and questioned the lawfulness of the federal government's actions.

Ms. Gibson thanked Executive Director Coppadge for his willingness to meet with members of the Stop Avelo Delaware Coalition, which is scheduled for mid-November.

Chairperson Ransome called for a motion to move to Executive Session. Commissioner Ratchford made a motion, seconded by Commissioner Houghton, and the motion was carried out by voice vote of 11-0.

Members of the public and certain staff were excused from the room during the Executive Session. The Executive Session started at 10:11 a.m.

** Commissioner Collins departed the meeting at 11:58 a.m.

At 11:58 a.m. Chairperson Ransome called for a motion to close the Executive Session, and recess to conduct Committee Meetings. Commissioner Ratchford made a motion, seconded by Commissioner Mehaffey, and the motion was carried by a voice vote of 10-0.

The Committee meetings began at 11:58 a.m. and ended at 12:19 p.m. During that time, the following Committee meetings were held:

Budget & Finance
Economic Development
Projects

At the conclusion of the Committee meetings, Chairperson Ransome called the Board meeting back to order at 12:20 p.m. Commissioner Mehaffey made a motion, seconded by Commissioner Ratchford, and the motion was carried by a voice vote of 10-0.

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12491. <u>APPROVAL OF THE SEPTEMBER MINUTES</u>

Commissioner Mehaffey made a motion to approve meeting minutes for September 16, 2025, seconded by Commissioner Ratchford, and approved by a voice vote of 10-0.

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12492. <u>DELAWARE RIVER AND BAY AUTHORITY – TRAFFIC AND REVENUE SUMMARY.</u>

The Chief Financial Officer (CFO) presented charts showing Actual versus Projected Revenues for the Delaware Memorial Bridge, the Cape May-Lewes Ferry, Airports, Delaware City-Salem Ferry Crossing and Food Service for September 2025. Without objection, the charts were ordered filed with the permanent records of the Authority.

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12493. DELAWARE RIVER AND BAY AUTHORITY – STATEMENT OF INCOME AND EXPENSE.

The CFO presented charts showing statements of income and expenses for September 2025 with comparisons to the same periods last year.

Without objection, the charts were ordered filed with the permanent records of the Authority.

Chairperson Ransome inquired about the $197 million in uncommitted funds, which CFO Ferzetti indicated was included in the General Fund.

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12494. DELAWARE RIVER AND BAY AUTHORITY – OPERATING EXPENSE BY DIVISION.

The CFO presented charts for September 2025 showing expenses by division for the quarter to date vs. the projected quarter and for year to date vs. total budget.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12495. DELAWARE RIVER AND BAY AUTHORITY – CAPITAL IMPROVEMENT PROGRAM.

The CFO presented charts for September 2025 showing the capital budgets for crossings and economic development projects and dollars committed to date for the projects. The charts also included cash expenditures spent to date for the committed projects.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12496. DELAWARE RIVER AND BAY AUTHORITY – CASH POSITION (MARKET VALUE) FOR SEPTEMBER 30, 2025.

The CFO presented charts showing the cash fund balances for the entire Authority for September 2025.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12497. PUBLIC COMMENT ON ACTION ITEMS

Chairperson Ransome noted that two (2) Contract Awards, one (1) Contract Close-Out and one (1) Resolution were being considered at today's meeting.

All items requiring committee action have been reviewed and recommended for consideration during today's Committee meetings. He then called for public comments on any action items. There were no public comments.

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12498. AWARD OF CONTRACT #DMB 25-11 – MEDIUM AND LOW VOLTAGE CABLE REPLACEMENT EAST APPROACH

The Chief Operations Officer (COO) noted that a public bid opening was held on September 10, 2025. The COO and Projects Committee recommended awarding the contract to the lowest bidder responsible, Scalfo Electric, Inc. of Vineland, New Jersey. The bid price is $1,159,535.00.

A motion to award CONTRACT #DMB 25-11 to the aforementioned firm was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 10-0.

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12499. AWARD OF CONTRACT #CMLF 25-09 – DRY DOCKING AND REPAIRS MV DELAWARE

The Chief Operations Officer (COO) noted that a public bid opening was held on October 15, 2025. The COO and Projects Committee recommended awarding the contract to the lowest bidder responsible, Caddell Dry Dock & Repair Company, Inc. of Staten Island, New York. The bid price is $21,632,145.52.

