

CDAG Board Meeting Minutes – 2012

Central Delaware Advocacy Group (CDAG) – December 13, 2012
NLNA at 8:00AM - Recorded Attendance Attached

I. Approval of the Minutes

Minutes of CDAG Board meeting of November 8, 2012 approved

II. Chairman's Report - Matt Ruben

We had the third and supposed to be final meeting on the Waterfront Overlay in Councilman Squilla's office with CDAG, the Planning Commission, DRWC and the Development Workshop. Right now we are looking at a 100' height limit with a series of height bonuses for developers to provide for public use. That appears to be what the councilman is interested in. There are a series of nine different things they can do with levels of bonus depending which one it is. There is still a question of how much of a bonus you get but overall seems to be the direction we are heading too.

The river access streets in the current draft have Mifflin removed because Pennsport Civic is against including Mifflin as a river access street. The extension of river access streets will have to be the width of the right of way as it intersects Delaware Avenue.

The other issue is the waterfront setback that still hasn't been decided at these meetings. Clearly the councilman feels the setback will be a minimum of 50' to conform to the citywide stream buffer. We haven't agreed or disagreed with that. The original overly was for a 100' set back.

The other thing that the Development Workshop came raised was expressing concern with height bonuses because they felt the bonus were not enough to make it worthwhile for what it would cost to do. But it seems like the councilman agrees with the bonus system. We feel the setback area including the stream buffer has to be available to the public. The trail cannot be cut off from the public.

DRWC announced that a design has been accepted and contract has been issued to do the Spring Garden connector under the Spring Garden over pass.

II. Committee Reports

1. Treasurer's Report - Rene Goodwin

BALANCE \$1391.64

Current balance includes the recent deposit of \$350.00 (which represents a

contribution of \$250.00 from Old City Civic Association and \$100.00 from Richard Wolk in the name of Jeff Rush)

A check in the amount of \$68.31 was drawn to pay the balance of the premium for CDAG's D&O insurance policy. This is not reflected in the current balance.

STATUS OF GRANT REPORT

On December 12, Rene spoke with Debbie of the Contract Compliance Unit of the Pennsylvania Department of Community and Economic Development regarding CDAG's final report. She was apprised that the report would be forwarded to her by the end of next week.

TO BE DONE

The one task that, upon its completion, will bring us up to date on the organization's fiscal matters involves the filing of an application to become exempt from State Sales Tax. Material was provided some time ago by Sandy Saltzman. This looks as though it will be a project for January, 2013.

2. Secretary's Report- Richard Wolk

Two organizations have already signed up a second alternate for their group. Attendance is strong. We also welcome back Tom Otto in good health and back to the table Also welcome Claire Baker who is now a delegate from PHS.

3. Membership - Laura Lanza

Nothing new to present

4. Communication & Outreach - Dianne Mayer

Dianne will continue to do outreach to the public throughout the city to whoever is interested to know about the development in along the Delaware. The waterfront is a city wide amenity. Phil and Dianne will get the email going in the New Year.

III. Development Issues - Matt Ruben

One bit of news is the Planning Commission has conditionally approved the one big development of the project, titled Penn Treaty North, Michael Samchick proposed a 3000 seat and 1000 seat entertainment venues. Also a bowling alley and one or two restaurants with a distillery on the side and some small retail stores. Initially the proposal showed only 350 parking spots. The conditional approval is based on him getting at least 200 more parking spaces and has the support of the

neighboring civic associations. Interestingly enough we have in the last few days got a parking study of this project sponsored by the Electric Factory, a potential competitor, saying the proposal needs 970 parking spaces. At community meetings the developer emphasizes various public transportation that intersects that area. They will be coming to NLNA on Dec.17th. All are welcome.

IV. Discussion New Member Issue - Matt Ruben

A member of the Board of Abbott's Square located on Second Street and bordered on the south by South St and the north by Spruce has inquired to become a constituent organization. He noted that there were already a couple of homeowner associations that were members. Concerns of a general nature were raised: one it's a homeowners association, two it's part of a civic association that already is a member and, along with that does that civic have an amplified vote if another organization is added to the board from within the first organizations boundary. These are philosophical issues and while we want the Board to be interested these issues need to be discussed further.

A long discussion recognizing that other homeowners association on or close to the water were legislated into the organization but also the argument of inclusion vs. exclusion and what makes us strong as an advocacy group. Also discussed were the facts that our meetings were public and open to all some delegates felt that as a first step they are welcome to participate as a non-voting member.

In the end it was decided that Richard, who brought this subject to the table should go back to the prospect, get more information and report back in January.

