

**DELAWARE RIVER AND BAY AUTHORITY  
BUDGET & FINANCE COMMITTEE MEETING**

Tuesday, July 16, 2024  
Delaware Memorial Bridge  
New Castle, Delaware

A public meeting of The Delaware River and Bay Authority’s Budget & Finance Committee Meeting was conducted on Tuesday, July 16, 2024, from the Delaware Memorial Bridge Complex, New Castle, Delaware.

**Commissioners of Delaware**

Committee Chair Becker  
Commissioner Ratchford, Comm. Member  
Commissioner Collins, Comm. Member  
Commissioner Carey  
Commissioner Faust - Absent

Chairperson Lathem

**Legal Counsel**

Phil Norcross – NJ

**Governors’ Representatives**

Alexis Franklin – NJ - Zoom

**Staff**

Tom Cook  
Victor Ferzetti  
Charlotte Crowell  
Gerry Owens  
Michelle Warner  
TJ Murray  
James Salmon  
Tara Donofrio  
Michelle Pyle

**Commissioners of New Jersey**

Committee Vice-Chair Baldini  
Commissioner Wilson, Comm. Member  
Commissioner Behnke, Comm. Member  
Commissioner McCann - Absent  
Commissioner Mehaffey

Vice-Chairperson Ransome

**Legal Counsel**

Kate Betterly – DE

**Governor’s Representatives**

Michael Houghton – DE - Absent

**Guests**

Christopher Orlando, Parker McCay  
Jeff Lindsay, CM  
Boby Barr  
Len Desiderio  
Kevin Lare  
Ceil Smith

1. Committee Chair Becker opened the Budget & Finance Committee meeting at approximately 12:20 p.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 Becker called for a voice vote to accept the Budget & Finance Committee Minutes from June 18, 2024. Commissioner Baldini made a motion, Commissioner Ratchford seconded, and the Committee Minutes were accepted.

3. Discussion Items:

**FY23-Q2 Traffic Revenue & Expense Review**

The CFO highlighted the 2<sup>nd</sup> Quarter Traffic, Revenue and Expenses. The CFO noted revenue is ahead of projections, commercial traffic is up, but non-commercial traffic is down for the 2<sup>nd</sup> Quarter. CMLF revenues were solid, and expenditure was comfortably in line with last year. Airports in general are exceeding expectations.

**First 2-year contract extension with PNC Bank for Contract CS-19-04: Trustee and Custody Services for Pension and OPEB Assets**

The CFO notified the committee of the 2-year extension with PNC Bank. The CFO is requesting consensus from committee members. All committee members agreed to the 2-year extension.

**First 1-year contract extension with Aon Services Northeast, Inc., for Contract CS-21-01: Authority Wide Insurance Brokerage Services**

The CFO informed the committee of the 1-year of Aon Services Northeast, Inc. The CFO is requesting consensus from committee members. All committee members agreed to the 1-year extension.

4. Action Items:

**RESOLUTION 24-29 - AUTHORIZING AUTHORITY EXPENDITURES PURSUANT TO RESOLUTION 24-17 FOR THE PERIOD, JANUARY 1, 2024, THROUGH DECEMBER 31, 2024**

The Chief Financial Officer presented and discussed the Resolution. With no additional questions, Commissioner Ratchford made a motion, Commissioner Baldini seconded, and the Budget and Finance Committee recommended forwarding Resolution 24-29 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

**RESOLUTION 24-30 AUTHORIZES AN AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND MORRIS, NICHOLS, ARSHT & TUNNELL, LLP TO SERVE AS GENERAL LEGAL COUNSEL REPRESENTING THE AUTHORITY'S INTERESTS IN THE STATE OF DELAWARE**

The Chief Financial Officer presented and discussed the Resolution. With no additional questions, Commissioner Ratchford made a motion, Commissioner Baldini seconded, and the Budget and Finance Committee recommended forwarding Resolution 24-30 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

With no further business to discuss, the Committee Chair Becker adjourned the Budget and Finance Committee 12:24 p.m.

**DELAWARE RIVER AND BAY AUTHORITY**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**

Tuesday, July 16, 2024  
Delaware Memorial Bridge  
New Castle, Delaware

A public meeting of The Delaware River and Bay Authority’s Economic Development Committee Meeting was conducted on Tuesday, July 16, 2024, from the Delaware Memorial Bridge Complex, New Castle, Delaware.

