**CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS**

**UPCOMING BOARD MEETINGS**

***All Board Meetings will be held at 7:00 pm in the WHCP Meeting Room***

***516 Race Street, Cambridge, MD 21613***

Thursday, January 9, 2020 (Annual Business meeting)

Thursday, March 12, 2020

Thursday, May 14, 2020

Thursday, July 9, 2020

Thursday, September 10, 2020

Thursday, November 12, 2020

\* \* \* \* \*

**SPECIAL MEMBERS' MEETING**

**November 14, 2019**

**MINUTES**

**Board Members Present:** Chuck McFadden (President), Judd Vickers (Vice President), Mary Ellen Jesien (Treasurer), Tom Puglisi (Secretary), Michelle Barnes (Membership Director), Greg Boss, Roman Jesien, Sharon Smith and Dave Thatcher (constituting a Quorum of the Board, 9 of 9 members being present when the meeting began).

**Board Members Absent:** NA

In addition to CAN Board members listed above, over 30 REGULAR CAN MEMBERS were present at the beginning of the meeting, as well as several members of the public.

1. **Call to Order.**  CAN President Chuck McFadden convened the meeting at 7:00 pm. Chuck announced the Coat Drive being sponsored by the Cambridge Police Department, Police Athletic League, and the Department of Public Works.
2. **Treasurer's Report.** CAN Treasurer Mary Ellen Jesien reported that CAN's treasury currently holds $1,954.35. Funds are used for activities such as CAN Jam and to help individuals in the community with maintenance and other needs.
3. **Review of Proposed Expansion of Membership Area.** In accordance with Article III Section 1 of the Bylaws, Judd Vickers described a modification of Article XV of the Bylaws to read as follows:  "The boundaries of the Organization’s membership are defined as the Cambridge area.” Board members voted electronically to approve the modification, 8-0.
4. **Board Eligibility.** In accordance with Bylaws Article IX, Judd Vickers made a motion (seconded by Chuck McFadden) to present a Bylaws Amendment for the purpose of changing Board Member Term Limits from 2 to 4 consecutive terms. This modification is necessary in order to ensure that sufficient candidates are available to fill vacant positions on the Board. CAN members present at the meeting voted unanimously to approve the amendment.
5. **Nominating Committee Report.** In accordance with CAN’s Bylaws (Article VIII Section 1), Judd Vickers, Chair of the Nominating Committee reported the following tentative slate of candidates for consideration at CAN's Annual Business.

Vice President: Roman Jesien, Tom Bradley

Secretary: Tom Puglisi\*

Board of Directors:

Beth Kline, Andre Duerinckx, Rick Kepler, Kay Kepler, Jane Weeks, Sharon Smith\*

\*Eligible to run upon passage of above amendment to By-Laws.

Per the Bylaws (Article IV Section 3), nominations submitted in writing to the CAN Secretary at least 30 days prior to the January 9, 2020 Annual Business meeting (i.e., no later than December 10, 2019) will be added to the candidate slate. CAN members will vote on all nominated candidates at the Annual Business Meeting on January 9, 2020.

1. **Guest Speaker on Mill Street School.** Mr. Donald Dougherty requested time to discuss with CAN members his possible proposal for development of the Mill Street school property. Handout attached. His goal is to engage with the community and build something that fits into the neighborhood with functionality. The basic concept would include (a) the school building with 6 units and (b) a second building with16 units. Parking would be pod-oriented and spread throughout the site to maximize green space. The concept would include widening School Street to 20 feet (using the school property), making it two-way, and constructing a new 5-foot sidewalk. A seating area would be included at the corner of School and Mill Streets. The intent is to consult with the community as definite proposals are considered in terms of parking, green space, and storm drainage. There would be no entrance or exit onto Mill Street under the current concept. Two possibilities are being considered: (a) six 2-bedroom condominium units in the school building and 16 rental units in the new building, and (b) rental units throughout. All units would be 1100 square foot units throughout. The concept for the new building is to provide design components that are compatible with the neighborhood and Cambridge in general. The market focus would be on young professionals and retirees. The intent is for any rental units would be managed by the developer.

Going forward, the developer pledged to consider all options, including historical property grants, and single-family housing. The developer has determined that the building is structurally sound. The timeline is envisioned to begin work on the existing school building in Spring of 2020, with construction of the other building to follow.

Comments of attendees focused on the rental vs the condominium market; density; pricing around $1500 per month for rentals; parking availability vs green space; consideration of current rental housing in the City with many substandard housing units; and single family houses familiar on Oakley Avenue and Hambrooks Blvd. It was suggested that Cambridge lacks market-rate quality housing; although new rentals are coming on-line Cambridge is not getting rid of its substandard units.

1. **CAN Holiday Party.** Chuck McFadden announced that CAN is considering holding a Holiday party at Minty's in early December. Stay tuned for an announcement.
2. **Sign-up and Dues Payment.**  Tom encouraged attendees to join CAN if they have not done so and asked those who are continuing CAN members to send their voluntary dues payments as soon as possible to Treasurer Mary Ellen Jesien or make dues payments via PayPal on the CAN website at <https://cambridgecan.org/join-can/>.
3. **Thanks**. Chuck McFadden expressed thanks to Mike Starling and WHCP for use of the meeting room.
4. **Adjournment.** Tom Puglisi made a motion (seconded by Roman Jesien) to adjourn the meeting, and the meeting was adjourned at 8:40 pm.