

**DRWC
BOARD OF DIRECTORS MEETING
JANUARY 25, 2019
MINUTES**

A meeting of the DRWC Board of Directors was held on January 25, 2019 at 8:00 a.m. at DRWC located at 121 North Columbus Boulevard pursuant to notice duly given under the by-laws of the Pennsylvania Sunshine Act.

Attending: Duane Bumb, Mike DiBerardinis, Avi Eden, Anne Fadullon, Jay Goldstein, Bill Hankowsky, Mike Hauptman, Alan Hoffmann, Marilyn Jordan Taylor, Matt Ruben, Donn Scott, Mario Zacharjasz

Also attending: Joe Forkin, Jodie Milkman, Nyck Maldonado, Jarreau Freeman, Darnell Schoolfield, Nyla Daniel, Sarah Eberle, Chris Dougherty, Angela Sabatine, Anusha Gopalan, Kofi Smith, Dave Moore, Rinku Modi, Lavelle Young, Karen Thompson, Lizzie Woods, Emma Fried Cassorla

MINUTES

The minutes of the October 26, 2018 DRWC Board of Directors were approved as submitted.

BUDGET & PERSONNEL COMMITTEE

Rinku Modi presented the financial statements for the period ending December 31, 2018 stating that the deficit was in part due to inclement weather and the completion costs of the Cherry Street Pier. Joe Forkin added that the deficit would have been greater but thanks to the DRWC staff cutting expenses and a successful holiday week they were manageable.

Joe Forkin said that Emma Fried Cassorla filled the position of Creative Director and that Almaz Crowe was brought on to fill Emma's previous position as Communications and Marketing Director. He also said that Nyla Daniel was promoted to Program & Events Manager and Jarreau Freeman was promoted to Social Media & Web Manager and that Kofi Smith was new to DRWC as the Event Operations Manager.

EOP COMMITTEE

Joe Forkin reported that DRWC achieved 40% overall M/W/DSBE participation, broken down as follows: 16% MBE, 16% WBE and 8% DBE.

REAL ESTATE COMMITTEE

Bill Hankowsky reported that DRWC entered into a Letter of Intent with the Durst Organization to purchase a DRWC owned parcel of land known as the Vine Street Parking lot. Joe Forkin described the background on the parcel and the conditions of the public Request for Proposals that led to the selection of the Durst Organization.

The meeting was then open to public comment.

Andrew Sacksteder, President of the West Shipyard Preservation Trust said that he would like to see the Vine Street Parking Lot remain in DRWC's control and not sold to a private developer. He further commented about the historic shipyard that was located at the site and the artifacts that have remained in-tact there. He then provided written testimony to the board, which is included with these minutes.

John Scorsone, representative of the River's Edge Civic Association to the CDAG board, and West Shipyard Preservation Trust Vice President, expressed his desire for the Vine Street Lot to remain in DRWC's ownership and that the artifacts located there should be preserved and that the Vine Street site should be developed into a museum and park. Mr. Scorsone provided written testimony and graphic illustrations of his vision of a new museum and public park at the Vine Street property.

Irene McNeil, a resident of Dockside expressed her support to save the land. She also commended DRWC staff for all of the good work that is done for the community.

PLANNING COMMITTEE

Lizzie Woods updated the board on the Northern Trail and said that it should be completed by the end of Summer 2019.

Ms. Woods reported that the Southern Trail is near completion and hopeful that the weather will cooperate. In response to a question from Jay Goldstein, Lizzie said that discussions are taking place to plan for the ribbon cutting.

Lizzie then reported on the progress of design documents and approvals for the on-road trail segment, reporting that work continues and that a meeting was held with representatives of the Piers 3 and 5 community on January 17th to finalize design plans by addressing outstanding safety concerns and conflicts with residents in the community.

WASHINGTON AVENUE CONNECTOR

Ms. Woods said that successful public meetings were held and that DRWC and the design team will present concepts to both the Pennsport Civic Association and the Queen Village Neighbors Association in February 2019.

FRANKFORD AVENUE CONNECTOR

Lizzie Woods informed the board of the public meetings that were held and said that a community meeting will be scheduled with the Fishtown Neighbors Association.

WATERFRONT TRANSIT STUDY

Karen Thompson said that Four Square, the firm hired to do the transit study, has prepared the draft recommendation but is still getting feed-back and expects to wrap up by late Spring.

WETLANDS PARK

Lizzie Woods reported that the DRWC was coordinating with the Army Corps of Engineers in an effort to arrive at a timeline for the RFP for conceptual design concepts to be released.

PENNS LANDING

Karen Thompson said that the cap project has progressed into final design with the consultant team led by Pennoni Associates continuing to refine the designs for the structure and topside improvements. She also informed the board that using funds from a grant from the Knight Foundation, a RFQ was issued to engage a consultant team to develop and implement a city-wide civic engagement process for the Penn's Landing cap and park. She said that responses to the RFQ were due on January 22, 2019 and that a Planning Committee meeting was scheduled to review and bring a recommendation to the Executive Committee in February in hopes of awarding a contract.

