

Delaware Lawyer

A PUBLICATION OF THE
DELAWARE BAR FOUNDATION



VOLUME 28 ♦ NUMBER 2
\$3.00 ♦ SUMMER 2010



CHRIS WHITE REMEMBERED

Nonprofit Organization
U.S. Postage
PAID
Wilmington, Delaware
PERMIT NO. 697



Your Capital's Preservation
and Its Appreciation is Our Only Focus

Asset Management and Investment Counsel


WESTOVER
CAPITAL ADVISORS, LLC®

Contact: hms@WestoverCapital.com

www.WestoverCapital.com 302.427.9600

Westover is a private and independent investment and wealth management firm located in Wilmington, DE, serving individuals, families, and trustees throughout the United States. Confidential personal and entity relationships are typically long-standing and initially established with assets to manage of \$1,000,000 or more.

...When experience and reputation count



As a leading corporate trust provider we offer a comprehensive suite of corporate trust products to include products tailored for Delaware entities.

We offer a wide array of products and services for Delaware entities:

- Delaware statutory trusts
- Asset backed transactions
- Leveraged lease transactions
- Trust preferred securities
- Life insurance premium finance
- Liquidating trust trustee
- Collateral agent
- Custodian
- Escrow agent

How can we help you?

Michael Orendorf

302-575-2000 - office

302-575-2006 - fax

michael.orendorf@wellsfargo.com



Delaware Lawyer

CONTENTS  SUMMER 2010

CONTRIBUTORS 5

EDITOR'S NOTE 6

TRIBUTES 7 IN MEMORY OF CHRIS WHITE

Karen Valihura

8 A EULOGY FOR CHRIS

Michael P. Morton

14 TRIBUTE TO A FRIEND AND COLLEAGUE

James McGiffin

18 REFLECTIONS FROM THE BENCH

Judge Kenneth S. Clark, Jr.

With additional comments by Judge Merrill Trader

**20 A GOOD LAWYER AND
A GOOD PERSON**

Lieutenant Governor Matt Denn

22 CHRIS WHITE REMEMBERED

Chris Coons

26 THE VIEW FROM LEGISLATIVE HALL

Representatives Melanie L. George,
John A. Kowalko and Valerie J. Longhurst

28 A LETTER TO CHRIS WHITE

Betsy McGeever



Photo Albums on pages 13 and 25



Doubletree Hotel Downtown Wilmington - Legal District

Featuring the Wilmington Legal Center with over 3,000 sq. ft. including an executive board room and seven paralegal workstations. The hotel is centrally located in the heart of the Legal District within walking distance to:

- New Castle County Courthouse - 500 North King Street
- U.S. Federal Court - 844 North King Street
- Supreme Court of Delaware - 820 North French Street
- U.S. Bankruptcy Court - 824 Market Street

A Member of the Hilton Family of Hotels




Hilton HHonors™



DOUBLETREE®
HOTEL

WILMINGTON DOWNTOWN

700 N. King Street, Wilmington, DE 19801
Reservations: 1-800-222-TREE Hotel Direct: 302-655-0400
www.wilmingtonlegalcenter.com

©2009 Hilton Hotels Corporation



KRESTON

WINE & SPIRITS

CELEBRATING
76 Years
of Business in Delaware.

Thank you for voting Kreston Wine & Spirits the
"Best Wine Store" -Upstate

Voted "Best Liquor Store" -Delaware Today

Voted "Best Place to Buy Wine"
News Journal Readers Poll

Family owned for three generations, Kreston's offers the very best in wine, cordials, liquor and beer, at competitive prices. Take a tour of our wine cellar and you will see why we are *the* place to buy wine in Delaware.

TWO LOCATIONS - Open 7 days a week
904 Concord Avenue Middletown Crossing
(Concord Avenue & Broom St.) Shopping Center
Wilmington, DE Middletown, DE
302.652.3792 302.376.6123

www.KrestonWines.com

Delaware Lawyer

A publication of Delaware Bar Foundation
Volume 28 Number 2

BOARD OF EDITORS

Managing Editor: Richard A. Levine

Hon. Thomas L. Ambro

Teresa A. Cheek

Doneene Keemer Damon

Lawrence S. Drexler

Charles J. Durante

Andrew W. Gonser

Peter E. Hess

Gregory A. Inskip

Hon. Jack B. Jacobs

Rosemary K. Killian

David C. McBride

Edward Bennett Micheletti

Susan F. Paikin

Karen L. Pascale

Blake Rohrbacher

Jeffrey M. Schlerf

Hon. Christopher S. Sontchi

Robert J. Valihura, Jr.

Gregory W. Werkheiser

Robert W. Whetzel

Loretta M. Young

DELAWARE BAR FOUNDATION

100 W. 10th Street / Suite 106
Wilmington, DE 19801
302-658-0773 / 302-658-0774 (fax)

BOARD OF DIRECTORS

Susan D. Ament

Hon. Carolyn Berger

Crystal Carey

Geoffrey Gamble

Thomas E. Hanson, Jr.

Mary M. MaloneyHuss

Charles S. McDowell

David N. Rutt

John F. Schmutz

William H. Sudell, Jr.

Thomas P. Sweeney

Karen L. Valihura

Executive Director

Jacqueline Paradee Mette

DELAWARE LAWYER

is produced for the
Delaware Bar Foundation by:

Media Two, Inc. / Today Media, Inc.
3301 Lancaster Pike, Suite 5C
Wilmington, DE 19805

Chairman / Robert Martinelli
President/Editor / Jonathan Witty

V.P. Advertising / Randel McDowell

Art Director / Samantha Carol Smith

Subscriptions orders and address changes, call:
Chris Calloway 302-656-1809

Advertising information, call:
David Hoeckel 1-800-466-8721, ext. 824
david.hoeckel@mediatwo.com

Delaware Lawyer is published by the Delaware Bar Foundation as part of its commitment to publish and distribute addresses, reports, treatises and other literary works on legal subjects of general interest to Delaware judges, lawyers and the community at large. As it is one of the objectives of *Delaware Lawyer* to be a forum for the free expression and interchange of ideas, the opinions and positions stated in signed material are those of the authors and not, by the fact of publication, necessarily those of the Delaware Bar Foundation or *Delaware Lawyer*. All manuscripts are carefully considered by the Board of Editors. Material accepted for publication becomes the property of Delaware Bar Foundation. Contributing authors are requested and expected to disclose any financial, economic or professional interests or affiliations that may have influenced positions taken or advocated in the articles. That they have done so is an implied representation by each author.

Copyright 2010 Delaware Bar Foundation
All rights reserved, ISSN 0735-6595

Looking for
a flexible lease
apartment with
long term appeal?

Call us today.

