

**DELAWARE RIVER AND BAY AUTHORITY**  
**GOVERNANCE/AUDIT COMMITTEE MEETING**  
**Wednesday January 21, 2026**  
Delaware Memorial Bridge Complex  
New Castle, Delaware

A public meeting of The Delaware River and Bay Authority's Governance Audit Committee Meeting was conducted in person and via Teams on Wednesday January 21, 2026, from the Delaware Memorial Bridge Complex, New Castle, Delaware.

New Jersey Commissioners

Committee Chair McCann  
Commissioner Behnke, Comm, Mbr. – Absent  
Commissioner Baldini via TEAMS  
Commissioner Mehaffey  
Commissioner Wilson, Comm. Mbr.- TEAMS

Chairman Ransome

Legal Counsel

Kate Betterly– DE  
Phil Norcross– NJ

Governors' Representatives

Mike Eleneski – NJ

Staff

Joel Coppadge  
Ceil Smith  
Victor Ferzetti  
Vince Meconi  
Charlotte Crowell  
Gerry Owens  
Tom Cook  
Michelle Warner  
Stephanie McMillan  
Jim Salmon  
TJ Murray  
Jen Thevar  
Kyle Bickhart  
Andy Houghton  
Jen Oberly-Howard

Delaware Commissioners

Committee Vice-Chair Faust - TEAMS  
Commissioner Carey – Comm. Mbr.  
Commissioner Collins – Comm. Mbr. - TEAMS\*  
Commissioner Houghton  
Commissioner Ratchford

Vice-Chairman Lathem

Jasmine Minhas - DE

Guests

Gayle Gibson  
Jeff Molenda  
Christopher Beardsley

\* Commissioner Collins departed the meeting at 11:41 a.m.

1. Committee Chair McCann opened the Governance/Audit Committee meeting at 11:33 a.m.

2. Committee Chair McCann called for a motion to accept the Governance Audit Committee Minutes from December 16, 2025. Committee Member Collins made a motion, Committee Member Faust seconded, and the Committee Minutes were accepted.
3. Discussion Item
  - Review of the Resolution Report
    - 61 Resolutions Presented to the Board
    - 25 Dealing with leases, lease terminations, lease amendments, licenses or easements
    - 20 Routine Matters (Budget, policies over \$50K list)
    - 8 Professional Services or other contracts
    - 2 Hiring Board Appointed Officer
    - 2 Airport Rules/Minimum Standards
    - 2 MOU with another Government Entity
    - 1 Recognizing Service
    - 1 Grant Funding Acceptance
    - 15 Resolutions not fully implemented
4. With no further business to discuss, Committee Chair McCann called for a motion to adjourn; Committee Member Carey made a motion, Committee Member Faust seconded, and the Governance/Audit Committee adjourned at 11:37 a.m.

**DELAWARE RIVER AND BAY AUTHORITY  
BUDGET & FINANCE COMMITTEE MEETING  
Delaware River and Bay Authority  
Delaware Memorial Bridge Complex  
January 21, 2026**

A public meeting of The Delaware River and Bay Authority's Budget & Finance Committee Meeting was conducted in person and via Teams on Wednesday, January 21, 2026, at the Delaware Memorial Bridge Complex, located at 2162 New Castle Avenue, New Castle, DE 19720.

**Commissioners of New Jersey**

Committee Chair Baldini- TEAMS  
Commissioner Wilson, Cmte. Mbr. - TEAMS  
Commissioner Behnke, Cmte. Mbr.- ABSENT  
Commissioner McCann  
Commissioner Mehaffey

Chairperson Ransome

**Legal Counsel**

Phil Norcross – NJ

**Governors' Representatives**

Mike Eleneski – NJ (TEAMS)  
Jasmine Minhas- DE (TEAMS)  
Laura Powell- DE (TEAMS)

**Staff**

Joel Coppadge  
Ceil Smith  
Charlotte Crowell  
Victor Ferzetti  
Vince Meconi  
Gerry Owens  
Michelle Warner  
TJ Murray  
James Salmon  
Jennifer Thevar  
Kyle Bickhart  
Andrew Houghton  
Jennifer Oberle-Howard  
Stephanie McMillan  
Vanessa Phillips  
Tom Cook (TEAMS)

**Commissioners of Delaware**

Committee Vice-Chair Houghton  
Commissioner Ratchford, Cmte. Mbr.  
Commissioner Collins, Cmte. Mbr – TEAMS\*  
Commissioner Carey  
Commissioner Faust- TEAMS

Vice-Chairperson Lathem

**Legal Counsel**

Kate Betterly – DE

\* Commissioner Collins departed the Committee meetings at 11:41 a.m.

