

**DSPC MINUTES OF BOARD MEETING  
Public Session**

April 20, 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 Executive Director  
Katherine Betterly, Morris Nichols  
Tom McGonigle, Barnes & Thornburg  
Andrew Saunders\*  
Brian Midlick\*  
Carter Dillon\*  
Diego Lopez, Enstructure  
Erin Dinyovszky, Enstructure

Eugene Young, Enstructure  
Jordan Seemans\*  
Karen Hartley-Nagle\*  
Karl Baker, Spotlight Delaware  
Katie Tabeling\*  
Laurie Stovall, Enstructure\*  
Nathan Darlington\*  
Zoom User Identified as “Alex V” \*  
Zoom User Identified as “Bente” \*  
Zoom User Identified as “Nathan” \*

*\*Attended Virtually*

**I. Chair Welcome**

The meeting was called to order at 3:05 p.m. with Charuni Patibanda-Sanchez, Chair of the Board, presiding. The Chair welcomed everyone to the public session and each of the members of the Board of Directors introduced themselves.

## II. Executive Session

A motion was made and seconded at 3:06 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 4:09 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 March 23, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the public session of the March 23, 2026 Board meeting. **Board Director Bifferato made a motion to approve the public session minutes, and Board Director Brown seconded the motion. With no opposition, the motion was carried unanimously.**

## V. Consideration of the Executive Session Minutes of March 23, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the executive session of the March 23, 2026 Board meeting. **Board Director Medd made a motion to approve the executive session minutes, and Board Director Bushweller seconded the motion. With no opposition, the motion was carried unanimously.**

## VI. DSPC Update and Executive Director Report

The Chair asked if any Board Director had any comments to share at this time. Board Director Burt commented that he attended the Edgemoor site tour and commended the Enstructure staff who was very engaging with the public.

The Chair noted that an official announcement was already made about the permits from the United States Army Corps of Engineers (USACE) but since this is the first Board meeting since then, she congratulated and thanked everyone for their hard work in helping DSPC obtain these permits. The Chair especially thanked Executive Director Devine, Joel Heller and the DSPC legal team for all of their hard work.

The Chair provided that she is pleased to say that after reaching the 60% construction milestone that has been reported in previous Board meetings, DSPC and Enstructure have started to embark on reviewing the construction budget. The preliminary estimates that were prepared in 2023 were reviewed in connection with changes to the scope of the project. The DSPC team along with Enstructure's project team have been working for the last several months on identifying the factors for any cost increases. The Chair provided that the cost estimate in 2023 was approximately \$484M; after receiving briefings today at the DSPC Finance Committee meeting, the Chair noted that DSPC would like to share with the public that project costs have increased since the initial estimates and are now estimated to be approximately \$669M. Therefore, a funding gap of approximately \$185M needs to be addressed. The increased cost is largely due to the increase in the cost of equipment, integrating clean technology into the expanded scope of the project and other items such as inflation and tariffs. The Chair proceeded to state that now that this amount has been solidified, pursuant to the Joint Development Agreement, DSPC must meet with Enstructure to negotiate how these additional costs will

be shared between DSPC and Enstructure. One of the resolutions on today's agenda allows DSPC to enter into those negotiations.

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

- The federal dredging contractor has completed the full maintenance dredging in the channel. DSPC and the Enstructure team continue to coordinate with USACE.
- DSPC and Enstructure continue to work on compliance at both Port Wilmington and the DCT property at Edgemoor.
- April 1<sup>st</sup> Senator Blunt-Rochester toured the site.
- DSPC continues to participate with the USACE in their long-term planning effort on dredging management.
- DSPC continues to work WILMAPCO on the study of traffic related to DCT.

The Executive Director gave a brief overview of the USACE permit review noting that in April 2026 the Department of Army issued a Section 10/404 Permit and Section 408 permission decision that permit the construction of the wharf and dredging at Edgemoor under the primary Federal regulatory process.

