

---

**CAMBRIDGE ASSOCIATION OF NEIGHBORHOODS****BOARD MEETING****June 11, 2024****MINUTES**

**Board Members Present:** Chuck McFadden (President), Roman Jesien (Vice President), Dave Thatcher (Treasurer), Tom Puglisi (Secretary), Kim Miller, Sharon Smith, and Judd Vickers. Seven of eleven members being present, a quorum of the Board was achieved.

**Board Members Absent:** Mary Ellen Jesien, Andre Duerinckx, Brad Rice, and Donna Towers

**CAN CWDI Members:** Pete Doyle, Beth Kline, Chuck McFadden, Kim Miller, and Sharon Smith.

- 1. Opening Comments.** CAN President Chuck McFadden convened the meeting at 6:32 pm at 200 Belvedere Avenue in Cambridge, and summarized his comments at the City Council meeting last night as follows.
  - a. The Council should set up a citizens group to review and make recommendations to the Council on any changes to Compensation or Benefits. This was the process that was used previously, and it had very good results. Having public input into the process is much better than having the Council decide its own salary which could be interpreted as self-serving.
  - b. With the YMCA Newsletter announcing its plan to move to Cambridge Harbor, the Council should check to see if the Y is paying market rates for its site on the harbor or is getting a sweetheart deal. With the CWDI projections for building the harbor coming up \$8 to \$10 million short, does it make sense to put a non-profit, non-tax paying organization in that location?
  - c. The fact that the City Council and CWDI are in mediation at the present time is the only thing the public knows about that process. The Council should give out the following information – who is on the negotiation teams; when have they met; when are they meeting next; how many items are being mediated; and what is the projected completion time? These are general knowledge pieces that will help the public understand the process and the progress, if any.
- 2. Next Public Members Meeting.** CAN's next Public Members Meeting will be held on Thursday, July 11, at 6:30 pm in the basement meeting room of the Dorchester County Public Library in Cambridge. Kim is coordinating the meeting. After discussion, the Board agreed to invite in-coming Dorchester County Public Schools Superintendent Dr. Jymil Thompson to speak, with City Engineer Bucky Jackson as the back-up if Dr. Thompson cannot attend. Tom will invite Dr. Thompson.
- 3. Approval of Minutes.** The Board unanimously approved the minutes of the April CAN Board meeting and the May CAN Public Members meeting, as posted on the CAN website.
- 4. City Council Elections.** Chuck reported that elections for Cambridge Mayor and City Council Commissioners will be held on Saturday, October 19, 2024, at a location to be determined. If needed

a runoff election will be held on December 3. Statements of Candidacy must be submitted to the City Manager's Office no later than August 6. The deadline for voter registration at the Dorchester County Board of Elections (now located at 1000 Goodwill Ave, Cambridge, MD) is September 27.

- 5. Cambridge Waterfront Development, Inc. (CWDI).** Chuck indicated that the question for discussion at tonight's meeting is whether CAN should take a position on CWDI and the YMCA. An extended discussion took place, during which numerous issues were raised, including the following:
- a. CAN's CWDI survey stirred up a hornet's nest with various individuals approaching Chuck trying to convince him of CWDI's viewpoint.
  - b. Judd reviewed the history of the local YMCA, noting that it was purposely located near the African American community on Greenwood Avenue and Leonard's Lane to ensure easy access to the facility and allow kids to walk there safely. He recalled that the YMCA had a plan for redesign of the current site on display in their entrance as recently as 2021, prior to the Cambridge Harbor project. He also clarified that CWDI's Articles of Incorporation does not appear to restrict or limit CWDI activities to the Harbor area, and suggested that single family homes might be required as part of the Glasgow Plat/subdivision for the current YMCA property.
  - c. A number of strategies to inform the public about the proposed move of the YMCA to Cambridge Harbor were discussed.
  - d. Pete noted that things are moving along with CWDI, and we need to make sure CAN's concerns are not overtaken by events.
  - e. It was agreed that CAN will go forward with fact-finding and informing the community about these issues.

**Adjournment.** The meeting was adjourned at 7:50 pm