1. Committee Chair Baldini opened the Budget & Finance Committee meeting at Approximately 11:37 a.m. The Assistant Secretary reported that the public meeting of the Budget & Finance Committee had been duly notified in accordance with the Authority's Freedom Information Regulations, read the Statement of Notice, and called the roll.

2. Committee Chair Baldini called for a voice vote to accept the Budget & Finance Committee Minutes from December 16, 2025. Commissioner Ratchford made a motion, Commissioner Houghton seconded, and the Committee Minutes were accepted.

3. Discussion Items: Staff

- a) Q4 2025 Traffic, Revenue & Expenditure Report - CFO Ferzetti presented the Q4, end-of-year reports. Highlights include:
- DMB- commercial traffic up in December, made \$2.5 million more than same time last year
  - CMLF- traffic down approximately 1.5% due to weather, food/retail down about \$25k net income up to \$750k from \$550k
  - ILG- generated \$1million due to parking and commercial air service.
  - All divisions under budget in expenditures.
  - Benefits finished at 101% due to healthcare, especially GLP1's. Should mitigate moving forward with the action taken by the Board.
  - Outside services came in at \$560k although budget is 300k. Costs related to vacant properties were one of the reasons.
  - Delaware Airpark made money due to fuel sales MIV & WWD are as expected- 10 % less of a loss for each.
- b) Committee consent to 1<sup>st</sup> of two 1-year extensions of Contrast CS-22-04 with Parker McCay for NJ General Legal Counsel
- Parker McCay counsel extension was discussed next, for which Mr. Norcross stepped out. Committee members consented to extension
- c) Moody's and Standard & Poore's A1 and A+ ratings are consistent.

Ms. Baldini thanked the CFO for his work.

4. Resolutions:

Staff

RESOLUTION 26-05 - AUTHORIZING AUTHORITY EXPENDITURES PURSUANT TO RESOLUTION 24-17 FOR THE PERIOD JANUARY 1, 2026, THROUGH DECEMBER 31, 2026

Committee Chair Baldini called for a motion to move RESOLUTION 25-54 to the Board for consideration. Commissioner Ratchford made a motion and Commissioner Houghton seconded and the resolution was moved to the full board.

Committee Chair Baldini called for the adjournment of the Economic Development Committee. Commissioner Houghton made a motion and Commissioner Ratchford seconded. The Economic Development Committee adjourned at 11:49 a.m.

**DELAWARE RIVER AND BAY AUTHORITY  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
Delaware River and Bay Authority  
Delaware Memorial Bridge Complex  
January 21, 2026**

A public meeting of The Delaware River and Bay Authority's Budget & Finance Committee Meeting was conducted in person and via Teams on Wednesday, January 21, 2026, at the Delaware Memorial Bridge Complex, located at 2162 New Castle Avenue, New Castle, DE 19720.

**Commissioners of New Jersey**

Committee Vice Chair Baldini- TEAMS  
Commissioner Wilson, Comm. Member- TEAMS  
Commissioner Behnke – ABSENT  
Commissioner McCann  
Commissioner Mehaffey, Comm. Member

Chairperson Ransome

**Legal Counsel**

Phil Norcross – NJ

**Governors' Representatives**

Mike Eleneski – NJ (TEAMS)  
Jasmine Minhas- DE (TEAMS)  
Laura Powell- DE (TEAMS)

**Staff**

Joel Coppadge  
Charlotte Crowell  
Vince Meconi  
Michelle Warner  
James Salmon  
Kyle Bickhart  
Jennifer Oberle-Howard  
Vanessa Phillips  
Tom Cook (TEAMS)

