

The Chairman announced that Cerron A. Cade, successor to Bernice Whaley and the Acting Director of the State's Economic Development Office, had joined the DSPC Board of Directors. He was welcomed with a round of applause.

A motion was made to approve the minutes from the meeting of Friday, January 27, 2017. On a motion duly made and seconded, the minutes from the meeting of Friday, January 27, 2017 were unanimously approved.

The Board Chairman called for presentation of the resolutions.

Consideration of Resolutions

Resolution #17-25 – Approval to Purchase Cargo Handling Equipment – The Director of Finance and Administration briefed the Board on a request for authorization to purchase two (2) 28,000 lbs. capacity lift trucks at a total cost not to exceed \$330,000. Purchase of these trucks will reduce the dependence on a limited number of trucks available for rent during the peak season. The Port's current equipment is nearing 20 years of service. The DSPC issued a RFP (Request for Proposals) in various publications for this equipment purchase. The lowest proposal that meets the requirements set forth in the RFP will be awarded the contract for the purchase. This submission seeks authorization for the Executive Director to purchase two (2) new 28,000 lbs. capacity lift trucks for a cost not to exceed \$330k, including attachments and spare parts. **After further discussion, on a motion duly made and seconded, Resolution #17-25 was unanimously approved.**

The Executive Director recommended that the Departmental Reports be accepted as written. Secretary Coupe complimented the Director of Engineering on his written report. The Executive Director then announced that the next DSPC Board meeting is scheduled to be held on Friday, July 28th at 10:00 a.m.

The Board Chairman stated that if there is a reason to reconvene before the next scheduled Board Meeting of July 28th, he will give as much notice as possible.

With there being no further business, the Board Chairman opened the floor to the Public.

ILA Local #1694 President Bill Ashe, Jr. said that he thinks that the Port expansion process is moving along nicely. He thanked the Board Chairman, Board Members, Seabury PFRA, and the Port management for their hard work and said that he is optimistic that it will be accomplished.

A question arose about the longevity of the current Board of Directors in the new expanded Port environment. The Board Chairman speculated that there will likely be a different governing structure. For example, if a large investor partners with the Port of Wilmington, they will obviously will want some say over what the Port is doing, how the Port is run, and how the

money is spent. So, "Yes," he thinks that there will be a different Board. He can't say how that would look as he doesn't yet know.

With there being no further questions or comments, on a motion duly made and seconded, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,



Debra Thompson, *MSM*

**Diamond State Port Corporation
MINUTES OF BOARD MEETING
Public Session**

**Friday, January 27, 2017 at 10:00 a.m.
Port of Wilmington, 1 Hausel Road, Wilmington, DE 19801**

Board of Directors

Chair: Jeffrey W. Bullock H. Hickman Rowland, Jr., Emeritus
Vice Chair: Richard J. Geisenberger
Members: Michael A. Begatto
Karen C. Bifferato
Douglas B. Catts
Jennifer L. Cohan
Robert M. Coupe
Gerard L. Esposito
Quinton S. Johnson, IV
Michael L. Morton
Daniel Scholl
Fred C. Sears II
David P. Sokola
Peaches M. Whalen
Bernice Whaley

Present: Jeffrey W. Bullock Gene Bailey, Executive Director
Richard J. Geisenberger Parul Shukla, Director, Finance & Administration
Michael A. Begatto Randall Horne, Director, Engineering & Maint.
Karen C. Bifferato John Haroldson, Director of Marketing
Douglas B. Catts Frank Vignuli, Director, Operations
Jennifer L. Cohan Inigo Thomas, Director, Technology Solutions
Robert M. Coupe Sylvia Floyd-Kennard, Director, Human Resources
Gerard L. Esposito Debra Thompson, Manager, Marketing Services
Michael L. Morton
Daniel Scholl
Fred C. Sears II (via conference call)
David P. Sokola
Peaches M. Whalen
H. Hickman Rowland, Jr., Emeritus

Various members of the Public were also present. A sign-in sheet was circulated and is attached.

The meeting was called to order at 10:05 a.m. with Jeffrey W. Bullock, Chairman of the Board, presiding.