The Towers At Greenville offers:

- Luxury amenities, with housekeeping and concierge services available
- Washer/dryer, expanded cable and internet in every apartment
- 24 hour fitness center and game room
- Complimentary weekday continental breakfast
- All utilities included
- Swimming pool
- Free Parking

Both fully furnished and unfurnished available

302-999-0708

www.PettinaroRelocation.com

PETTINARO
residential

info@Pettinaro.com



Easy access to downtown & airport, in a serene and residential environment.



The Honorable Kenneth S. Clark, Jr.

is a graduate of Swarthmore College and the University of California Hastings College of the Law. After practicing law in Los Angeles, he returned to his native Delaware, where he practiced law in Sussex County for 15 years. He has served on the bench of the Court of Common Pleas for 10 years.

Chris Coons

is the sitting New Castle County Executive. Previously, Chris served four years as New Castle County Council President and worked for eight years as legal counsel for W.L. Gore & Associates, Inc. He received his law degree from Yale Law School. Chris and Annie, along with their three children reside in Wilmington.

Matt Denn

is the Lieutenant Governor of Delaware. He has been a member of the Delaware Bar since 1991, and started his career as a Skadden Fellow at Delaware Volunteer Legal Services.

Melanie L. George

was elected to represent the 5th District (Bear/Newark) in the Delaware House of Representatives in 2002. An attorney at the law firm of Richards, Layton & Finger, she is the Chair of the Judiciary Committee, a member of the Joint Finance Committee and serves on the following House committees: Appropriations, Public Safety & Homeland Security, and Veterans Affairs. Representative George is an active member of the Delaware Bar Association and does pro bono work for the Office of the Child Advocate and Delaware Volunteer Legal Services.

John Kowalko

was elected to represent the 25th District (Newark) in 2006. Prior to joining the House of Representatives, Representative Kowalko worked as a machinist for Philadelphia Newspapers, Inc., and the Delaware

City Refinery. He is currently the Chair of the Energy Committee and the House Sunset Committee. He is also a member of the Natural Resources, Manufactured Housing, Education, and Health and Human Development committees. Last year, Representative Kowalko was named one of *Delaware Today's* "People of Influence" for his environmental efforts.

Valerie Longhurst

was elected to represent the 15th District (Bear area) in 2004. In 2008, she was elected by the House Majority Caucus to the position of House Majority Whip. Prior to joining the House of Representatives, she worked for AIG Insurance, and served as the Delaware Group Leader for the National Alopecia Areata Foundation Support Group. Representative Longhurst is Chair of the Manufactured Housing Committee. She is also a member of the following House committees: House Administration, House Rules, Revenue & Finance, Agriculture, and Ethics. She also is appointed to the Delaware Health Fund Advisory Committee.

Elizabeth (Betsy) McGeever

is a director at Prickett, Jones & Elliott, P.A. Her practice areas include corporate and commercial litigation. She is a former President of the Delaware State Bar Association and former chair of the DSBA's Women in the Law Section. For the past three years, she has served as a Co-Chair of the Combined Campaign for Justice.

James G. McGiffin, Jr.

is a Senior Staff Attorney with Community Legal Aid Society, Inc., and works in Dover. He was CLASI's Executive Director from 1998 to 2005. Previously, from 1994 to 1998, he served as a Family Court Commissioner. He was elected to Dover's City Council in 2006 and is slated to serve as President of the Delaware State Bar Association beginning June 2011.

Michael P. Morton

was admitted to the Delaware Bar in 1986 and founded the firm of Michael P. Morton P.A., in 1994. It is a business and personal full-service firm that practices in Delaware and Pennsylvania. The firm has a strong focus on, and experience with, all issues associated with property ownership and management, as well as all aspects of rental relationships for commercial, residential and manufactured housing communities.

Karen Valihura

is a litigation partner with the law firm of Skadden, Arps, Slate, Meagher and Flom, LLP. She is currently the President of the Delaware Bar Foundation and also has served for three years as a Co-Chair of the Combined Campaign for Justice.

TRADEMARK Copyright & Patent Searches

*"Experienced Washington office
for attorneys worldwide"*

FEDERAL SERVICES & RESEARCH:

Attorney directed projects at all Federal agencies in Washington, DC, including: USDA, TTB, EPA, Customs, FDA, INS, FCC, ICC, SEC, USPTO, and many others. Face-to-face meetings with Gov't officials, Freedom of Information Act requests, copyright deposits, document legalization @ State Dept. & Embassies, complete trademark, copyright, patent and TTAB files.

COMPREHENSIVE: U.S. Federal, State, Common Law and Design searches, **INTERNATIONAL SEARCHING**

EXPERTS: Our professionals average over 25 years experience each

FAST: Normal 2-day turnaround with 24-hour and 4-hour service available

GOVERNMENT LIAISON SERVICES, INC.
200 N. Glebe Rd., Suite 321
Arlington, VA 22203

Ph: 703-524-8200, Fax: 703-525-8451

Minutes from USPTO & Washington, DC

TOLL FREE: 1-800-642-6564

www.GovernmentLiaison.com
info@GovernmentLiaison.com

This issue of *Delaware Lawyer* is a departure from the scholarly works members of the Delaware Bar have grown accustomed to reading. On April 21, 2010, a tragic accident in the City of Wilmington took the life of Christopher White, one of the Delaware Bar's finest.

The Executive Director of Community Legal Aid Society, Inc., Chris was just 48, and is survived by his wonderful wife Andy, his two beautiful children Josh and Kayla, his brother George and his mother Donna.

Within days of this tragedy, the Board of Editors of *Delaware Lawyer* decided that its next issue would pay tribute to the extraordinary life and work of Chris. With the able assistance of the many contributors herein, we've endeavored to offer a glimpse into the work that was Chris's passion.

Chris was many things to many people: husband, dad, son, brother, boss, colleague, church leader, advocate and friend.

As an advocate, Chris devoted countless hours to improve the lives of Delaware's neediest citizens. As Executive Director of CLASI, he was involved with many organizations, including the Delaware Bar Foundation; CLASI was a recipient of IOLTA funds from the Foundation. In addition, Chris and members of the Foundation worked hard together to secure state funding for civil legal services for the poor.

He excelled in many areas of the law, but his passion was improving low-income housing in Delaware. In addition to representing individuals in court, Chris used his talents to draft

significant changes to New Castle County's housing code to ensure safe, affordable housing.

Chris wasn't content to simply perform the job of legal advocate for the downtrodden. After the workday ended, Chris's work in the community continued.

A member of the Church of Saints Andrew and Matthew, Chris found himself chairing a project that had languished for years under the burden of financial difficulties, the Shipley Lofts. A former furniture store located at the corner of 7th and Shipley Streets and owned by the church, the structure had fallen into such disrepair that grass was growing in the building.

Finding funding was one of Chris's special talents. With hard work, tax credits and a variety of funding sources, Chris led the effort to complete the project. The building was dedicated two days after his tragic death.

