

**Central Delaware Advocacy Group (CDAG) Board Minutes**  
**July 14, 2016, 6:00 PM**  
**Society Hill Towers Community Room - Recorded Attendance Attached**

**I. Call to Order and Approval of Minutes**

The Chair called the meeting to order at 6:00 p.m. A quorum was present. Minutes from the June 9, 2016 Board meeting were approved as submitted.

There was a Moment of Silence in memory of long-time CDAG member Marsha Bacal. The members shared thoughts of her. CDAG will be making a donation in her memory.

**II. Officer Reports**

1. Chair's Report – Matt Ruben

a. DRWC Activities

- The DeSimone Auto Group is currently using their property at 626-630 N. Delaware Avenue as a service lot. As noted previously, this is not only illegal but also against Overlay specifications. Licenses and Inspections will be taking them to court.

**ACTION ITEM: Matt Ruben will check on the interim use of a cease operations action.**

- The Market Street stairs will be taken down and replaced with ADA compliant stair/ramp combination starting in August. It was confirmed that the scissor ramps will be demolished over the winter, but the two overpasses across Columbus Boulevard to the viaduct will remain. Anticipated completion of the project is the spring. The exact configuration of the project is not clear. There was no further opposition/appeal received by PennDOT by the established deadline.
- The Spring Garden Connector, delayed due to the stainless steel doors/gates required by SEPTA, will be completed by August 2016. There will be a ceremony early that month.
- DRWC is preparing a sublease with the developer of Festival Pier which is expected to be signed by the end of the month. It is anticipated that they will break ground late October 2017. There will be one more music season for Festival Pier.

b. 1 Water Street: See discussion item below.

2. Vice Chair's Report – Joe Schiavo

See new Registered Civic Organization (RCO) regulations below.

3. Treasurer's Report – Jim Moss

CDAG's current account balance is \$4443.00. The insurance premium is due next month.

4. Secretary – Nina Zimmer

a. We have a quorum of 11 members.

- b. The Dockside CDAG Membership Application was submitted and previously reviewed by the Executive Board. It was noted that Dockside meets all current requirements for membership, including the number of residents and representation at CDAG Board meetings. The Executive Board approved its presentation to the CDAG Board members.

Dockside is an apartment building that has been transitioning to a condominium. When questioned, the Dockside representative responded that Dockside, which has 244 units, is only 43% resident owned. The other units are owned by the developer and principal owner, DePaul. This high developer/principal owner percentage could potentially impact their CDAG representation.

This raised a concern among the current members. The primary issue appeared to be whether to admit Dockside now or wait until they are primarily resident owned, something that had not been previously addressed in the Dockside membership discussions.

A motion had been made to admit Dockside. However, after the discussion, there was an objection to a call for the vote as their admission as an owner-owned building set a precedent. It was suggested that the current Board members address the issue with their constituents.

A motion was made and approved to table the admission of Dockside as a CDAG Board member.

**ACTION ITEM: The issue will be discussed by the constituent organizations, at the Executive Board meeting and again addressed at the August CDAG meeting.**

### **III. One Water Street Affordable Housing Resolution and Implications**

Originally, PMC, the developers of this waterfront apartment building on Columbus Boulevard, were allowed zoning by-right with a height bonus if they incorporated below-market rentals. PMC then sought to renege on its affordable housing obligation of 25 units.

The developers, in response to L&I's withholding of the Occupancy Permit, have now agreed, in lieu of the below-market rentals, to a 3.75-million-dollar payment to the City's Housing Trust Fund to satisfy the mixed income bonus obligation. The amount was identified based on the formula detailed in the City Code and Regulations which includes, among other items, the cost of rental of the units and the 15-year time frame as an affordable rental. It was estimated that this would equate to the City Housing Trust Fund providing between 75 and 150 affordable rentals.

The Mayor is addressing the loophole which allows the developers to revise their bonus requirements after zoning permits have been granted. One option mentioned was a deed restriction prior to the zoning approval.

CDAG's focus is integrated, affordable housing within the area of the Central Delaware. The members discussed how to advocate for changing the related City Code. How should we approach it if changes to the code are suggested? How do we react to the Mayor's suggestions? There was a consensus that

there should be a 'clamping down' on the exchange bonus with a re-examination of bonuses and their exchangeability, that we should invite experts to speak on the topic and that CDAG should develop a position on the issue.

It was agreed that the CDAG Board members should confer with their communities and prepare questions to be addressed by our speaker(s) at the next meeting. As an informed group, we will work on creating 'solid' statements and a plan for moving ahead.

