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## CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS

### BOARD MEETINGS:

Are held virtually or in person at the discretion of the CAN President  
CAN Board Meetings are open to the public

### EXECUTIVE COMMITTEE MEETINGS:

Are held virtually or in person at the discretion of the CAN President

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## BOARD MEETING SEPTEMBER 7, 2023

### MINUTES

**Board Members Present:** Chuck McFadden (President), Roman Jesien (Vice President), Jane Weeks (Treasurer), Tom Puglisi (Secretary), Mary Ellen Jesien, Judd Vickers. Six of 11 members being present, a quorum of the Board was achieved.

**Board Members Absent:** Andre Duerinckx, Dave Thatcher, Susan Olsen, Brad Rice, Sharon Smith.

- 1. Opening Comments.** CAN President Chuck McFadden convened the meeting at 6:30 pm at the Dorchester County Public Library, 303 Gay Street in Cambridge. Chuck welcomed everyone in attendance and encouraged anyone who has not yet joined CAN to do so though the CAN website at <https://CambridgeCAN.org>. He noted that membership is free, although donations are always welcomed. He explained that two of CAN's major activities are helping our neighbors and distributing information about local government, local events, and other local issues. CAN is currently working with the Cambridge Police Department to help establish Neighborhood Watch groups, and Chuck asked interested persons to contact him. Chuck mentioned that CAN is looking for an attorney to help with several issues of importance to our members.
- 2. Treasurer's Report.** CAN Treasurer Jane Weeks reported that CAN's treasury currently holds \$3860.67.
- 3. Secretary's Report.** CAN Secretary Tom Puglisi made a motion to approve the minutes from the August 16 CAN Executive Committee meeting, which was seconded and approved unanimously the Board members present. Tom reported that CAN membership now numbers 564 individuals and that CAN's complete email distribution list contains 681 addresses. The CAN Newsletter now goes out monthly, and the September edition will be distributed during the week of September 16. Tom noted that elections for CAN Board positions beginning in January 2024 will be held in December and encouraged CAN members to consider running (see attachment below).
- 4. Cambridge Waterfront Development Inc. (CWDI).** Judd Vickers thanked everyone for coming and reminded everyone that Habitat Choptank will be featured at CAN's next meeting on Tuesday, October 10, at 6:30 pm here at the Dorchester County Library. Judd then introduced Matt Leonard, Executive Director of CWDI.

Mr. Leonard noted that CWDI is a government-chartered private organization with a public mission; namely, the social and economic development of Cambridge Harbor in partnership with the community. As such, CWDI has articulated both economic and community goals, including employment projections and maintenance of Cambridge Harbor's viability going forward (see CWDI presentation attached). He indicated that CWDI has launched a website at [www.cambridgeharbor.org](http://www.cambridgeharbor.org) and that a FaceBook page is under development.

Mr. Leonard stated that 7 acres (35%) of Cambridge Harbor's 20 developable acres will be devoted to public access and use, and that negotiation is under way for development of individual parcels within the remaining acreage. Multiple developers will be involved, but CWDI will decide which developer is best for each individual parcel, so no single developer will control the development of Cambridge Harbor.

Based on responses to CWDI's solicitation for letters of interest, discussions are under way for an expansion of the Richardson Maritime Museum; a public waterfront park with an event stage; a marina for transient boat slips; a 4-story boutique hotel with rooftop and ground-level restaurants; watersports rentals; and residential areas, including a mixed-use retail corridor with residential space on upper floors. The Yacht Maintenance company has plans for a major expansion to include a very large boat lift capable of bringing in large vessels for maintenance and restoration. The YMCA is considering a two-story full-use facility to include expanded exercise and activity spaces and administrative offices for the YMCA of the Chesapeake. However, no contracts or commitments have been signed to finalize development of any parcels or projects, including the YMCA project, except for the sale of land to Yacht Maintenance.

CDWI is in the process of completing due diligence on all proposed projects. Mr. Leonard stressed that nobody will get a parcel for free, and that all projects must provide something of value in exchange for any parcel. CWDI must weigh community feelings about proposed entities and overall development. CWDI is looking to make deals within the next few months, and a 5-year window for starting development of a project is not attractive to CWDI.

Year-round anchors are needed to bring viable retail businesses into Cambridge Harbor, and CWDI is consulting experts about attracting different types of year-round anchors. Timing for this analysis will permit additional solicitation of interested parties, so other possibilities may emerge as additional interested developers are identified.

Mr. Leonard clarified that the development plan includes expansion and development of the beach area, and that because "workforce housing" seems to have shifting definition, he cannot effectively comment on its inclusion in the development plan. Design and development of streets and gateways is now underway. Money has been obtained to develop the promenade west of the boat ramp with connection to the City's bikeways and greenways. General parking of 700-800 spaces is provided for at the site, but individual developers must provide for their own parking consistent with City requirements.

The Boat ramp will remain, and money will be sought for its improvement, but CWDI is not responsible for development of the boat ramp. The State Department of Natural Resources is

responsible for developing fishing piers. The Cambridge Creek Bridge is recognized as an impediment to connectivity with other areas of the City.

Mr. Leonard explained that procedures for appointments to the CWDI Board now precludes City and County employees and elected officials from sitting on the Board, so CWDI is working with the Interim County Manager, who falls within the letter of the CWDI By-laws, but appears to some to fall outside its spirit.

**Adjournment.** The meeting was adjourned at 7:55 pm.

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**ATTACHMENT #1  
CAN BOARD OF DIRECTORS – 2023**

**TERM ENDING JANUARY 2024**

1. President: Chuck McFadden
2. Treasurer: Jane Weeks
3. Member at Large: Mary Ellen Jesien
4. Member at Large: Dave Thatcher
5. Member at Large: Judd Vickers
6. Member at Large: Susan Olsen
7. Member at Large: Brad Rice

**TERM ENDING JANUARY 2025\***

8. Vice President: Roman Jesien
9. Secretary: Tom Puglisi
10. Member at Large: Sharon Smith
11. Member at Large: Andre Duerinckx

\* Member Rick Klepfer is currently on a leave of absence and is not counted for quorum purposes.