



*CAN member meetings are announced in advance and open to the public.  
Everyone interested in CAN is invited to attend.*

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**CURRENT LINKS**

CAN's Website – <https://cambridgecan.org>

JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>

CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/>

CAN Meeting Videos – <https://www.facebook.com/WHCPRadio/videos> or  
<https://www.youtube.com/@whcpstudio4716>

CAN's City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>

CAN's Planning & Zoning Notes – <https://cambridgecan.org/category/news/p-and-z/>

CAN on Facebook – <https://www.facebook.com/groups/cambridgeassociationofneighborhoods>

Contact CAN – [cambridgecan.org@gmail.com](mailto:cambridgecan.org@gmail.com)

**PRESIDENT'S MESSAGE**

*Chuck McFadden, President, CAN*

After looking over the lengthy Cambridge Comprehensive Plan and the City's 2027 budget, it is clear to me that what we need in our City is economic development and better schools. The City is hiring a new



economic developer but as citizens it is hard to know how to help the City economically, other than to support our local businesses.

When it comes to our schools, however, we can have a more direct impact. Our School Superintendent Dr. Jymil Thompson is encouraging us to do just that by getting more involved. Dr. Thompson came here two years ago when Cambridge ranked 22nd out of the 24 Maryland school districts. Through his leadership our schools now rank in the high teens. While this is an impressive leap, Dr. Thompson wants us to move further up the list by involving the whole community in a program called “Thrive”. This program, which was started in Harlem, NY, involves getting the whole community, including City and County officials, non-profits and individuals, including student’s parents, to work in a coordinated effort to improve our educational system for all students, and especially those who are failing behind. The “Thrive” program has 4 major components which are outlined in an article put out by the Superintendent’s office and which follows my message.

Dr. Thompson will be the main speaker at the next Cambridge Association of Neighborhoods (CAN) community meeting at the Library on August 18, 2026, starting at 6:30 pm. Please come and ask questions and find out what you can do to help improve our schools and to help our City.

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## **CAMBRIDGE CORNER**

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### **DORCHESTER COUNTY PUBLIC SCHOOLS – THRIVE 21613**

*Dr. Jymil S. Thompson, Superintendent of Schools*

#### **Introducing THRIVE 21613: A Community-Wide Commitment to Success**

Earlier this year, we shared how Dorchester County Public Schools hosted the William Julius Wilson Institute at Harlem Children's Zone for an Education Learning Tour. That experience challenged us to think differently about how we support children and families, not through isolated programs, but through a coordinated, community-wide network of opportunities and services that follows students from cradle to career.

Today, that vision has a name: THRIVE 21613.

THRIVE 21613 is a place-based initiative launching in School Year 2026-2027 focused on providing strategic supports for Choptank Elementary School, Mace's Lane Middle School, and Cambridge-South Dorchester High School. Its goal is simple but transformative: to create sustainable opportunities that empower families to overcome barriers and thrive in all aspects of life.

This work aligns closely with the Governor's Office for Children's ENOUGH initiative, which seeks to reduce child poverty and increase economic mobility through place-based strategies that strengthen communities from within. By bringing schools, families, nonprofits, businesses, healthcare providers, and community



organizations together around a shared vision, THRIVE 21613 seeks to ensure that every child has access to the support, resources, and opportunities needed to succeed in school and beyond.

At the heart of THRIVE 21613 are four pathways that address the diverse needs of students and families:

Our first pathway, **Community Connect**, helps families navigate and access the many resources available throughout our community while expanding opportunities for engagement and lifelong learning.

Our second pathway, **Finish Line**, focuses on reconnecting students with school, removing barriers to attendance and engagement, and ensuring every student has the support needed to graduate prepared for their next chapter.

Our third pathway, **Next Level**, provides additional academic support, enrichment experiences, and career exploration opportunities that help students discover their strengths, broaden their horizons, and prepare for college, careers, and life.

