

**Larry BMINUTES**  
**DRWC BOARD OF DIRECTORS**  
**APRIL 27, 2023**

A meeting of the Delaware River Waterfront Corporation was held on Thursday, April 27, 2023 at 8:00 a.m. both in person at DRWC located at 121 North Columbus Boulevard, Philadelphia, Pennsylvania and via Zoom conference pursuant to notice duly give under the By-Laws and the Pennsylvania Sunshine Act.

Attending: Alan Hoffmann, Jay Goldstein, Mike Hauptman, Anne Fadullon, Diane Dalto Woosnam, Donn Scott, Matt Ruben, Bill Wilson, Avi Eden, Mario Zacharjasz, Anne Nadol, Mike DiBerardinis, Obra Kernodle, Ellen Yin

Also attending: Joe Forkin, Sarah Eberle, Jarreau Freeman, Mike Barone, Jasmine Wiggins, Larry Bell, Lavelle Young, Austin Marsdale, Jessica Cornish, Chris Dougherty, Lizzie Woods, Jodie Milkman, Victoria Crenshaw, Gina DiBiase, Nancy Miller

**MINUTES**

The minutes of the January 26<sup>th</sup> Board of Directors meeting were approved as submitted.

**EXECUTIVE SESSION**

The board went into executive session.

**OPEN SESSION**

**BUDGET & FINANCE COMMITTEE**

**FY'22 AUDIT**

Larry Bell reported that Fiscal Year 2022 finished with a \$378,000 surplus.

**FISCAL YEAR 2023 OPERATING BUDGET**

Larry said that the 2023 Fiscal Year actuals currently show a \$420,000 surplus as of February 2023. A balanced budget is expected by the conclusion of the fiscal year on June 30<sup>th</sup>. Larry said that staff is vetting responses from banks for a new banking partner and that he hopes a decision can be made in the coming

months. In response to a question from Alan Hoffmann, he said that he has met with Fulton Bank, Citizens Banks, WSFS and TD Bank.

### **EOP COMMITTEE**

Mr. Bell reported on the MBE/WBE spending stating that DRWC is at 24% MBE participation and 26% WBE participation for a total of 50% which is up from last year that was 41%. Joe Forkin added that he engaged Jack Pierce to assist in finding legal options for MBE/WBE participation. Jay Goldstein commented that care should be taken to ensure that DRWC hiring Saul Ewing to oversee a MBE/WBE firms would not result in double paying for legal representation. In response to a question From Mr. Hoffmann, Mr. Bell said that 100% of the amounts reported are spent with women and minority subcontractors.

### **REAL ESTATE COMMITTEE**

Joe Forkin reported that construction is continuing at the Festival Pier site. In response to a question from Jay Goldstein, Lizzie Woods said that the Rivermark Northern Liberties project is expected to be complete by 2025. Matt Ruben added that because of the waterfront manager, DRWC, this much needed project is coming to fruition. Ms. Woods added that DRWC staff has worked with the developer and the Philadelphia Housing Development Corporation's Percent for Art program to identify a group of five finalists for the commissioning of a new piece of public art for the site and that a final proposal is expected to be selected on May 18th.

### **SITE OPERATIONS**

Lavell Young reported that Summerfest is on track for a May 9<sup>th</sup> media preview night prior to opening on May 12th. He said that the roller skating rink will be smaller than the ice skating rink to accommodate other attractions at the site. He added that Spruce Street Harbor Park is on schedule as well for a May 12<sup>th</sup> opening.

### **PENN'S LANDING MARINA**

Mr. Young stated that the Penn's Landing Marina has been dredged and this would allow for larger vessels to enter the marina. He said that all of the slips are booked for the season that begins on May 1<sup>st</sup>. He added that 6 Naval vessels have visited Penn's Landing and expressed their interest in returning in late September.

### **RIVERLINK FERRY**

Lavelle informed the board that the ferry will open on weekends only from May 6<sup>th</sup> through Memorial Day Weekend when it will be open daily. He said that at this point, the concert venue in Camden has 20 concerts booked with 4 pending. He added that DRWC hoped to boost riders this season.