With the passing of Chris White, the residents of Delaware lost a tireless advocate who dedicated his life to serving the less fortunate. And those of us who knew him lost a beloved friend.

The Board of Editors would also like to extend its deepest sympathies to one of its own, Susan Paiken, who lost her daughter in a tragic automobile accident this spring. Her daughter contributed the artwork for the Spring 2006 issues of *Delaware Lawyer*.

Jacqueline Paradise Mette

Bank Honor Roll



DELAWARE BAR
FOUNDATION

The Delaware Bar Foundation thanks all Delaware financial institutions which participate in the IOLTA program. In 2009, IOLTA accounts in Delaware provided more than \$652,000 to help pay for civil legal services for those in need who could not otherwise afford them. While the Delaware Bar Foundation appreciates all the efforts made by area banks that participate in the IOLTA program, it extends a special thanks to the following banks for offering the most competitive IOLTA rates during 2009, generating more funds to improve the administration of justice in Delaware:

GOLD BANKS

Citizens Bank
First Shore Federal Savings & Loan Association
TD Bank
Wilmington Trust

SILVER BANKS

County Bank
Monument Bank

To find out more about the IOLTA program, call the Delaware Bar Foundation at (302) 658-0773, or go online to delawarebarfoundation.org.

*The Gold Banks offered an IOLTA rate of 1% or above and did not charge fees.
The Silver Banks offered an IOLTA rate averaging at or above .50% and did not charge fees.*



IN MEMORY OF CHRIS WHITE

On behalf of the Board of Directors of the Delaware Bar Foundation, and our Executive Director, Jackie Mette, I write to express our condolences to Chris White's family and friends, and to have the opportunity to say publicly how honored we all feel to have known him.

I first met Chris years ago when I took on a couple of Fair Housing Act cases which I co-counseled with some of Chris's colleagues at Community Legal Aid Society, Inc. (CLASI). I was struck by Chris's passion for his work and his constant upbeat attitude and willingness to see the good in people.

I got to know Chris much better years later during my involvement with the Combined Campaign for Justice. We met as a group every month for more than three years, and Chris was viewed by all as a critical part of that team.

More recently, I worked with Chris on Delaware Bar Foundation matters and specifically Delaware's IOLTA program, administered by the Foundation. As a grantee of the Foundation's IOLTA program, Chris provided leadership that was instrumental in securing the Foundation's line item in the state's budget to assist in funding civil legal services for the poor in Delaware.

This year, Chris, Jackie and I traveled to Dover to testify first before the Office of Management and Budget and then before the Joint Finance Committee in an effort to secure the legislative funding for the Bar Foundation. After Jackie and I explained the facts and figures, we turned the podium over to Chris.

With no notes, Chris spoke from the heart about the acute need for funds, about the mortgage foreclosure program he helped initiate in Delaware, and how it has helped struggling Delawareans. In addition, Chris recounted one of his recent personal legal triumphs of securing purchasing rights for members of a mobile home community in Delaware.

In his subtle yet persuasive way, he explained how much more work there is to do. It was evident to all in the Senate Chambers that this was his life's work.

During the ride back to Wilmington, he spoke of his family with such pride and of his love for the work he was doing in the community. He spoke about the Shipley Lofts project, which was dedicated just two days after his tragic death.

As a Senior Warden for the Episcopal Church of Saints Andrew and Matthew in Wilmington, Chris became involved in the Shipley Lofts project to convert an old furniture store that belonged to the church into a live/work community for local artists, complete with gallery space. Chris was so proud of the work that brought so many in the community together in order for this project to succeed. The depths of his commitment knew no boundaries.

Chris would want us to continue his work. He has made his mark in so many areas, as this issue will try to convey, so our task is a great one. But I am sure that he inspired many of you, as he has inspired me. He has encouraged us to believe that our role as Delaware lawyers includes participation in our community and having compassion for our fellow citizens.

I feel truly blessed to have known him and will miss him terribly.

A EULOGY FOR CHRIS

The following is the text of the eulogy that I was humbled to give at the memorial service for my dear friend Chris White. The family has graciously agreed, in honor of Chris and his contribution to our Bar, to allow it to be printed in exactly the same format as I gave it during the service. I ask that as you read it, you keep in mind that this text was not written for publication. Rather it was drafted to be read aloud.



It was his compassion that fueled his commitment, his integrity, his humor. His compassion for others drove him.

Good afternoon, my name is Michael Morton. The White family asked me to share some thoughts with you today.

The family wanted me to start by thanking everyone for coming to this CELEBRATION of Chris White's life.

In every life, if we are lucky,

There are a handful of people who come into your world and touch your life in a dramatic fashion.

Some of these people are just flickers of light,

While others create a consistent glow for years.

For me, and I know for many of you, Chris was a consistent beacon of light, a burning ember, in our lives.

He was a beacon for what can be right in the world.

He was a father, husband, brother and son.

He was our friend, colleague and mentor.

He was an advocate for those who would otherwise be without a voice.

His wife said it all when she said he was **amazing!!!**

I met Chris shortly after he was admitted to the bar in 1992. I liked him immediately and our friendship grew by leaps and bounds over the ensuing years.

During that time, I observed a number of truly incredible character traits that I immediately admired and that I dearly wished I could better exhibit in my own life.

Many others got to see some of the same traits, to stand in his beacon of light. Prompting at least one notable person to tell Chris ...

"I want to be you when I grow up. ... You are my hero."

We are here today to celebrate

The strength of his character ...

The type of man he was!

His passion,

His drive,

His heart,

His unending compassion for others.

My hope is that by my sharing some insights you will be reminded: of the ways he affected your life, of the characteristics that each of you saw in him.

As I share my thoughts, I encourage you to contemplate ... even if just for a moment ...

The impact he had on you,

On your family,

On issues that impact each of us,

On our community

On this city,

And on this state.

Because of his passion,

It was his compassion that fueled his commitment, his integrity, his humor.

Chris had a passion for life and a commitment to the service of others.

His compassion for others drove him.

Throughout his life, Chris showed a dogged determination to get to the root cause of an injustice or a problem.

The way Chris approached life reminds me of an old English saying, "He was like a dog on a cuff."

This is to say that he was like a small dog on the cuff of a pair of pants, who has bitten into the cuff of the pant leg and simply **will not let go**, in fact he cannot let go.

He was that passionate about it.

Once he sunk his teeth into an issue or a cause, he could not let go of it until it was resolved.

No matter how hard the big company or the big issue shook him around, he would not let go.

Many times he was outmanned by organizations that he was trying to educate or convince of the errors of their ways.

Many times those organizations or issues were simply too big for one person to attack, but not for Chris ... no ... he simply would not let go of the high ground until the issue was resolved.

This dogged approach served the community and those in need well.