Commissioners of New Jersey

Committee Chair Baldini  
Commissioner Wilson, Comm. Member  
Commissioner Mehaffey, Comm. Member  
Commissioner McCann - Absent  
Commissioner Behnke

Vice-Chairperson Ransome

Legal Counsel

Phil Norcross – NJ

Governors’ Representatives

Alexis Franklin - NJ - Zoom

Staff

Tom Cook  
Victor Ferzetti  
Vince Meconi  
Charlotte Crowell  
Gerry DiNicola-Owens  
Michelle Warner  
Jim Salmon  
TJ Murray  
Tara Donofrio  
Michele Pyle  
Ben Clendaniel  
Michelle Griscom

Commissioners of Delaware

Committee Vice-Chair Becker  
Commissioner Carey, Comm. Member  
Commissioner Ratchford, Comm. Member  
Commissioner Faust - Absent  
Commissioner Collins

Chairperson Lathem

Legal Counsel

Kate Betterly – DE

Governors’ Representatives

Michael Houghton – DE - Absent

Guests

Jeff Lindsay, CM County Counsel  
Len Desiderio, CM County Commissioner  
Bobby Barr, CM County Commissioner  
Kevin Lare, CM County Administrator  
Ceil Smith  
Christopher Orlando, Esq. Parker McCay

1. Committee Chair Baldini opened the Economic Development Committee meeting at approximately 12:26 p.m. The 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 Baldini called for a motion to accept the Economic Development Committee Minutes from the June 18, 2024, meeting. Commissioner Carey made a motion, Commissioner Ratchford seconded, and the Committee Minutes were accepted.

3. Resolutions:

**RESOLUTION 24-31 - LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND AVIATION SPORTS COMPLEX, LLC AT THE CAPE MAY AIRPORT**

The Executive Director presented and discussed the Resolution. With no additional questions, Commissioner Wilson made a motion, Commissioner Carey seconded, and the Economic Development Committee, with the objection of Committee Chair Baldini being noted, recommended forwarding Resolution 24-31 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

**RESOLUTION 24-32 - AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND FLIGHTLEVEL CAPE MAY, LLC AT THE CAPE MAY AIRPORT**

The Executive Director presented and discussed the Resolution. With no additional questions, Committee Vice-Chair Becker made a motion, Commissioner Ratchford seconded, and the Economic Development Committee recommended forwarding Resolution 24-32 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

**RESOLUTION 24-33 - AUTHORIZES A LEASE AGREEMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND EARLE MCCARTNEY LLC D/B/A SEA LEVEL ART AND ANTIQUES AT THE CAPE MAY AIRPORT**

The Executive Director presented and discussed the Resolution. With no additional questions, Committee Vice-Chair Becker made a motion, Commissioner Ratchford seconded, and the Economic Development Committee recommended forwarding Resolution 24-33 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

**RESOLUTION 24-34 - LEASE AMENDMENT BETWEEN THE DELAWARE RIVER AND BAY AUTHORITY AND VELOCITY MAINTENANCE SOLUTIONS, LLC**

The Executive Director presented and discussed the Resolution. With no additional questions, Commissioner Wilson made a motion, Commissioner Becker seconded, and the Economic Development Committee recommended forwarding Resolution 24-34 to the full Board. The Resolution will be presented to the full Board for consideration at the July meeting later today.

Committee Chair Baldini adjourned Economic Development Committee at 12:32 p.m.

**DELAWARE RIVER AND BAY AUTHORITY**

**PROJECTS COMMITTEE MEETING**

**Tuesday, July 16, 2024**

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 Zoom on Tuesday, July 16, 2024, from the Delaware Memorial Bridge Complex, New Castle, Delaware.

Delaware Commissioners

Committee Chair Ratchford  
Commissioner Faust, Committee Member -  
Absent  
Commissioner Becker, Committee Member  
Commissioner Collins  
Commissioner Carey

Chairman Lathem

Legal Counsel

Kate Betterly– DE

Governors’ Representatives

Mike Houghton - DE absent

Staff

Tom Cook  
Victor Ferzetti  
Vince Meconi  
Charlotte Crowell  
Gerry Owens  
Michelle Warner  
Michele Pyle  
Jim Salmon  
TJ Murray  
Tara Donofrio  
Kyle Bickhart  
Shannon Goad  
Ben Clendaniel

New Jersey Commissioners

Committee Vice-Chair Mehaffey  
Commissioner McCann, Committee Member -  
Absent  
Commissioner Baldini, Committee Member  
Commissioner Behnke  
Commissioner Wilson

Vice Chairman Ransome

Phil Norcross– NJ

Alexis Franklin - NJ via Zoom

Guests

Christopher Orlando, Esq.  
Parker McCay, P.A.  
Ceil Smith

1. Committee Chair Ratchford opened the Projects Committee meeting at 12:33 p.m.
2. Committee Chair Ratchford called for a motion to accept the Projects Committee Minutes from June 18, 2024. Commissioner Becker made a motion, Commissioner Baldini seconded, and the Committee Minutes were accepted.
3. Discussion Items

COO noted the full Construction Highlights report can be found in the Board materials.

