

Central Delaware Advocacy Group (CDAG) Board Minutes
August 11, 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 2016 July 14 Board meeting were approved as submitted.

II. Officer Reports

1. Chair's Report – Matt Ruben

- a. The DeSimone Auto Group is currently using their property at 626-630 N. Delaware Avenue as a service lot. L&I confirmed that this is illegal and will be taking them to court.

ACTION ITEM: Matt Ruben will seek clarification of the use of a cease and desist action.

- b. The Spring Garden Connector portion at the elevated station and I-95 overpass will officially be completed sometime this month.
- c. Festival Pier: After the due diligence period, the required documents to move ahead with the project have been signed by DRWC and the developers. There will be one more season of music before construction work commences.
- d. K4 Site: The current renderings are not consistent with the Overlay. They are claiming the project specifications are by-right, and, in addition, they have misinterpreted the allowable height bonus provisions. To date, they have not applied for zoning. Non-accessory advertising is being rented on the cargo containers situated along Christopher Columbus Boulevard at the K4 site. The City should be notified.
- e. The renovation of the north side of the Race Street Connector will begin in the fall and is projected to be finished in December/January.
- f. The Market Street stairs will be taken down and replaced with ADA compliant incline ramps and stairs combination starting in August. Elevators were considered but there were multiple problems related to them.
- g. Foglietta Plaza: William Penn Foundation gave the money for the design process and reconstruction. Olin has been selected as the designer. The concept is an international art/sculpture garden with memorials surrounding it, integrating with those already established. No additional memorials will be added at this time. The members the Society Hill Civic Association expressed a concern that the community has not been more involved.
- h. Bridgeview Development: There is a concern re the stop and start process of this project. It was recommended that the Queen Village Neighbors Association be contracted.

2. Vice Chair's Report – Joe Schiavo

No report

3. Treasurer's Report – Jim Moss

CDAG's current account balance is \$4290.00. The insurance premium will be due shortly.

4. Secretary – Nina Zimmer
We have a quorum of 12 members.

III. Dockside Membership Application

Background

At the July 2016 CDAG meeting, Dockside's CDAG Membership Application was submitted. It was noted that Dockside meets all current requirements for membership, including the number of residents and representation at past CDAG Board meetings. The Executive Committee had 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 242 units, is only 47% resident owned. The other units are owned by the developer and principal owner, DePaul. This high developer/principal governance structure could potentially raise policy concerns for CDAG.

The concern voiced by the current members was that an individual developer should not have a vote on a CDAG issue. Therefore, the vote to approve Dockside membership was tabled.

Current Action and Discussion

The CDAG Executive Board met and recommended that a vote be taken on the previously tabled motion that Dockside become a CDAG member.

The following discussion period identified additional concerns, such as:

- Should a vote by a building have the same weight as a vote by a civic association with the number of people in a civic association outweighing the number of owners in a building?
- Could an owner of a condominium be a CDAG representative?

The question re Dockside admission to the CDAG Board was called and the recommendation for membership was approved by a majority vote, 7 to 4, with one abstention.

IV. Recommended CDAG Bylaws Changes

It was moved that the Executive Committee prepare a proposed bylaw revision related to:

- All future Home Owners' Association (HOA) applicants must have a minimum of 51 % home owner control.

It was also requested that the Executive Committee consider and craft additional bylaws to address:

- Any time the resident ownership falls below 51%, there should be a provision related to who can be a CDAG representative, or does that organization lose voting rights
- A voting representative to CDAG cannot be the developer of the voting HOA.
- The use of proportional voting, weighted voting related to size and number of HOAs which may be admitted.

ACTION ITEM: THE EXECUTIVE BOARD SHOULD PREPARE REVISED AND/OR ADDITIONAL BYLAWS RELATED TO THE ABOVE DISCUSSION FOR CONSIDERATION

V. Old Business

There was no old business.

IV. New Business

Public Access Television: PhillyCAM.org

It was proposed that CDAG consider producing a program called "On the Waterfront" on the public access channel, PhillyCAM. The focus of the program would be to bring awareness to the public of CDAG's accomplishments and ongoing issues.

PhillyCAM is a public access system on cable television, "...which provides people with access to equipment and training to make and broadcast their own non-commercial programs, publicize their activities or get their message out without having to buy airtime." The studio is located at 699 Ranstead Street. There is a sliding scale membership fee

Irene McNeil was asked to discuss this with Dianne Mayer who is responsible for CDAG outreach.

The meeting was adjourned at 7:20 pm.

Next regularly scheduled CDAG Board meeting is September 8, 2016

Society Hill Towers Community Room at 6:00 PM

CDAG Board Member Attendance Record: AUGUST, 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)	SS	
Dickinson Square West	Jane Winkel (1A)		
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)	KD	
Neighbors Allied Best Riverfront	Mary Stumpf (2A)		
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 Stolztfus (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)	TD	
	Pennsylvania Horticultural Society	Ayshe Unver (A)		
	Port Richmond on Patrol & Civic Asso	Thaddeus Fialkowski (P)	TF	

	Port Richmond on Patrol & Civic Asso	Ken Paul (A)		
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	Rick Herskovitz	RH	
13	Society Hill Towers Homeowners Assoc	Ann S. Westcott (A)	AW	
	Society Hill Towers Homeowners Assoc	Herman Baron (P)		
	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)	MF	
	Waterfront Square Condo Association	Fred Santilli (2A)		
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) – 12 present

Guests and friends of CDAG:

Name Organization

Irene McNeil Dockside

Irv Starkman Dockside