As Governor Markell so eloquently said, "He gave years of his life to tackle some of the most profound problems and he did so gladly."

And glad he was ... nearly always with a smile on his face.

Many of you have seen his commitment in action: At CLASI

As he shepherded the statewide efforts to provide quality legal services to those most in need.

As he struggled valiantly to overcome seemingly impossible and persistent financial difficulties;

As he deeply cut his own salary to ensure that other employees might continue to serve those in need;

As he worked often late into the night on countless grant requests hoping to find more funds for key CLASI operations;

Those of you who are close to him are aware that he was doing just that, working on a grant application, instead of spending time at the Cape, on the very day of his death.

He showed his commitment by:

Meeting with legislators;

Appearing before the Joint Finance Committee to seek additional funds for CLASI;

Meeting with benefactors to try and raise further support for the organization that he headed **and that he so loved**;

Brainstorming with anyone who would listen on how to raise more funds in a more consistent and reliable way.

He showed his commitment for others when:

He worked for over a decade during **every single legislative session** ...

to lead the dialogue on meaningful legislation on manufactured housing to resolve conflicts between community owners and residents, and as a result secured legislation which has been hailed nationwide as a leading protection for residents.

He showed the same commitment when he helped residents purchase the manufactured housing community in which they lived, the very first such purchase in the state, and something many had argued would never happen.

He lived his passion for others when:

He spent countless, thankless hours working with Jim McGiffin and others on the redrafting of the residential landlord tenant code, constantly scrutinizing draft bills for changes that would potentially impact tenants. For many years thereafter, he continued to review every piece of legislation to make sure it would not have a negative impact on tenants.

He showed his commitment to housing issues by his determined approach to the rehabilitation of what is now known as the Shipley Lofts.

This project was plagued by multiple, complicated issues on land use, zoning compliance, as always funding and many other issues.

He would repeatedly seek out advice on how he might solve a new issue, whether it be parking requirements, occupancy requirements or a plumbing or design issue.

He immersed himself in the minutia of

the entire project.

Last Friday, right at the end of this block, this community celebrated the opening of Shipley Lofts, fulfilling his dream of affordable, safe inner city housing.

When the economy crashed and foreclosures hit record levels, Chris pushed strongly for a fair and equitable alternative to court-centered foreclosures and saw it through to funding and actual implementation.

He simply could not stand the thought of people being thrown into homelessness by the machinations of the economy. He was heartsick over the potential impact on so very many individuals and families.

He was just as passionate about his church life, serving at various times as a youth leader, early in his career, then as a vestry member, a junior and then a senior warden at this very church.

He was a consistent prayer warrior for my critically ill mother.

He was passionate about the people he worked with, his assistant Jason, Bill Dunne and Jim McGiffin, as well as all the staff of CLASI, all of whom held a special place in his heart.

I would be remiss if I did not take a moment here to say to Jim McGiffin, "Thank you, Jim, for bringing Chris into our lives from far away Suffolk University in Boston."

Above all else he was so incredibly passionate and committed to his wife Andy, his son Josh and his daughter Kayla. Even with everything else he was doing ... he was **first and foremost** committed to loving them, providing for them and spending quality time with them.

Andy told me that he was never late unless he called in advance to let her know where he was and when he would be home. I must confess that many of those times he was with me at a meeting or driving back from a meeting.

He was passionate about so many other issues. I cannot begin to list them all. I am still amazed at how

much he tackled and how big an impact he had on so many people.

How many people do you know who made it a habit to go to the prison and protest the imposition of the death penalty? Who stood outside the gates, in the rain, and protested the state's role in the death penalty?

Over the years, we talked many times about justice and God's role, and Chris found encouragement to continue his efforts in these verses ...

"Woe to those who make unjust laws, to those who issue oppressive decrees, to deprive the poor of their rights and withhold justice from the oppressors of my people, making widows their prey and robbing the fatherless."

Isaiah 10 (1-2)

Integrity

Chris led a life of integrity.

Integrity: A firm adherence to a code of especially high moral values.

Soundness: Having the character of incorruptibility.

Completeness: The quality or state of being complete or undivided.

Chris was all of that and more.

Chris was honest in both fact and deed.

This is truly a remarkable combination which is seldom seen in today's society.

Chris, more than anyone I have ever met, always simply:

"Let his yes be yes and his no, no."

Matthew 5 (36-38)

Honesty and being able to trust someone played a central role in the way Chris operated.

Chris always looked at the substance of a person, their inner character.

That was the beacon he was looking for.

He wondered aloud, did they have a good heart?

Were they a good person?

Countless times he and I would have short and very direct discussions that went about like this:

Hey, do you know this person?

Do you trust him?

Can I trust him?

Has he ever been less than honest with you?

He would then invariably ask: Is he a good person?

That was an important issue for him.

A central issue to how he approached all of his life.

Did the person have integrity?

Many times the very people he asked me about were my clients with whom he was dealing on other issues. I always trusted Chris to deal directly with my clients.

In much later discussions he would say something like, "You know, Mike, he really is a good person."

What would he do with that information?

If he thought the person was a good person?

He would trust that person and he would work with that person on the basis of trust, at an elevated level of resolve to make a difference.

To get something done.

And he got things done!

As many of you know,

And the rest of you will now discover,

Chris and I were more often than not on the opposite side on many issues.

Well, really ... **on almost every issue.**

We were adversaries in the truest sense of the word.

You name it:

conservative/liberal

landlord advocate/tenant advocate

banker/foreclosure victim

less regulation/more regulation

pro-gun/anti-gun

We disagreed, in the most honorable way.

He never made it personal.

In his mind we just saw things differently.

There was never any rancor, or harsh words.

Not even one time!

No matter how heated the discussion got.

We disagreed, yes indeed we did.

But we consistently worked together as a team, on nearly every conceivable issue, diverse issues, sometimes painful issues, and things got resolved.

Because of his character!!!

Because his compassion was **infectious!**

Because we completely and absolutely trusted each other.

Simply said it was because we were friends first and foremost.

Because of the kind of person he was, a group of my clients agreed to help fund additional staff at CLASI, even after Chris made it clear their money might well be used to chase after them if they did something wrong.

How amazing is that?

Adversaries listened to his proposals **and** his explanations.

Legislators heard what he had to say ... and reacted.

Problems got solved, not just discussed, Because of the kind of person he was,

He had impact,

He made a difference,

He left a permanent impression on so many people.

Humor

As I reflect on Chris, I dare not miss out on the very core of his being,

His wonderfully mischievous sense of humor.

He had an impish smile and a great laugh.

Many of you have at one point or another been the victim of one of Chris's pranks. As I spent time preparing for today, many of you graciously shared your own personal stories of his pranks ... or of his sense of humor.

