DSPC MINUTES OF BOARD MEETING
Public Session

July 20, 2026, at 2:00 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	Not 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
Camille Walker, DSPC Controller
Katherine Betterly, Morris Nichols
Tom McGonigle, Barnes & Thornburg
Alicia Clark, Center for Global Africa
Bente Bouthier
Carter Dillon*
Diego Lopez, Enstructure*
Eryn Dinyovszky, Enstructure*
Eugene Young, Enstructure*
Jordon Seemans, Harvey Hanna and Assoc.*
Kaitlyn Cupelli*
Karl Baker*
Kyle Connor*
Laurie Stovall, Enstructure*
Lisa Rice*
Naomi Weiss, Spotlight Delaware
Simeon Hahn*
Sophia Voight*
Steven Huynh*

**Attended Virtually*

I. Chair Welcome

The meeting was called to order at 2:00 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 2:01 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 3:00 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 June 15, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the public session of the June 15, 2026 Board meeting. **Board Director Brown made a motion to approve the public session minutes, and the Vice Chair seconded the motion. With no opposition, the motion was carried unanimously.**

V. Consideration of the Executive Session Minutes of the June 15, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the executive session of the June 15, 2026 Board meeting. **Board Director Harris made a motion to approve the executive session minutes, and Board Director Medd seconded the motion. With no opposition, the motion was carried unanimously.**

VI. DSPC Updates and Executive Director Report

The Chair welcomed Interim Executive Director Devine to provide his report.

The Executive Director reviewed the information contained in the presentation regarding the DSPC FY27 Operational Budget along with the FY26/27 Capital Spending Update. The presentation, which was shown during the meeting, is available on the DSPC website.

VII. Port Wilmington Update

The Chair welcomed the President of Enstructure Mid-Atlantic, Eryn Dinyovszky to the meeting and asked that they provide an update on Port Wilmington.

Ms. Dinyovszky began the Port Wilmington update by providing an operational update noting that the Q2 volumes have improved compared to Q1 2026. She also stated that there has been increase in man hours, which is supported by an increase in training as well. Noting that the stevedoring hours have increased 3%, warehousing hours have increased by 6% and the training hours have increased by 88%.

Ms. Dinyovszky went on to provide that Enstructure is working on furthering its investments in workforce development by increasing the training hours and working with various communities to increase awareness of job opportunities at Port Wilmington. Questions were posed by the Board regarding how Enstructure is accomplishing this, and the Chair asked that Enstructure provide more details on this at the next meeting.

Ms. Dinyovszky concluded her presentation by noting that Enstructure has now invested over $46M in infrastructure, equipment, its workforce and the Port Wilmington community. This was also outlined in the presentation shown during the meeting.

VIII. Edgemoor Expansion Update

The Chair invited Enstructure to provide an update on the expansion project.

Diego Lopez of Enstructure provided a brief update on the Edgemoor expansion as shown in the presentation, stating that the preliminary design will be at 100% by early Q4 2026. Construction on DCT has started. Enstructure is also working on procuring equipment for Edgemoor. Mr. Lopez stated that Enstructure has continued to engage the community by hosting different tours for smaller groups. The Chair questioned whether Enstructure is experiencing any supply chain issues that may cause delays in the current construction timeline. Mr. Lopez noted that things are currently moving along as predicted and he does not foresee any delay issues at this time.

Eugene Young of Enstructure commented that Enstructure has decided to pause the community tours while construction is starting at the site and Enstructure is looking to restart the tours in September. He also stated that Enstructure has been having conversations around jobs to include next steps processes for same and will be meeting with the Secretary of Labor on this as well.

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

IX. Action Items/Resolutions

a. **Resolution #26-07 – Approval of FY2027 Operating Budget**: Joel Heller, DSPC Treasurer, briefed the Board on the request for approval of the FY2027 Operating Budget. The Vice Chair reported that the DSPC Finance Committee reviewed the resolution and recommended it for approval by the Board.

Before taking questions and comments from the Board, the Chair invited the public to make comments on this resolution only, noting general public comments can be made at the end of the meeting. No public comments were made.

There being no questions or further discussion from the Board, the Chair invited a motion. **Accordingly, a motion to approve was made by Board Director Smith and seconded by Board Director Brown. With no opposition, Resolution #26-07 was unanimously approved.**

b. **Resolution #26-08: Innovative Finance and Asset Concession (IFAC) Grant and Subaward Agreement:** Executive Director Devine briefed the Board on this resolution, noting that it authorizes the Chair and Vice Chair to negotiate the final forms of the grant agreement and subaward agreement.

Before taking questions and comments from the Board, the Chair invited the public to make comments on this resolution only, noting general public comments can be made at the end of the meeting. No public comments were made.

There being no questions or further discussion from the Board, the Chair invited a motion. **Accordingly, a motion to approve was made by Vice Chair Sears and seconded by Board Director Medd. With no opposition, Resolution #26-08 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 comments were made:

- Lisa Rice, Delaware Resident: Ms. Rice provided comment that questioned the State of Delaware's decisions related to the use of escheat funding. Comments were provided noting the lawsuits filed in opposition to the Edgemoor project and the findings of the performance audit performed by the State Auditor. Comments were also made related to the pace of the Edgemoor development and the cost increase that were discussed at previous DSPC public meetings.

With there being no further questions or comments, the Chair thanked all for attending. **The Vice Chair made a motion to adjourn, and Board Director Brown seconded the motion. With no opposition, the meeting was adjourned at 3:32 p.m.**

Minutes Respectfully Submitted by Bobbi DiVirgilio