

**MINUTES OF MEETING
THE DELAWARE RIVER AND BAY AUTHORITY
James Julian Board Room
Tuesday, November 18, 2025**

The meeting convened at 10:00 a.m. in the James Julian Board Room, with Chairperson Ransome presiding.

Chairperson Ransome called on the Authority Assistant Secretary to read the meeting notice. The Assistant Secretary announced that a notice of the meeting had been distributed to the offices of the Governor of New Jersey and the Governor of Delaware, to appropriate staff members and consultants, to the press in both States and to any other individuals who had indicated an interest in receiving a copy of the meeting notice.

The opening prayer was given by Vice-Chairperson Lathem, followed by the Pledge of Allegiance.

Chairperson Ransome called on the Assistant Secretary to take the roll.

Commissioners from New Jersey

M. Earl Ransome, Jr., Chairperson
Heather Baldini via TEAMS
Debra Behnke
Sheila McCann***
James Mehaffey
Shirley R. Wilson

Commissioners from Delaware

Samuel Lathem, Vice-Chairperson
Crystal Carey via TEAMS**
James Collins*
Veronica Faust via TEAMS
Michael Houghton****
Michael Ratchford

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Chairperson Ransome called for the acceptance of the Agenda.

Commissioner Ratchford made a motion to accept the agenda, seconded by Commissioner McCann, and the motion was carried out by a voice vote of 11-0.

Chairperson Ransome called for public comment. Hearing none, Chairperson Ransome called for a motion to move to Executive Session. Commissioner Houghton made a motion, seconded by Commissioner Ratchford, and the motion was carried out by voice vote of 11-0.

Members of the public and certain staff were excused from the room during the Executive Session. The Executive Session started at 10:03 a.m.

** Commissioner Collins joined the meeting in-person at 10:16 a.m.*

*** Commissioner Carey departed the meeting at 10:48 a.m.; returning virtually at 11:46 p.m.*

At 10:49 a.m. Chairperson Ransome called for a motion to close the Executive Session, and recess to conduct Committee Meetings. Commissioner Houghton made a motion, seconded by Commissioner Mehaffey, and the motion was carried by a voice vote of 11-0.

The Committee meetings began at 10:49 a.m. and ended at 12:26 p.m. During that time, the following Committee meetings were held:

Budget & Finance
Economic Development
Personnel
Projects

At the conclusion of the Committee meetings, Chairperson Ransome called the Board meeting back to order at 12:26 p.m. Commissioner Ratchford made a motion, seconded by Commissioner Mehaffey, and the motion was carried by a voice vote of 12-0.

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12504. APPROVAL OF THE OCTOBER MINUTES

Commissioner Houghton made a motion to approve meeting minutes for October 21, 2025, seconded by Commissioner Ratchford, and approved by a voice vote of 12-0.

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12505. DELAWARE RIVER AND BAY AUTHORITY – TRAFFIC AND REVENUE SUMMARY.

The Chief Financial Officer (CFO) presented charts showing Actual versus Projected Revenues for the Delaware Memorial Bridge, the Cape May-Lewes Ferry, Airports, Delaware City-Salem Ferry Crossing and Food Service for October 2025. Without objection, the charts were ordered filed with the permanent records of the Authority.

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12506. DELAWARE RIVER AND BAY AUTHORITY – STATEMENT OF INCOME AND EXPENSE.

The CFO presented charts showing statements of income and expenses for October 2025 with comparisons to the same periods last year.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12507. DELAWARE RIVER AND BAY AUTHORITY – OPERATING
EXPENSE BY DIVISION.

The CFO presented charts for October 2025 showing expenses by division for the quarter to date vs. the projected quarter and for year to date vs. total budget.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12508. DELAWARE RIVER AND BAY AUTHORITY – CAPITAL
IMPROVEMENT PROGRAM.

The CFO presented charts for October 2025 showing the capital budgets for crossings and economic development projects and dollars committed to date for the projects. The charts also included cash expenditures spent to date for the committed projects.

Without objection, the charts were ordered filed with the permanent records of the Authority.

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12509. DELAWARE RIVER AND BAY AUTHORITY – CASH POSITION
(MARKET VALUE) FOR OCTOBER 31, 2025.

The CFO presented charts showing the cash fund balances for the entire Authority for October 2025.