As I was discussing my comments with his brother Howdy, his mother Donna and later with Father Andrews, I was reminded of Chris sharing with me a habit he developed when he was in, I believe, his late teens.

He and Howdy were working on Cape Cod at a gas station. Chris told me

WHO CAN YOU DEPEND ON WHEN YOUR CLIENTS ARE INJURED?



*Depend on us to
get you better faster.*

GETTING YOUR CLIENTS BETTER FASTER!

BOARD-CERTIFIED PHYSICAL MEDICINE, REHABILITATION AND INTERVENTIONAL PAIN MANAGEMENT SPECIALISTS

A MULTI-SPECIALTY TEAM DEDICATED TO TREATING YOUR CLIENT'S PAIN
WITH NON-SURGICAL CARE & REHABILITATION

ACCEPTING NEW MOTOR VEHICLE & WORKERS' COMPENSATION CASES

Physical Medicine / Rehabilitation / EMG

Barry L. Bakst, D.O., FAAPMR
Craig D. Sternberg, M.D., FAAPMR
Arnold B. Glassman, D.O., FAAPMR
Anne C. Mack, M.D., FAAPMR
Stephen M. Beneck, M.D., FAAPMR
Lyndon B. Cagampan, M.D., FAAPMR
Kartik Swaminathan, M.D., FAAPMR

Pain Management Counseling

Irene Fisher, Psy.D.

Interventional Pain Management

Ginger Chiang, M.D., FAAPMR

Chiropractic Care

Kristi M. Dillon, D.C.
Brian S. Baar, D.C.
Debra Kennedy, D.C.
Emily Swonguer, D.C.
Marjorie E. MacKenzie, D.C.
Adam L. Maday, D.C.
Scott Schreiber, D.C.
Mark Farthing, D.C.
Trevor Ennis, D.C.
Becky Keeley, D.C.

Interventional Pain Management / PMR / EMG

Rachael Smith, D.O., FAAPMR

Depend on Teamwork for: Physical medicine & rehabilitation, interventional pain management / injections, EMG, chiropractic care, rehabilitation therapy, psychology / pain management counseling, massage therapy and QFCEs.

Depend on Time Saving Solutions: Centralized communication — we'll keep track of every phase of your client's care. Prompt scheduling — often within 24 hours. Timely response — to your requests for documentation. One call for any record requests.

Depend on Convenience: Seven convenient locations. Hospital consultations at St. Francis and Kent General. Early morning, lunchtime and early evening appointments. Free, handicapped accessible parking. Transportation available for auto and work-related injuries. Accessible to public transportation. ONE-STOP CARE!

GETTING YOUR CLIENTS BETTER FASTER IS JUST A PHONE CALL AWAY. CALL US TODAY!

Wilmington

2006 Foulk Road
Wilmington, DE 19810
302-529-8783

700 Lea Boulevard
Wilmington, DE 19802
302-764-0271

New Castle

2150 New Castle Avenue
New Castle, DE 19720
302-529-8783

Newark / Glasgow

87-B Omega Drive
Newark, DE 19713
302-733-0980

2600 Glasgow Avenue
Newark, DE 19702
302-832-8894

Dover

200 Banning Street
Dover, DE 19904
302-730-8848

Smyrna

29 N. East Street
Smyrna, DE 19977
302-389-2225

TRANSPORTATION AVAILABLE

that because of the location of the gas station he was frequently asked for directions on how to get to the Cape.

Well, in his mind, they were already on the Cape, so as a prank he had a routine of intentionally telling the tourists very detailed directions that would lead them in the opposite direction from their intended vacation destination “on the Cape.” In fact, it would lead them off the Cape!

He and Howdy would then have a good laugh and go about their business. As he told me the story, he would laugh with one of his distinctive laughs ... just thinking back to all those tourist-filled cars headed back off the Cape.

A story from Jim McGiffin and the Dover staff ...

Chris was working at the Dover office of Legal Aid, and he had already exhibited his habit for springing pranks on fellow employees. One day, Jim McGiffin was sitting in his office working on a file when Chris came running into his office.

Jim asked, “What’s going on?”
Chris quickly said, “Quiet, quiet.”

And about that time, you could hear a small “**bang**” and Chris starting laughing ... and then you could hear a loud voice from the ladies room saying, “**CHRIS!!!**”

Well, as it turns out, he had booby-trapped the toilet seat in the ladies room with a small device set to go off and make a bang when the next person sat on the seat ...

He was still laughing at the end of the day, and would laugh about it many years later.

A story from his brother Howdy ...

Growing up, Chris and Howdy would often engineer pranks just to rile up their dad, David. For those of you who knew David White, well, let me just say, he was a very serious gentleman.

Many times those pranks would arise at the dinner table. Often the prank would be while the family had church guests for dinner. Most often at the

end of the prank, Donna, his mom, would be just about sliding off the chair, she was laughing so hard.

David would then comment, “Donna, they only do this kind of stuff because they know you will laugh.”

One of his favorite pranks would be to imitate every action of his father. David was prone to use his hands while talking ... and everyone else at the dinner table could see what the boys were doing except David, who was focused on the guests farther down the table.

Finally, an exasperated David would say, “Why is everyone laughing except me?”

He was able to do that to me ... to make me laugh.

With just a short comment he would make me laugh when I should not laugh ... during a meeting, or in legislative hall, and then he would look innocent while everyone in the room stared at me.

A story from Neil Himelein ...

When it came time for his bachelor party, Chris insisted that we all go to Dorney Park ...

Four grown men ... Dorney Park??

Can you imagine ...!

Really?

But he insisted ... so off we went, Neil, Chris, Howdy and me to Dorney Park.

We laughed so hard ...

When we all nearly shot over the edge of the raft ride after following Chris’s suggestion that we try to sling shot the raft as high as possible.

When Chris insisted that we all ride the roller coaster ... until several of us were literally green ...

He was so much fun to be with.

Some personal notes:

There are certain things I will always remember ...

A small country wedding;

Walking in Provincetown, with Chris and Andy, **during their honeymoon!**

Lunch at Paine’s Creek, in Brewster, with him tucked under the umbrella

completely protected from the Cape Cod sun — he certainly was not a “sun” kind of guy;

Seeing the newborn Josh in the hospital and the smile on Chris’s face;

The bear hug he gave me when the residential code passed;

Our rides together to legislative hall or to contentious meetings, often dropping him off at the corner so our clients could not see we rode together; Working on legislation together for months and then years.

And there is so much more to remember.

What do you remember?

Closing

So how will we remember this passionate, committed man?

This man of integrity who had a wonderful sense of humor.

This beacon of light in our lives.

What would Chris have said he wanted us to be doing?

We all know that he left big tracks in the sand of our lives and in the lives of so many others.

But what part of his mission has he left for us to do?

We simply must find permanent and growing funding for Legal Aid!

