

## **CDAG Board Meeting Minutes – 2015**

**Central Delaware Advocacy Group (CDAG) April 9, 2015 at Society Hill Towers Community Room at 6:00 PM - Recorded Attendance Attached**

### **I. Approval of the Minutes**

March 12, 2015 minutes were approved.

### **II. Officers Reports**

#### **1. Chairs Report - Matt Ruben**

April 24th is the next DRWC meeting. I will be there and I will report back to you at next months meeting.

#### **2. Secretary's Report - Richard Wolk**

I am very pleased to see 18 delegates and alternates representing 13 of our 15 voting organizations around the table tonight. Thank you all for being here.

#### **3. Treasurer's Report - Jim Moss**

Our bank account stands at \$2800.

### **III. Update April 11th Waterfront - Joe Schiavo**

Our cleanup is Saturday April 11th starting at 9:30 AM, at pier 68, ending at 1:00PM. Lunch will be provided for our volunteers. We are partnering with United by Blue. DRWC is providing a truck that will pick up the debris from the site and transport it back to the disposal site. Lew Blum is once again helping with his tow truck and he will get the shopping carts out of the river. In inspecting the area we found an amazing amount of cat habitats that are in use. About 100 people have pre-registered. We will be meeting at the very end of the parking lot between Walmart and Old Navy.

### **IV. DRWC/Commerce Grant Application(CDAG Support Letter)**

DRWC drafted the letter. Joe edited and Matt approved it. This is to support a grant application being submitted by the Commerce Department to execute the next section of the trail between pier 52 & pier 68. DRWC is confident they will complete the negotiations to buy the last 100 feet of property along the river needed for the trail. The trail will run behind the Comcast property and then along the former Foxwood parcel. The property owners still retain ownership of the piers. So with the cooperation of the Commerce Department and the Grant Application we should be able to acquire that last piece. DRWC asked us to

submit a letter of support and we did.

#### **V. Briefing on CCIM & ILMC - Andy Sacksteder & Ed Karlin**

CCIM & ILMC, as we discussed at our prior meeting, are advisory Boards set up to help manage the areas around I-95. Andy Sacksteder is President of Rivers Edge and is also on the Board of CCIM & ILMC and Ed Karlin is the Executive Director of ILMC. Andy has been there since the formation of the Interstate Land Management Corporation (ILMC) and is here to help us understand the composition of the organization and its function and the roll of CCIM as an advisory group to ILMC

Andy: There are two layers here the first being the Community Council for Interstate Management (CCIM) but I must start earlier going back to after President Eisenhower passed legislation to create a national highway system. ILMC is a 501c4 non-profit organization. It was created under State Legislation. In the 1950's Eisenhower created this defense highway system throughout the United States Route 1 was the first north to south route which then became I-95. It was established in Pa. as Route 1000. The enabling legislation was created all under Route 1000. The right of way for Route 1000 took place in the 60's and in the 70's it was built all through Delaware north to the border of New Jersey and was mostly done through industrial and commercial properties except in center city Philadelphia. At that time though Center City was valuable and was also under utilized. Even the Penn's Landing Area was sacrificed. The sacrifice was row upon row of south Philadelphia row houses. Communities were directly impacted by I-95. Acquisition was done by eminent domain. Many people had lived in those homes for their entire lives. This area of I-95 was held up for years by savvy citizens whose houses had been taken and turned their lives upside down. They recognized that this was going to be a federal highway and they were going to get federal money. None of the present laws were in place at that time. The people of south Philly fought the ramp plans. They were finally successful in getting a State Supreme Court Judge to accept a negotiated settlement between the State of Pa. and the Neighbors of Society Hill through Pennsport. The community group had been successful in eliminating ramps, redesigned other off ramps and finally worked to get rid of three organizations that would do nothing to take care of the land under and around the elevated highway. The result was State legislation that regulated what went on from bridge to bridge about 2.5 million square feet of highway underpass and adjacent land to the highway. Through a lease and license provision the City was made responsible for maintenance. That became ILMC. In the early years the State put up substantial capital. Over 5 years there was a declining fund of capital that started out as \$1 million dollars and eventually became nothing. The funds were not to make improvements to the highway but only to be used for maintenance under and around the highway. They also endowed ILMC with a \$250,000 annual budget that draw the funds from revenue of a parking garage at 16th & Vine. We now have 38 parcels and of that 17 are useful. We were told to market those

