PhilaPort

MINUTES FOR THE PHILAPORT SPECIAL BOARD MEETING – PIER 96 PROPOSAL
October 10, 2025

PhilaPort Board Members Present:
Chairman Michael Pearson, Rocky Bryan, Boise Butler, David Cuff, Richard Lazer, David Maser, Warren Santone, James Shacklett, John Skoutelas, Ali Perelman

PhilaPort Board Members Absent:
Robert Clark,

PhilaPort Staff Present:
Jeffrey Theobald, Edward Henderson, Colette Pete, James Walsh, Brian Gocial, Yordania Almonte, George Hutchinson, Sean Mahoney, Ryan Mulvey, Eva Rivera, Kelly Beers, Tummona Fisher, Jim Loeper

Commonwealth of Pennsylvania:
Denise Soisson

Others:
Joe Bryson, Stephen Buckley, Len Ciancaglini, John Cook, Bill Keller, Mike Krebs, TJ Lepera, Cole Larson, Bill Snyder, Senator Tartaglione, Max Tuttleman

Public Session:
The Board unanimously passed a resolution to engage Hatch for an independent analysis of the Meili Ventures proposal, to be presented at the December Board meeting.

Chairman Pearson stated that PSA negotiations with Meili will continue, subject to the outcome of Hatch's analysis

Public Comments:
Senator Tartaglione submitted a letter in support of the sale of Pier 96 to Meili Ventures.
Max Tuttleman spoke in favor of the sale

Resolution:

2025–11 AUTHORIZATION TO ENGAGE CONSULTANT

WHEREAS, the Philadelphia Regional Port Authority ("PhilaPort" or "Authority") is 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 make and enter into contracts in furtherance of its purposes;

WHEREAS, Section 11(d) of the PRPA Act sets forth procedures whereby such contracts may be awarded for professional services in furtherance of the powers and duties of the Authority without competitive bidding;

WHEREAS, the Board of the Authority has determined it is in the best interest of the Authority to engage the services of Hatch under its existing On Call Contract for Planning and Grant Services, 25-062-S-HAT, to assist the Authority with developing and addressing strategies related to the use and disposition of Pier 96 and its impact on Piers 98 and 100; and

WHEREAS, the Staff of the Authority has determined that Hatch has the requisite skill, knowledge, expertise, and capacity to provide the services herein described.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board of Directors of PhilaPort hereby authorizes Staff to negotiate and enter into a Task Order with Hatch under Contract 25-062-S-HAT to assist with developing and addressing strategies related to the use and disposition of Piers 96, 98 and 100; and

2. The Executive Director and CEO of PhilaPort, with the advice of its Chief Counsel, is hereby authorized and directed to negotiate the specific scope, terms, and conditions of the Task Order. 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.

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

Respectfully Submitted,

Yordania Almonte

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