

**DRWC**  
**BOARD OF DIRECTORS' MEETING**  
**JANUARY 30, 2026**  
**MINUTES**

A meeting of the Delaware River Waterfront Corporation was held via Zoom on Friday, January 30, 2026, at 8:00 a.m. pursuant to the By Laws and the Pennsylvania Sunshine Act.

Attending: Jay Goldstein, Bill Hankowsky, Mike DiBerardinis, Avi Eden, Karen Fegely, Obra Kernodle, John Mondlak, Matt Ruben, Donn Scott, Angela Val, Bill Wilson, Diane Dalto Woosnam, Ellen Yin, Mario Zacharjasz

Also attending: Joe Forkin, Lizzie Woods, Larry Bell, Jarreau Freeman, Sarah Eberle, Jackie Lai, Tre Rials, Jessica Roberts, Karen Thompson, Mike Barone, Lavelle Young, Gina DiBiase

**MINUTES**

The minutes of the October 24, 2025, DRWC Board of Directors meeting were approved as submitted.

**EXECUTIVE SESSION**

**BUDGET & FINANCE**

Larry Bell stated that the FY'25 audit was completed with no findings and said that a copy will be sent to the board. He stated that the 2024 pension plan is 100% funded and that as of the end of December, DRWC was below budget.

**EOP**

Bill Wilson introduced Mr. Bell to share the EOP report. Mr. Bell stated that participation is at 42% compared to 37% the prior year and that local spending is at 80%. Bill Wilson asked that DRWC continue to be mindful of searching for MBE/WBE for new businesses. Mr. Bell responded that staff is aware and are always mindful.

## **DRNT**

Joe Forkin presented a resolution authorizing DRWC staff to negotiate and enter a lease with Kimko for an approximately 3,150 square foot storage and office space at the Fishtown Crossing Shopping Center. Rent will have a base rent of \$15,471.41 escalating annually by 3% and a fixed CAM fee of \$21,899.45 escalating annually by 4%. The lease will have a 5-year term. In response to a question from Bill Hankowsky, Mr. Forkin stated that the lease doesn't have renewal rights and that it is as presented. A motion was made, seconded and approved.

## **PLANNING & PROJECT REPORTS**

### **CAP**

Lizzie Woods showed pictures of the progress of the CAP project. Joe Forkin presented a resolution authorizing the President to negotiate, finalize, and execute a Guaranteed Maximum Price (GMP) Contract with Daniel J. Keating Company in an approximate amount of \$107,000,000 for construction services related to the topside improvements of Penn's Landing Park, subject to defined cost-management and scope-control provisions. A motion was made, seconded and approved.

### **DELAWARE RIVER TRAIL NORTH – PENN TREATY TO THE BATTERY**

Ms. Woods stated that bids came in higher than expected and that further descoping with the qualified bidders was necessary. An update will be presented to the Executive Committee at the March meeting.

### **CUMBERLAND STREET CONNECTOR**

Lizzie said that they are coordinating with adjacent property owners on tuck access at the Cumberland and Richmond intersection. She added that a public meeting is being planned for later this winter/early spring. She informed the board that DRWC received a grant from DCNR to support the construction of the project.

### **WASHINGTON AVENUE CONNECTOR**

Ms. Woods reported that the weather slowed the progress of the project. She stated that DRWC was awarded a \$90,000 grant from the William Penn Foundation to support the purchase and installation of trees for the project. She added that planters were installed near Jefferson Square Park

and that tree-tagging is scheduled for late February and that the project is on-tack for completion in June.

### **SOUTH WETLANDS**

Ms. Woods stated that the project is still in review with the Army Corps of Engineers and PA DEP as part of the Joint Permit Application process. She said that DRWC received two grants to support the next phase of work. She added that funding was received from NFWF Delaware River Conservations Fund to support production of final construction documents for Phase One and funding from PA DEP/Coastal Zone Program to support the design of an interpretive and wayfinding signage plan.

### **WATERFRONT RAIL LINE**

Lizzie reported that Pennoni completed 30% of the transportation and concept plans and that DRWC is evaluating the next phase of work with Pop-Up Metro and the Philadelphia Beltline based on cost estimates and permitting pathways. She informed the board the DRWC received a grant from the Department of Community and Economic Development's Multimodal Transportation Fund to support the final design of the improvements. She said that STB approved the City/Open Space Institute's Notice of Interim Trail Use application for CSX's abandoned Vandalia Street right-of-way. Mr. Forkin added that the DCED grant was in the amount of \$600,000.

### **WATERFRONT SUSTAINABILITY & RESILIENCE PLAN**

Karen Thompson stated that the Olin/Arcadis team has submitted a first draft of the final report, which is being reviewed by staff and said that Olin will give a final presentation to staff later this month and will incorporate the remaining feedback and finalize the plan in February. In response to a question from Bill Hankowsky, Ms. Thompson said that the City of Philadelphia was engaged in this project but not Penn DOT. Joe Frokin added that Penn DOT is conducting the Delaware Avenue study.

### **DATA & RESEARCH**

Tre Rials explained the new Internal Work Order System that will improve the work assignments and budget. He added that this fall will be the

15<sup>th</sup> anniversary of the Master Plan for the Central Waterfront and said that 83% of the goals and projects are either complete or in progress.

### **FACILITIES & OPERATIONS**

Lavelle Young reported that the site ops team worked diligently on the removal of snow and informed the board of all the properties that required snow removal. Joe Forkin gave credit to the team for their hard work.

### **DRNT/I-95 HEADQUARTERS**

Lavelle Young presented photos of the new workspace that was created.

### **PARKS & ATTRACTIONS**

Jackie Lai said that Winterfest opened on November 28<sup>th</sup> and had a strong holiday season and that year to date, there were 63,000 skaters that was down slightly from the previous year due to the weather but said that this season the number of visitors was up from last year. He added that the season will end on March 1, 2026, and that the Good Skates program is in full swing.

### **CHERRY STREET PIER**

Mr. Lai said that the CSP continues to thrive with 218,000 visitors even as it enters the slower season.

### **PROGRAMMING & EVENTS**

Sarah Eberle said that the New Year's Eve fireworks were incredible this year and that all of the parties sold out, then described the events to come at Winterfest.

### **CHERRY STREET PIER**

Ms. Eberle described the past workshops, exhibitions, and events and those being planned.

### **WATERFRONT ARTS**

Sarah informed the board that there are 5 new resident artists in the Pier. She then described the Semi quincennial exhibitions. She added that a Pew grant was received and Joe Forkin gave accolades to Sarah for securing a difficult grant.

### **MARKETING & COMMUNICATIONS**

Erika Joy Erb described the influencer strategy and thanked Jarreau Freeman for her work on this. She reported that Philly Skates Free will take place the following day and that Rivers Casino is the title sponsor. Mr. Forkin credited Erika for securing Rivers Casino to sponsor this event.

### **PUBLIC COMMENT**

### **ADJOURNMENT**

There being no public comment, the meeting was adjourned.