Ceil Smith  
Victor Ferzetti  
Gerry Owens  
TJ Murray  
Jennifer Thevar  
Andrew Houghton  
Stephanie McMillan

**Commissioners of Delaware**

Committee Chair Houghton  
Commissioner Ratchford, Comm. Member  
Commissioner Collins – TEAMS\*  
Commissioner Carey, Comm. Member  
Commissioner Faust- TEAMS

Vice-Chairperson Lathem

**Legal Counsel**

Kate Betterly – DE

\* Commissioner Collins departed the Committee meetings at 11:41 a.m.

1. Committee Chair Houghton, opened the Economic Development Committee meeting at approximately 11:49 a.m. The Deputy Executive Director (DED) reported that the public meeting of the Economic Development Committee had been duly notified in

accordance with the Authority's Freedom of Information Regulations, read the Statement of Notice, and called the roll.

2. Committee Chair Houghton called for a motion to accept the Economic Development Committee Minutes from the December 16, 2025 meeting. Commissioner Ratchford made a motion, Committee Member Carey seconded, and the Committee Minutes were accepted.

3. Resolutions:

**Resolution 26-01- LEASE TERMINATION AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND LUND AIR SERVICES, LLC. AT THE NEW CASTLE AIRPORT**

Emily Weaver presented Resolution 26-01 and answered questions.

Committee Chair Houghton called for a motion to move RESOLUTION 26-01 to the Board for consideration. Committee Member Ratchford made a motion and Committee Member Carey seconded.

**Resolution 26-02- LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND CONSTELLATION ENERGY GENERATION, LLC.**

Emily Weaver presented Resolution 26-02 and answered questions.

Committee Chair Houghton called for a motion to move RESOLUTION 26-02 to the Board for consideration. Committee Member Ratchford made a motion and Committee Member Mehaffey seconded.

**Resolution 26-03- AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND WESTSIDE MARINE SERVICE, LLC., AT THE CAPE MAY AIRPORT**

Michael Porch presented Resolution 26-03 and answered questions.

Committee Chair Houghton called for a motion to move RESOLUTION 26-03 to the Board for consideration. Committee Member Ratchford made a motion and Committee Member Mehaffey seconded.

**Resolution 26-04- AMENDS THE RULES AND REGULATIONS OF THE WILMINGTON AIRPORT OPERATED BY THE DELAWARE RIVER AND BAY AUTHORITY.**

Ben Clendaniel presented Resolution 26-04 and answered questions. Rules were last amended in 2005.

Committee Chair Houghton called for a motion to move RESOLUTION 26-04 to the Board for consideration. Committee Member Ratchford made a motion and Committee Member Mehaffey seconded.

Committee Chair Houghton adjourned the Economic Development Committee at 11:54 a.m. Motion made by Committee Member Ratchford made a motion and Committee Member Mehaffey seconded.

# DELAWARE RIVER AND BAY AUTHORITY

## PROJECTS COMMITTEE MEETING

Wednesday January 21, 2026

Delaware Memorial Bridge Complex

New Castle, Delaware

A public meeting of The Delaware River and Bay Authority's Projects Committee Meeting was conducted in person and via Teams on Tuesday, January 21, 2026, from the Delaware Memorial Bridge Complex, New Castle, Delaware.

### New Jersey Commissioners

Committee Chair Mehaffey

Commissioner McCann, Cmte. Mbr.

Commissioner Baldini, Cmte. Mbr. TEAMS

Commissioner Behnke - ABSENT

Commissioner Wilson - TEAMS

Chairman Ransome

### Legal Counsel

Kate Betterly- DE

### Governors' Representatives

Mike Eleneski - NJ

### Staff

Joel Coppadge

Ceil Smith

Victor Ferzetti

Vince Meconi

Charlotte Crowell

Gerry Owens

Tom Cook

Michelle Warner

Stephanie McMillan

Jim Salmon

TJ Murray

Jen Thevar

Kyle Bickhart

Andy Houghton

Jen Oberly-Howard

Mike Porch

Vanessa Phillips

Dave Hoppenjans

Greg Pawlowski

Ben Clendaniel

Emily Weaver

### Delaware Commissioners

Committee Vice-Chair Ratchford

Commissioner Faust, Cmte. Mbr. - TEAMS

Commissioner Houghton, Cmte. Mbr.

