



## **Resolutions**



**PhilaPort**

**AUTHORIZATION TO TERMINATE 3200 TIOGA LEASE AND SELL 3430 CASPER STREET AND 3020 E. TIOGA STREET (~2.2 ACRES)**

**Philadelphia Regional Port Authority**

**Resolution No. XX  
October 23, 2024**

**WHEREAS**, the Philadelphia Regional Port Authority (“PhilaPort” or “Authority”) 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 exercise powers necessary or convenient for performing or carrying out its purposes including the power to sell, transfer, convey and dispose of any property, real or personal or mixed tangible or intangible or any interest therein at any time acquired pursuant to 55P.S. 697 (6)(b)(6), ; and

**WHEREAS**, PhilaPort staff have performed a review and analysis of asset performance and commercial viability of certain PhilaPort properties and assets; and

**WHEREAS**, based upon the results of the this review it has been determined that terminating the existing “3200 Tioga” lease with Camden Iron and Metal, Inc. (CIM) and selling the 3430 Casper Street and 3020 E. Tioga Street parcels to Tioga Real Estate, Inc is the in best economic interest of PhilaPort and the Commonwealth; and

**WHEREAS**, after reviewing the Authority’s enabling legislation and in consultation with the Commonwealth, it has been determined that PhilaPort is authorized and entitled to sell certain assets titled in its name; and

**WHEREAS**, the Board of PhilaPort has determined, on the basis of information provided (which information is attached hereto as Exhibit “A” and incorporated herein by reference), to authorize the termination of the 3200 Tioga lease and sell the 3430 Casper Street and 3020 E. Tioga Street parcels.

**NOW, THEREFORE, BE IT RESOLVED:**

1. That PhilaPort hereby authorizes Staff to continue with the process of termination of the 3200 Tioga lease and sell the 3430 Casper Street and 3020 E. Tioga Street parcels further detailed in Exhibit “A”.
2. The Executive Director and CEO of PhilaPort, with the advice of its Chief Counsel, is hereby authorized and directed to negotiate the specific terms and conditions of any agreements related to terminating the 3200 Tioga lease and selling the 3430 Casper Street and 3020 E. Tioga Street parcels. The Executive Director and 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 such arrangements.

**AUTHORIZATION TO TERMINATE 3200 TIOGA LEASE AND SELL 3430 CASPER  
STREET AND 3020 E. TIOGA STREET (~2.2 ACRES)**

**Philadelphia Regional Port Authority**

**Resolution No. XX  
October 23, 2024**

**MOVED:**

**SECONDED:**

**APPROVAL:**

**Qualified Majority Required: No**

Pearson\*

Bryan\*\*

Clark\*

Cuff\*\*

Lazer\*\*\*

McQuilkin\*

Shacklett\*\*

Butler\*\*

Santone\*\*\*

Whitaker\*

Skoutelas\*\*\*

Gubernatorial Appointee\*

Legislative Appointee\*\*

Gubernatorial Appointee - County Recommendation \*\*\*

## MEMORANDUM

**To:** Philadelphia Regional Port Authority  
Board of Directors

**From:** Edward G. Henderson  
Sr. Director, Business Development and Planning

**Date:** October 11, 2024

**RE:** **Terminating 3200 Tioga lease and selling the 3430 Casper Street and 3020 E. Tioga Street.**

### **Background**

In 2007 PhilaPort purchased four parcels (~11.4 acres), identified as “3200 Tioga,” from PAID for \$1.8M. The funds for this acquisition were provided by Commonwealth Public Improvement Project funds. In February 2012 all four parcels (totaling ~11.4 acres) were leased to Camden Iron and Metal (CIM). The initial term of the CIM Lease ends in December 2027 with two, ten-year options subject to an appraisal process to determine option period rent. The site is currently idle and has contributed to short dumping in the area.

PhilaPort believes that a higher and better use would be to pursue a warehouse development on a 9.2-acre portion of the site. PhilaPort has entered discussions that culminated into an agreement for PhilaPort to terminate the CIM lease and to sell 2.2 acres to Tioga Real Estate, LLC., an affiliate of CIM for \$1 Million.