Without objection, the charts were ordered filed with the permanent records of the Authority.

*** *Commissioner McCann departed the meeting at 12:28 p.m.*

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12510. PUBLIC COMMENT ON ACTION ITEMS

Chairperson Ransome noted that two (2) Contract Awards, five (5) Contract Close-Outs and six (6) Resolutions were being considered at today's meeting.

All items requiring committee action have been reviewed and recommended for consideration during today's Committee meetings. He then called for public comments on any action items. There were no public comments.

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12511. AWARD OF CONTRACT #CMLF-25-AR – CONSTRUCTION AND OUTFITTING OF A NEW 75-CAR PASSENGER/VEHICLE FERRY

The Chief Operations Officer (COO) noted that a public bid opening was held on November 12, 2025. The COO and Projects Committee recommended awarding the contract to the lowest bidder responsible, SENESCO MARINE, LLC of North Kingstown, RI. The bid price is \$78,799,913. The award included Additive Alternates No. 1, 3 and 4.

A motion to award CONTRACT #CMLF-25-AR to the aforementioned firm was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 11-0.

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12512. AWARD OF CONTRACT #DMB-25-05 SUSPENDER ROP REPLACEMENT – FIRST AND SECOND STRUCTURES

The Chief Operations Officer (COO) noted that a public bid opening was held on October 22, 2025. The COO and Projects Committee recommended awarding the contract to the lowest bidder responsible, J.D. Eckman, Inc. of Atglen, PA. The bid price is \$10,678,725.31

A motion to award CONTRACT #DMB 25-05 to the aforementioned firm was made by Commissioner Mehaffey, seconded by Commissioner McCann, and approved by a voice vote of 11-0.

12513 CLOSE-OUT CONTRACT # 33N-24-C APRON EXPANSION PHASE II
CONTRACT #33N-24-C APRON EXPANSION PHASE II to George & Lynch of Dover, DE.

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is \$1,487,668.39

A motion to Close-Out CONTRACT #33N-24-C was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 11-0.

12514 CLOSE-OUT CONTRACT #CMLF-24-02 CAPE MAY TERMINAL
FACILITIES BATHROOM RENOVATIONS

CONTRACT #CMLF-24-02 CAPE MAY TERMINAL FACILITIES BATHROOM RENOVATIONS to Kavi Construction, LLC of Berlin, NJ.

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is \$364,808.30

A motion to Close-Out Contract #CMLF-24-02 was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 11-0.

12515 CLOSE-OUT CONTRACT #DMB-25-01 SPOT REPAIR & OVERCOAT,
WEST TRUSS SPANS, SECOND STRUCTURE

CONTRACT #DMB-25-01 SPOT REPAIR & OVERCOAT, WEST TRUSS SPANS, SECOND STRUCTURE to Jad'd Construction of Youngstown, Ohio

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is \$7,306,400.

A motion to Close-Out Contract #DMB-25-01 was made by Commissioner Mehaffey, seconded by Commissioner McCann, and approved by a voice vote of 11-0.

12516 CLOSE-OUT CONTRACT #MIV-22-10 REHABILITATE
SRE/OPERATIONS BUILDING PARKING LOT

CONTRACT #MIV-22-10 REHABILITATE SRE/OPERATIONS BUILDING PARKING LOT to South State of Bridgeton, NJ.

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is \$1,140,529.35

A motion to Close-Out Contract #MIV-22-10 was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 11-0.

12517 CLOSE-OUT CONTRACT MIV-23-A TAXIWAY A
REHABILITATION PHASE II

CONTRACT #MIV-23-A TAXIWAY A REHABILITATION PHASE II to South State of Bridgeton, NJ.

It is recommended that the Authority accept this project and make the final payment to the contractor. The final cost of this project is \$1,509,703.71

A motion to Close-Out Contract #MIV-23-A was made by Commissioner Mehaffey, seconded by Commissioner Ratchford, and approved by a voice vote of 11-0.