PROGRAMMING & COMMUNICATONS COMMITTEE

Jodie Milkman said that despite the rain on New Year's Eve, the fireworks were successful and still brought crowds to the waterfront and thanked Sugarhouse for their continued support. She added that this year was the first year that both the 6:00 and midnight parties were sold-out in advance.

WINTERFEST

Dave Moore thanked Independence Blue Cross for their continued support and said that this year's opening day featured free skating for everyone. He said that the tree lighting was hugely successful with excellent media coverage. He informed the board that the rink has hosted 77,000 skaters to date, which exceeded past records and projections. He also said that Latin night has been very successful with over 300 attendees and that the Good Skates program will begin next week.

Mario Zacaharjasz commented that he held his holiday party at Winterfest and his staff commented on the beautiful site and the friendliness of the staff.

CHERRY STREET PIER

Dave Moore informed the board that Cherry Street Pier has seen 50,000 visitors, hosted 2 markets and a few art installations and a sold out 500-person New Year on the Pier partnership with Flygirrl. In response to a question from Jay Goldstein, Dave said that the vendors pay on a percentage basis and are not obligated to open during the off season but that during events, he tries to have at least one vendor operating.

COMMUNIATIONS UPDATE

Emma Fried Cassorla reported that in the short time that Jarreau Freeman has been on board, social media followers have doubled, Cherry Street Pier has shown a 700% increase in followers and the number of email subscribers has soared to 57,000. She added that DRWC recently was host to 2 major press events, one with Dan Hilferty, President of Independence Blue Cross, to open the 25th season of the Blue Cross RiverRink with free skating for all, and the other was the opening of the Cherry Street Pier.

Emma also said that Victor Fiorella named DRWC one of Philly's Biggest Winners and that the tree lighting along with the fireworks were televised by NBC 10.

MAINTENANCE & SECURITY

Lavelle Young reported that New Year's Eve on Penn's Landing went off without any security incidents. He said that a naval vessel was berthed at Penn's Landing during the Army Navy Game and that after negotiations he was able to secure the hosting a vessel every month during the summer pending inspection by Homeland Security in March. Lavelle added that an office-wide training seminar was held to educate the staff on harassment and discrimination of all types.

PUBLIC COMMENT

The meeting was then opened again to public comment when Councilwoman Blondell Reynolds-Brown saluted the board and the staff of DRWC for their partnership with the School District of Philadelphia and said that development projects with public funding should include MBE and WBE organizations.

There being no further public comment, the meeting was adjourned.

West Shipyard Talking Points

Historic:

Site is unique, created by landfill during the construction of Columbus Blvd by grants from Stephen Girard in the early 1800's

Other similar sites in Philadelphia, if they ever existed were obliterated by the construction of I-95

First site investigation in 1987 by Philadelphia City Archeologist Carmen Weber was executed via a small grant of the reported amount of \$275,000 from William Penn Foundation and in-kind support from others. It was the threat of development that led the Philadelphia Historic Commission to do the 1987 investigation. That work uncovered, in two phases, 6 wharfs, the earliest dating to the 1760's, and a ship's way from the early 1800's. All work was done at the mid to northern end of the site leaving the earliest developed plots at the south unturned.

The second site investigation done by DRWC in 2012 was executed with funding less than half the amount of the 1987 investigation. That work approached the more southern section. Two new trenches were opened and the shallow foundations of an apartment block were found to overlay the West Shipyard remains but extensive investigation below those 19th century shallow foundations was not done.

From the 2012 findings it was concluded that the site may qualify for inclusion in the National Register of Historical Places. The site is already on the Philadelphia historic register.

Despite very tight funding for prior investigation, enormously significant artifacts were found in place in a number of locations.

From the 2012 activities the closing comment by the experts, John Milner & Associates:

"Finally, JMA recommends that the DRWC continue public interpretation of this significant resource. The current investigations were limited in time and scope, thus restricting opportunities to view the excavations. Despite limited access to the site, there was substantial community, professional, and academic interest in the remains of the West Shipyard in particular, and of the historical period the West family occupied the site in general. The site provides DRWC with an opportunity to broaden understanding of the City's cultural heritage to all Philadelphians, as well as visitors to the city..."

Economic:

The West Shipyard site purchase price, by the then Penn's Landing Corp, on 1/89/99 was \$1,750,000. Present Phila BRT assessed market value is \$14,226,700. The parking operation on site delivers a reported annual net revenue of \$400,000.

As disclosed the expected LOI sale price will be significantly less than the City assessed value.

Site is 1.6 acres.

Site is bordered: on the north by a 5.5-acre KOZ site that has been held by a New York developer for 30+ years, without development (World Trade Center / Renaissance Square). On the east by 5 piers assembled to make the 5.3 acres purchased recently by Durst and described to be a "long term hold".

There is 10.8 developable acres immediately adjacent to the West Shipyard parcel.