## **VII. Enstructure/Port Wilmington Update**

The Chair welcomed the newly appointed President of Enstructure Mid-Atlantic, Eryn Dinyovszky, and Eugene Young, Senior Vice President of Enstructure, to the meeting and asked that they provide an update on the Port.

Ms. Dinyovszky provided a brief professional background and expressed appreciation and excitement for being a part of this new journey.

Mr. Dinyovszky began the Port Wilmington update by providing that the dredging has been completed. She went on to state that the Chilean grapes vessel finished discharging in early April. She noted that operations have returned to a normal course and that Port Wilmington is continuing to expand on forest products operations. She noted that there was a 16% increase in breakbulk tonnage from YTD 2026 to YTD 2025, with a slight reduction in the bulk tonnage and container attributable to the dredging and crane reliability issues.

## **VIII. Edgemoor Expansion Updates**

The Chair invited Enstructure to proceed with its presentation to provide an update on the expansion project.

Ms. Dinyovszky commented that she joined the community tour that past weekend and was extremely impressed with the property and feels that it has strong commercial potential.

Diego Lopez of Enstructure provided a brief recap of the DCT expansion and gave a description of the progressive design build approach. Mr. Lopez noted that they were working to finalize a stipulated price by May/June 2026. He also stated that construction should begin in the Summer of 2026 and be completed in December of 2028.

Eugene Young of Enstructure advised that the first tour of the Edgemoor site that was held on April 11<sup>th</sup> was very successful, thanking those who came out along with Board Director Burt who also attended.

There are currently two more tours scheduled for May 16<sup>th</sup> and June 20<sup>th</sup>, preregistration is required as there are limited spaces available.

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

#### **IX. Action Items/Resolutions**

- a. **Resolution #26-02 – Section 10/404 Permit and Section 408 Permission for DCT Development Project**: This resolution was unanimously approved by the Board of Directors by written consent prior to the meeting and was read into the record.
- b. **Resolution #26-03 – Authorizing Execution of a Grant Agreement and Subaward Agreement in Connection with MARAD FY2023 PIDP Grant**: Mrs. Betterly briefed the Board on this resolution, noting that it authorizes the finalization of the MARAD grant as well as a subaward to Enstructure. The DSPC Finance Committee reviewed this resolution and recommended that it be approved by the Board.

There being no questions or comments from the Board, the Chair invited the public to make comments on this resolution, noting general public comments can be made at the end of the meeting. No public comments were made.

There being no public comment or further discussion from the Board, the Chair invited a motion. **Accordingly, a motion to approve was made by Board Director Darius Brown and seconded by Board Director Karen Bifferato. With no opposition, Resolution #26-03 was unanimously approved.**

- c. **Resolution #26-04 – Commitment to DCT Project**: Mrs. Betterly briefed the Board on this resolution, noting that it appears the initial budget for this project will be exceeded and that this Resolution authorizes the DSPC Chair and Vice Chair to work with Enstructure to negotiate a resolution for this funding gap, subject to final review and approval by the DSPC Board. Mrs. Betterly explained that this resolution also addresses that there may be additional challenges to permits related to the project and authorizes DSPC to respond thereto. The DSPC Finance Committee reviewed this resolution and recommended that it be approved by the Board.

There being no questions or comments from the Board, the Chair invited the public to make comments on this resolution, noting general public comments can be made at the end of the meeting. No public comments were made.

There being no public comment or further discussion from the Board, the Chair invited a motion. **Accordingly, a motion to approve was made by Board Director Darius Brown and seconded by Board Director Karen Bifferato. With no opposition, Resolution #26-04 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:

- No public comments were made.

With there being no further questions or comments, the Chair thanked all for attending. **Board Director Darius Brown made a motion to adjourn, and Board Director Jerry Medd seconded the motion. With no opposition, the meeting was adjourned at 4:45 p.m.**

*Minutes Respectfully Submitted by Bobbi DiVirgilio*