

**DSPC MINUTES OF BOARD MEETING
Public Session**

March 23, 2026, at 3:00 p.m.
Buena Vista, 661 S. Dupont Hwy, New Castle, DE
And Virtual

DSPC Board of Directors:

Charuni Patibanda-Sanchez	Chair	Present
Fred Sears, II	Vice Chair	Present*
Karen Bifferato	Director	Present
Darius Brown	Director	Present
David Burt	Director	Present
Joshua Bushweller	Director	Present*
Ronald “Kimoko” Harris	Director	Present
Shante Hastings	Director	Present
Debra Heffernan	Director	Present*
Robert “Jerry” Medd	Director	Present
Ruth Ann Miller	Director	Present*
Michael Smith	Director	Present*

Also Present:

Bobbi DiVirgilio, DSPC Secretary
Joel Heller, DSPC Treasurer
Brian Devine, DSPC Interim Executive Director
Katherine Betterly, Morris Nichols
Tom McGonigle, Barnes & Thornburg
Andrew Saunders*
Angela Harris
Brian Midlick*
Carter Dillon*
Damon Eccleston*
Diego Lopez, Enstructure
Eugene Young, Enstructure
Francois Pageron*
Keith Rowley*
Kristopher Zinchiak*
Kyle Connor*

Laurie Stovall*
Manrique Bermudez*
Michael Evanko, Enstructure*
Richard Korn*
Scott Sipple*
Simeon Hahn*
Steven Hylton*
Zoom User Identified as “Alex V” *
Zoom User Identified as “JL” *
Zoom User Identified as “KJ” *
Zoom User Identified as “RG” *
Zoom User Identified as “Shannon” *
Zoom User Identified as “Tim B” *

**Attended Virtually*

I. Chair Welcome

The meeting was called to order at 3:01 p.m. with Charuni Patibanda-Sanchez, Chair of the Board, presiding. The Chair welcomed everyone to the public session and the members of the Board of Directors introduced themselves.

II. Executive Session

A motion was made and seconded at 3:04 p.m. to enter executive session to discuss strategy sessions involving legal advice and to discuss the content of documents excluded from the definition of public record in §10002 of Title 29.

III. Public Session

At 4:00 p.m. the meeting returned to public session. The Chair welcomed everyone back to the public session.

IV. Consideration of Public Session Minutes of the February 2, 2026 Meeting

The Chair confirmed that all the members received and reviewed the minutes from February 2, 2026, public session. **Board Director Shante Hastings made a motion to approve the public session minutes, and Board Director Darius Brown seconded the motion. With no opposition, the motion was carried unanimously.**

V. Consideration of the Executive Session Minutes of February 2, 2026 Meeting

The Chair confirmed that all the members received and reviewed the minutes from February 2, 2026, executive session. **Board Director Joshua Bushweller made a motion to approve the executive session minutes, and Board Director Darius Brown seconded the motion. With no opposition, the motion was carried unanimously.**

VI. DSPC Update

The Chair invited Board Director David Burt to provide an update on community outreach efforts. Board Director Burt provided that DSPC and Enstructure remain committed to community outreach. Board Director Burt noted that representatives have held small group engagements with the communities of Rose Hill, Bellefonte and South Bridge as well as with members of the Stop the Edgemoor Port opposition group. As a result of the community outreach, it has become clear that one of the major concerns regarding the DCT Container Terminal is centered around traffic. In response to this, Executive Director Devine will be giving an update on DSPC's engagement of a traffic study with WILMAPCO to help address these concerns. Board Director Burt further emphasized that a feedback form is available on the DSPC website for public use. All submitted forms are compiled into a report and reviewed on a regular basis. The Chair added that small group outreach engagements will continue.

The Chair then invited Board Director Harris to speak about his work with the Center for Global Africa. Board Director Harris commented that he continues to encourage DSPC to work with both Enstructure and Global Africa for a possible partnership for bringing cargo from Africa.

The Chair thanked both Board Director Burt and Harris for their contributions to this meeting.