A motion was made to approve the minutes from the meeting of Friday, November 18, 2016. On a motion duly made and seconded, the minutes from the meeting of Friday, November 18, 2016 were unanimously approved.

Executive Session - For the purpose of discussing matters of a confidential nature, on a motion duly made and seconded, the Board went into Executive Session at 10:06 a.m. On a motion duly made and seconded, the Board returned to Public Session at 10:50 a.m.

Consideration of Resolutions

Resolution #17-20 – Approval of Tariff Increase – The Director of Finance and Administration briefed the Board on a request for authorization to increase the Port of Wilmington tariff. DSPC tariffs cover line handling, dockage, wharfage, equipment rental, and security revenue. Based on increased costs of operations and overheads, it was proposed that an additional tariff increase is warranted. An increase to the general tariff of 3% effective March 1, 2017 was recommended. **After further discussion, on a motion duly made and seconded, Resolution #17-20 was unanimously approved.**

Resolution #17-21 – Approval to Engage a Transportation Advisor – Parul Shukla, the Director of Finance and Administration briefed the Board on a request for authorization to engage a Transportation Advisor. The Port of Wilmington has begun a process, he said, to determine the level of interest private sector operators may have in investing in a public-private partnership at the DSPC owned port facility. After a review of relevant commercial and financial information and practices at other port developments, it was decided that the DSPC should retain a qualified Transportation Advisor to facilitate and expedite this process. The Port's criteria for engagement outlined the following requirements: The firm must have in-depth knowledge and experience in the financial marketplace, a clear understanding of port operations and a successful and proven track record of managing similar opportunities in the maritime industry. This submission, he said, also requests that the Executive Director be allowed to waive the State's Procurement Process for Professional Services as described in 29 Del. C. §6907 and that the Board authorize the Chairman and the Executive Director to negotiate and engage a transportation advisor, acting in lieu of and notwithstanding any other resolution or policy of the DSPC or the Board (including, without limitation, Resolution 98-01). **After further discussion, on a motion duly made and seconded, Resolution #17-21 was unanimously approved.**

Resolution #17-22 – Authorization to Borrow \$5M from a Commercial Bank – The Director of Finance and Administration briefed the Board on a resolution requesting authorization for the DSPC to borrow \$5M from a commercial bank. The DSPC has agreed to purchase the Edgemoor parcel from the Chemours Company FC, LLC for \$10 million so that it can be developed as a container terminal. DSPC will use \$5 million from its operating funds and intends to borrow the remaining \$5 million from a commercial bank. The loan will be repaid from internal resources generated by future operations. The DSPC is discussing its options with multiple commercial

banks in Delaware and intends to finalize the loan around the middle of February, 2017. The goal is to have the funds ready when the Edgemoor acquisition is completed and ready to close around the third week of February, 2017. It is recommended that the Board authorize the Executive Director to negotiate and sign the necessary loan documents providing the terms most beneficial to the DSPC. Fred Sears remarked that the Finance and Audit sub-committee of the Board will review the final recommendation. **After further discussion, on a motion duly made and seconded, Resolution #17-22 was unanimously approved.**

Resolution #17-23 – Authorization to Arrange For a Pollution Legal Liability Insurance Policy –

The Director of Finance and Administration reported to the Board that the land at the Edgemoor property has been used for the manufacture of titanium dioxide for many decades and that future industrial use may have the potential for some contamination. Prior to settlement, all known contaminations are being remedied and controlled by Chemours working in conjunction with DNREC (Department of Natural Resources and Environmental Control). In an effort to limit its exposure to potential unknown contaminants after the acquisition, the DSPC will obtain a Pollution Legal Liability (PLL) insurance policy. The PLL is a \$25 million, 10-year policy covering historical conditions and 5-year coverage of new conditions of environmental contamination with a \$250,000 deductible carrying a premium of about \$480k. The DSPC is reviewing proposals from three (3) potential insurers. It is recommended that the Board authorize the Executive Director to negotiate and sign the necessary documents. **After further discussion, on a motion duly made and seconded, Resolution #17-23 was unanimously approved.**

