

**DRWC
SPECIAL MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 9, 2020
MINUTES**

A Special Meeting of the Delaware River Waterfront Corporation Board of Directors was held via Zoom and in-person on September 9, 2020 at 10:00 a.m. pursuant to notice duly given under the by-laws and the Pennsylvania Sunshine Act.

Board Members Attending: Alan Hoffmann, Jay Goldstein, Mike DiBerardinis, Avi Eden, Anne Fadullon, Bill Hankowsky, Mike Hauptman, Marilyn Jordan Taylor, Matt Ruben, Donn Scott, Bill Wilson, Diane Dalto Woosnam, Ellen Yin, Mario Zacharjasz, Obra Kernodle, Sylvie Gallier Howard

Staff also attending: Joe Forkin, Jodie Milkman, Lizzie Woods, Karen Thompson, Rinku Modi, Dave Moore, Lavelle Young, Almaz Crowe, Emma Fried Cassorla, Jarreau Freeman, Gina DiBiase

Chairman, Alan Hoffmann, welcomed everyone to the special meeting.

PENN'S LANDING BACKGROUND AND CONTEXT

Joe Forkin explained how DRWC prepared to develop the main Penn's Landing site. He said that in 2008 a civic vision for the Central Delaware was created, in 2011 the Master Plan was created, in 2014 a feasibility study was done, in 2017 funding for the CAP park over I-95 was announced and in 2019, the project moved into final design. The new park is expected to break ground in late 2021 and open to the public in 2024.

PENN'S LANDING DEVELOPMENT OPPORTUNITY SELECTION PROCESS

Mr. Forkin described the Penn's Landing development objectives beginning with the general waterfront objectives and describing the needs for the Market Street and Marina Basin sites.

REVIEW OF PROPOSALS RECEIVED

Mr. Forkin gave the timeline of the RFP process that began with the RFP being released on October 31, 2019 and ending with this meeting at which the Penn's Landing Selection Committee will make its recommendation.

SELECTION COMMITTEE RECOMMENDATION

Bill Hankowsky, Chair of the Selection Committee, described the criteria requirements for the project characteristics: vision statement, schedule and phasing plan, site plan, design approach, sustainability efforts, stakeholder and engagement plan and certainty of delivery. He then described the qualifications and experience that was needed: quality and success of past experience with similar projects, development team organization, and ability to demonstrate and perform work experience working collaboratively within a civic and business community.

PROPOSALS RECEIVED

Mr. Hankowsky then presented the four organizations whose proposals were received: Penn's Landing Community Partners, Harris Blitzer Sports & Entertainment, Hoffman and Associates and The Durst Organization. Mr. Hankowsky then described the components of each of the proposals.

SELECTION COMMITTEE RECOMMENDATION

Bill Hankowsky then stated that the organization whose proposal best reflected the vision for Penn's Landing consistent with the Master Plan and new park was The Durst Organization.

Mr. Hankowsky said that reasons for choosing Durst were that they required no public subsidy, they have a strong commitment to economic opportunity and wealth building, high level of sustainability and resilience goals, they would deliver major economic benefits to the city and that they have a proven track record of success as a developer.

BOARD MEMBER QUESTIONS & COMMENTS

Matt Ruben, DRWC board member and Chair of CDAG, thanked DRWC for their hard work. Mr. Ruben stressed the importance of the process and the community involvement since the beginning of the civic vision process in 2006. He talked about past problems and past failed proposals and promises not kept then explained the integrity of process used by DRWC saying that was key.

Bill Wilson, DRWC board member and Chair of the Economic Opportunity and Diversity Committee, informed everyone that he supports the selection of The Durst Organization. He said they will employ a Diversity Advisor who will ensure robust outreach to disadvantaged communities. Mr. Wilson said that an Oversight Committee and a Compliance Agency will be hired by the developer and will ensure that people of color will be involved in the project.

Marilyn Jordan Taylor, DRWC board member and Chair of the Planning Committee, discussed the dynamic vision for the waterfront that would have continuous access for the public. She explained the reasons for selecting Durst and explained aspects of the project such as the sustainability that allows for much greater efficiency and said that this is only the beginning of the design process.

Jay Goldstein, Vice Chair of the Board and Chair of the DRWC Budget and Finance Committee, explained why Durst is the financially prudent choice and the economic impact that this project will have for the city. He said that an independent analysis was done and described the financial projections and additional tax revenue related to construction. Mr. Goldstein said that the EOP plan invests in minority and women-owned enterprises. He also said that DRWC maintains all of the public parks and spaces and the new parks being created and in the Durst proposal, there will be significant rent paid annually for maintenance of the site.

Sylvie Gallier Howard, DRWC board member, thanked the Selection Committee for all of their hard work and asked a question about workforce participation and goals. Joe Forkin stated that Durst has established goals of 35-50% professional services and construction services diversity and 50% local Philadelphia residents for construction activities, and that for on-going operations they established a goal of 25-40% workforce diversity for operations and maintenance employment on site, among other contractual and employment goals.

PUBLIC COMMENT

Larry Spector of Society Hill Civic Association expressed concern over how extra activity along Spruce Street would be handled.

John Brady, President of Independence Seaport Museum, stated that he appreciates all of the work DRWC has done to get to this point and that he is very enthusiastic about the project.

Cascia Stein, a resident of Society Hill said that she is pleased and excited with the project.

Bruce Holberg said that he would submit his comment via email due to technical difficulty.

Karen Thompson read aloud a comment from Faye Anderson saying that she was in opposition to the sports complex proposal.

BOARD OF DIRECTORS VOTE

Bill Hankowsky presented a resolution on behalf of the Selection Committee recommending The Durst Organization. A motion was made, seconded and unanimously approved.

ADJOURNMENT

There being no further business, the meeting was adjourned.