The Chair noted that an internal change has been made to the DSPC public meeting calendar information. She explained that DSPC is now listed as its own Department rather than being listed under the Department of Finance. This update is administrative only and does not affect how the public meeting notices appear on the public meeting calendar. The only impact to the public meeting calendar is related to subscription notifications. The Chair advised the public that if they would like to receive notifications regarding matters added to the Public Meeting calendar related to DSPC, they will need to specify "DSPC" on the subscription request. The link for this can be found on the top right side of the Public Meeting Calendar under "Subscriptions".

The Chair welcomed Executive Director Devine to provide a report on DSPC. Executive Director provided the following updates:

- Port Operation Conditions: Since the last DSPC Board of Directors meeting, the federal dredging began once the ice restrictions were removed. Although delayed due to ice on the river, the dredging has begun and progress has been made. Both Enstructure and DSPC have been coordinating with the dredging contractor regarding the daily impact on operations. One of Enstructure's customers has been impacted by the maintenance dredging delays. DSPC has also received feedback from several customers that they have experienced issues due to the dredging delays as well as delays in the operational efficiency in the container yard arising from the severe winter weather. These are concerns for DSPC and DSPC is working with Enstructure on addressing these matters.
- Port Environmental Compliance Programs: Enstructure as the operator maintains the responsibility of many environmental compliance issues at Port Wilmington and Edgemoor with many of those including annual monitoring and reporting requirements. DSPC did receive and is working with the Enstructure team on the annual reports for the Edgemoor property and these have been submitted to DNREC. The monitoring at the Edgemoor site identified a few compliance issues, which are being addressed by Enstructure in connection with DNREC. In addition, the Fire Marshal identified a few maintenance issues. These issues were promptly addressed by Enstructure with the reinspection and approvals received by the Fire Marshal.
- External Engagement Activity: DSPC is engaging with the US Army Corp of Engineers (USACE) on a dredge management plan for Port Wilmington and Wilmington Harbor. This is not the annual maintenance dredging, but is a 20-year plan for the material associated with that effort. This effort was last completed in 2015 when DSPC signed a dredge management plan, and this is the project's 10-year update. DSPC has re-engaged its involvement with WILMAPCO through participation in their technical advisory committee. WILMAPCO is conducting an ongoing study assessing the impact of truck traffic on the South Bridge community and the area around Port Wilmington. DSPC acknowledges that the impact of the existing operations on the South Bridge Community and addressing those impacts continues to be important. DSPC continues to receive feedback on its website that traffic is of concern.
- Delaware Container Terminal (DCT): DSPC has engaged the University of Delaware Institute of Public Administration to update the Economic Impact Assessment for the DCT Container Terminal project. This will occur over the next three months. DSPC is working with both DelDOT and WILMAPCO to evaluate the community concerns related to the truck traffic that is projected to occur around the DCT development. WILMAPCO has identified a consultant that will review the study completed by DSPC and provide an updated outlook at the potential alternative routes for trucks to alleviate some of the traffic around the Edgemoor road interchange. The consultant will solicit community concerns and coordinate with DelDOT, DSPC,

and the City of Wilmington. This engagement will begin in April 2026 and is anticipated to extend through the fourth quarter of 2026.

VII. Enstructure/Port Wilmington Update

The Chair welcomed Michael Evanko, Chief Commercial Officer of Enstructure, and Eugene Young, Senior Vice President of Enstructure, to the meeting and asked that they provide an update on the Port.

Mr. Evanko began by stating that they have completed successful fumigations of the Chilean grapes, working closely with ILA and local partners upholding food safety standards. He went on to provide that the breakbulk tonnage has increased over the last 12 months in comparison to 2025, with a slight reduction in bulk tonnage. He also noted that Port Wilmington saw a 38% increase in labor wages in the last 12 months in comparison to 2025.

Mr. Evanko moved on to discuss the dredging and crane impacts on Port Wilmington. Mr. Evanko explained that the dredging issues related to a procurement dispute under the federal procurement process. He also highlighted that the freezing of the Delaware River had an impact on Enstructure and its customers. Enstructure is working on this matter with DSPC, the State of Delaware, USACE and the dredging service provided to maintain operations.