Our fourth pathway, **Resilience Rising**, promotes the overall health and well-being of students and families by strengthening social, emotional, physical, and community supports that allow young people to thrive both inside and outside the classroom.

While each pathway serves a unique purpose, they work together toward one shared goal, which is to create a seamless system of support that surrounds students and families with the relationships, resources, and opportunities they need at every stage of their journey.

THRIVE 21613 is more than a school initiative—it is a community initiative. Its success depends on the collective commitment of educators, families, community organizations, businesses, faith communities, local government, and residents working together to build a stronger future for the Cambridge community. Together, we have an opportunity to create a community where every student and family is known, supported, and empowered to thrive, not just in school, but throughout life.

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## **LAND BANK AUTHORITY OF CAMBRIDGE**

*Sharon Smith, CAN Board Member*

At the July 27, 2026 meeting, the Cambridge City Council appointed the first Board of Directors for its land bank program. The council appointed the following individuals and their terms were staggered to provide continuity of service:

Bronte Lake (4-year term)

Margaret Knudsen (4-year term)

Don Murphy (4-year term)

Chenere Ramsey (2-year term)



Sharon Smith (2-year term)  
Crystal Anne Marie Buffert (2-year term)  
Delaney Thomas-Taper (2-year term)

The Land Bank Authority of Cambridge (LBAC) was created by Ordinance 1234 on March 26, 2024, as a non-profit affiliated with the city. Its purpose is to return to productive use properties within the city that are vacant or abandoned. The authority may acquire, maintain, improve and dispose of interests in real and personal property; and, enforce tax liens and clear titles. It will provide for the distribution and use of revenues collected or received by the authority, authorize the transfer and acceptance of property in lieu of taxes and the release of tax liens. The authority will receive its initial funding from ARPA funds that were reserved by the city for this purpose.

The board will hold its first meeting in August and hold monthly meetings thereafter. The meetings will be open to the public

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### **UPDATE ON THE SHORELINE RESILIENCY PROJECT**

*Roman Jesien, CAN Board Member*

If you are wondering about the current status of the Cambridge Shoreline Resiliency Project along the Choptank River, or any aspect of the project take a look at the website <https://www.makecambridgeresilient.org>. There really is a wealth of good information on the many parts of the project. In addition, there is a place for comments and to ask questions.

To keep you up to date, the project team has adjusted the project to keep it within the City limits due to lack of support from several county residents. The team is working on design details but, in general, they are transitioning from the original embankment with a living shoreline along the Choptank River to a brick floodwall that will extend down Queen Anne Avenue to where it can tie into higher ground in the vicinity of Hambrooks Blvd.

The project team is continuing to meet with residents along the project alignment on design details and work on the permitting process. Residents whose property is adjacent to shoreline along the project alignment on the Choptank River will need to agree to the permit. The City of Cambridge is taking the lead on this effort.

At this time no specific dates for public meetings are planned until all affected home owners agree to the plans and will sign the permit. Future meetings will be planned to help educate the public on flood risk in general, for example, and the environmental benefits of the project.

The National Fish and Wildlife Foundation (NFWF) is funding the enhancement of habitat in the living shoreline and the development of green stormwater management infrastructure that will enhance water



quality that is discharged to the living shoreline and the Choptank River. They visited the project site in July and a public meeting will be announced in the near future on what the team is doing under that grant.

It is expected that the FEMA Flood Project design period will extend to about December 2026. Then FEMA will review and need to approve the design before they release funding for construction.

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## **CAMBRIDGE REAL ESTATE TRENDS**

*Fred Phillips-Patrick*

### **National Residential Real Estate Developments:**

According to Freddie Mac, "The 30-year fixed-rate mortgage averaged 6.69% this week. While mortgage rates continue to influence affordability, the housing market is showing signs of adjustment, with listing prices modestly below year-ago levels and for-sale inventory improving from the limited supply seen in recent years.