V. By- Laws Clarification- Jerrold Moss

At our last meeting, the Board approved changes to the By-Laws. The language used regarding "quorum" was correct, but my explanation was not clear and the written language could be ambiguous. Therefore the Board is now asked to approve the following change which should eliminate any possible ambiguity:

"A quorum shall be more than 50% of the number of Directors (but an ex-officio Director serving pursuant to Section C of Article VI or Section H of Article V shall not be counted in determining the number required for a quorum or in determining whether a quorum is present)".

A motion was made to accept this adoption, a vote was called and this change was accepted unanimously

This is our Annual Meeting the next order of business is our annual election of officers. We go through a nomination process and the following persons were the

only nominees (all of whom have agreed to serve):

Chair: Matt Ruben
Vice chairs: Joe Schiavo
Dianne Mayer
Secretary: Richard Wolk
Treasurer: Rene Goodwin

In that there are no other candidates I move that make a motion to accept by acclimation these candidates. The motion was made and so moved.

Jim was thanked for his work.

VI. New Business

The question was asked if CDAG has a role in State business concerning casinos. There was agreement that CDAG would be able to offer testimony to any government body where the proposed casino was within the area of the Master Plan. Should a casino be slotted for the waterfront we should advocate for having the hearings in Philadelphia and development follows the Master Plan.

At the October meeting we talked about fund raising and John agreed to take on that responsibility. He has made a proposal that his solar company will give back to an organization like CDAG a sizable contribution based on the size of the project as well as the local community were that contact opportunity also takes place.

Meeting called for adjournment at 9:20 AM

**Next regularly scheduled CDAG Board meeting is scheduled for
Jan. 10, 2013
Liberty Sailing Club at 6:00 PM**

CDAG Board Member Attendance Record - DEC. 13, 2012

n i s o u r b i l c o	CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Pre sent (X)	Quoru m Count
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m i n g t h r				
N/ V	Delaware River City Corp.	Tom Branigan (P)	N/V	N/V
1	Dickinson Narrows Civic Assoc.	Jeff Wiesner (P)		
	Dickinson Narrows Civic Assoc.	Alan Sabel (A)		
2	Fishtown Neighbors Assoc.	Matt Karp (P) HHHHHHHHH Hanson onHanson (P)		
	Fishtown Neighbors Assoc	David Quadrini (1A)		
	Fishtown Neighbors Assoc.	Tim Potens (2A)		
N/ V	Franklin Bridge N. Neighbors	(P)	N/V	N/V
3	Neighbors Allied Best Waterfront	Mary Stumpf (P)		
	Neighbors Allied Best Riverfront	Dianne Mayer (A)	X	1
4	New Kensington Development Corp.	Sandy Salzman (P)	X	2
	New Kensington Development Corp.	Carla Castillo (A)		
5	Northern Liberties Neighbors Assoc	Matt Ruben (P)	X	3
	Northern Liberties Neighbors Assoc	Ira Upin		
6	Old City Civic Association	Joe Schiavo (P)	X	4
	Old City Civic Association	Rob Kettell (A)		
7	Old Swedes Court Homeowners Assoc.	Kathy Rush (P)		
	Old Swedes Court Homeowners Assoc.	(A)		-
	Olde Richmond Civic Association	Phil Stoltzfus (P)	X	5
	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
9	Pennsport Civic Association	Tom Otto (P)	X	6
	Pennsport Civic Association	Jim Moylan (A1) (A1)		
	Pennsport Civic Association	Rene Goodwin (A2) **		

1 0	Penn Future	(P)		
	Penn Future	Christine Knapp (A)		
1 1 1 1 1 1	Pennsylvania Environmental Council	Patrick Starr (P)	X	7
	Pennsylvania Environmental Council	Chuck Knolls (A)		
1 2	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	Pennsylvania Horticultural Society	Claire Baker (A)	X	8
1 3	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)	X	10
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)		
1	Queen Village Neighbors Association	Richard Wolk (P)	X	11
	Queen Village Neighbors Association	Jeff Hornstein (A)		
1 5	River's Edge Community Association	John Scorsone (P)	X	12
	River's Edge Community Association	Rich Stange (A)		
1 6	Society Hill Civic Association	Jim Moss (P)	X	13
	Society Hill Civic Association	Steve Weixler (A)		
1 7	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	14
	Society Hill Towers Homeowners Assoc.	(A)		
1 8	South St. Head House Business District	Krystal Souvanlasy (A)		-
	South St. Head House Business District	Mike Harris (P)	X	15
1 9	Whitman Council	Rich Lazar (P)		
	Whitman Council	Mark Kapzcynski (A)		

* Rene Goodwin, Treasurer, Ex-Officio Voting Member

(10 voting Board members required for a meeting quorum)

Guests and friends of CDAG:

