

**DRWC
BOARD OF DIRECTORS MEETING
OCTOBER 24, 2025
MINUTES**

A meeting of the Delaware River Waterfront Corporation was held on Friday, October 24, 2025 at 8:00 a.m. both in-person at 121 North Columbus Boulevard, Philadelphia, Pennsylvania and virtually under the By-Laws and the Pennsylvania Sunshine Act.

Attending: Jay Goldstein, Avi Eden, Karen Fegely, Mike Hauptman, Obra Kernodle, John Mondlak, Matt Ruben, Diane Dalto Woosnam. Ellen Yin

Also attending: Joe Forkin, Lizzie Woods, Sarah Eberle, Katie Pistik, Jessica Roberts, Jackie Lai, Austin Marsdale, Jarreau Freeman, Lavelle Young, Mike Barone, Tre Rials, Karen Thompson, Jasmine Wiggins, Gina DiBiase

EXECUTIVE SESSION

OPEN SESSION

MINUTES

The minutes of the July 25, 2025 DRWC Board of Directors meeting were approved as submitted.

NOMINATING COMMITTEE

Jay Goldstein presented a resolution appointing Avi Eden and Diane Dalto Woosnam (Class B, Skillset) to three-year terms expiring on October 31, 2028. Further that Jay Goldstein, (Chair & Treasurer), Obra Kernodle (Vice Chair) and Bill Hankowsky (Secretary) are reappointed as Officers of the Corporation with terms expiring October 31, 2026. Further, that Ellen Yin and Obra Kernodle (Class B) appointed to serve on the Executive Committee with their terms expiring October 31, 2026. A motion was made, seconded and approved.

BUDGET & FINANCE

Jessica Roberts reported on the FY'25 budget stating that there was a deficit of \$428,000 and that DRWC had assets of \$64.5 million and liabilities of \$55.4 million. She said that the FY'25 audit was underway with the new external auditors, Horsey Buckner & Heffler. Ms. Roberts stated that the HR Committee is recommending that DRWC freeze new entrants into the pension plan as of July 1, 2025, and that new hires after this date will be eligible to participate in the 403(B) program. She added that the HR Department is currently being audited by the Carpenters Union and that the audit is covering 2021 through 2025.

EOP

Ms. Roberts reported that FY'26 shows 52% minority and women and disabilities participation with 77% local spending.

REAL ESTATE

Joe Forkin reported on the opening of Rivermark and the unveiling of "Soundings", the art component and stated that units are 52% leased. Mr. Forkin then presented a resolution authorizing DRWC to enter a seventh sublease amendment with Riverview Property Owner LLC to establish a leasehold condominium on the Riverview Northern Liberties premises in accordance with the Pennsylvania Uniform Condominium Act. A motion was made, seconded and approved.

PLANNING & PROJECT UPDATES

Lizzie Woods presented photos of the Cap progress and stated that the abutment and retaining walls are expected to be complete by the end of the year and the site should have power by the following summer. In response to a question from Jay Goldstein, Ms. Woods responded that the project is on schedule and that it should be completed by 2029 and that hopefully PA Dot's schedule will align. In response to a question from Mike Hauptman, Ms. Woods said that the South Street Bridge should be completed by fall 2026.

DELAWARE RIVER TRAIL

Ms. Woods reported that the environmental permitting has been submitted to the Philadelphia Planning Commission staff for review, before it is sent to HUD for final review and then after acceptance, the bid-out for construction

will begin. She added that construction for this small segment should be completed by Spring 2026. In response to a question from Mr. Goldstein, Ms. Woods said that the funding is secure.

NORTHBANK PROJECT TRAIL

Lizzie Woods presented a resolution authorizing DRWC to submit a DCED LSA grant application for the Delaware River Trail Northbank Connector and Living Shoreline. A motion was made, seconded and approved.

CUMBERLAND STREET

Ms. Woods reported that DRWC and designer from NV5 have started design development and that DRWC will meet with the Streets Department, the Northbank developer and Anderson to discuss the design interventions. In response to a question from Mr. Goldstein, Ms. Woods stated that the goal is to begin construction in 2026.

WASHINGTON AVENUE CONNECTOR

Ms. Woods said that active pouring of the concrete shows significant progress and that completion is expected in late spring/early summer of 2026.

SOUTH WETLANDS

Ms. Woods stated that the project is moving forward, and that the design team is coordinating with regulatory agencies reviewing the Joint Permit application made earlier this year.

WATERFRONT TRAIL LINE

Karen Thompson reported that DRWC is working with Pennoni on the challenges and Ms. Woods added that DRWC is coordinating with the City on the future of CSX's Vandalia Street right-of-way.

WATERFRONT SUSTAINABILITY

Ms. Thompson reported that Olin has completed the second phase of their work and that the team is working on developing a draft set of recommendations that will be presented to the City of Philadelphia Office of Sustainability for feedback, as well as to DRWC Board members, before they are finalized. She added that the plan should be wrapped up this fall.

DATA & RESEARCH

Tre Rials distributed and explained the “State of the Waterfront” report.

FACILITIES & OPERATIONS

Lavelle Young described the Delaware River North Trail, that was GR4.

Joe Forkin explained the plans to create revenue for DRWC.

Mr. Young said that there would be a weekly clean-up schedule. He then reported on the success of the Navy 250 events that ran from October 9th to 16th.

SPRUCE STREET HARBOR PARK

Mr. Lai reported that the park is now closed for the season.

BLUE CROSS RIVERRINK

Jackie Lai said that the site is now being transitioned to Winterfest and that the preview party is scheduled for November 25th and then extended an invitation to the board.

CHERRY STREET PIER

Mr. Lai reported that there were 190,000 visitors to date and said that the shortened hours will begin after Thanksgiving.

PROGRAMMING & WATERFRONT ARTS

Sarah Eberle stated that the concerts and Jazz series at SSHP were successful. She said that new to the waterfront was “Thrift to Death” that welcomed over 4,000 visitors. In response to a question from John Mondlak, Ms. Eberle said that the visitors from Brooklyn, New York came the furthest. Ms. Eberle said that the last PECO Multicultural series would be that Sunday and that a Halloween Party was planned along with a Scavenger Hunt.

Ms. Eberle reported interview for new artists for studio space were completed and then described the exhibition at the Cherry Street Pier. She said that planning has begun for the semi- quintessential celebration.

PROGRAMMING & COMMUNICATIONS

Erika Joy Erb reported on the efforts to describe “who we are.” She then recognized Joe Forkin for his awards from the Philadelphia Business Journal and Philadelphia Magazine.

Ms. Erb said that she is working on desktop briefings to get Joe Forkin in front of community leaders to talk about the work of DRWC. She added that there will be a New Year’s Eve press event on November 6th at the Cherry Street Pier where the Mummers will perform.

Erika said that Mike Barone and Jarreau Freeman are currently working on the Winterfest ad campaign. She then thanked Angela Val, Jay Goldstein and Bill Hankowsky for their help with branding for DRWC.

PUBLIC COMMENT

The meeting was then open to public comment.

ADJOURNMENT

There being no public comment, the meeting was adjourned.