The 30-year fixed-rate mortgage averaged 6.69% as of August 6, 2026, up from last week when it averaged 6.66%. A year-ago at this time, the 30-year FRM averaged 6.63%. The 15-year fixed-rate mortgage averaged 6.01%, down from last week when it averaged 6.04%. A year-ago at this time, the 15-year FRM averaged 5.75%."

How did Cambridge fare in this market environment in June and July 2026? Let's look at the data.

### **Cambridge Market Update:**

Redfin.com characterizes Cambridge as somewhat competitive, which means sold prices tend to be a bit higher than asking but homes stay on the market for a while.

"Over the three months ending June 2026, Cambridge home prices were up 13.4% compared to the same period last year, selling for a median price of \$264K. On average, homes in Cambridge sell after 64 days on the market compared to 75 days last year."

Let's see how sales went in Cambridge in June and July, 2026.

### **Sales**

Currently, Realtor.com shows that there are 231 homes for sale (169 single family homes and 62 condos and townhouses) in the Cambridge area. There are also 47 farms and plots of land for sale. The property asking prices range from \$10,000 for a small plot of land on W S Center Street to \$2,295,000 for a mansion on 1301 Broadview Drive.

Trulia.com details that in June and July 2026 sixty-two houses, condos, and townhouses were sold in Cambridge. The properties sold ranged in value from \$6,000 for 413 Willis Street to \$900,000 for 2202 Jenkins Creek Road.



|                     |        |                     |        |                      |        |
|---------------------|--------|---------------------|--------|----------------------|--------|
| 310 Talbot Ave      | \$425K | 720 Hills Point Rd  | \$100K | 505 Edlon Park Dr    | \$275K |
| 409 Oakley St       | \$190K | 2709 Marsh Eld #51  | \$460K | 5120 North Dr        | \$473K |
| 1210 Stone Boundary | \$205K | 413 Willis St       | \$ 6K  | 510 Marshy #149      | \$270K |
| 606 Edgewood Ave    | \$200K | 604 Edlon Park Dr   | \$335K | 1106 Race St         | \$155K |
| 316 West End Ave    | \$ 75K | 1209 Bayly Rd       | \$225K | 6010 Todds Pt Rd     | \$342K |
| 812 Bradley Ave     | \$130K | 209 Buena Vista Ave | \$273K | 201 Canvasback Way   | \$231K |
| 150 Regulator Dr N  | \$375K | 5210 Wilson Rd      | \$575K | 2 Bellevue Ave       | \$600K |
| 2203 Hambrooks Blvd | \$206K | 722 Glasgow St      | \$165K | 1008 Phillips St     | \$ 55K |
| 2700 Willow Oak Dr  | \$370K | 2 Nanticoke Rd      | \$329  | 2010 Church Creek Rd | \$675K |
| 317 Shipyard Dr #67 | \$240K | 101 Ablemarle Ct    | \$378K | 10 Bay View Ave      | \$310K |
| 2816 Persimmon #B6  | \$425K | 2229 Hudson Rd      | \$287K | 6 West End Ave       | \$235K |
| 103 Belvedere Ave   | \$360K | 421 Cedar St        | \$ 60K | 413 Waterfield Ct    | \$249K |
| 207 Crusader Rd     | \$284K | 307 Wood Duck Dr    | \$212K | 1107 Roslyn Ave      | \$340K |
| 5558 Bowen Rd       | \$485K | 319 Sheperd Ave     | \$155K | 809 Wood Duck Dr     | \$161K |
| 1112 Locust St      | \$460K | 724 Twin Pt Cove Rd | \$500K | 19 Holly Terr        | \$383K |
| 5213 David Green Rd | \$420K | 126 Regulator Dr N  | \$375K | 406 Oakley St        | \$ 34K |
| 1308 Town Point Rd  | \$770K | 3 Merryweather Dr   | \$295K | 3 Holly Terr         | \$310K |
| 2743 Marsh Elder Rd | \$646K | 1240 Hudson Rd      | \$490K | 1105 Race St         | \$ 25K |
| 211 Choptank Ave    | \$205K | 1107 High St        | \$230K | 501 Harrington Ave   | \$ 85K |
| 8 Shawnee Rd        | \$400K | 904 Oakley Ter      | \$325K | 805 High St          | \$230K |
| 2202 Jenkins Creek  | \$900K | 5511 Cassons Neck   | \$600K |                      |        |