parcels and collect rent. So eventually after putting ballads up and converting a number of parcels up and down we now have 13 useful parcels rented and 4 are not. So ILMC's budget is now \$650,000 with the \$250,000 from the State \$400,000 from the 13 rented parcels.

The ILMC Board consists of 10 members. 1 from Highway Commission is represented by the State. 1 State Representative which alternates between O'Brian and Keller. 2 come from PennDot, 1 from State Commission, 2 appointed by the Mayor. 1 from Chamber of Commerce, 2 from the Executive committee organization. ILMC now has expanded coverage to 13 communities. This all came to fruition when ILMC was chartered in 1989. CCIM representing the community groups has an annual election in which they select two community members to represent all the communities on the ILMC Board. The community reps can blackball any change to a community's leased property.

## **VI. CDAG Progress Report; Priorities Going Forward - Matt Ruben**

The question is which of the eleven items in the Progress Report shall be the priorities we want to work on? What would we be most affective working on? So as we look at the progress report we need to begin to articulate which we should prioritize. At this time we just need to start this discussion.

There was a robust conversation about exploring an historic preservation initiative. One suggestion expressed concern about historic resources and suggested that we develop a list of historic structures along the Delaware River and advocate for the City to accept all Federal and State designations as historical entities. The conversation brought up those organizations that might be interested in helping CDAG. They included the Preservation Alliance, the Historic society, Hidden City and Penn's Design & Historic Preservation Department. We need to do that work and then bring it to DRWC. Patrick Starr agreed to explore creating an assessment process.

Getting people to the river should be a priority. Getting people via bicycles to the riverfront should be part of that priority. The connection to the riverfront is challenging. Point five of connecting people to the riverfront is very important. No one is focusing on crossing ILMC property and getting bicycles to the river. One of their chief issues was pedestrian access and specifically getting from west of the overpasses all the way down to the river. It seems DRWC is concentrating on their properties and not on the whole experience. This has special value in the south.

Four report items are not the focus of DRWC. Items 5,6,7 & 8 All involve connectivity to the river and fall outside DRWC's focus. DRWC is interested in the infrastructure on the river but seemingly not interested in the connection to the river. We on the other hand are most concerned about getting there.

**VII. New Business**

There has been a request by John Scorsone of Rivers Edge asking for the CDAG Board to write a letter of support relative to a development at 107 Callowhill St. It's a lot that has a single structure scheduled to be demolished and the developer intends to build 5 town houses on the site. John is making an argument that suggests they build 4 town houses not 5 and that all should then face Water St. One is now shown facing Callowhill St. They all have garage doors. The letter is going to the Historical Commission that is pressing jurisdiction over this project. Therefore it is going to the full Commission for approval or denial. However we have learned today that the developer has withdrawn the application acknowledging that the Historical Commission does have jurisdiction. They may have thought it's a review and comment session. In that case they could not block the permit issuance. This is new information in this case there is a structure on the site, even if it is a non-conforming structure, the Historical Commission can still claim jurisdiction. John is still asking that we should send a letter supporting Rivers Edge's position. Joe does not find all of the arguments in this letter supportable. Were it not for the the Historical Commissions disapproval of the applications composition this is a by right project. There is nothing in the Zoning Code that wouldn't allow the developer to proceed, if it was not for the Historical Commission. This is a mixed use community. It has commercial, industrial entities.

Since the application has been withdrawn it seems the developer will be going back to River's Edge and then it would be better to wait until that happens and then support River's Edge at that time.