### **SECURITY**

Lavelle Young reported that DRWC is working with Licenses and Inspections to eliminate illegal vendors on DRWC-owned properties. He said that L & I requires support from the Philadelphia Police Department to enforce their removal. He added that there is a new Police Captain who he is working on building a relationship. Mr. Young said that DRWC partnered with PAL to bring youth training to the waterfront and for summer job opportunities. He said that a new addition to the summer staff will be safety ambassadors who will be available to give information to visitors and be an added presence on the waterfront. In response to a question from Alan Hoffmann, Lavelle said that some of the illegal vendors are selling alcohol.

### **PLANNING COMMITTEE & PROJECT REPORTS**

#### **PENN'S LANDING PARK**

Lizzie Woods reported that a Planning Committee meeting will be held in late spring. She said that PennDOT held a pre-construction meeting in the Lodge with approximately 150 guests from the public. She said that they received good feedback and expressed their desire for a dog park. She said that drawings should be completed by summer and out to bid in the fall.

#### **DELAWARE RIVER TRAIL**

Lizzie Woods reported on the stakeholders meetings held with PennDOT and the City regarding the extension of the DRT from Columbia to Lehigh. She said that Saturday, April 29<sup>th</sup> will be the first public open house for the for this study. She added that they are working on campaign promoting trail safety and etiquette.

#### **WASHINGTON AVENUE CONNECTOR**

Ms. Woods informed the board that meetings were held with the Pennsport and Queen Village Neighbors Associations. She said that DRWC received its third round of PA Department of Community & Economic Development funding for the project enabling construction to begin. She added that DRWC is working with the

Streets Department and that sufficient funds should be available for the a late 2023 bidding and award with most construction happening in 2024.

### **FRANKFORD AVENUE CONNECTOR**

Lizzie Woods reported that the installation fo the custom wayfinding bench and ground-mounted wayfinding disks on Rivers Casino’s campus will occur in May 2023. She added that Rivers has been a great partner.

### **SOUTH WETLANDS PARK**

Ms. Woods said that a pre-application meeting is scheduled for May 25<sup>th</sup> and that grant applications were in for the first phase of construction. In response to a question from Marilyn Jordan Taylor, Ms. Woods said that DRWC asked for \$200,000 from the National Fish & Wildlife Foundation’s Delaware Watershed Conservation Fund program for design and that \$2.5M was requested from NFWF’s America the Beautiful program. In response to a question from Mike Hauptman, Lizzie said if all funding falls into place and permitting goes smoothly, construction could start by late 2024 or 2025.

### **Graffiti Pier**

Lizzie Woods reported that meetings were held to work on an update for the conceptual plan and that presently they are working on the “making it safe phase.”

### **ULI**

Karen Thompson said that May 1<sup>st</sup> and 2<sup>nd</sup>, DRWC will host a Resilience and Land Use Management Summit and that they choose several cities to discuss how climate change is affecting waterfront cities.

### **PROGRAMMING & COMMUNICATIONS COMMITTEE**

Jodie Milkman informed the board that Independence Blue Cross Summerfest and Spruce Street Harbor Park will open on time and that most of the food vendors are returning with an additional two new vendors. She added that 4 of the 6 are MBE or WBE owned.

### **CHERRY STREET PIER**

Jodie reported that the pier had 37,000 visitors this year in comparison to last year when it had 25,000. Sarah Eberle described the programs and events

planned for the upcoming summer and said that fireworks will take place on July 1<sup>st</sup> and that Philly Riverstroll will happen on Thursday evenings.

### **WATERFRONT ARTS**

Ms. Eberle updated the board on the various exhibitions at Cherry Street Pier and the events planned for the waterfront parks.

Jodie Milkman asked the board to save the date for the annual DRWC Waterfront Promenade on Wednesday, June 21<sup>st</sup>. She said that Joe Volpe offered to lend his expertise with the event. Alan Hoffmann, then congratulated Ellen Yin for being a James Beard Award finalist.

### **MARKETING & COMMUNICATIONS**

Mike Barone described the external media plan/campaign that will reflect an increase in programs.

Jarreau Freeman added that a Waterfront Stakeholders meeting is scheduled for the following week for their review. She then described the increase in social media and web traffic.

### **PUBLIC COMMENT**

The meeting was then open to public comment when Nancy Miller, a resident of Pier 5 expressed her appreciation and support of DRWC.

There being no further business, the meeting was adjourned.