So that those who are most in need can always have adequate representation on all legal issues, not just for housing.

We must live out his commitment to affordable housing for all.

The foreclosure program must continue and grow.

We must keep his programs, his passions alive.

Chris did not seek out publicity, nor did he want it.

He simply wanted to better our lives and in particular the lives of those the system so often casts aside.

In fact, he was too humble to have been comfortable to have heard any of this.

He simply wanted us to care more for each other,

And because of him I believe we do. ♦



(1) With former Gov. Ruth Ann Minner at the podium, Chris joins other participants during a bill-signing ceremony for H.B. 504, the Right of First Offer law, which gives residents of manufactured housing parks the right to purchase their park when it comes up for sale.

(2) Chris takes part in the CLASI 60th Anniversary Dinner in 2006 with former CLASI executive directors, from left, Judy Schuenemeyer, the Hon. Mary McDonough and James McGiffin.

(3) Funding for the new CLASI Georgetown office was aided by a USDA Rural Development check.

(4) Chris receives the New Lawyers Distinguished Service Award from James McGiffin in 1999.

(5) Chris celebrates the passing of the Residential Landlord Tenant Code in 1996 with, from left, Phil McGinnis, Michael P. Morton and Scott Kidner.

TRIBUTE TO A FRIEND AND COLLEAGUE



He could not accept the fact that Delaware lacks sufficient decent, safe, sanitary and affordable housing for people.

Chris White was a bright light in the Delaware Bar. I never met anyone with the scope of his talent, the sincerity of his humility, the depth of his compassion for people in need, and the strength of his commitment to do what is right.

I write this tribute to my friend and colleague in the hope that others will reflect on their own experiences with this remarkable man, or that those who were not blessed with the opportunity to meet him will know why those of us who knew him also loved him.

Chris Pre law

Chris grew up on Cape Cod in Massachusetts, the son of David and Donna White, and the younger brother of George, known as Howdy. He was a preacher's kid, as his father was an Episcopal clergyman, serving as rector at a church in Orleans for 26 years.

This particular preacher had stood and marched with another preacher, Martin Luther King, Jr. Chris was always conscious of what it meant to be a PK (preacher's kid), and the inherent privileges and challenges of that accident of his birth.

In high school, Chris was an athlete (basketball and soccer), a singer and an actor. He developed a love of sailing and a passion for the Boston Red Sox.

His initial choice for college was Middlebury College in Vermont. He did not fare well there, and he transferred to Boston College located in the Chestnut Hill neighborhood of Boston. He studied political science.

After college, Chris worked as a paralegal for a Boston law firm involved in complex litigation. Then he went to law school.

Chris Comes to Delaware

Chris liked to say that he and I met at Harvard Law School. It is true. We were both at the Harvard Law School for a

one-day public-interest career program in 1991. I was recruiting for Community Legal Aid Society, Inc., and he was an applicant. He was about to graduate from Suffolk University Law School, and I was looking for new staff attorneys for the downstate offices of CLASI.

I could see right away that Chris was perfect for the job. Chris had spent a summer working as a student attorney for the Harvard legal services clinic. He knew something of poverty law work from that experience, he loved the work and he was prepared to go anywhere to do it. I was delighted that CLASI could persuade Chris to come to Dover.

Chris went to work after the bar exam and straightaway made himself an invaluable member of the community. He became the leader of the Delaware Coalition for the Homeless. He volunteered at Christ Church to lead a youth group. He became an interscholastic soccer referee. And, most importantly, he became the best lawyer and advocate any person in poverty could hope to have.

He excelled at all areas of poverty law practice, including welfare benefits law, consumer law and family law, but the area that most caught his imagination was housing law. He could not accept the fact that Delaware lacks sufficient decent, safe, sanitary and affordable housing for people. He quickly mastered the law and the advocacy skills necessary to effectively represent people in housing crisis.

As he grew in his job, Chris discovered other areas of endeavor, outside the standard lawyer role, for which he had a natural talent. Recognizing that sometimes it is the law itself that oppresses people, he developed the skills necessary to change the law. He learned to draft legislative language, and he learned to advocate for the adoption of this language. He became familiar and even comfortable with the culture of

Making Title Insurance EASY

CONESTOGA TITLE
INSURANCE CO.

www.contitle.com 800-732-3555

At Conestoga Title Insurance Co. we make it easy for you to do business with us. We deliver the best service you'll find anywhere through our agent or approved attorney programs.

**We are dedicated to serving
our attorney base.**

Our company philosophy is to provide prompt, responsive service.

Conestoga Title Insurance Co. ... easy to do business with since 1973.

- Rated "A Prime" by Demotech, Inc., the title industry's leading independent financial analyst
- Immediate underwriting support
- Title insurance on larger commercial transactions
- Full array of in-house specialists

CONESTOGA TITLE
INSURANCE CO.

www.contitle.com

800-732-3555

Legislative Hall and developed many relationships with the legislators and staffers so as to become a force in that unique world.

Chris was an advocate who always thought of the big picture. His vision led to his appointment to the Governor's Advisory Council on Housing and Community Development, the board of the Emergency Housing Assistance Fund and the Homeless Planning Council. He was active in the Delaware Interagency Council on Homelessness and presided over the Delaware Housing Coalition.

Always looking for ways to help people in need, Chris found that he had a talent for developing innovative programs and for convincing people with money to fund those programs. He loved raising money to help his clients. Beneficiaries of his eagerness to help include the Whatcoat Social Services Agency and the Shepherd Place Homeless Shelter, both in Dover, and the many people who have found shelter at those facilities.

The project known as Shipley Lofts is yet another example of the talent and commitment Chris brought to his work in the community. The original vision was not his, but when the project floundered and people turned to him for help, Chris rose up, took the reigns, and brought the vision to completion.

No single issue inspired Chris like the plight of people who live in leased-land communities. When Chris began to realize the vulnerability of families who invested all of their money into manufactured homes that sat upon rented lots with tenuous leases, he sprang into action.

Delaware has more than 50,000 owner-occupied manufactured housing units in leased-land communities. This housing option can be an affordable one for people of lower or fixed income. Thousands of retirees and families live in these units. These residents find themselves vulnerable in several ways.

First, though their homes are sometimes called mobile, the structures usually are immobile, and if moved would suffer serious damage. Second, even

mobile manufactured housing units require a destination, and available lots are difficult to find. Thus, the market, such as it is, clearly favors the landowners. Third, landowners can set the rents and, more importantly, raise the rents annually, in any amount without restriction. Homeowners find that they can neither afford to move nor to stay.

Chris advocated for these folks on all levels. His last trial in the Court of Common Pleas was one that involved a landowner retaliating against a homeowner for organizing the resident homeowners of the community. Chris was instrumental in developing the law and the resources necessary to help residents of a community band together to buy their community from the landowner, thereby asserting control over their own destiny.