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12518. CHAIRPERSON’S CALL FOR RESOLUTIONS BEFORE THE
BOARD

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RESOLUTION 25-48 – ADOPTION OF THE DELAWARE RIVER AND BAY AUTHORITY’S
2026 OPERATING BUDGET

WHEREAS, Section 505 of the Trust Agreement, dated October 1, 1993, requires that The Delaware River and Bay Authority (the “Authority”) adopt a budget for each fiscal year; and

WHEREAS, the proposed operating expenses for FY2026, excluding the Airports division is \$90,633,120 and

WHEREAS, the budget includes funds for salaries and wages of Authority personnel, and materials and services for Authority activities; and

WHEREAS, for FY2026, principal and interest on outstanding bonds are \$38,602,650 in aggregate debt service; and

WHEREAS, the amount to be deposited to the credit of the Reserve Maintenance Fund with respect to Crossing Facilities shall be \$175,000.00 per month or \$2,100,000.00 for FY2026; and

WHEREAS, the projected revenue of the Authority for FY2026, excluding the Airports division is approximately \$193,833,000 resulting in a debt service coverage of 2.51x; and

WHEREAS, the proposed operating budget for the Airports division is \$12,420,018; and

WHEREAS, the proposed operating budget for FY2026 has incorporated principles of activity-based budgeting, which allocate certain costs to individual divisions rather than a central administrative budget: and

WHEREAS, the Budget and Finance Committee has developed, reviewed, and approved the proposed 2026 Operating Budget and recommends its adoption to the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby adopts an operating budget (see Exhibit A attached hereto and incorporated by reference) of \$90,633,120 for the Bridge, Ferry, Food Services, Forts Ferry, Police, and Administration Divisions, and a budget of \$12,420,018 for the Airports division for a total of \$103,053,138 for FY2026 and authorizes the Executive Director to exercise the approved management discretion and spend within the approved FY2026 budget.

BE IT FURTHER RESOLVED that the Executive Director is authorized to exercise management discretion to transfer funds within a division, as well as, between divisions for such identified costs associated with ED, DED, ITS, HR, Finance, Engineering, Education, Communications and Infrastructure Preservation expenses as long as such transfer does not exceed the total expenditures of the Authority. (See Exhibits A & B attached hereto and incorporated by reference).

**DELAWARE RIVER BAY AUTHORITY
EXPENDITURE ANALYSIS
BY DIVISION
FOR THE PERIOD 2022-2026**

EXHIBIT A

	2022 Adopted	% +,-	2023 Adopted	% +,-	2024 Adopted	% +,-	2025 Adopted	% +,-	2026 Proposed	% +,-
1 Administration	\$ 17,300,679	4.95	\$ 17,495,681	1.13	\$ 18,270,978	4.43	\$ 19,182,553	4.99	\$ 20,749,372	8.17
2 Bridge	23,459,612	9.38	23,510,693	0.22	23,992,972	2.05	24,673,250	2.84	25,449,169	3.14
3 Ferry	26,466,111	4.81	26,982,641	1.95	27,757,500	2.87	27,956,452	0.72	27,870,669	(0.31)
4 Authority Police	<u>11,759,982</u>	0.74	<u>11,609,892</u>	(1.28)	<u>12,028,914</u>	3.61	<u>12,552,392</u>	4.35	<u>13,116,066</u>	4.49
5 Sub-Total	<u>78,986,384</u>	5.52	<u>79,598,907</u>	0.78	<u>82,050,364</u>	3.08	<u>84,264,647</u>	2.82	<u>87,185,276</u>	3.34
6 Food Services	3,455,321	(13.21)	3,508,048	1.53	3,337,844	(4.85)	3,337,308	(0.02)	3,304,225	(0.99)
7 Forts Ferry Crossing	<u>128,130</u>	1.27	<u>137,543</u>	7.35	<u>152,523</u>	10.89	<u>149,596</u>	(1.92)	<u>143,619</u>	(4.00)
8 Sub-Total	<u>82,569,835</u>	4.56	<u>83,244,498</u>	0.82	<u>85,540,731</u>	2.76	<u>87,851,551</u>	2.70	<u>90,633,120</u>	3.17
9 Airports Division	9,257,841	8.05	9,788,323	5.73	10,837,477	10.72	11,797,586	8.86	12,420,018	5.28
10 Economic Development	313,828	(50.00)	0	(100.00)	0		0		0	
11 Total DRBA Budget	<u>\$ 92,141,504</u>	4.51	<u>\$ 93,032,821</u>	0.97	<u>\$ 96,378,208</u>	3.60	<u>\$ 99,649,137</u>	3.39	<u>\$ 103,053,138</u>	3.42

