



MINUTES OF THE BOARD OF DIRECTORS MEETING
April 15, 2026

PhilaPort Board Members Present:

Chairman Michael Pearson, Boise Butler, David Cuff, , Richard Lazer, David Maser, James Shacklett, John Skoutelas, Ali Perelman

PhilaPort Board Members Absent:

Rocky Bryan, Robert Clark, Warren Santone

PhilaPort Staff Present:

Jeffrey Theobald, Edward Henderson, Colette Pete, Brian Gocial, Yordania Almonte, George Hutchinson, Sean Mahoney, Michael Day, Hannah Mogaka

Commonwealth of Pennsylvania:

Denise Soisson, Angela Watson

Others:

Bill Keller, Eric Holt, John Burseson, Lisa Kline, Max Tuttleman, Megan Moyer, Paul Breeman, Patricia Herrera, Scott Cornel, Sergio Gutierrez, Tom Holt

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

Resolution:

**2026 – 07 AUTHORIZATION TO ENTER INTO AGREEMENT FOR OPERATIONS OF
MUSTIN INTERMODAL FACILITY**

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 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, in September 2025 PhilaPort acquired the Mustin Yard site from Norfolk Southern which included an active intermodal facility that handles approximately 20,000 domestic automobiles annually; and

WHEREAS, PhilaPort currently leases the Mustin Intermodal Facility back to Norfolk Southern on a short-term basis to ensure operational continuity; and

WHEREAS, PhilaPort staff envisions that this business opportunity with Norfolk Southern is a precursor to leveraging the site to support additional port development; 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 staff to finalize and execute the agreements necessary for PhilaPort to operate the facility.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of PhilaPort hereby authorizes its staff to advance and finalize the necessary agreements to ensure a seamless operational transition of the Mustin intermodal facility.
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.

2026 – 8 AUTHORIZATION TO ENTER INTO PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Philadelphia Regional Port Authority ("PhilaPort") has been authorized under Section 6 of the Act of July 10, 1989, P.L. 55 P.S. Sections 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; and

WHEREAS, the PRPA Act authorizes PhilaPort to make and execute contracts and other instruments necessary or convenient for the conduct of its business and to the exercise of the powers of the authority pursuant to 55 P.S. Sections 6 (b)(12)(21); and,

WHEREAS, PhilaPort requires the monitoring, inspection, and similar services associated with certain of its refrigeration and related equipment and systems in its facilities; and

WHEREAS, Webber/Smith is an independent full-service Engineering and Building Design Firm that possesses the requisite skill, knowledge and expertise to perform the services required; and

WHEREAS, the PhilaPort Board, based upon the information presented to it in the attached Exhibit “A” which is incorporated herein by reference authorizes PhilaPort Staff to negotiate, engage or otherwise enter into a Professional Services Agreement with the consulting firm for the purposes set forth in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED:

1. That PhilaPort enter into a professional services agreement with the entity identified and set forth above in accordance with Exhibit “A”.
2. The Executive Director and CEO of PhilaPort with the advice of Chief Counsel is hereby authorized and directed to negotiate the specific terms and conditions of the Agreement and to execute, acknowledge and deliver on behalf of PhilaPort any agreements, documents or other instruments as may be necessary to effectuate such arrangements.

2026 – 09 AUTHORIZATION TO ENTER INTO SETTLEMENT AGREEMENT

WHEREAS, the Philadelphia Regional Port Authority ("PhilaPort") has been authorized under Section 6 of the Act of July 10, 1989, P.L. 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, the Contracting Policies of PhilaPort grant authority and authorize Staff to resolve certain matters subject to certain approvals; and

WHEREAS, a claim was asserted and filed against PhilaPort for which PhilaPort denied the substance of the allegations and assertions made therein; and

WHEREAS, the Parties engaged in a mediation process and are desirous of resolving all of their differences and settling all claims in accordance with the mediation undertaken and as outlined in Exhibit “A” which shall be incorporated by reference requiring Board authorization; and

WHEREAS, the Board of PhilaPort, based upon the information presented to it has determined to authorize execution of a settlement agreement and release for the matter set forth in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED:

1. That PhilaPort enter into a settlement agreement and release based upon information provided and in accordance with 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 the agreement by which the settlement shall be provided, 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.

The next order of business was the approval of the Board Meeting Minutes of March 18, 2026. The minutes were moved, seconded, and approved.

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

Respectfully Submitted,

Yordania Almonte