Resolution #17-24 – Appointment of Richard Geisenberger as DSPC Board Vice-Chairman –

Chairman Bullock announced that former Secretary of Finance, Tom Cook's departure downstream to the DRBA has left a vacancy in the Vice-Chairman's position on the DSPC Board. In keeping with the tradition that the Secretary of Finance serves as the DSPC Vice-Chairman, it is his recommendation, unless there are objections, that Richard J. Geisenberger, Secretary of Finance be appointed as the Vice-Chairman of the DSPC Board of Directors. Secretary Geisenberger accepted the appointment reporting that he is also the Secretary of the DSPC, a position from which he plans to resign very shortly. **After further discussion, on a motion duly made and seconded, Resolution #17-24 was unanimously approved**

The Executive Director recommended that the Departmental Reports be accepted as written. He also announced that the next DSPC Board meeting is scheduled to be held on Friday, March 24th at 10:00 a.m. Mike Begatto recommended that all forthcoming DSPC Board meeting notices be amended to show that the Executive Session of the meeting is the first agenda item, so as to alleviate the lengthy wait for the guests attending the Public session meetings. The Board Chairman agreed.

With there being no further business, the Board Chairman opened the floor to the Public.

ILA Local #1694 President Bill Ashe, Jr. said that he meets regularly with the DSPC Board Chairman and the Port's Senior Management. He said that, together, they are working as quickly as possible to make the acquisition and move Port expansion forward. He commended the DSPC Board Chairman for his transparency and inclusion. He said that the process takes time; however, the staff workers and the Union workers will be protected. If the language isn't right, the deal won't happen. He recommended that if members of the Public have questions or are not comfortable with the proceedings, to please come to him, Chairman Bullock, or the Port's Executive Director with questions.

Chairman Bullock thanked Mr. Ashe and said that the process is complicated and taking longer than anticipated; however, they are making good progress. There will be plenty of time to vet the various areas of the Port's expansion. Ultimately, he continued, whatever they come up with will be brought back to the DSPC Board of Directors for approval, the Board of Directors will make its decision publicly, and it will then go to the State's General Assembly for final approval.

There are three things main objectives of the work being done here, the Board Chairman continued. That is to maintain and expand upon our current employment base and to create jobs; to protect and work with the existing businesses and customers that have made this Port as successful as it is; and to fulfill the fiduciary responsibility to the Port's stockholders, who are the taxpayers of the State and the owners of this Port, and to make sure that we limit the exposure of taxpayers going forward. That is basically what the Board is all about. The next phase is to bring back options to this Board - proposals from prospective developers and operators. He reiterated, the goal of the Port's Board is to develop the very best options possible that will protect and grow the Port's current workforce. The goal is also to enhance the economic opportunities of Port related businesses and customers; and, reduce the ongoing financial burden to Delaware taxpayers.

The following is a summary of the comments from various members of the Public.

Members of the Public spoke on a variety of matters relative to protecting the Port's current interests. The potential jobs creation that the Port of Wilmington expansion may bring, was the primary topic of conversation. This Board will make a decision that will impact the lives of residents of the State of Delaware for the next 100+ years. Generations to come will have a place to work and many families will depend on this facility for years, it was said. Port expansion and the resultant reduction in the State's unemployment numbers, it is anticipated, could potentially change the state of the economy in Delaware by addressing the budget deficit, crime, education, and homelessness. The expansion, it is also anticipated will bring new construction and development.

GM and Chrysler are gone, and as a result, over 40k manufacturing jobs have been lost in Delaware, it was said. No one is trying to be confrontational but simply trying to stress the

importance of the issues confronting thousands in the community today. The many industrial and manufacturing jobs that have been lost need to be replaced.

In summary, the Port expansion has generated excitement in the community. Members of the Public are very interested in what is happening at the Port and plan to continue to attend the DSPC Board meetings. Everyone is willing to work together for the better good; the betterment of the State of Delaware. This is a Public body and the Public needs to attend. The discussions and the actions taken must be transparent and the Public must be kept informed.

