



**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**June 18, 2025**

**PhilaPort Board Members Present:**

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

**PhilaPort Board Members Absent:**

John Skoutelas

**PhilaPort Staff Present:**

Jeffrey Theobald, Edward Henderson, James Walsh, Brian Gocial, Yordania Almonte, Sean Mahoney, George Hutchinson, Ryan Mulvey, Ralph Siliquini

**Commonwealth of Pennsylvania:**

Denise Soisson

**Others:**

Cole Larson, Lisa Klien

**Public Session:**

Chairman Pearson convened a Public Session.

**Public Presentations:**

Sean Mahoney presented the Monthly Marketing Update

Brian Gocial presented the Procurement Updates

James Walsh presented the Port Development Updates

Ryan Mulvey presented the Government & Public Affairs Updates

The next order of business was the approval of the Board Meeting Minutes of May 21, 2025. The minutes were moved, seconded, and approved.

**Resolution:**

**2025-03 ADOPTION OF FY 25/26 OPERATING BUDGET**

**WHEREAS**, PhilaPort staff has presented the proposed FY 25/26 Operating Budget (which information is attached hereto as Exhibit "A" and incorporated herein by reference); and

**WHEREAS**, the Board of PhilaPort adopts the proposed FY 25/26 Operating Budget.

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

1. The FY 25/26 Operating Budget is adopted and PhilaPort may seek and expand

funds consistent with the approved Operating Budget for Fiscal Year 25/26

2. The Executive Director and CEO of PhilaPort, with the advice of its Chief Counsel, is hereby authorized and directed to execute, acknowledge and deliver on behalf of PhilaPort any documents or other instruments as may be necessary, including, but not limited to, execution of interagency agreements, to effectuate the purposes of this Resolution

#### **2025–04 AUTHORIZATION FOR LEASE EXTENSION AND AMENDMENT**

**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 697.1 et seq. of the General Assembly of the Commonwealth of Pennsylvania (the “PRPA Act”) to enter into lease agreements for port facilities; and

**WHEREAS**, the Lease and Operating Agreement between PhilaPort and Kinder Morgan Liquid Terminals LLC for Tioga Marine Terminal II Berths 1 and 2 ended on December 31, 2024 and in December 2024 the Board Authorized a six-month extension; and

**WHEREAS**, PhilaPort has determined that entering into a new lease with Kinder Morgan will return the highest financial and economic impact for Berths 1 and 2; and

**WHEREAS**, PhilaPort staff and Kinder Morgan have agreed to the commercial terms to enter into a lease amendment that would establish an initial ten-year term with five additional one year renewal options; and

**WHEREAS**, PhilaPort staff recommends an extension to the existing lease for a three-month period to allow sufficient time to finalize terms and execute new lease amendment; 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 staff to enter into a lease amendment consistent with the term sheet.

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

1. That PhilaPort draft and execute the Lease amendment 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 amendment 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 extension consistent with this resolution

## **2025-05 ACQUIRE PROPERTY BY PURCHASE IN LIEU OF EMINENT DOMAIN**

**WHEREAS**, the Philadelphia Regional Port Authority ( “PRPA” or “PhilaPort”) has been authorized under Section 6 of the Act of July 10, 1989, P.L. 291, No. 50, 55 P.S. Sections 697.1-697.24 of the General Assembly of the Commonwealth of Pennsylvania (the “PRPA Act”) to expand industrial and commercial activities of the Commonwealth in the operation and management of port facilities and port-related facilities; and

**WHEREAS**, the Eminent Domain Code, 26 P.C.S. Section 101, et seq. and 55 P.S. Section 697.6 (18) of the PRPA Act grants and vests PhilaPort with the right and power to exercise eminent domain in the acquisition of property.

**WHEREAS**, Section 6(a)(5) of the PRPA Act further provides, in part, that PhilaPort may acquire, by gift or otherwise, purchase, hold, and receive property, real, personal or mixed, tangible or intangible, or any interest therein, necessary or desirable for carrying out the purposes of the Authority; and

**WHEREAS**, the ability of PhilaPort to expand and enhance the operation of the port and port-related facilities to facilitate the transportation for the handling, storage, loading and unloading of freight, cargo, equipment, materials, supplies and other port-related projects relating to industrial and commercial development activities coupled with the ability to remove certain buildings and improvements to install or construct project improvements in a reliable and efficient manner for the advancement of business and commerce associated with PhilaPort are all necessary and essential to the long-term economic health and growth of the Commonwealth and in the public interest; and

**WHEREAS** increased port activity will generate substantial direct and indirect employment and tax revenues for the Commonwealth and will stimulate labor-intensive and other support services vital to the economic well-being of the public; and

**WHEREAS**, in order to carry out the proposed expansion of port-related facilities it is necessary that PhilaPort acquire all rights and title in fee simple to the land and improvements of that certain parcel of property known as 2906 S. Christopher Columbus Blvd., Philadelphia, PA 19148 (“the Property”) as more fully described in the attachment to this Resolution and

**WHEREAS**, the Board of PhilaPort has determined, on the basis of information provided to it (attached hereto and made a part hereof as Exhibit “A” and incorporated herein by reference), to authorize PhilaPort to acquire land through purchase, eminent domain, or other appropriate authorized means under its powers to acquire the property identified and to execute any documents necessary for the acquisition.

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

1. PhilaPort in accordance with authority conferred upon it by law, is authorized to acquire for purposes of expansion and development, that certain Property, the acquisition of which PhilaPort has identified as vital to its operations, including but not limited to the expansion, improvement and enhancement described in the foregoing paragraphs.
2. The Board has determined that the acquisition of the Property, by purchase in lieu of taking by eminent domain, is consistent with and promotes PhilaPort's implementation of the public purposes for which it was created by the Legislature, as more fully set forth in the PRPA Act
3. The title to be acquired will be fee simple title, including all easements, rights-of-way, and real property interests of whatever nature and shall be paid out of PhilaPort funds.
4. The Executive Director of PhilaPort, with the advice of its Chief Counsel, is hereby authorized and directed to exercise PhilaPort's powers to acquire the subject Property through purchase in lieu of condemnation or, in that is not successful, by exercise of PhilaPort's power of eminent domain.
5. 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, and take all other actions, as may be necessary to effectuate the purposes of this Resolution.

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

Respectfully Submitted

*Yordania Almonte*

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