Commissioner Collins - TEAMS\*

Commissioner Carey

Vice-Chairman Lathem

Phil Norcross- NJ

Jasmine Minhas - DE

### Guests

Gayle Gibson

Jeff Molenda

Christopher Beardsley

\* Commissioner Collins departed the Committee meetings at 11:41 a.m.

1. Committee Chair Mehaffey opened the Projects Committee meeting at 11:54 a.m.
2. Committee Chair Mehaffey called for a motion to accept the Projects Committee Minutes from December 16, 2025. Committee Vice-Chair Ratchford made a motion, Committee Member Houghton seconded, and the Committee Minutes were accepted.
3. Discussion Items
  - The COO noted the full Construction Highlights report can be found in the Board materials
4. Bids
  - **DMB-26-02 Spot Repair & Overcoat**

A public bid opening was held on December 17, 2025, in which (9) bids were submitted.

The COO recommended awarding the contract, in the amount of \$2,805,340, to Allied Painting, Inc, of Willamstown, NJ.

Committee Chair Mehaffey called for a motion to accept the bid, to which Committee Vice-Chair Ratchford made a motion, seconded by Committee Member McCann and Projects Committee concurred with the recommendation to accept and authorize the action to be presented to the full Board of Commissioners later today.

5. Project Close-outs
  - **DMB-20-A-CMGC Ship Collision Protection System Phase 2 - Construction Services**

The COO recommended close-out of the contract and final payment to R.E. Pierson Construction Company of Pilesgrove, NJ with a final contract amount of \$87,583,535.31.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Member Vice-Chair Ratchford made a motion, seconded by Committee McCann and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

- **DMB-25-03A Interstate 295 Miscellaneous Roadway Improvements 2025**

The COO recommended close-out of the contract and final payment to J. Fletcher Creamer & Son, Inc of Folsom, NJ with a final contract amount of \$458,858.50.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Member Houghton made a motion, seconded by Committee Vice-Chair Ratchford and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

- **CMLF-L19-04 Lewes Ferry Terminal Duck Bank**

The COO recommended close-out of the contract and final payment to JJID, Inc of Bear, DE with a final contract amount of \$5,556,663.38.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Member Houghton made a motion, seconded by Committee Member McCann and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

- **CMLF-C25-04 Cape May Administration Building Atrium Roof Replacement**

The COO recommended close-out of the contract and final payment to DA Nolt of Berlin, NJ with a final contract amount of \$420,933.00.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Vice-Chair Ratchford made a motion, seconded by Committee Member McCann and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

- **ILG-22-17R Dassault Fence Improvements**

The COO recommended close-out of the contract and final payment to Pro Max Fence Systems, LLC of Reading, PA with a final contract amount of \$837,096.58.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Vice-Chair Ratchford made a motion, seconded by Committee Member Houghton and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

- **WWD-22-01 Hanger Pavement Phase I**

The COO recommended close-out of the contract and final payment to South State, Inc of Bridgeton, NJ with a final contract amount of \$1,475,568.83.

Committee Chair Mehaffey called for a motion to approve the closeout, to which Committee Vice-Chair Ratchford made a motion, seconded by Committee Member

Houghton and Projects Committee concurred with the recommendation and authorized the closeout action to be presented to the full Board of Commissioners later today.

6. Contractor Payment Review: The COO reviewed for the Committee the monthly construction contractor payment summary to be made for the work completed through December 2025 for (18) payments totaling approximately \$8 million for projects at the bridge, ferry, and airports.
7. With no further business to discuss, Committee Chair Mehaffey called for a motion to adjourn. Committee Vice-Chair Ratchford made a motion, seconded by Committee Member McCann, and the Projects Committee adjourned at 12:01 p.m.