**DELAWARE RIVER & BAY AUTHORITY
ALLOCATION OF ADMINISTRATIVE EXPENSES
BUDGET SUMMARY
FOR THE YEAR 2026**

DEPARTMENT	ADMIN.	DMB	CMLF	POLICE	AIRPORTS	FOOD & RETAIL	FORTS FERRY	TOTAL
EXECUTIVE DIRECTOR	\$ 2,215,614	\$ 50,200	\$ 5,000	\$ 2,500	\$ 12,500	\$ -	\$ -	\$ 2,285,814
DEPUTY EXECUTIVE DIRECTOR	1,450,364	-	344,594	-	747,281	-	-	2,542,239
HUMAN RESOURCES	2,237,700	-	198,521	21,000	-	-	-	2,457,221
EDUCATION & DEVELOPMENT	251,142	141,256	194,485	97,008	10,490	3,050	-	697,431
INFORMATION SERVICES	4,342,892	250,014	825,546	441,676	401,489	56,444	-	6,318,061
SAFETY & ENVIRONMENTAL	868,704	105,500	149,200	-	123,900	10,000	-	1,257,304
ELECTRONICS DEPARTMENT	1,205,392	219,100	309,447	72,000	191,400	2,500	-	1,999,839
FINANCE	2,552,270	3,880,334	1,704,059	521,115	821,322	102,866	19,307	9,601,273
ENGINEERING	911,307	1,521,786	368,245	-	143,245	-	15,750	2,960,333
TOTAL ADMINISTRATION:	\$ 16,035,385	\$ 6,168,190	\$ 4,099,097	\$ 1,155,299	\$ 2,451,627	\$ 174,860	\$ 35,057	\$ 30,119,515
FLEET VEHICLE LEASING	88,200	308,698	176,399	257,248	183,750	-	-	1,014,295
INFRASTRUCTURE PRESERVATION:	-	45,731	100,178	-	854,091	-	-	1,000,000
GRAND TOTAL:	\$ 16,123,585	\$ 6,522,619	\$ 4,375,674	\$ 1,412,547	\$ 3,489,468	\$ 174,860	\$ 35,057	\$ 32,133,810

Resolution 25-48 was moved by Commissioner Houghton, seconded by Commissioner Ratchford, and was approved by a roll call vote of 11-0.

Resolution 25-48 Executive Summary Sheet

Resolution: Resolution 25-48– Adoption of the Delaware River and Bay Authority’s 2026 Operating Budget

Committee: Budget & Finance

Committee Date: November 18, 2025

Board Date: November 18, 2025

Purpose of Resolution: Resolution 25-48 formally authorizes funds for the fiscal year’s current operating expenses.

Background for Resolution: The Authority has issued outstanding debt under a Trust Agreement dated October 1, 1993. Section 505 of the Agreement stipulates that the Authority covenants to adopt a final budget for each ensuing fiscal year. The budget is to address Current Expenses, Amounts Deposited into the Reserve Maintenance Fund, Revenue Projections and Compliance with the Covenant as to tolls, in Section 501 (a) (i).

**RESOLUTION 25-49 - AUTHORIZING AUTHORITY EXPENDITURES PURSUANT TO
RESOLUTION 24-17 FOR THE PERIOD, JANUARY 1, 2025, THROUGH DECEMBER 31, 2025**

WHEREAS, The Delaware River and Bay Authority (the “Authority”) adopted Resolution 24-17 requiring Commissioner review and approval of any professional service contract, non-professional service contract, materiel contract, or supply contract valued at \$50,000 or above and any construction management or construction contract valued at \$200,000 or above; and

WHEREAS, the Authority anticipates expenditures at or above the aforementioned thresholds to the following vendors:

DELAWARE RIVER & BAY AUTHORITY
VENDORS PROJECTED BE AWARDED
A MATERIEL, SUPPLY, PROFESSIONAL SERVICE, OR NON-PROFESSIONAL SERVICE CONTRACT
VALUED \$50,000 OR ABOVE
OR
A CONSTRUCTION MANAGEMENT/CONSTRUCTION CONTRACT
VALUED \$200,000 OR ABOVE
DURING THE PERIOD 1/1/25 THROUGH 12/31/25

VENDOR	PURCHASE DESCRIPTION	CLASSIFICATION	ESTIMATED \$
Fabbri Builders, Inc.	Installation of Epoxy Flooring at ILG Committee Hangar 2	Committee Waiver	\$440,000

NOW, THEREFORE, BE IT RESOLVED, that the Authority authorizes expenditures to the above-listed vendors for the described purposes and authorizes payment.

