DIAMOND STATE PORT CORPORATION
PORT OF WILMINGTON

DSPC MINUTES OF BOARD MEETING
Public Session

August 17, 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	Not 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
Becca Cotto*
Bente Bouthier, Delaware Public Media
Carter Dillon*
Diego Lopez, Enstructure*
Eryn Dinyovszky, Enstructure
Eugene Young, Enstructure
Jordon Seemans, Harvey Hanna and Assoc.*
Karl Baker*
Ken Woods*
Laurie Stovall, Enstructure*
Lisa Rice*
Mike Evanko, Enstructure*
Simeon Hahn*
Sophia Voight*
Steve Lawler*
Tyler Micik*
Zoom User Identified as "Alex V" *

**Attended Virtually*

I. Chair Welcome

The meeting was called to order at 2:01 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 2:03 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 3:19 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 July 20, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the public session of the July 20, 2026 Board meeting. **The Vice Chair made a motion to approve the public session minutes, and Board Director Smith seconded the motion. With no opposition, the motion was carried unanimously.**

V. Consideration of the Executive Session Minutes of the July 20, 2026 Meeting

The Chair confirmed all the members received and reviewed the minutes from the executive session of the July 20, 2026 Board meeting. **Board Director Bifferato made a motion to approve the executive session minutes, and Board Director Miller seconded the motion. With no opposition, the motion was carried unanimously.**

VI. DSPC Updates and Executive Director Report

The Chair welcomed Board Director Burt to provide comments. Board Director Burt began by congratulating the Chair, DSPC Executive Director Devine, and the Enstructure team on the recent construction achievements and progress towards building the Delaware Container Terminal (DCT). He noted that Delaware is on its way to delivering a generational upgrade in wealth and jobs, increasing shipping commerce to include secondary commercial opportunity, and boosting tax revenue and general community security. He noted that it is important to keep aware of the concerns of the residents near DCT relating to truck traffic. DSPC in consultation with DelDOT will study the cost feasibility and impacts of limiting or redirecting truck traffic to access I-495 north and south via Hay Road and 12th Street, instead of using Hay Road and Governor Printz Blvd. He went on to state that WILMAPCO has been engaged to conduct this study, and the report is due in January 2027. Board Director Burt noted that it is a good idea to complete this study early in the DCT development stages and a significant step to address the community's prominent questions and concerns. Board Director Burt suggested that DSPC also move in the direction of more community collaboration, perhaps facilitated by elected officials. Board Director Burt concluded by explaining that there is much to be energetic about related to traffic mitigation and collaboration among DSPC, Enstructure and the designers and builders to incorporate the best thinking on this subject.

The Chair thanked Board Director Burt for his comments and noted that she will ask the Executive Director to give updates on the WILMAPCO study at a future meeting and thanked him for his engagement on these issues on behalf of the communities as it is important for the Board to hear these concerns.

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

The Executive Director provided an update regarding the following:

- Port Environmental Compliance Progress: Site compliance remains very active at DCT and Port Wilmington. There was a minor electrical fire on a maintenance building during this period that resulted in both a Fire Marshal and L&I visit to Port Wilmington. This fire had no impact on the Port. DNREC Sediment and Stormwater groups have been very active at both Port Wilmington and DCT. An annual review of Port Wilmington was discussed at a previous Board meeting and DSPC continues to implement solutions to issues that were identified and that have continued. The issues were mainly related to maintenance of aging infrastructure. DSPC continues to engage with DNREC on the best path forward to perform maintenance as well as looking for ways to reduce potential maintenance obligations moving forward. The demolition activities at DCT have picked up and require additional effort from the DNREC Sediment and Stormwater group, who are onsite regularly. This group has made DSPC aware of some issues on Hay Road, which are not a result of the DCT construction site, but are impacting the areas around DCT. The project development team is looking at ways to address these issues. The Air Quality report issued by DNREC for Port Wilmington was positive.
- External Engagement: The Enstructure team and DSPC team have engaged in discussions related to the upcoming fruit season at Port Wilmington. Enstructure hosted a delegation from the Chileans in July to discuss activities coming up this season. Following that meeting, representatives from the State of Delaware, DSPC and Enstructure traveled to Chile to meet representatives there in late July. During this trip they met with representatives of Frutas de Chile, who represent groups of all fruit exports from Chile, along with Chilean government representatives. There were talks around Chile's approach to reduce the need for fumigation as well as how they are looking to advance the process of fumigation to reduce environmental impacts. Work continues with the Army Corps of Engineers on issues related to Port Wilmington and their oversight of DCT. DSPC also continues to work with WILMPACO on the 12th street traffic study. He noted that WILMPACO has software that can track trucks and commuter traffic travel now from the port, which will be used in their study.
- Delaware Container Terminal (DCT) Development: The preliminary phase is winding down, and the project is moving into construction, including demolition that is currently ongoing. The development team continues to have high engagement with many of the regulatory agencies that have direct oversight. In addition, DSPC continues to see activities on the mitigation project. The engineers that are supporting the fisheries have been collecting samples which will continue through the fall.
- Grant Updates: DSPC currently has three active grants at this time. The Clean Port Grant, which is being used to replace the majority of equipment from diesel to electric, etc., is active as procurement continues. The PIDP grant is now active, and DSPC has submitted the first reimbursement under this grant. The Innovative IFAC Grant relates to an economic impact at the port and will become active this fall with the study through the 4th quarter of this year into next spring.

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 that on August 10th there was a generator fire that broke out on board the Dole Columbia ship docked at Port Wilmington. Ms. Dinyovszky stated that thanks to the quick action by the vessel crew and the first responders, the fire was extinguished quickly and there were no injuries to the vessel crew, ILA or Enstructure personnel.

She went on to provide that Enstructure is continuing to invest in the Port Wilmington workforce by making investments in a "Train the Trainer" program and allowing the training department to design effective certification programs to support its labor pool.

Ms. Dinyovszky provided an operational update noting that the year to date (YTD) 2026 versus YTD 2025 vessel count has remained steady with an overall uplift in labor dollars, supported by a major increase in training.

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 is progressing toward 100% by early Q4 2026. Construction on DCT has started, and equipment procurement is underway. He went on to provide that dredging is ongoing, and the team is focusing on key areas.

Eugene Young of Enstructure commented that Enstructure gave a presentation at New Castle County's State of the County and gave a presentation and tour to Leadership Delaware, Inc. Mr. Young also provided that they held site tours and meetings with many community partners, including New Castle County Vocational Technical schools, Delaware Department of Labor, DelTech (students enrolled in heavy equipment certification courses) and FAME (students enrolled in workforce programs).

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

IX. 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:

- Simeon Hahn: Mr. Hahn commented that he attended the Task Force meeting prior to this meeting and noted there seems to be confusion on Enstructure's roles and responsibilities. He noted that he has issued a FOIA for the WILMAPCO study. With regard to the environmental monitoring and the air quality impact, he was confused about what fumigation actions are being done in Chile and what is being done at the Port of Wilmington. He also noted his confusion about the grants and what is being spent in relation to which grant.
- Lisa Rice, Delaware Resident: Ms. Rice provided a comment regarding her concern related to the funding sources for the building of the new port. She noted her view that the funding should stem from the US Economic Development Administration directly and not through the American Rescue Plan Act or Delaware Unclaimed Property Fund.
- Jeffrey Richardson, Delaware Community Benefits Agreement Coalition: Mr. Richardson noted that as the Chair of this coalition there seems to have been development issues beginning with Gulftainer since 2017. His coalition has been involved for several years working with communities that are impacted by the current operations of the port and that are concerned about the expansion and how it may impact the health of the communities. They have questions relating to what is happening with the construction, what chemicals will be released with the work on the new site and how they are being monitored. In relation to the truck traffic, what studies have been done to address the increase in diesel emissions. He added the community's participation in this process, they are not against jobs but want to expand options for clarity and transparency, noting that it would be helpful to have maps of what development is taking place.

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