**ACTION ITEM: Invite speaker(s) to CDAG's next meeting to address the housing policy.**

#### **IV. New RCO Regulations Adopted by Planning Commission**

Joe Schiavo briefed the Board on his participation in the recent DAG hosted forum on the new RCO regulations. He explained that there are 271 RCO's in Philadelphia, including CDAG. In addition to Councilman Johnson's bill authorizing the Planning Commission to incorporate a code of conduct into the RCO regulations, the Commission staff amended various clauses of the regulations, secondary to the code of conduct. They tweaked the clauses to make the steps clearer and created new limitations. These are not included in the zoning code, but are included in the administrative procedures.

The Planning Commission acknowledges the following ongoing issues of the RCO regulations and process:

- Current RCO process is burdensome to the Commission.
- Little financial/training support for the RCOs/sharing of best procedures.
- Difference how to manage big versus small projects.
- Enforceability of regulation issues
- Coordination between overlapping RCOs.
- Roles and Responsibilities: lack of education between RCOs/get to participate, versus not controlling process
- Lack of standardization of process/operations of RCOs.

There will be an ongoing discussion on how the RCOs will best represent their respective communities.

#### **V. Old Business**

The status of the off-season shipping containers on the Spruce Street is being investigated. We anticipate a preliminary answer from Joe Forkin shortly re their continued presence.

#### **IV. New Business**

There was no new business.

The meeting was adjourned at 7:55 pm.

Next regularly scheduled CDAG Board meeting is August 11, 2016

Society Hill Towers Community Room at 6:00 PM

**CDAG Board Member Attendance Record: JULY, 2016**

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Please Initial	Quorum Count
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)		NV
Delaware River City Corp.	Tom Branigan (P)		NV
1 Dickinson Square West.	Samantha Safara (2A)		
Dickinson Square West	Jane Winkel (1A)	JW	
2 Fishtown Neighbors Assoc.	Matt Karp (P)	MK	
Fishtown Neighbors Assoc.	Arthur Meckler (1A)		
Fishtown Neighbors Assoc.	Kevin O'Neill (2A)		
Franklin Bridge Neighbors Assoc.	Gary Vernick (P)		N/V
Franklin Bridge Neighbors Assoc.	Ricky Camitta (A)		N/V
3 Neighbors Allied Best Riverfront	Dianne Mayer (P)		
Neighbors Allied Best Riverfront	Kathy De Angelis (1A)		

	Neighbors Allied Best Riverfront	Mary Stumpf (2A)	MS	
4	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Andrew Goodman (1A)	AG	
5	Northern Liberties Neighbors Assoc.	Matt Ruben (P)	MR	
6	Old Swedes Court Homeowners	Paul Nutaitis (P)	PN	
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (A)	RB	
7	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 (A1)		NV
	Pennsport Civic Association	Rene Goodwin (A2)		
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
8	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Tony Spagnoli (A)		

9	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	Pennsylvania Horticultural Society	Alise Unver (A)		
	Port Richmond on Patrol & Civic Asso	Laura Lanza (P)		NV
	Port Richmond on Patrol & Civic Asso	Jeremy LaCompte (A)		NV
10	Queen Village Neighbors Association	Richard Wolk (P)	RW	
	Queen Village Neighbors Association	Lauren E. Leonard (A)		
11	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)	RS	
12	Society Hill Civic Association	Jim Moss (P)	JM	
	Society Hill Civic Association	Lorna Katz-Lawson (A)	LK	
13	Society Hill Towers Homeowners Assoc	Ann S. Westcott (A)	AW	
	Society Hill Towers Homeowners Assoc	Herman Baron (P)	HB	
	South St. Head House Business Dist.	Krystal Souvanlasy (A)		NV
	South St. Head House Business Dist.	Mike Harris (P)		NV
14	Waterfront Square Condo Association	Nina Zimmer (P)	NZ	
	Waterfront Square Condo Association	Mike Futryk (1A)		
	Waterfront Square Condo Association	Fred Santilli (2A)	FS	

15 Whitman Council	Rich Lazer (P)		
Whitman Council	Mark Kaczynski (A)		

Joe Schiavo Vice Chair \*Ex- Officio voting member JS \_\_\_\_\_

(8 voting Board members required for a meeting quorum) – 11 present

**Guests and friends of CDAG:**

Name Organization

Thaddeus L. Fialkowski PROPAC

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Marsha Moss Society Hill Towers

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Susan McAniveley Washington Avenue Green

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Frank Crean

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