



MINUTES OF THE BOARD OF DIRECTORS MEETING
July 18, 2023

PhilaPort Board Members Present:

Chairman Michael Pearson Rocky Bryan, Boise Butler, Charles McQuilkin, David Cuff, Richard Lazer, Robert Clark, James Shacklett, John Skoutelas, Leigh Whitaker, Robert Clark, Warren Santone

PhilaPort Staff Present:

Jeffrey Theobald, Edward Henderson, Colette Pete, James Walsh, Kate Bailey, Yordania Almonte, Sean Mahoney, George Hutchinson, Ryan Mulvey, Lindsay Young, Thomas Logan

Commonwealth of Pennsylvania:

Denise Soisson

Others:

Al Iannelli, Bob Blackburn, Diane Smith Izz, John DiDomenicis, John DiDomenicis Sr., John Henkel, Joshua Nelson, Matt Hohn, Mike Hellem, Paul Rand, Shavaun Archie

Chairman Pearson convened a Public Session.

The next order of business was the approval of the Board Meeting Minutes of June 20, 2023. The minutes were moved, seconded, and approved.

Chairman Pearson convened an Executive Session.

RESOLUTIONS:

**2023-06 AUTHORIZATION TO AMEND PENN CITY INVESTMENT,
INC. LEASE**

WHEREAS, the Philadelphia Regional Port Authority (“PhilaPort”) has been authorized under Section 6 of the Act of July 10, 1989, P.L. 291, 55 P.S. Section 697 et seq. of the General Assembly of the Commonwealth of Pennsylvania (the "PRPA Act") to promote, apply for and accept grants for the purposes of advancing regional port facilities and port-related projects to include furtherance of cooperative state efforts; and

WHEREAS, the Lease between the Philadelphia Regional Port Authority and Penn City Investments, Inc. (PCI) for Pier 80, Pier 78 Annex and Pier 80 Annex includes a fifth renewal option; and

WHEREAS, PCI did not provide written notice of its election on non-renewal by December 31, 2022 and the fifth renewal period began on July 1, 2023 subject to the parties financial agreement; and

WHEREAS, PhilaPort and PCI have come to an agreement on a rental rate increase of 6% resulting in an annual rental rate of \$3,241,077.

NOW, THEREFORE, BE IT RESOLVED:

1. That PhilaPort draft and execute the Lease consistent with the terms as outlined in Exhibit "A".
2. The Executive Director & CEO of PhilaPort, with the advice of its Chief Counsel, is hereby authorized and directed to negotiate the specific terms and conditions of the lease and the Executive Director & CEO is hereby authorized and directed to execute, acknowledge, and deliver on behalf of PhilaPort any agreements, documents or other instruments as may be necessary to effectuate and finalize the lease consistent with this resolution.

The motion was made, seconded, and approved. Resolution No. 2023-06 on file with the Authority.

There being no further public business to come before the board, the Public Session was adjourned.

Respectfully Submitted,

Yordania Almonte

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