Moving North

While he worked in Dover, Chris relocated his residence to New Castle County, married the beautiful Leandria Hall and eventually settled with his family in Bear, Delaware, then in West Grove, Pennsylvania.

After a term as a Family Court Commissioner, I returned to CLASI as the Executive Director in 1998. As I was familiar with Chris's interest and abilities in fund development, I asked him to leave the active casework in Dover and concentrate on program and fund development as the Deputy Director of the agency.

We worked in tandem for five years. During that time, CLASI's budget increased from \$2.5 million to \$4.2 million. We added the Fair Housing program because Chris saw the need for education and enforcement to prevent housing discrimination. We added a medical legal family advocacy partnership with Westside Family Healthcare and Christiana Hospital. We added a foreclosure prevention program.

Chris was always working to expand services to people in need.

A Funny Guy

Chris was a fierce advocate. He could not abide greed, dishonesty or selfishness in an opponent. But as fierce as he could be, he never took himself too seri-

ously. One need only to have observed his victory dance (a spectacle in which he engaged after a win in court or in the fundraising arena) to know that Chris positively enjoyed his work. He enjoyed a good laugh as much as anyone, and more than most. Chris was usually responsible for the good laugh.

When I was on the bench as a Family Court Commissioner in Dover in the mid-1990s, I found myself the butt of one of his jokes. To understand the context of this joke, the reader must know that I celebrate my own birthday with great enthusiasm and I expect everyone to join me in celebration. On my birthday in 1996, I arrived at work and was surprised and disappointed that my birthday went unacknowledged by everyone, even my closest associates.

I was presiding over Protection From Abuse cases that day, and as always I had a very full calendar. As I entered my last hearing, I learned that Chris was representing the petitioner in the case and that Lester Blades (now Commissioner Blades) was representing the respondent.

I took the bench and noticed that Chris was wearing a pull-over sweater. I always knew him to wear a suit in the courtroom (sans undershirt, but that is another story), but I was prepared to ignore this act of poor judgment, for the moment, until opposing counsel rose to object to the attire. I allowed Chris to explain that he was retained for the matter late in the day and simply did not have time to change clothes. OK, let's move on.

Chris conducted the direct examination of the alleged victim, a burly man who claimed to be threatened by his wife's martial arts abilities and frequent references to Lorena Bobbitt. I learned from the direct examination that the respondent, a petite woman no more than one-half the size of her husband, would assume an aggressive stance and yell, "Hi yah" at her husband, to his distress.

I learned this because Chris demonstrated the yell as he assumed a similar stance. More than once.

When Mr. Blades began his cross

examination of the alleged victim, I turned my attention away from Chris; that is, until I heard a loud “POP” followed by a fizzing sound. I turned to see that Mr. White had opened a can of diet Pepsi while sitting at counsel table. I noted to myself that I would vigorously remonstrate with him privately so as to save him (and me) from embarrassment, and I returned my attention to the testimony.

Next, I heard the rustling of foil paper, and I turned my head to see Mr. White, my protégé, the object of years of my mentorship, my great and noble friend, eating a cheeseburger in my courtroom. I wasn’t sure whether my head would explode before or after I sent him immediately to jail.

Chris was laughing so hard he could not really eat the cheeseburger. I think he knew the hammer was about to fall upon him when he said, “Someone is supposed to come in here with a cake right about now,” at which point

several Family Court staffers burst into the courtroom with many cakes a-blazin’, singing “Happy Birthday.”

The case was a fake, and he got me, but good.

The Legacy of Chris White

Years from now we will continue to talk about Chris and the work that he started in Delaware. He will always be a model of the best qualities of a lawyer. He was a servant first, with highly developed legal skill and social conscience. He will always be remembered as a great friend to those who need decent, safe, sanitary and affordable housing, to those who flee domestic violence, to those who were preyed upon by the unscrupulous.

But I believe he will be best remembered for the love and the joy that emanated from him always. He loved his family, his wife Andy, his children Josh and Kayla, his mother Donna and his brother Howdy (now apparently known

as George). He spoke with great joy of all things family.

He loved Community Legal Aid Society, Inc., and he spread his joy state-wide to and through CLASI. Chris not only loved his clients and colleagues, but also he loved his enemies. He loved the people who would (and often did) oppress the vulnerable. It is not that Chris felt love for the bad guy. It is that he decided to find the redeeming quality hidden within greed, dishonesty and selfishness. He could almost always find a way to respect the villain in every case, and in that way he often won over the villain, and won the case.

The joy and love of Chris White were always evident on his face, in his step, in his voice. Chris always had room in his heart for someone in need. Let us all open our hearts in that same way. Let that be the legacy of Christopher W. White. ♦

LifeStrategies

COMPREHENSIVE FINANCIAL DIRECTION

LLC

We Provide Direction to help Realize Life Goals

At Life Strategies, LLC, our name says it all. We work with you to organize all of your resources; time, finance and people to help you achieve your life goals. From family meetings to financial review, we create the big picture so that you can take the small steps that keep you going in the right direction for your family's financial health. And we stay with you every step of the way, adjusting the plan as life changes occur along the way.

“I don’t change you to make your financial future work for you. I let you decide what’s important. Then I make sure you have what you need to keep the important things in your life. That’s our life strategy.” – Joan Sharp, CFP®, ChFC, CAP, MSFS. Call us today.

302. 324. 5363 phone
302. 324. 5364 fax

www.lifestrategiesllc.com

A Registered Investment Advisor
Fee Only



REFLECTIONS FROM THE BENCH



Chris was great in the courtroom. Never flashy or self-aggrandizing. Always quiet, unassuming, friendly and civil. Solid, well-prepared lawyering.

I met Chris White in 1993, when I attended my first meeting as a newly appointed member of the Board of Directors of CLASI. The meeting was held in the evening at CLASI's Dover office. I hadn't been there before; I entered a side door and wandered around, obviously lost.

A tall, lanky young man with kind eyes, shaggy hair, no tie, and rolled-up sleeves introduced himself as Chris, said "I work here," and led me into the meeting room. He was the kind of person you immediately, instinctively liked. I was surprised to find out, a few minutes later, that he was a staff attorney.

I got to know Chris pretty well over the next seven years. Despite his heavy workload as managing attorney of the Dover office, and his unequivocal commitment to his family, Chris attended many late-evening meetings to report to the Board and assist it in carrying out its duties. We worked on many board committees together. And I know he was volunteering simultaneously in many other organizations and efforts.

I don't know how he managed it all. Chris had an amazing reserve of energy to devote to projects to improve the lot of those less fortunate.

I remember being most impressed with the way CLASI's clients related to Chris. People whose lives had given them no reason to trust lawyers, who were wary of anyone in a suit, instinctively trusted Chris after meeting with him. Chris's sincerity, his empathy, his patently obvious desire to truly help, made his clients confident that he would competently do his best for them. And he always did.