### **Recent Developments in the City of Cambridge**

**Clock Tower Restoration:** The City of Cambridge, Maryland, began exterior restoration work on the historic "Old City Hall" clock tower on August 3, 2026, with contractor Valley Restoration. The project focuses on repairing rotting wood, repainting wooden elements, and addressing structural upkeep to preserve the vacant landmark

**Waterfront Agreement:** On July 13, 2026, the Cambridge, MD City Council approved a modification to the agreement with Cambridge Waterfront Development Inc. (CWDI). The amendment updates Exhibit C of the Cambridge Port Property Transfer Agreement to streamline developer approvals while preserving a 30-day public comment window and public notice requirements for term sheets.

**Leonards Lane Park:** Cambridge officials broke ground on Phase 1 of the 6-acre Leonard Lane Park development on July 20, 2026. Managed by the City of Cambridge with an expected 120-day construction window, Phase I of the park will include: site preparation, grading and earthwork, storm system installation, submerged gravel wetland, parking lot paving, general site hardscapes, basketball court installation, electrical service components and associated erosion/sediment controls, testing and closeout.



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## **FUN FACTS AND LOCAL LORE**

*Martha Phillips-Patrick*

### **The Bill Burton Fishing Pier: It's Past History and Future Plans**

On October 26, 1935, President Franklin D. Roosevelt dedicated the original Choptank River Bridge (later Named the Emerson C. Harrington Bridge) in Cambridge, Maryland. Aboard the presidential yacht USS Sequoia\*, FDR officially opened the new two-lane swing span bridge by becoming the first to pass through its draw, delivering a nationally broadcast speech at Long Wharf from the yacht's railing to a large crowd in Cambridge.

The original bridge was funded by FDR's New Deal Public Works Administration, serving as a massive local jobs project during the Great Depression. Built in less than two years, the bridge provided employment for more than 200 men from Dorchester and surrounding Counties. The total cost of the bridge was \$1,409,273 with a third of the cost being covered by a grant from the PWA. At nearly two miles long, Harrington Bridge was the longest bridge in Maryland until the Chesapeake Bay bridge was completed in 1952.

In 1987, the Harrington bridge was replaced by the Frederick C. Malkus dual span steel suspension bridge on which we depend today. Sections of the original FDR-dedicated bridge were maintained as the Bill Burton Fishing Pier which remained a much-used fishing pier until 2021 when the structure was deemed unsafe and was closed.

State officials are now moving forward with plans to demolish and replace the Bill Burton Fishing Pier. Maryland's proposed capital plan for fiscal year 2027 includes \$6.6 million for the project to cover early engineering work and initial steps toward demolishing the existing structure. Early projections for the project are \$10 million for the demolition and \$20 million for construction of the new pier.

A key change in the project is location. A new site west of the Malkus bridge, closer to downtown Cambridge has been agreed upon to make the Pier more accessible and aligned with broader waterfront plans.

# - FDR's Presidential yacht, the USS Sequoia, after Jimmy Carter ordered it to be sold at auction in 1977 and having since then had a number of private owners, has now returned to Cambridge where it is docked at the property of the Richardson Maritime Center undergoing long-term restoration. Once restored, the USS Sequoia is expected to return to Washington, D.C.