It was requested that agendas or booklets be made available to the Public sector so that those attending the meetings can follow along. A sign-in sheet was circulated in order that there is a record of the names of attendees from the Public.

Chairman Bullock suggested that perhaps a "Town Hall" meeting wherein the Board and the Executive Staff from the Port could meet regularly to brief the Public may be in order. He requested that Mr. Ashe make a facility availability, if possible, or the briefings could be held at the Port facility. Board meetings, he continued, are mostly about the operation of the facility not where you will hear most of the discussions concerning the expansion.

With there being no further questions or comments, on a motion duly made and seconded, the meeting was adjourned at 11:37 a.m.

Respectfully submitted,



Debra Thompson, MSM

Attachment¹

DSPC Public Session Board Meeting – Friday January 27, 2017
Public Attendees Sign-In Sheet

FIRST NAME	LAST NAME	BUSINESS AFFILIATION	TELEPHONE #	EMAIL
Vincent	Aaron	Operating Engineers, Local #542		
James	Ascione	DE Building Trades	302-437-6709	
Angela	Harris		302-740-8077	
Sistah	Freedom	Communities Assisting Communities		
Dorothy	King	North Brandywine Village Civic Assn	302-525-9633	sistahfreedom@yahoo.com
Patrick	Cooke	ILA 1694	302-365-4092	
William	Ashe, Jr.	ILA 1694		
Josie	Roy	LAPA TV 28	302-377-7983	
Ruth	Baker	LAPA TV 28	302-655-3477	
Mahkieb	Booker	Black Lives Matter	302-932-5343	
Franklin	Jones	Operating Engineers, Local #542	302-542-1580	
Ed	Nocket	Operating Engineers, Local #542		
Muhammad	Salaam	Community Intervention Team		
Kenneth	Dryden	NAACP – Economic Development Chair	302-563-5777	Salaam849@yahoo.com
Ronald	Crump	NAACP – Member	302-562-0699	
Miriam	Larkin	W27-31 Civic Association	302-275-4096	
Ronald	Harris	ILA Local #1883	302-784-5880	Mirilark3@gmail.com
Nelson	Hudson		302-893-2186	
Carmen	Brown	Carmen Brown, Inc.		Nelsonhudson828@yahoo.com
Jacquelyn	Smith			Ms.jackie1883@yahoo.com

Attended but did not sign in:

Lex Wilson, The News Journal
Stephanie Scola – Delaware Department of Finance
John Coulahan – Murphy Marine Services
Reverend Ty Johnson

**Diamond State Port Corporation
MINUTES OF BOARD MEETING
Public Session**

**Friday, November 18, 2016 at 10:00 a.m.
Port of Wilmington, 1 Hausel Road, Wilmington, DE 19801**

Board of Directors

Chair:	Jeffrey W. Bullock	H. Hickman Rowland, Jr., Emeritus
Vice Chair:	Thomas J. Cook	
Members:	Michael A. Begatto	
	Karen C. Bifferato	
	Douglas B. Catts	
	Jennifer L. Cohan	
	Gerard L. Esposito	
	Quinton S. Johnson, IV	
	Michael L. Morton	
	James N. Mosley	
	Daniel Scholl	
	Fred C. Sears II	
	David P. Sokola	
	Peaches M. Whalen	
	Bernice Whaley	

Present:	Jeffrey W. Bullock	Gene Bailey, Executive Director
	Thomas J. Cook	Parul Shukla, Director, Finance & Administration
	Karen C. Bifferato	John Haroldson, Acting Director of Marketing
	Douglas B. Catts	Randall Horne, Director, Engineering & Maint.
	Jennifer L. Cohan	Inigo Thomas, Director, Technology Solutions
	Gerard L. Esposito	Frank Vignuli, Director, Operations
	Quinton S. Johnson, IV	Debra Thompson, Manager, Marketing Services
	Michael L. Morton	Richard Geisenberger, Deputy Secretary of State & DSPC Corporate Secretary
	James N. Mosley	H. Hickman Rowland, Jr., Emeritus
	Daniel Scholl	
	Fred C. Sears II	
	David P. Sokola	
	Peaches M. Whalen	
	Bernice Whaley	

Various members of the Public were also present including the following:

William Ashe, Jr., - ILA Local #1694 & Port Advisory Board Member
Ronald Harris – ILA Local #1883
Stacey Powell – Santora CPA Group
Edward M.A. Zimny – Paul F. Richardson Associates
Jeff Bross and Guy Marcozzi – Duffield and Associates

Geoffrey Stewart – The PFM Group
Charles Potter – DE State Representative
Samuel L. Guy – New Castle County Executive’s Office
Karen Hartley-Nagle - New Castle County Council
Xeres Wilson – The News Journal

The DSPC Board Chairman began by outlining the process of the day’s Board meeting, prior to the official opening. The Board will discuss, for those who are interested, he said, the Port’s purchase of the Chemours Edgemoor site. Those discussions will begin in Public Session and conclude in Executive Session. The Board members will review the details of the purchase in Executive Session. After completion of the review of the details the meeting will return to Public Session.

With that being said, the meeting was officially called to order at 10:10 a.m. with Jeffrey W. Bullock, Chairman of the Board, presiding.

A motion was made to approve the minutes from the meeting of Friday, September 16, 2016. On a motion duly made and seconded, the minutes from the meeting of Friday, September 16, 2016 were unanimously approved.

Consideration of Resolutions

Resolution #17-17 – Approval of Adoption of Audited Financial Statements and Single Audit for FY 2016 – Parul Shukla, the Director of Finance and Administration presented the audited Financial Statements for the year ending June 30, 2016. He reported that the accounting firm of Santora CPA Group had completed the audit of the DSPC financial statements for fiscal year ending June 30, 2016. They had presented their findings to the Finance and Audit subcommittee of the Board for review.

Stacey Powell addressed the Board to report that Santora CPA Group had found the DSPC management and staff to be very cooperative. The financial statements for this year look very similar to those from last year. The only change is that there is a new accounting pronouncement that came out regarding the fair value investment which added more disclosure to the financial statements. It is a paragraph regarding how the fair value method is calculated and determined but essentially no other impact to the Port.

This was also the first year that the expenditures for the Tiger Grant were significant enough to trigger a Federal grant audit (Single Audit). Santora conducted an audit of that program and had two relatively small findings. Two opportunities were identified where the Port can add some management and new controls to the reports that get turned in to the Federal government. Overall the audit was very clean. This is the best audit result that anyone could hope for, she said.

Fred Sears, Chairman of the Finance and Audit subcommittee of the Board reiterated that the Port had come through its audit with a glowing report. He said that the audited year end financials as well as the Single Audit report had been reviewed in detail by the Finance Committee prior to the Board meeting and that it was their recommendation that the audited financials for yearend 06/30/16 be approved as presented with an excellent job done by the staff. **After further discussion, on a motion duly made and seconded, Resolution #17-17 was unanimously approved.**

Resolution #17-19 – Authorization for Renewal of Insurance Coverage – Parul Shukla, the Director of Finance and Administration briefed the Board on a request for authorization for the Executive Director to approve the renewal of various insurance policies for the period of December 15, 2016 to December 14, 2017 for a total cost not exceeding \$510,000. The DSPC maintains traditional commercial insurance coverage with various carriers with the assistance of its insurance broker AON Risk Services, he said. The major coverage expires on December 15, 2016. The total annual cost, including brokerage, is \$570,000 for a 12-month period. **After further discussion, on a motion duly made and seconded, Resolution #17-19 was unanimously approved.**

Resolution #17-18 – Authorization for Immediate Level Repairs, Berths 1, 2 and 3 – Randall Horne, the Director of Engineering and Maintenance briefed the Board on a request for authorization to expend Capital funds for immediate level repairs to berths 1, 2, and 3, a requisite to placing the two new gantry cranes in service. He explained that the initial underwater investigation performed by Anchor Consultants prior to contracting for manufacture of the new gantry cranes resulted in necessary maintenance/repairs to the berths of approximately \$300k. A subsequent, more detailed underwater investigation performed by McLaren Engineering Group to facilitate the preparation of construction documents for the required maintenance/repair work resulted in a significantly increased scope of work with an associated and significant increase in the estimated cost of the repairs. Because the additional work includes addressing structural issues, from a timing standpoint, this work must be completed prior to the new gantry cranes going onto the rails.