### **Recommendation**

***Staff requests that the Board Authorize the execution of the Agreement of Sale for the proposed parcels and to terminate the lease of the 3200 Tioga site.***

**AUTHORIZATION TO PROCURE STRUCTURAL ENGINEERING  
EVALUATION OF ENERGY TRANSFER'S (ET) HOG ISLAND PIER**

**Philadelphia Regional Port Authority  
Resolution No. XX  
October 2024**

**WHEREAS**, the Philadelphia Regional Port Authority (hereinafter, the “Authority” or “PhilaPort”) has been authorized under Section 6 of the Act of July 10, 1989, P.L. 290, No. 50, 55 P.S. Sections 697.1-697.24 of the General Assembly of the Commonwealth of Pennsylvania (the “PRPA Act”) to make and enter into contracts in furtherance of its purposes; and,

**WHEREAS**, Section 11(c) of the PRPA Act provides the Authority with the authorization to negotiate and execute contracts for the management, operation, licensing or leasing of port facilities, port-related projects, or any part thereof, upon the approval of a majority of the members of the Board of Directors;

**WHEREAS**, Section 11(d) of the PRPA Act provides the Authority with the authorization to award contracts for professional services in furtherance of the powers and duties of the Authority without competitive bidding, upon the approval of a majority of the members of the Board of Directors;

**WHEREAS**, the Board of Directors has determined it is in the best interest of the Authority to engage the services of Energy Transfer (“ET”) and its subcontractor Bowman Consulting Group Ltd. to perform a structural assessment to determine the feasibility of ET’s Hog Island Pier facility for cruise services in connection with the Authority’s possible development of a dedicated cruise facility; and

**WHEREAS**, the Staff of the Authority has determined that ET and Bowman Consulting Group Ltd. have the ability to provide a structural engineering assessment of the Hog Island facility as herein described.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board of Directors of PhilaPort grants authorization to negotiate and enter into an agreement with Energy Transfer (ET) to perform, among other things, engineering evaluation, and related services as described in Exhibit “A” (attached hereto), as may be necessary, desirable, and/or appropriate with respect thereto.
2. The Executive Director of the Authority, with the advice of its Chief Counsel, is hereby authorized and directed to negotiate the specific terms and conditions of the agreement(s) by which the services shall be provided as noted above, and the Executive Director is hereby authorized and directed to execute, acknowledge and deliver on behalf of the Authority any agreements, documents or other instruments as may be necessary to effectuate such arrangements.

# **AUTHORIZATION TO RETAIN CONSULTANT**

**Philadelphia Regional Port Authority**

**Resolution No. XX**

**October 2024**

**MOVED:**

**SECONDED:**

**APPROVAL:**

Qualified Majority Required: Yes

Pearson\*

Bryan\*\*

Clark\*

Cuff\*\*

Lazer\*\*\*

McQuilkin\*

Shacklett\*\*

Butler\*\*

Santone\*\*\*

Whitaker\*

Skoutelas\*\*\*

Gubernatorial Appointee\*

Legislative Appointee\*\*

Gubernatorial Appointee - County Recommendation \*\*\*

## Memorandum

**To:** Philadelphia Regional Port Authority Board of Directors

**From:** Sean Mahoney

**Date:** October 16, 2024

**RE:** Norwegian Cruise Lines (NCL) - Energy Transfer, Hog Island Facility

### **Background**

Two years ago, NCL proposed establishing regular cruise service at the Port of Philadelphia. NCL's business development department believes the Philadelphia market holds untapped potential. A thorough review of the piers was conducted by senior PhilaPort management.

Inquiries were made with stakeholders, pilots, tug operators, terminal operators, stevedores, and marine engineering firms to identify the most suitable berth for docking cruise vessels. Energy Transfer's ET Hog Island Pier was identified as the best option.

The ET Hog Island Pier has not been used for liquid bulk transfer operations in over 20 years. The site offers good access from I-95, ample adjacent land for parking, and is located below the Walt Whitman Bridge, avoiding air draft restrictions.

Previously, PRPA had been unable to procure or reach agreement to obtain a structural engineering assessment from the owner of Hog Island, ET. Through diligent efforts, the parties have come to an agreed upon process that will mutually satisfy the parties respective concerns related to obtaining a structural assessment to determine the feasibility of the pier for cruise services.

In order to proceed with the engineering assessment, ET has agreed to contract directly with engineering firm Bowman Engineering, with PRPA reimbursement of ET for the cost of the services not to exceed \$130,000.00. The results of the engineering review would be shared with both ET and PRPA. PRPA has reviewed the Bowman cost proposal and concluded that the cost is fair and reasonable in comparison to the rates PRPA pays for engineering services.

### Recommendation

Staff requests that the Board authorize PRPA to pay ET directly for Bowman Engineering's evaluation of the Hog Island Pier structure.