**Meeting Adjourned at 7:40 PM**

**Next regularly scheduled CDAG Board meeting is May 14, 2015 at**

**Society Hills Towers Community Room at 6:00 PM**

**CDAG Board Member Attendance Record - April 9, 2015**

CDAG Board Member (N/V = non-voting members)	Representatives Primary & Alternate	Pre sen	Quor- um	
Abbott Sq. Homeowners assoc.	Sean Sullivan (P)		NV	
Delaware River City Corp.	Tom Branigan (P)		NV	
1 Dickinson Square West.	Nick Calcagni (P)			

	Dickinson Square West	Jane Winkel (1A)	X	1	
2	Fishtown Neighbors Assoc.	Matt Karp (P)			
	Fishtown Neighbors Assoc	David Quadrini (1A)			
	Fishtown Neighbors Assoc.	Tim Potens (2A)	X	2	
	Franklin Bridge neighbors Ass.	Gary Vernick (P)		N/V	
	Franklin Bridge Neighbors Assoc	Ricky Camitta (A)		N/V	
3	Neighbors Allied Best Riverfront	Mary Stumpf (P)			
	Neighbors Allied Best Riverfront	Dianne Mayer (1A)	X	3	
	Neighbors Allied Best Riverfront	Kathy De Angelis (2A)	X		
4	New Kensington Development Corp.	Sandy Salzman (P)			
	New Kensington Development Corp.	Andrew Goodman (1A)	X	4	
5	Northern Liberties Neighbors Association	Matt Ruben (P)	X	5	
	Northern Liberties Neighbors Association				
6	Waterfront Square Condo Association	Nina Zimmer (P)	X	6	
	Waterfront Square Condo Association	Mike Futryk (1A)			
	Waterfront Square Condo Association	Fred Santilli (2A)			
7	Old Swedes Court Homeowners Assoc.	Paul Nutaitis (P)	X	7	
	Old Swedes Court Homeowners Assoc.	Kerry Durst (A)			
8	Olde Richmond Civic Association	Phil Stolzfus (P)			

	Olde Richmond Civic Association	Julio Nieves (A2)			
	Olde Richmond Civic Association	Tom Potts (A1)			
	Pennsport Civic Association	Tom Otto (P)		NV	
	Pennsport Civic Association	Jim Moylan (1A)		NV	
	Pennsport Civic Association	Rene Goodwin (A2)		NV	
	Penn Future	(P)		NV	
	Penn Future	Christine Knapp (A)		NV	
9	Pennsylvania Environmental	Patrick Starr (P)	X	8	
	Pennsylvania Environment	Samantha Driscoll (A1)			
	Pennsylvania Environmental Council	Tony Spagnoli (A2)			
10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P (P))	X	9	
	Pennsylvania Horticultural Society	Claire Baker (A)			
n v	Port Richmond on Patrol & Civic Assoc.	Laura Lanza (P)		NV	
	Port Richmond on Patrol & Civic Assoc.	Jeremy LaCompte (A)			
11	Queen Village Neighbors Association	Richard Wolk (P)	X	10	
	Queen Village Neighbors Association	Jeff Hornstein (A)			
12	River's Edge Community Association	John Scorsone (P)			
	River's Edge Community Association	Rich Stange (A)	X	11	
13	Society Hill Civic Association	Jim Moss (P)	X	12	

	Society Hill Civic Association	Lorna Katz-Lawson (A)	X		
1 4	Society Hill Towers Homeowners Assoc.	Marsha Bacal (P)	X	13	
	Society Hill Towers Homeowners Assoc.	Herman Baron (A)	X		
	South St. Head House Business District	Krystal Souvanlasy (A)			NV
	South St. Head House Business District	Mike Harris (P)			
1 5	Whitman Council	Rich Lazar (P)			
	Whitman Council	Mark Kaczynski (A)			

Joe Schiavo Vice Chair \*Ex- Officio voting member

(8 voting Board members required for a meeting quorum) 13 present

**Guests and friends of CDAG:**

Andy Sacksteder, ILMC & CCIM

Ed Kirlin, ILMC & CCIM