DSPC advertised the project for public bids. Subsequent to the bid opening, DSPC conducted a bid debriefing with Atlantic Subsea, Inc. the lowest responsive qualified bidder, confirming their understanding of the Project requirements and their ability to complete the work for the bid price. DSPC also conducted a meeting with McLaren to discuss possible design/construction options that could result in a significant cost savings. The Director of Engineering and Maintenance continued by saying that although this is an unanticipated capital cost, DSPC is able to fund the proposed/required work through the unspent/unencumbered funds from various years' Bond Bill allocations.

Lengthy discussion ensued about the possibility of taking legal action for the initial underwater investigation which was so grossly understated. Other potential recourse actions against the original investigator were discussed. Questions also arose about the fact that this was a costly

and unanticipated expense and whether or not there will be other unanticipated expenses associated with getting the gantry cranes fully operational. The Director of Engineering and Maintenance said that these repairs will ensure that the berths are structurally sound and provide the DSPC the capability to bring the cranes to full operational status. Questions arose about familiarity with the work of Atlantic Subsea, Inc. Randall Horne reported that the Port had previously worked with Atlantic Subsea and that they had built the mooring dolphin addition to the auto berth with no issues.

The Board Chairman remarked that the DSPC will essentially have to divert resources that would have been used for other projects. This will add pressure on our friends in the General Assembly which is how the DSPC gets funds for its capital Improvements. The Director of Engineering and Maintenance concluded by saying that this resolution recommends that the Board of Directors authorize the award of contract for immediate level repairs, berths 1, 2 and 3 to Atlantic Subsea in the amount of \$4.8M. It is anticipated that ongoing value engineering efforts will reduce the scope and cost of the required work, and accordingly, no additional authorization is being requested as a construction contingency. **After further discussion, on a motion duly made and seconded, Resolution #17-18 was unanimously approved.**

The Executive Director recommended that the Departmental Reports be accepted as written. He referred the Board to the 2017 board meeting dates located on the calendar in the board books and also invited all to the Port's Holiday Open House.

The Executive Director requested that ILA Local #1694, President Bill Ashe; ILA Local #1883, Business Agent, Ronald Harris; Edward Zimny, Paul F. Richardson Associates; and Geoffrey Stewart, The PFM Group; Jeff Bross and Guy Marcozi, Duffield Associates attend the Executive Session of the meeting.

Executive Session - For the purpose of discussing matters of a confidential nature, on a motion duly made and seconded, the Board went into Executive Session at 10:26 a.m. On a motion duly made and seconded, the Board returned to Public Session at 11:14 a.m.

The Board Chairman remarked that there is only a single agenda item remaining for Public Session and that is the Port of Wilmington's acquisition of the Chemours' owned Edgemoor site. He said that he would begin by briefing the attendees on the background and current status, after which he would take questions. He began by providing background, stating that early in 2016 the Board had entered into a Strategic planning process. There was a great deal of discussion among Board members as to whether the Port should look internally for growth or whether it should take a broader look at what it might become. At the end of the day the Board decided on the latter. The plan was completed in the spring. The report included models of alternative sites that were interesting and provocative. The most profound statement, for him, was what would happen if the Port did nothing. If nothing was done, the Port would spend over \$300M during the course of the next 20 years and remain the same. The Board Chairman said that struck him as not only as a bad business practice but bad public policy as

well and something that we ought not do. The alternative scenarios included Edgemoor and Riveredge. Edgemoor was for sale so the Board made the decision to secure an agreement with Chemours to purchase the site. The Diamond State Port Corporation is announcing today, and has a Press Release going out at the conclusion of this meeting, that it has concluded a purchase agreement with Chemours and that it will be purchasing the Edgemoor site for \$10M. The purchase is expected to be finalized early 2017 in late February or March.

The purchase, he continued, does not guarantee that a new container facility is going to be built at Edgemoor. What it does, is provide the Port of Wilmington with a very viable option for Port expansion that it might not have otherwise had. Going forward, the Edgemoor site will be marketed with Riveredge as the DSPC's primary options for expansion. It is the Chairman's hope that eventually both sites will be developed. New to the team is PFM which is also the State's financial advisor to assist with this effort. It is anticipated that proposals will be sought for developing Edgemoor and Riveredge in combination with redeveloping this current facility beginning next month. "As Chairman of this Board and as the Secretary of State I am very aware that any significant decisions that we make about Port expansion to the extent that they significantly impact this facility ultimately rest not with this Board but with the General Assembly," explained the Chairman. The goal of the Port's Board is to develop the very best options possible that will protect and grow the Port's current workforce. The goal is also to enhance the economic opportunities of Port related businesses and customers; and, reduce the ongoing financial burden to Delaware tax payers.

The partnership with the ILA is critical to everything we do – not just keeping the Port going but also to the Port expansion, said the Chairman. The ILA is the single most important factor in securing the outcome that we all want for the Port of Wilmington and for the Delaware families that count on it to continue to grow.

The Board Chairman closed by saying that it is his hope that the Port will be well along in the process of identifying, not just investors, but those capable of developing and eventually operating the Ports of Wilmington or the Port of Delaware. He publically thanked the Board of Directors, the Port Management, the ILA Leadership, Rick Geisenberger, Deputy Secretary of State, and all those others involved in getting this project to where it is today. We have a good shot at being successful and I appreciate the support of the Board, the support of the Governor, and the support of the Governor elect, he concluded.

State Representative Johnson said that it is very clear to the legislators how vital the Port is to the economy of the State of Delaware. Sustainability is the number one word used in State government, particularly in our government, he said. He also said that he is comfortable in saying that the majority of his colleagues understand that this is important and that any successful business cannot plateau; it needs to continue to grow to be able to remain in existence and must look outside of the box.

With that, the Board Chairman called for Public comments. Bill Ashe, Jr. thanked all associated with getting the acquisition finalized and said that he looks forward to seeing this through to completion with the State of Delaware.

Chief of Staff for County Executive Tom Gordon - Samuel Guy, stated that Port Management, the Longshoremen and the Port's Board would be remiss if they did not include County Executive Tom Gordon among those being thanked. It was Tom Gordon, he said, who provided leadership and expended political capital when approached to fight for Port expansion which at the time was only a vision that has now become a reality. He said that not only should Tom Gordon be thanked but they needed to send him a letter of appreciation as well.

The Board Chairman said that he certainly recognizes that there are many political leaders – Mr. Gordon, the mayor, our senators, congressman now governor-elect that have all been supportive of the Port's expansion.

Karen Harley-Nagel – County Council President-Elect remarked that she is deeply appreciative of every member of the Port's Board for all that they have done and that she will do everything in her power to help the Port in its project and to create jobs.

The Board Chairman said that he was happy to hear that, as the Port will probably need the County's help as well as the City's help.

LAPA, President - Ruth Baker, remarked that she felt deeply that which Mr. Guy had said. She said that this Board is making a difference to the economy of the State of Delaware and to so many lives that you can't even imagine. What this Board is doing is critical and will make a difference to families for years to come. Their children and their children's children will be impacted by what is being decided here today and what she has heard. The message will go forth to the community to support and be behind this effort in any possible way. So please feel free to contact us, she said, to share with us how we can be of assistance in anyway. She wanted to say thank you on behalf of the people who don't speak up and who don't have a voice. Ms. Baker received a round of applause.

Ronald Harris remarked that he agreed that Port expansion is sorely needed for Delaware. He also suggested that the DSPC be expanded to include a Delaware Port Authority or a Diamond State Port Authority.

The Board Chairman agreed that the Port will come out of all this needing a different governing structure. He then called for additional public comments/questions, new business and/or final comments. Hearing none, and there being no further business, he thanked everyone for their attendance and participation.

On a motion duly made and seconded, the meeting was adjourned at 11:44 a.m.

Respectfully submitted,



Debra Thompson, *MSM*