Committee Chairman Ratchford commended staff for great progress on the UHPC, new Ferry, Ship Collision Prevention and Veterans Memorial projects.

#### 4. Bid Opening

- DMB-24-06 2024 Miscellaneous Steel Repairs, First and Second Structures

A public bid opening was held on July 02, 2024, in which (2) bids were submitted.

The COO recommended awarding the contract, in the amount of \$15,776,725.31 to J.D. Eckman of Atglen, PA.

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

- DMB-24-50R Authority-Wide Fire Suppression and Extinguisher Maintenance, Testing and Inspection

A public bid opening was held on June 25, 2024, in which (2) bids were submitted.

The COO recommended awarding the contract, in the amount of \$88,120.00 to Wayman Fire Protection, of Wilmington, DE.

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

- CMLF-C23-01 Cape May Vessel Maintenance Shop Renovation

A public bid opening was held on June 25, 2024, in which (1) bid was submitted.

The COO recommended awarding the contract, in the amount of \$774,213.00, to Fabbri Builders, Inc. of Vineland, NJ.

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

- ILG-24-BR Terminal Hold Room Expansion

A public bid opening was held on June 26, 2024, in which (3) bids were submitted.

The COO recommended awarding the contract, in the amount of \$7,563,521.35 to Bancroft Construction Company of Wilmington, DE.

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

- ILG-24-A Run-Up Pad

A public bid opening was held on July 02, 2024, in which (6) bids were submitted.

The COO recommended awarding the contract, in the amount of \$3,927,079.00 to Greggo & Ferrara, Inc.

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

- MIV-24-01 Refurbishment of Two 50,000-Gallon Fire Protection Tanks

A public bid opening was held on July 02, 2024, in which (3) bids were submitted.

The COO recommended awarding the contract, in the amount of \$320,068.00 to Brave Industrial Paint LLC of Long Branch, NJ.

- 33N-24-01 Refurbishment of One 50,000-Gallon Fire Protection Tank

A public bid opening was held on April 23, 2024, in which (4) bids were submitted.

The COO recommended awarding the contract, in the amount of \$196,014.00 to Brave Industrial Paint LLC of Long Branch, NJ.

Committee Chair Ratchford called for a motion to accept both bids, to which Commissioner Becker made a motion, seconded by Commissioner Baldini and Projects Committee concurred with the recommendation to accept and authorize the action to be presented to the full Board of Commissioners later today.

- 33N-24-C Apron Expansion – Phase II

A public bid opening was held on June 25, 2024, in which (2) bids were submitted.

The COO recommended awarding the contract, in the amount of \$1,705,102.00 to George & Lynch, Inc. of Dover, DE.

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

- WWD-24-A Apron B Rehabilitation

A public bid opening was held on May 15, 2024, in which (1) bid was submitted.

The COO recommended awarding the contract, in the amount of \$1,813,375.00 to South State, Inc. of Bridgeton, NJ.

Committee Chair Ratchford called for a motion to accept the bid, to which Commissioner Becker made a motion, seconded by Commissioner Mehaffey 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

- CMLF-C23-10 Cape May Terminal Entrance Canopy Improvements

The COO recommended close-out of the contract and final payment to Kavi Construction, LLC. of Berlin, NJ with a final contract amount of \$75,456.93.

Committee Chair Ratchford called for a motion to approve the closeout, to which Commissioner Becker made a motion, seconded by Commissioner Mehaffey and the Projects



Committee concurred with the recommendation and authorized the close-out action to be presented to the full Board for consideration at the meeting 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 June, 2024 for (17) payments totaling approximately \$16 million for projects at the bridge, ferry, and airports.

7. With no further business to discuss, Committee Chair Ratchford called for a motion to adjourn; Commissioner Becker made a motion and Commissioner Baldini seconded, and the Projects Committee adjourned at 12:43 p.m.