Sources: Maryland Department of Natural Resources, The Chestertown Spy, Chesapeake Bay Magazine



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## COMMUNITY NEWS

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### SHORERIVERS

*Bethany Ziegler, Director of Communications*

In the coming months, ShoreRivers is hosting a few expeditions that connect the Eastern Shore's history to the community. ShoreRivers' expeditions are hands-on opportunities for community members to access local waterways or connect with the history, ecology, and cultural heritage of the Chesapeake Bay.

The first is the Cambridge Cuisine & Storytelling happening on Friday, October 2, at 6pm. This immersive experience will be held at The Packing House and blend storytelling, sustainability, and cuisine, offering a closer look at the ecology behind the Chesapeake's food traditions.

Join ShoreRivers for an unforgettable evening exploring the history of the Chesapeake Bay's most iconic harvests — oysters, rockfish, and bluefish — and the role each has played in shaping the region's culture and economy. Educators and regional experts will speak to the ecological importance of oysters, from their historic abundance in the Bay to their current role in restoration.

Two regional chefs will prepare a curated tasting menu featuring fresh oysters prepared two ways, with a live shucking demonstration; a seasonal ceviche highlighting the day's freshest catch; and fish dips crafted from local rockfish and bluefish.

Space is also still available for a kayak paddle with your Choptank Riverkeeper happening on August 28. Bring your own kayak for the chance to paddle along the Choptank shoreline while Riverkeeper Matt Pluta educates on how ShoreRivers works to restore local waterways and why this work is vital to this region's eco-tourism economy. This paddle is being held in partnership with the Hyatt Regency Chesapeake Bay.

A huge thank you goes to the National Park Service and the Chesapeake Bay Trust for funding these expeditions. To register for either, or to see other upcoming events, visit [shorerivers.org/events](https://shorerivers.org/events).



## **IRONMAN MARYLAND**

*Lynn Stewart*

### **Help Make IRONMAN Maryland a Success — Volunteer!**

Every September, more than a thousand volunteers help make **IRONMAN Maryland** one of Cambridge's signature events. Whether you volunteer as an individual or with a group, there's a role for everyone – and it's a great way to support our community while meeting athletes from around the world.

Volunteer opportunities are available throughout race week (starting Tuesday 9/15) and on race day (Saturday 9/19). Positions range from packet stuffing and athlete check-in to aid stations, transition, kayaks, finish line support, and more.

Register at <https://ironman.volunteerlocal.com>

If your church, civic organization, school club, sports team, neighborhood association, or other nonprofit group would like to volunteer together, you may be eligible to apply for an **IRONMAN Foundation Community Grant** based on your group's participation.

While there is **no minimum number of volunteers required** to apply for a grant, groups of **10 or more volunteers** often make an especially meaningful impact. Group leaders can learn more at <https://ironmanfoundation.org>

Suggestions? Feel free to contact Lynn Stewart at [immaryland@ironmanvolunteers.com](mailto:immaryland@ironmanvolunteers.com).



## **DORCHESTER COUNTY HEALTH DEPARTMENT**

### **Climate Action Survey Blurb:**

Your input directly impacts our local environment and community health. Take a few minutes today to complete the Dorchester County Climate and Health Action Plan survey! Follow the [link](#) or scan the QR code to share your thoughts and help build a healthier, more resilient community.

Link: <https://docs.google.com/forms/d/e/1FAIpQLSc-H0ouL9iiKX2Ikc3V2QadT2TgsN13puEdm1LjvF5cp6Mmbg/viewform>

QR Code:

**YOUR VOICE MATTERS FOR DORCHESTER'S CLIMATE ACTION PLAN**

Scan & fill out the survey to help shape our climate and health future:



Or fill out the survey at <https://bit.ly/4w80XZS>



**Dorchester County Health Department is now recruiting adolescents for the Fall 2026 cohort of the Climate Ready Youth afternoon program.** Our goals are for youth members to develop essential skills related to leadership, communication, and effective teamwork, as well as expand their knowledge of local health and social challenges related to our climate and extreme weather conditions. Through this program, participants will:

- Learn about emergency and disaster preparedness
- Engage in community events and outreach activities
- Develop and lead their own projects to help reduce climate impacts locally

Local guest speakers will be invited to speak about job opportunities and pathways to future community involvement. Our target audience includes students in grades 6–12 who reside in Dorchester County. Please email Theresa Perry at [theresa.perry@maryland.gov](mailto:theresa.perry@maryland.gov) for more information.