Mr. Evanko stated that currently over \$8 million has been invested in crane maintenance since Enstructure has taken over Port Wilmington operations. He went on to state that crane reliability continues to create challenges for vessel discharge and loadout. Due to these problems, Enstructure has developed an experienced crane maintenance team to ensure preventative and correct maintenance. The Clean Ports electrification project is also expected to address the crane reliability issues and has a target completion date of the third quarter of 2027. Mr. Evanko provided that they have invested in two Mobile Harbor Cranes along with additional equipment that should be arriving in the next 90 days.

VIII. Edgemoor Expansion Updates

Diego Lopez of Enstructure provided a brief update on the Edgemoor expansion, stating that there is ongoing coordination with DeIDOT and DNREC through design and approvals. He noted that Enstructure is currently negotiating a construction agreement along with equipment agreements.

Mr. Young commented that Enstructure will be conducting community site tours of DCT with the first tours scheduled for April 11, 2026. Registration is required, and space is limited on a first-come, first-served basis. An additional tour will be held in June. The Chair expressed her encouragement for the community to sign up for a tour.

There being no further questions or discussion, Enstructure thanked DSPC for their continued support.

IX. Action Items/Resolutions

- a. **Resolution #26-01 – Sixth Amendment to 1995 Acquisition Agreement with City of Wilmington (extending deadline to exercise Pigeon Point option)**: Ms. Betterly provided that in 1995 DSPC entered into an agreement with the City of Wilmington to acquire the Port of Wilmington and that the agreement included the right to purchase Pigeon Point, which option was assigned to Enstructure. The option is set to expire June 30, 2026 and that this resolution would authorize an amendment to extend the expiration date to June 30, 2027.

There being no further public comment or discussion from the Board, the Chair invited a motion. Accordingly, a **motion to approve was made by Board Director Burt and seconded by the Vice Chair. With no opposition, Resolution #26-01 was unanimously approved.**

X. General Public Comment

Being no further questions or comments from the Board, the Chair opened the meeting for public comments. The following public comments were made:

- Alicia Clark: On behalf of the Center for Global Africa, Ms. Clark thanked Board Director Harris and Angela Harris for joining them at the African Union Summit. She also extended a thank you to the DSPC Chair, Enstructure Leadership as well as Senator Brown for the preliminary discussions about the opportunity to build a partnership and relationship with the Center of Global Africa.
- Angela Harris: Ms. Harris commented on how enlightening it was to attend the African Union Summit and to see the relationship that the Center for Global Africa has with the leaders who also attended this summit, along with the interest from the leaders on coming to Wilmington to meet with Enstructure. She concluded that her hope is for a partnership to be made with the Center for Global Africa.
- Simeon Hahn: Mr. Hahn thanked the Board for the update although he felt there was mixed messaging regarding community engagement. He stated that concern that DSPC was not engaged in generating business for the Port. With regard to the public meeting notification, he stated he was unaware of this and asked how to do this. Mr. Hahn concluded that he will be looking forward to further updates relating to the dredging material management plans along with the Economic Impact Analysis and WILMAPCO studies.
The Chair stated that the DSPC Secretary will email Mr. Hahn with the information on how to subscribe to the public meeting notifications.
- Manrique Bermudez: Mr. Bermudez commented on behalf of Chiquita noting the impact of the dredging issues at Port Wilmington. Specifically, Chiquita has been forced to partially discharge vessels at other ports. In almost 40 years of operating at Port Wilmington, they have not had this type of situation. He concluded by stating that he was happy to hear of the dredging update in today's meeting.

No further public comments were made.

With there being no further questions or comments, the Chair thanked all for attending. **Board Director Jerry Medd made a motion to adjourn, and Board Director Shante Hastings seconded the motion. With no opposition, the meeting was adjourned at 4:49 p.m.**

Minutes Respectfully Submitted by Bobbi DiVirgilio