PhilaPort

MINUTES OF THE BOARD OF DIRECTORS MEETING
September 17, 2025

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

PhilaPort Board Members Absent:
John Skoutelas

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

Commonwealth of Pennsylvania:
Denise Soisson

Others:
Henry Brew, Paul Breeman, Len Ciancaglini, Michael Cunniff, Mike Farrell, Michael Hogan, Leo Holt, Michael Holt, Phillip Holt, Thomas Holt, Mike Krobbs, Bill Keller, Cole Larson, Kevin Minroy, Cecil Preston, Paul Rand, Max Tuttleman

Public Session:
Chairman Pearson convened a Public Session.

Public Comments:
Leo Holt spoke in opposition to the sale of Pier 96
Max Tuttleman spoke in support of the sale of Pier 96
Chairman Pearson stated PhilaPort will request that Hatch readdress the use of Piers 96, 98, and 100 with a target date for the analysis by the end of the year. We will entertain proposals for use of Pier 96 consistent with the analysis.

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 August 20, 2025. The minutes were moved, seconded, and approved.

Resolution:

2025–09 AUTHORIZATION TO SUBMIT RAIL FREIGHT PROGRAM GRANT APPLICATION

WHEREAS, he 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 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 Commonwealth of Pennsylvania's Department of Transportation announced state funding for the FY 2025 Rail Freight Program; and

WHEREAS, eligible projects include freight port projects; and

WHEREAS the staff of PhilaPort has reviewed port infrastructure projects that would benefit the region if grant funding were received; and

WHEREAS, the Board of PhilaPort has determined, on the basis of information provided to it (which information is attached hereto as Exhibit "A" and incorporated herein by reference) to approve the submission of an application for a Storage Track and Rail Turnout ("STaRT") grant to enhance freight rail movement and increase productivity on the Tioga Marine Terminal ("TMT").

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of PhilaPort hereby authorizes its staff to apply for grant funding through the Commonwealth of Pennsylvania's Department of Transportation's FY 2025 Rail Freight Program for the project listed in Exhibit "A", and submission of the formal grant application.

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 the agreement(s) and 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.

2025–10 AUTHORIZATION TO SUBMIT 2025 INNOVATIVE FINANCING AND ASSET CONCESSION PROGRAM GRANT APPLICATION

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 Unites States Department of Transportation ("USDOT") announced federal funding for the 2025 Innovative Financing and Asset Concession Program; and

WHEREAS, eligible projects include port intermodal and freight projects; and

WHEREAS, the staff of PhilaPort has identified port property to evaluate for potential asset concession opportunities that would benefit the region if grant funding is received; and

WHEREAS, the Board of PhilaPort has determined, on the basis of information provided to it, to approve submission of a grant application.

NOW, THEREFORE, BE IT RESOLVED:

1. That PhilaPort hereby authorizes its staff to apply for grant funding through the United States Department of Transportation's 2025 Innovative Financing and Asset Concession Program; for the Southern Philadelphia Port District project, as the project listed in Exhibit "A" for submission of the formal grant application.

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