Resolution 25-49 was moved by Commissioner Houghton, seconded by Commissioner Mehaffey, and was approved by a roll call vote of 11-0.

Resolution 25-49 Executive Summary Sheet

Resolution: Authorizing Authority Expenditures Pursuant to Resolution 24-17 for the period January 1, 2025, through December 31, 2025.

Committee: Budget & Finance

Committee and Board Date: November 18, 2025

Purpose of Resolution: To receive Commissioner approval of the identified vendors and expenditures for those specific professional service contracts, non-professional service contracts, materiel, and supply contracts valued at \$50,000 or above, and for those specific construction management or construction contracts valued at \$200,000 or above, that otherwise would require a public competitive process per Resolution 24-17.

Background for Resolution: The proposed Resolution meets the requirements of Resolution 24-17, whereby the Authority shall not enter into any contract committing the Authority to spend or make any other expenditures relating to services, material and supplies in the amount of \$50,000 or more, or a construction management or construction contract in the amount of \$200,000 or more, unless it has first been approved by a vote of Commissioners. The request for bids was posted on the DRBA website in addition to contacting vendors who have registered in the Authority's CapEx on-line procurement program.

Purchase Detail:

Fabbri Builders, Inc.: Installation of Epoxy Flooring at ILG Hangar 2

The Authority intends to hire a contractor to repair and replace the existing flooring of Hangar 2 at Wilmington Airport. Work includes grinding the existing floor, floor joint patching, epoxy coating and safety striping. Staff solicited eight (8) contractors to perform the work and received two (2) quotes, with Fabbri Builders submitting the lowest.

Classification Definitions:

Committee Waiver. The Budget and Finance Committee, in consideration of the DRBA's overall procurement process, may increase or waive the competitive solicitation thresholds established in paragraphs 1 and 2 of Resolution 24-17 for the following reasons: operational needs and issues, a need for uniformity and continuity in materiel and services required by the Authority, and unique or special needs of the Authority including, but not limited to, the desirability of owner-furnished materiel and supplies in vessel repair, maintenance, renovation and rehabilitation (DRBA Resolution 24-17, Section 3).

**** *Commissioner Houghton left the meeting at 12:35 p.m.*

RESOLUTION 25-50- LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND BLACKBIRD MICRO MIDGET RACING CLUB, INC.,

WHEREAS, The Delaware River and Bay Authority (the “Authority”), is the operator of the Wilmington Airport (“Airport”); and

WHEREAS, Blackbird Micro Midget Racing Club, Inc. (“Blackbird”) is a current tenant leasing 9.42 acres of land located on Speedway Drive at the Wilmington Airport; and

WHEREAS, Blackbird entered into a twenty (20) year Lease Agreement on January 1, 2006, which is expiring on December 31, 2025; and

WHEREAS, Blackbird desires to continue operating and enter into a new twenty (20) year Lease Agreement; and

WHEREAS, the initial term of this agreement shall be for five (5) years; and

WHEREAS, Blackbird shall have the right to renew this Lease Agreement for three (3) five (5) year renewal periods; and

WHEREAS, rent during the initial term shall be twenty-three thousand seven hundred dollars 00/100 (\$23,700.00) annually; and

WHEREAS, rent shall adjust annually during each renewal term by the Consumer Price Index (CPI); and

WHEREAS, rent may, at the option of the Authority, adjust at the beginning of each renewal term by the then Fair Market Value (FMV); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with Blackbird Micro Midget Racing Club, Inc and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-50 was moved by Commissioner Collins, seconded by Commissioner Baldini, and was approved by a roll call vote of 10-0.

Resolution 25-50- Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Blackbird, LLC., regarding Wilmington Airport.

Committee: Economic Development

Committee Date: November 18, 2025

Board Date: November 18, 2025

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a Lease Agreement for space at the Wilmington Airport.