## Dorchester County Health Department Climate Ready Youth Committee



**Calling all youth interested in protecting the environment and improving community health!**

The Climate Ready Youth Committee is a program for middle and high school students who want to learn about climate change, public health, and ways to make a positive impact in their community.





### Program Details



**10-Week Program**  
Meets **Every Monday**



**After School** – Ends at 5:00 PM



**Dorchester County Health Department**  
627 Race Street  
Cambridge, MD 21613



**Transportation Provided**  
Transportation is available directly from school to the Health Department. Pick-up is required at the Health Department.

### What You'll Gain

- ✓ **Leadership**, teamwork, and communication skills
- ✓ **Knowledge** about climate change and how it impacts health
- ✓ **Opportunities to meet local health and environmental professionals**
- ✓ **Participation** in community events and projects
- ✓ **Service learning hours**

### Sign Up Now!



### Get Involved!

410-228-3324  
[theresa.perry@maryland.gov](mailto:theresa.perry@maryland.gov)  
Join the Climate Ready Youth Committee and help create a healthier, more resilient future for Dorchester County.

### Who Can Join?

- Students living in **Dorchester County**
- **6<sup>th</sup> – 12<sup>th</sup> grade students** (public, private, or homeschool)
- Students in good academic standing (2.0 GPA or higher)
- Youth who are **committed to being positive role models** in their community





The **One Mission Cambridge** Oysters & Moonlight Gala is coming to the Cambridge Yacht Club on October 17, and we're planning an evening unlike anything we've done before. Fresh oysters; incredible food; live music; a beautiful waterfront setting; exciting auction experiences; and, a room filled with people who love this community. But the best part? Every bit of it has a purpose.

Oysters & Moonlight will bring our community together for one unforgettable night while raising critical funds for One Mission Cambridge and the neighbors who turn to us for food, resources, counseling and support when life gets hard. We want this to be more than a fundraiser. We want it to be the event of the fall season. The kind of night you don't want to hear about afterward and wish you had been there.

Sponsorship opportunities are available now for businesses, organizations and individuals who want to be part of one of Cambridge's most anticipated evenings of the year while making a meaningful investment in our community. **One night. One mission. A lasting impact.**

**Purchase your tickets now at <https://bit.ly/4bjXkrH>. Need more information? Call 410-977-2089.**





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## **CAN MISSION, MEMBERSHIP, BOARD of DIRECTORS, and COMMITTEES**

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**MISSION.** The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance. CAN protects and enhances properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN's Bylaws can be found on the CAN website at <https://cambridgecan.org/welcome/about/bylaws/>.

**MEMBERSHIP.** CAN welcomes members from **all Cambridge area neighborhoods** (broadly defined) who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE** – information is available on the CAN website at <https://cambridgecan.org/join-can/>

**CAN BOARD OF DIRECTORS.** CAN is governed by a Board of Directors elected by CAN members at its annual January Business Meeting. Current Board Members: President – Chuck McFadden; Vice President – Roman Jesien; Treasurer – Judd Vickers; Secretary – Alison Kennedy; Members at Large – Amy Craig, Andre Duerinckx, Chuck Fadely, Lashon Foster, Mary Ellen Jesien, Sheila Jones, and Sharon Smith.

**CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES.** The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and membership. *Please contact* Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

**NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'.** "Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact* Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

**CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED.** CAN'S Communications Committee needs writers, including volunteers to take unofficial notes at public meetings. *Contact* Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

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**POWER WASHER AVAILABLE** - CAN has an electric power washer available to members. *Contact* Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com).