Evaluation:

Penn's Landing cap park to be built-out at 11+ acres at a cost of \$225,000,000 is projected to generate \$1.6 billion in spinoff returns from future build-out of the Penn's Landing - Market to Chestnut Street site and other unspecified adjacent locations. \$1.6 Billion on 11 acres is a Return of \$133,333,333 per acre.

The West Ship Yard site at 1.6 acres would therefore proportionately return \$213,333,333 or more, from buildout of the actual identified available 10.8 acres of parcels immediately north and east.

The adjacent development areas at the West Shipyard site are significantly larger than the available development parcels adjacent to the CAP suggesting the WSY site return may be even better than at the CAP.

Consideration / Challenge:

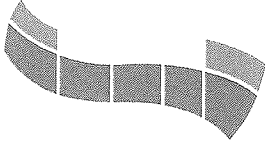
How can the private sale of an irreplaceable historic property for a gain of less than \$10,000,000 be considered against the light of an opportunity to trigger gains in excess of \$200,000,000 by retaining the site as a public holding, used as a public and tourist amenity, simultaneously promoting and protecting unique historic features said to be suitable for the National Register of Historic Places?

Conclusion:

DRWC should hold and protect the site despite private development pressures and abandon all thoughts of sale or transfer of control of the property to private development.

Request:

West Shipyard Preservation Trust requests that the DRWC remove the site from any and all considerations for transfer of ownership and to keep the property in the public domain as a valuable part of the public trust, to be developed as a critical part of the expansion of Philadelphia's historic mile.



January 23, 2019

Joe Forkin
President, Delaware River Waterfront Corporation
121 N. Columbus Blvd.
Philadelphia, PA 19106

VIA EMAIL

Dear Joe:

On behalf of the Central Delaware Advocacy Group (CDAG), am writing to express CDAG's support for a public process, with significant public input, on the potential development of the property owned by DRWC along Columbus Blvd. at Vine Street.

As you know, this site contains *in situ* historical and archaeological artifacts that make the site of potentially unique significance to the Colonial and pre-Colonial history of the United States.

It is therefore crucial to fully explore the best way to preserve and highlight the unique qualities of the site, not only for historic and cultural preservation, but also to maximize the degree to which this site can further our shared goals of re-activating the Central Delaware Waterfront, and of generating new revenue for our city from that revitalization.

We are fortunate that this site is held by DRWC in the public trust, rather than by a private owner, as it permits us this opportunity. CDAG requests that DRWC act on that opportunity, by engaging the public in a process to fully vet options for the site prior to entering into any binding sale or private-development agreement on it.

CDAG has been and remains proud to work with DRWC on the renewal of the Central Delaware Waterfront. And CDAG, both as an organization and as a community of engaged citizens, admires DRWC's effectiveness in creating landmark public spaces along the waterfront, activating public recreation and private development, and assembling the waterfront trail more successfully than anyone could have predicted even a few years ago.

Delaware River City Corporation • Design Advocacy Group • Dickenson Square West Civic • Dockside Residences at Pier 30 • Fishtown Neighbors Association • Franklin Bridge North Neighbors • Neighbors Allied for the Best Riverfront • New Kensington Community Development Corporation • Northern Liberties Neighbors Association • Old Swedes Court Homeowners Association • Olde Richmond Civic Association • Penn Future • Pennsport Civic Association • Pennsylvania Environmental Council • Pennsylvania Horticultural Society • Pier 3 Condominium Association • Pier 5 Condominium Association • Port Richmond on Patrol and Civic Association • Queen Village Neighbors Association • River's Edge Community Association • Society Hill Civic Association • Society Hill Towers Homeowners Association • South Street Headhouse District • Waterfront Square Condominium Association • Whitman Council

At the same time, CDAG remains the civic steward of the waterfront and of the Civic Vision that spurred the creation of DRWC, the Master Plan, and the Zoning Overlay. In that capacity, we feel strongly that every reasonable measure should be taken to ensure that the Vine Street parcel is developed in a way that respects and makes the most effective use of its unique historical features.

As always, CDAG looks forward to continued dialogue and collaboration. Thank you for your attention to this matter.

Best,

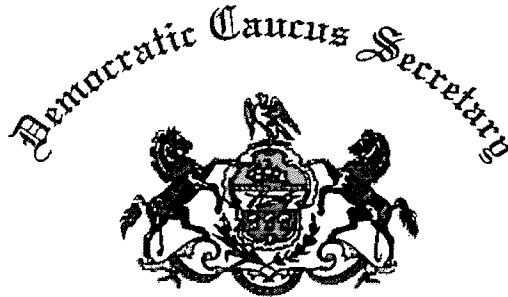
A handwritten signature in black ink, appearing to read "Matt Ruben". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matt Ruben
Chair, CDAG

1ST DISTRICT
LAWRENCE M. FARNESE JR.
SENATE BOX 203001
THE STATE CAPITOL
HARRISBURG, PA 17120-3001
TELEPHONE: 717-787-5662
FAX: 717-787-4531

1802 SOUTH BROAD STREET
PHILADELPHIA, PA 19145
TELEPHONE: 215-952-3121
FAX: 215-952-3155

EMAIL: farnese@pasenate.com
TWITTER: @LarryFarnese
FACEBOOK: [facebook.com/SenatorLarryFarnese](https://www.facebook.com/SenatorLarryFarnese)
WEB: www.senatorfarnese.com



Senate of Pennsylvania

COMMITTEES
COMMUNICATIONS & TECHNOLOGY,
MINORITY CHAIR
BANKING & INSURANCE
COMMUNITY, ECONOMIC &
RECREATIONAL DEVELOPMENT
CONSUMER PROTECTION &
PROFESSIONAL LICENSURE
JUDICIARY
RULES & EXECUTIVE NOMINATIONS
POLICY
PUBLIC SCHOOL EMPLOYEES
RETIREMENT SYSTEM BOARD

Delaware River Waterfront Corporation
Alan Hoffmann, Board Chairman
121 N Columbus Blvd
Philadelphia, PA 19106

January 24, 2019

Dear Chairman Hoffman,

I am writing to you regarding the Hertz Lot / Vine Street Parking Lot / West Shipyard and the future plans for this site.

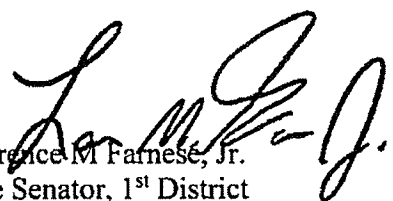
In review of the published studies from the investigations executed in 1987 and 2012, it is clear that there are unique and very old maritime artifacts located on that site. I also see the evidence that the distribution, location and value of the buried remnants from the past are not distinctly located but have been identified to exist over a large portion of the property.

With the understanding that this site is unique in its history not just to Philadelphia, or to the region but to the entire East Coast, I feel that every effort must be made to assure that the value of the buried treasures is maximized and preserved for generations to come.

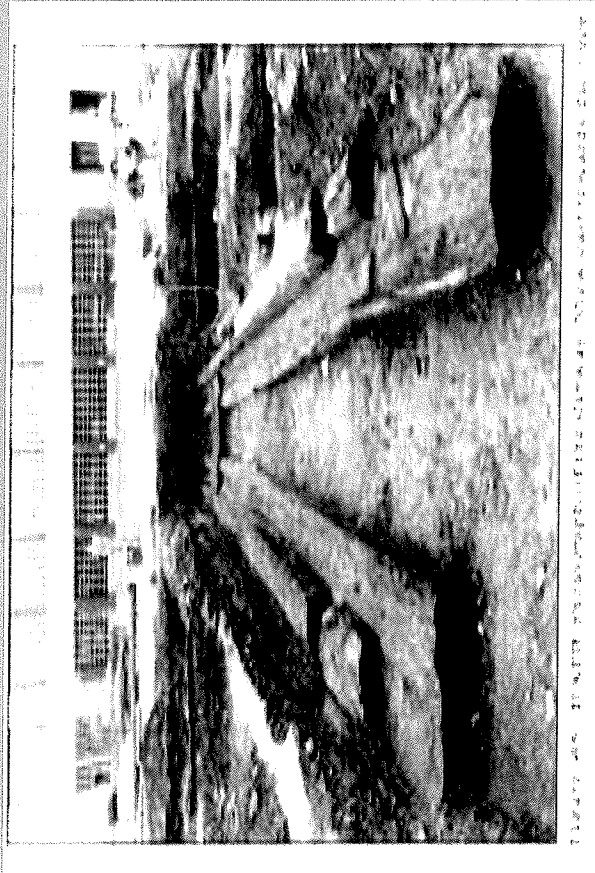
I am requesting that the Delaware River Waterfront Corporation does not enter into a final agreement of sale to transfer this site without a public process that would ensure a favorable outcome for the site.

I thank you for your consideration of my request. If you would like to discuss this further, please call my office at 717-787-5662.

Sincerely,


Lawrence M. Farnese, Jr.
State Senator, 1st District

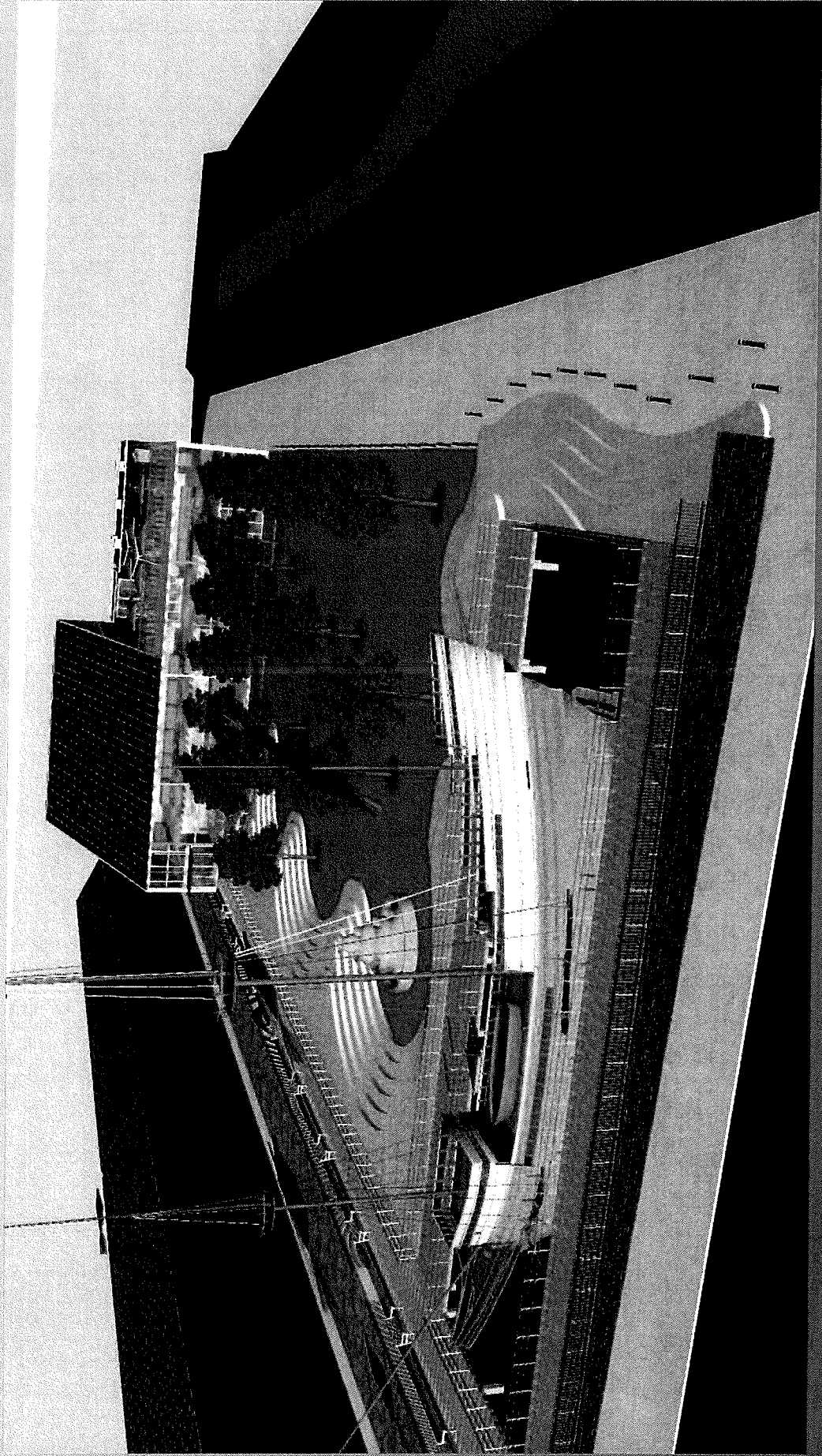
WEST SHIPYARD PRESERVATION TRUST



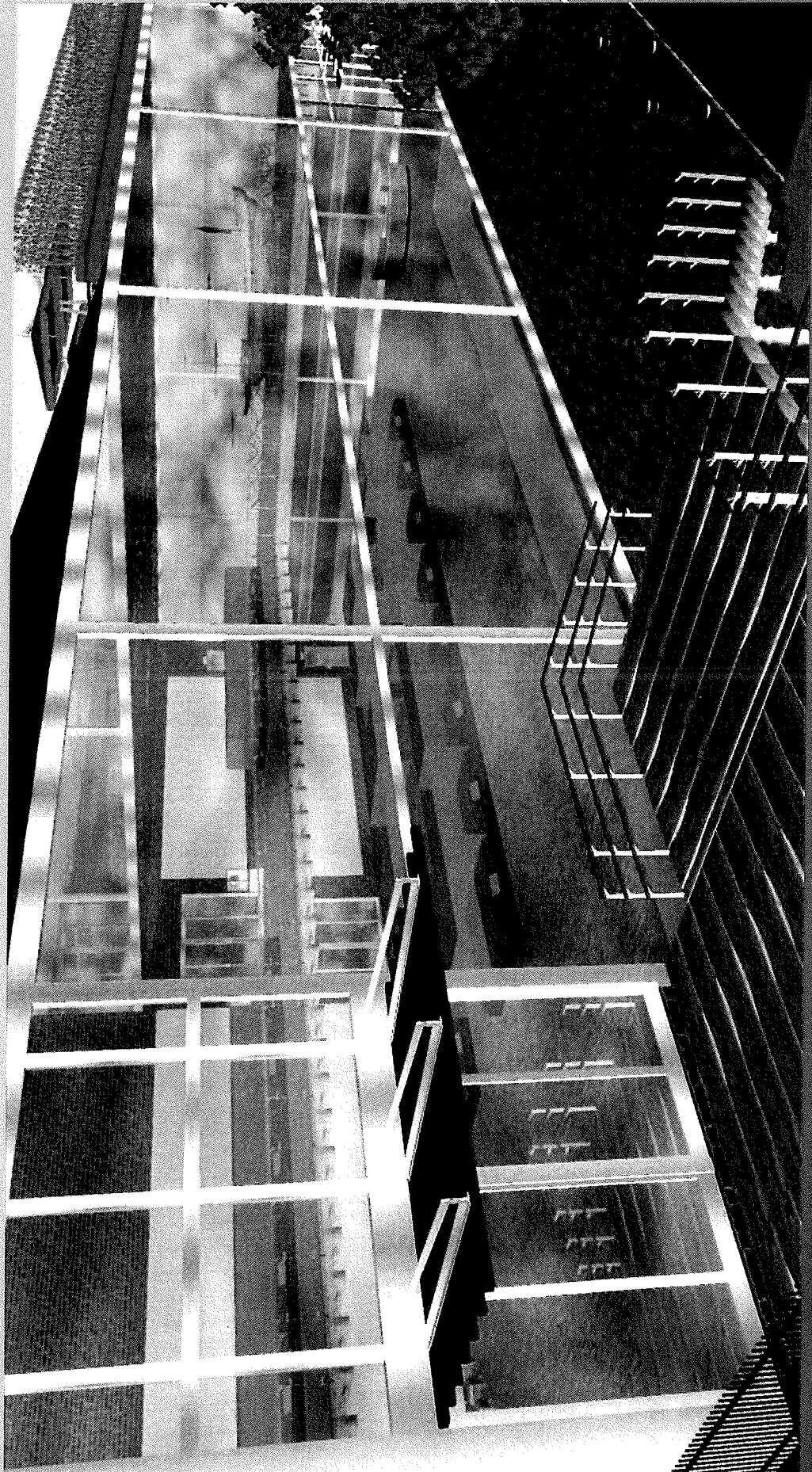
Independence Harbor Museum

&

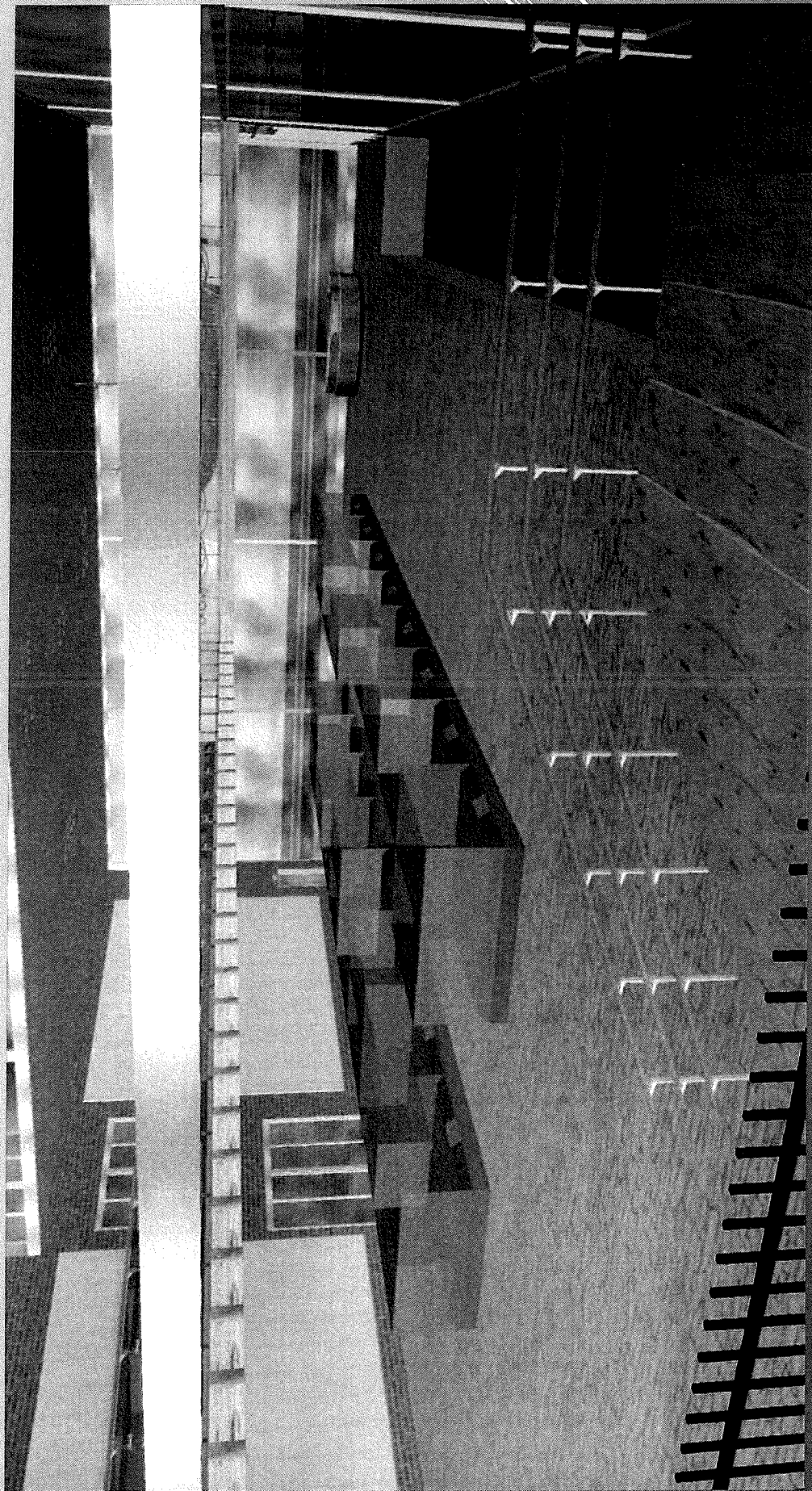
Wood Street Steps Park



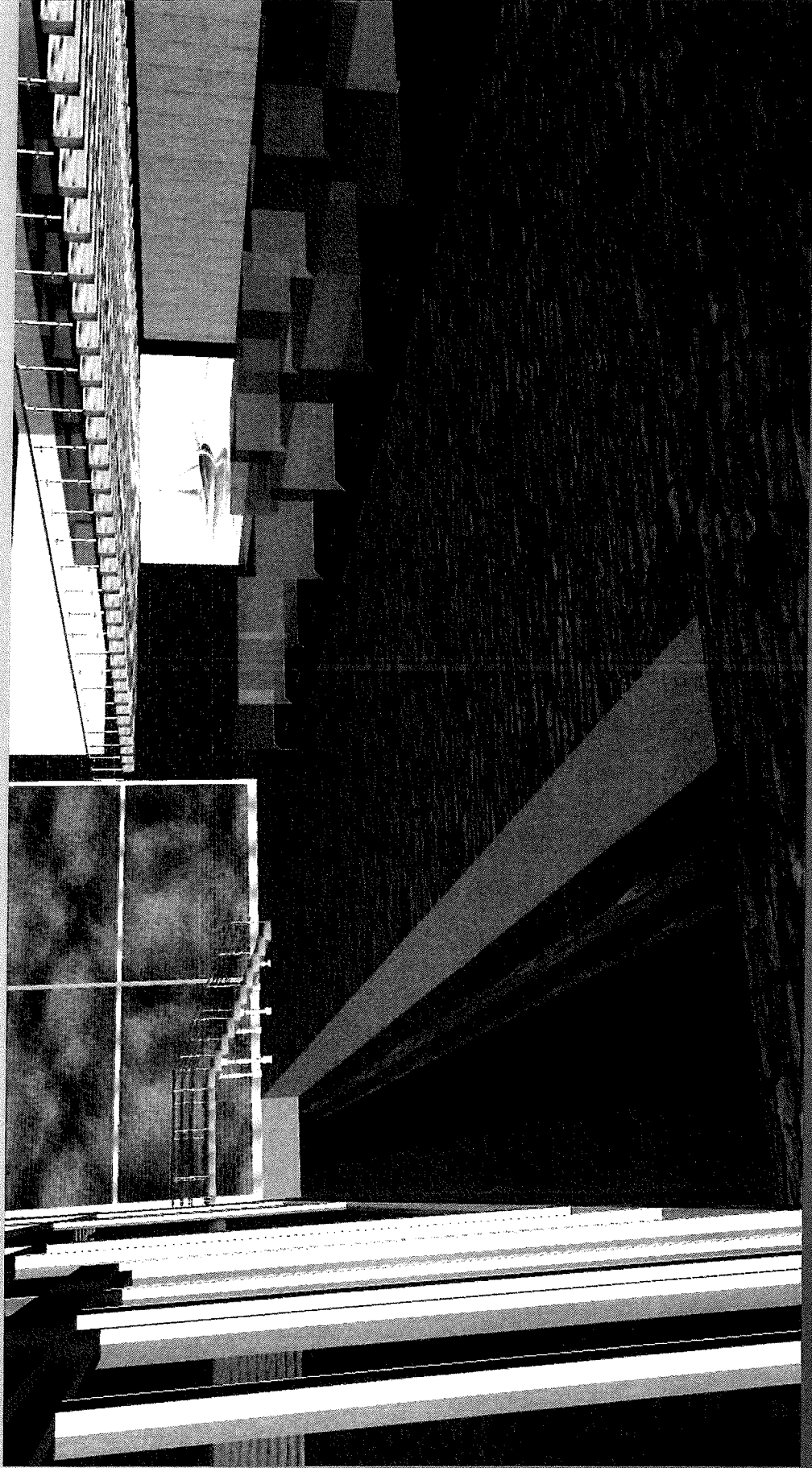
VIEW LOOKING NORTH EAST



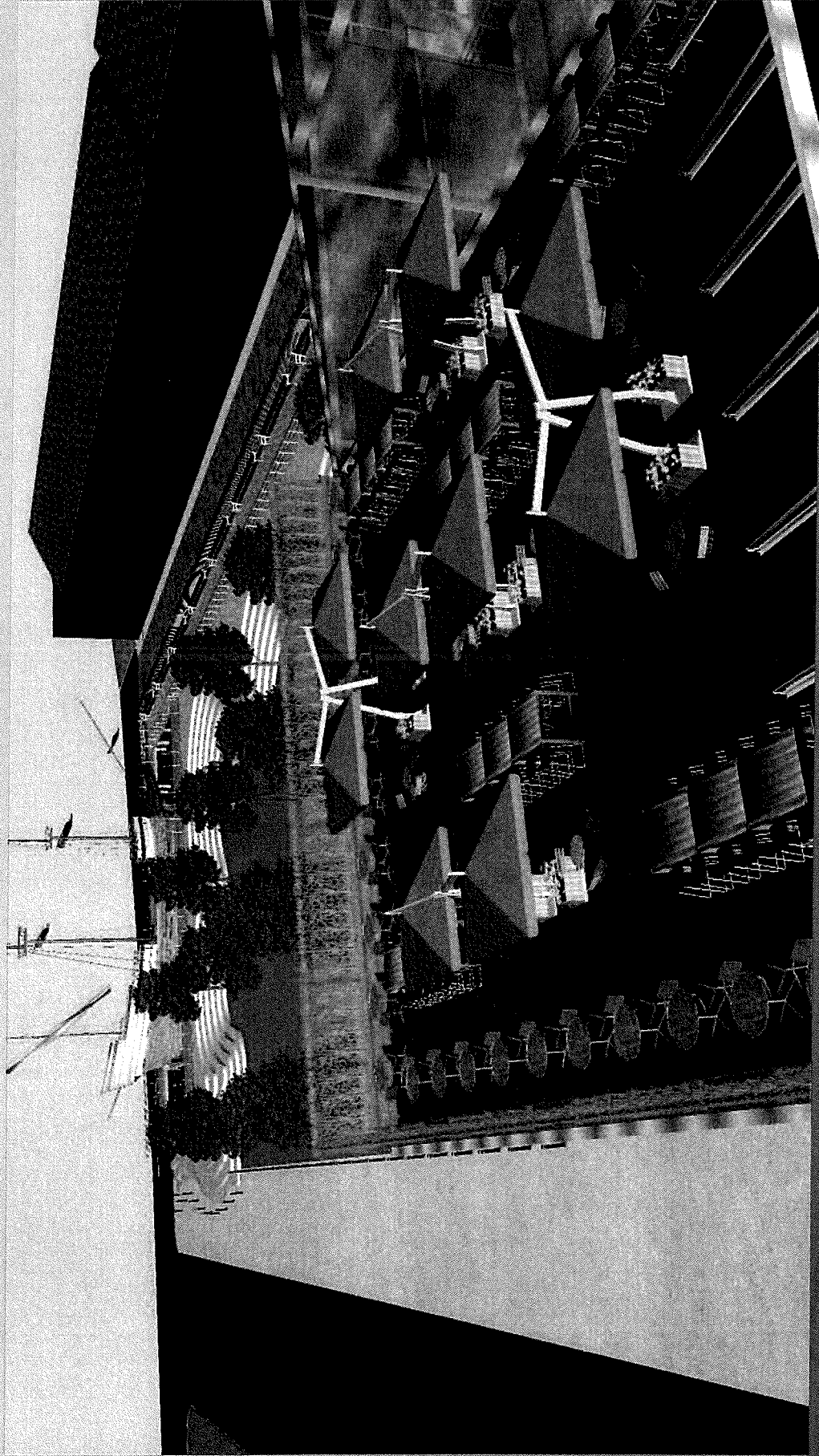
VIEW FROM WATER STREET



VIEW OF SHIP WAY FROM WATER STREET



VIEW OF EXPOSED SHIP WAY ON LEFT



OVERVIEW OF CAFÉ & MUSEUM



VIEW OF WOOD STREET STEPS FACING NORTH

DRWC BOARD OF DIRECTORS MEETING JANUARY 25, 2019

Name Affiliation/Reason for Attending

JONATHAN DORAN

FRIENDS OF PENNYFETH PARK

ANDREW SACKS ZESER

WEST SHIP YARDS

DRWC BOARD OF DIRECTORS MEETING JANUARY 25, 2019

Name	Affiliation/Reason for Attending
Clarke Glennon	Docksider
DAN GARCIA	"
Raven Wolford	Docksider
Elisa Menocal	Docksider
Irene McCloud	Docksider
JOHN SCORSONE	PCA - CMAG - WSPF
Julia Shreiber	Durst org
Richard Adelman	neighbor

DRWC BOARD OF DIRECTORS MEETING JANUARY 25, 2019

Name	Affiliation/Reason for Attending