Background for Resolution: The Delaware River and Bay Authority operates the Wilmington Airport. Currently, the airport leases approximately 9.42 acres of land on Speedway Drive to the Blackbird Micro Midget Racing Club. Blackbird operates a 1/8-mile racetrack specifically designed for micro-sprint racing. The club obtained approval from New Castle County to build a racing facility within the Greater Wilmington Airport Corporate Commons complex in New Castle. Airport Speedway became fully operational in 1981.

**Commissioner Collins departed the meeting at 12:36 p.m.*

RESOLUTION 25-51- LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND AIR METHODS, LLC

WHEREAS, The Delaware River and Bay Authority (the “Authority”), is the operator of the Wilmington Airport (“Airport”); and

WHEREAS, Air Methods, LLC (“Air Methods”) is a current tenant leasing 5,200 sq ft of hangar space comprising of Unit 3 in a building commonly known as 11 Penns Way at the Wilmington Airport; and

WHEREAS, Air Methods currently has a short-term lease of 1 year expiring on December 31, 2025; and

WHEREAS, the initial term of this agreement shall be for One (1) year; and WHEREAS, Air Methods shall have the right to renew this Lease Agreement for Three (3) One (1) year renewal periods; and

WHEREAS, rent during the initial term shall be Four Thousand Eight Hundred Dollars (\$4,800.00) per month; and

WHEREAS, rent shall adjust annually during each renewal term by the Consumer Price Index (CPI); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with Air Methods, LLC, and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-51 was moved by Commissioner Ratchford, seconded by Commissioner Mehaffey, and was approved by a roll call vote of 9-0.

Resolution 25-51 - Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and Air Methods, LLC., regarding Wilmington Airport.

Committee: Economic Development

Committee Date: November 18, 2025

Board Date: November 18, 2025

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a Lease Agreement for space at the Wilmington Airport.

Background for Resolution: The Delaware River and Bay Authority owns a hangar located at 11 Penns Way, Wilmington Airport. Air Methods has been a tenant in this space, specifically Unit 3, for one year under a short-term lease. The company occupies 32.5% of the building. Air Methods is set to enter into a new lease agreement with an initial term of one year, which includes three renewal periods of one year each.

RESOLUTION 25-52 – EASEMENT AGREEMENT WITH ATLANTIC CITY ELECTRIC COMPANY

WHEREAS, the Delaware River and Bay Authority (the “DRBA”) is the owner in fee simple of a piece of land, located in the Township of Lower, Cape May County, New Jersey, generally identified as Block 505, Lot 16; and

WHEREAS, Atlantic City Electric Company (“ACE”) is the legal owner of an adjoining parcel of land located in the Township of Lower, Cape May County, New Jersey generally identified as Block 505, Lot 35; and

WHEREAS, in order to maintain transmission lines on the ACE property, ACE is requesting an easement on DRBA property; and

WHEREAS, ACE desires a non-exclusive, limited purpose easement for the continued maintenance of transmission lines for which they will pay the DRBA a one-time fee of Two Thousand Dollars 00/100 (\$2,000.00); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Non-exclusive, Limited Purpose Easement Agreement with Atlantic City Electric Company and, with the advice and consent of counsel, to have such Easement Agreement executed by the Chairperson, Vice Chairperson, and the Executive Director.

Resolution 25-52 was moved by Commissioner Ratchford, seconded by Commissioner Mehaffey, and was approved by a roll call vote of 9-0.

Resolution 25- 52- Executive Summary Sheet

Resolution: Authorizing the execution of a non-exclusive, limited purpose easement along Ferry Road in the Township of Lower, New Jersey.

Committee: Economic Development Committee

Committee Date: November 18, 2025

Board Date: November 18, 2025

Purpose and Background for Resolution: Authorizes the Executive Director, Chairman and Vice Chairman to execute and deliver a non-exclusive, limited purpose easement on property located along Ferry Road adjacent to the approach to the Cape May Ferry Terminal. This will allow for maintenance for electric transmission lines.

