
CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS**BOARD MEETING****April 2, 2024****MINUTES**

Board Members Present: Chuck McFadden (President), Dave Thatcher (Treasurer), Tom Puglisi (Secretary), Andre Duerinckx, Brad Rice (virtual), Sharon Smith, Donna Towers, and Judd Vickers. Eight of eleven members being present, a quorum of the Board was achieved.

Board Members Absent: Roman Jesien (Vice President), Mary Ellen Jesien, and Kim Miller.

Guest: Pete Doyle

- 1. Opening Comments.** CAN President Chuck McFadden convened the meeting at 6:31 pm at 200 Belvedere Avenue in Cambridge.
- 2. Motion to Create CAN CWDI Sub-Committee.** Chuck suggested that the CAN Board create a subcommittee to examine the structure and operation of Cambridge Waterfront Development, Inc. (CWDI). He indicated that Pete Doyle has volunteered to assist him with the subcommittee. Judd made a motion to create the sub-committee, which Sharon seconded.
 - a. Discussion of the Motion.** Chuck explained the history and structure of CDWI and shared documents and emails concerning CWDI that he received in response to a Freedom of Information request to the City. He also shared the results of his conversations with the City Manager, selected City Council Commissioners, and a variety of other individuals regarding CWDI.

The Board discussed a number of questions and concerns about CDWI's operations and oversight. Members raised the following issues:

- CWDI is apparently asking for \$60 Million from the City and County, but will still end up \$12-20 Million short of its needs.
- CWDI's intent to manage the development itself is an unusual approach to developing this type of property.
- CWDI's intent to lease, rather than sell, Cambridge Harbor parcels is also an unusual approach to developing this type of property.
- CWDI seems to be trying to create a permanent "city within a city" with its own unlimited budget, independent tax and revenue sources, city manager, city employees, and maintenance operation.
- This "city within a city" would have no oversight of its operations and spending.
- The valuation of parcels set by CWDI seems inconsistent and seems designed to facilitate a property swap with the YMCA. It is unclear how these valuations were determined.
- CWDI's revenue projections have been inconsistent and have provided no evidence to support the projections. It is unclear how these projections were determined.

- The effects of Cambridge Harbor on the downtown area are undetermined, and there is no plan to address these effects.
- The role of the State is also undetermined relative to its willingness to become further involved with CWDI issues.
- Apparent conflict of interest concerns regarding the operation of CWDI have not been thoroughly examined and resolved.

Members noted that most of the questions and concerns raised during the discussion had no clear answers, thus highlighting the need to create the proposed sub-committee. Judd and others stressed the importance of the CAN subcommittee identifying exactly what the CWDI Charter requires, as well as concrete actions needed to bring CDWI under meaningful oversight. Dave Thatcher stressed that the subcommittee should be given clear direction as to its purpose, activities, and expected products.

Judd read portions of the Charter which suggested areas that need to be studied more carefully. Sharon suggested that once the facts are identified, CAN should request a review by the Maryland Attorney General.

b. Amended Motion. Based on the discussion, Tom suggested amending the motion as follows: That the CAN Board create a subcommittee (co-chaired by Chuck McFadden and Pete Doyle with Beth Kline, Sharon Smith, and others as a members) to gather and organize facts and track the activities of Cambridge Waterfront Development, Inc. (CWDI) in order to raise public awareness about CWDI and propose concrete actions to advance the City's best interests relative to Cambridge Harbor. Judd and Sharon accepted the amended motion

c. Vote on the Amended Motion. The Board unanimously approved the amended motion. Andre Duerinckx and Judd Vickers volunteered to assist the sub-committee, as needed. Pete's first task will be to organize information. Chuck noted that the sub-committee should complete its work in time to inform the upcoming City elections. The candidate filing deadline is August 5, 2024 and the elections will be held on Saturday, October 19.

3. Approval of Minutes. The Board unanimously approved the minutes of the March 7 CAN Board meeting and the March 11 CAN Member public meeting. Tom reminded the Board that CAN is paying WHCP's Julian Jackson to livestream CAN's Public Members Meetings and subsequently post videos of the meetings on YouTube at <https://www.youtube.com/@whcpstudio4716> and FaceBook at <https://www.facebook.com/WHCPRadio/videos>.

Adjournment. The meeting was adjourned at 7:59 pm.