A motion to award CONTRACT #CMLF 25-09 to the aforementioned firm was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 10-0.

12500 CLOSE-OUT CONTRACT #ILG 22-A – RUNWAY 1-9 REHABILITATION PHASES III & IV

CONTRACT #ILG 22-A – RUNWAY 1-9 REHABILITATION PHASES III & IV to Allan Myers, Inc. of Worcester, PA.

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is $7,023,964.20

A motion to Close-Out Contract #ILG 22-A was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 10-0.

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12501. <u>CHAIRPERSON'S CALL FOR RESOLUTIONS BEFORE THE BOARD</u>

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RESOLUTION 25-47 - LEASE AMENDMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND SANTOS PARTS, LLC AT THE WILMINGTON AIRPORT

WHEREAS, The Delaware River and Bay Authority (the "Authority"), is the operator of the Wilmington Airport ("Airport"); and

WHEREAS, Santos Parts, LLC ("Santos") currently leases one of the two cargo bay warehouse spaces at the airport located at 6002-B Brett Rd. commonly referred to as the cargo warehouse, totaling approximately 5,291 sq.ft. of space at the Wilmington Airport; and

WHEREAS, Santos desires to lease the second cargo bay space for an additional 5,309 sq. ft. of space in the cargo warehouse; and

WHEREAS, Santos desires to extend the term of the Initial Lease; and

WHEREAS, the Authority has agreed to grant Santos Two (2) additional One (1) year renewal periods; and

WHEREAS, the new annual rent for the adjusted leasehold shall be Seventy-Two Thousand Six Hundred and Fifty-Nine 04/100 Dollars (72,659.04) annually; and

WHEREAS, rent shall be adjusted each term annually by the Annual Consumer Price Index (CPI); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Amendment with Santos Parts, LLC, and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-47 was moved by Commissioner Ratchford, seconded by Commissioner Mehaffey, and was approved by a roll call vote of 10-0.

Resolution 25-47 - Executive Summary

Resolution: Authorizing the Execution of a Lease Amendment between the Delaware River and Bay Authority and Santos Parts, LLC, regarding Wilmington Airport.

Committee: Economic Development

Committee Date: October 21, 2025

Board Date: October 21, 2025

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a Lease Agreement for space at the Wilmington Airport.

Background for Resolution: The Delaware River and Bay Authority owns a warehouse located on the old cargo ramp at 6002-B Brett Rd. in Wilmington Airport, commonly referred to as the cargo warehouse space. Currently, Santos leases one of the two cargo bays, which amounts to approximately 5,291 square feet. They have requested to expand their leasehold by leasing the second cargo bay for additional warehouse space to support their aircraft parts operation at the airport. Additionally, Santos wishes to add two more renewal terms to their lease. Presently, the company has about 19 employees and owns a hangar on the airfield.

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124502. EXECUTIVE DIRECTOR’S COMMENTS

The Executive Director made the following comments:

Mr. Coppadge thanked Wilmington Airport ILG staff for their excellent assistance in handling the terminal power outage on October 9, 2025. The staff sprang into action, moving through the terminal to engage with passengers, offering updates and most importantly, reassurance. The team made arrangements to have pizza and soda for those customers waiting to board the next flight.

Mr. Coppadge congratulated the Environmental, Health and Safety (EHS) team for earning the 2025 NJ Clean Communities Council "Excellence in Education" award, which recognized EHS's education efforts with the 2025 World Environment Day that was held on June 5.

The Executive Director also announced that the Southern New Jersey Development Council recognized the DRBA with the 2025 Transportation Achievement Award for major infrastructure projects at the bridge, airports, and ferry.

Lastly, Mr. Coppadge acknowledged the unfortunate passing of Delaware Memorial Bridge Toll Collector Winton Hall who died early this morning.

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12503. COMMISSIONERS PUBLIC FORUM

Vice Chair Lathem inquired about the status of Veterans Memorial Park Wall of Remembrance and COO Meconi assured him it is on track to be completed for November 11 event.

Following Vice Chair Lathem's inquiry, a motion to adjourn the Board meeting at 12:34 p.m. was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 10-0.

Respectfully submitted,

THE DELAWARE RIVER AND BAY AUTHORITY

James Salmon
Assistant Secretary