RESOLUTION 25-53 LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND NORTH WILDWOOD MECHANICAL, LLC

WHEREAS, The Delaware River and Bay Authority (the “Authority”), is the operator of the Cape May Airport (“Airport”); and

WHEREAS, North Wildwood Mechanical, LLC (“North Wildwood Mechanical”) is a current tenant leasing 1,500 sq ft of office and storage space comprising of Unit 3 in a multi-tenant building commonly known as 351 Ranger Rd. at the Cape May Airport; and

WHEREAS, North Wildwood Mechanical currently had a lease renewal of 1 year expiring on October 31, 2025; and

WHEREAS, the initial term of this agreement shall be for One (1) year; and, North Wildwood Mechanical shall have the right to renew this Lease Agreement for Four (4) One (1) year renewal periods; and

WHEREAS, rent during the initial term shall be One Thousand Four Hundred Thirty-Seven Dollars and Eighty Cents (\$1,437.80) per month; and

WHEREAS, rent shall adjust annually during each renewal term by the Consumer Price Index (CPI); and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to finalize the terms and conditions of the Lease Agreement with North Wildwood Mechanical, LLC, and, with the advice and consent of counsel, to have such Agreement executed by the Chairperson, Vice Chairperson and the Executive Director.

Resolution 25-53 was moved by Commissioner Wilson, seconded by Commissioner Ratchford, and was approved by a roll call vote of 9-0.

Resolution 25-53 - Executive Summary

Resolution: Authorizing the Execution of a Lease Agreement between the Delaware River and Bay Authority and North Wildwood Mechanical, LLC., regarding the Cape May Airport.

Committee: Economic Development

Committee Date: November 18, 2025

Board Date: November 18, 2025

Purpose of Resolution: To permit the Executive Director, Chairman and Vice Chairman to execute and deliver a Lease Agreement for space at the Cape May Airport.

Background for Resolution: The Delaware River and Bay Authority owns a multi-tenant building located at 351 Ranger Rd., at the Cape May Airport. North Wildwood Mechanical has been a tenant in this space, specifically Unit 3, for five years under an expiring lease. The company occupies 10% of the building. North Wildwood Mechanical is set to enter into a new lease agreement with an initial term of one year, which includes four renewal periods of one year each.

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**Commissioner Collins returned to the meeting at 12:42 p.m.*

124519.

EXECUTIVE DIRECTOR'S COMMENTS

The Executive Director updated the Board on several events last month. He described the first of quarterly Leadership Roundtable meeting that he held with a select group of team members. The Executive Director noted that a team building, cross-collaborative activity was part of the program. At the end of the session, the Executive Director received real-time feedback that will be shared with C-Suite.

The Executive Director also touched on The Wall of Remembrance event held at the Veterans Memorial Park. He noted that the event was well attended and received outstanding feedback. The Executive Director specifically thanked maintenance, police, engineering, marketing and everyone who helped organize it. Dignitaries included President Biden and the Delaware Congressional delegation. He also noted that Chairperson Ransome and Vice Chair Lathem were both present for the ceremonies.

Vice Chair Lathem noted that he appreciated seeing Commissioner Wilson attend The Wall of Remembrance event.

Chairperson Ransome extended kudos on showcasing the DRBA. He also praised the show of leadership at the Salem County Chamber of Commerce lunch last week, where Deputy Executive Director Ceil Smith, Chief Operations Officer Vincent Meconi and Director of Airport Operations Ben Clendaniel presented current projects to Chamber membership.

Executive Director Coppadge continued his report, thanking the DRBA Police for their participation in Trunk or Treat at the Route 9 Library. He noted that every major agency was present; and it was a true community effort and that DRBA was well represented for the families who attended.

The Executive Director expressed his appreciation to the Human Resources department as a prime example of cross-collaboration with their Halloween event, complete with decorations, employees in costume and a pumpkin carving contest. He noted the spirit of an engaged culture we want to foster.

Finally, Mr. Coppadge reminded the Board of the following upcoming events: Town Hall meetings first and second weeks of December, Holiday lunch 12/16, Wilmington Airport (ILG) Thomas Carper terminal dedication Spring 2026 and Ship Collision Protection System ribbon cutting Spring 2026.

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12520. COMMISSIONERS PUBLIC FORUM

With no comments, a motion to adjourn the Board meeting at 12:48 p.m. was made by Commissioner Ratchford, seconded by Commissioner Mehaffey, and approved by a voice vote of 10-0.

Respectfully submitted,

THE DELAWARE RIVER AND BAY AUTHORITY

James Salmon
Assistant Secretary