In 1998, as President of the CLASI Board, I headed up the search for a new Executive Director to replace the retiring Judy Schuenemeyer. It was a national search; we interviewed a slate of

excellent applicants from all over. Chris had applied, as had then-Family Court Commissioner Jim McGiffin, who had hired Chris for CLASI in 1991 when Jim was the managing attorney of the Dover office.

They remained the best of friends. And they both were clearly the best two candidates. When we interviewed Chris, he spent the bulk of his time telling us why we should hire Jim as the new E.D. Jim spent most of his interview extolling Chris's many virtues.

Chris and Jim presented us with an embarrassment of riches; we wanted to give the job to both of them. And that's essentially how it worked out in the long run, with Jim taking the helm first, Chris soon becoming Deputy Director, and Jim subsequently relinquishing the post to Chris.

I left the CLASI board when I came to the bench in 2000 and didn't see much of Chris for several years, other than the occasional meeting at the Bench and Bar conferences. Most of his court appearances were in New Castle or Kent County. I had the good fortune, however, to preside over a two-day long trial that Chris came down to Sussex to handle in the summer of 2008.

The contentious case arose out of a landlord-tenant matter in which the parties' relationship had soured over the years to a toxic level at the time of trial. There was the potential for extreme acrimony, or worse, in the courtroom. However, Chris's personality and his approach to the trial were major factors in defusing the situation and maintaining civility in the courtroom.

It was classic Chris: He presented his clients' case fully, competently and zealously, without fanning the already-smoldering emotions in the courtroom. When cross-examining the opposing party, Chris extracted all the evidence he needed without further antagonizing (indeed, while mollifying) an obviously hostile witness.

In short, Chris was great in the courtroom. Never flashy or self-aggrandizing. No theatrics or histrionics. Always quiet, unassuming, friendly and civil. Solid, well-prepared lawyering, with the utmost care and empathy for his clients, and due respect and consideration for the other side.

I was not the only judge who had the pleasure of knowing Chris's work in the courtroom. My colleague, Judge Merrill Trader, recalls similar experiences with Chris White in his courtroom, and had this to say: "Chris White appeared before me on several matters, but most often landlord/tenant matters. He was always well prepared and argued effectively for his clients. Often, Chris would present different and novel theories for tenant recovery that were quite challenging for the Court to consider. He was very persuasive, but he was also willing to accept the Court's opinion without argument.

"I enjoyed having him in my courtroom, both because he knew what he was talking about when he presented his arguments and because he was a very likeable young man. I learned I could rely on his cases and statutes that he cited because he knew the law. In many ways, he educated me on landlord/tenant law in Delaware.

"Indeed, while many other lawyers who begin in JP Court or Court of Common Pleas aspire to higher courts with greater pay, Chris remained in the lower courts to assist some of Delaware's poorest citizens achieve, among other things, safe, affordable housing. This personal sacrifice for the common good exemplifies Chris's character."

Over the years, whenever Chris's name came up in conversation, my usual first response was, "I know Chris; he's *one of the good guys*." I've heard many other people refer to Chris with the same words. He wore the white hat; he was in the game for all the right reasons.

Most members of the Bar heed their moral and ethical responsibilities to serve the public and assist the poor and less-fortunate, and most do so as a *part*

of their professional lives. For Chris, however, that was his *reason* for being a lawyer, his passion, his life's mission. And he accomplished it with grace and humility. Those most in need in Delaware have lost one of their best advocates.

At the National Judicial College, new judges are told of the Kohlberg scale of Moral Development, as background to assist them in understanding criminality and the various personality types that come before them. Kohlberg theorized that individual humans can attain six discrete levels of moral development as they grow up. Those who commit crimes often have had their moral development arrested at the lower levels.

People at level one of moral development are totally selfish, greedy people who take what they want simply because they want it. At level two, a social conscience develops, but it is pragmatic; "what's in it for me?" is the outlook of

people stuck in level two.

At level three, a sense of social responsibility develops; at level four, transcendence of local groups, appreciation of diversity and belief in law and order take root. People who reach the fifth level of moral growth have strong feelings about social change and what is just for society; they view their life as having a mission and purpose, they strive to live up to their ideals and conscience, and to act upon them.

Most well-adjusted people operate at levels three and four, a small number at five. Extremely few people, according to Kohlberg, reach the sixth, ultimate level of moral development. Those who do are altruistic, selfless, uninterested in material gain, non-violent, forgiving of others' failings, and willing to sacrifice their lives, if necessary, for the betterment of the human race.

That was Chris, level six. We will all miss him. ♦



Wilmington
Friends  *School*

Give them the world.

Global education at Friends prepares students for the opportunities and challenges of their future, even those that we cannot predict. Our students learn how to engage complex questions intellectually and in action ~ in and outside of the classroom ~ with a sense of confidence and responsibility.

Please visit us to learn more.

302.576.2930

www.wilmingtonfriends.org

A GOOD LAWYER AND A GOOD PERSON



He was clearly an advocate, but his personality and mastery of the subject matter allowed him to sidestep the political fireworks.

At Chris White's funeral, his friend and fellow attorney Mike Morton gave a touching eulogy for him. Mike said that whenever he and Chris were discussing one of Mike's new clients, Chris would cut through much of what Mike was telling him about the client, and simply ask, "Is he a good person?"

I didn't know Chris White as well as many who have spoken about him since his untimely death, but I knew him well enough to say that Chris measured his own life by that standard as well.

Chris and I advocated for the same group of people — manufactured home residents — and therefore found ourselves at a lot of the same meetings. He and I were working on different issues, but we kept tabs on each other.

Beyond that, we also spoke the same language: the fraternity of lawyers in Delaware who have worked full time in Legal Aid jobs is relatively small, so when an alum like me was with the state's head Legal Aid attorney, there was inevitably a lot of shop talk about the ongoing struggle to meet the needs of the community.

One of the manufactured homeowners meetings where Chris and I sat together was in a fire hall in Sussex County, either in late 2008 or early 2009. The meeting occurred after one of Chris's legislative successes had taken effect, landmark legislation creating a mechanism for manufactured home residents to be able to purchase the parks where their homes were located.

The scene at this fire hall meeting was somewhat chaotic. Residents from a variety of different manufactured home communities were taking turns at the microphone, asking questions about the new process and complaining about its complexity.

Chris and Ed Speraw, the fiery and tireless head of the Delaware Manufactured Homeowners Association, fielded the questions in their usual manner: Ed would thump the lectern and provide answers that were partially a call to arms, and Chris would take the microphone, "walk back" portions of what Ed said when necessary, and patiently provide legal answers to the questions. Ed and Chris could have done it all night; I was exhausted just watching it.

When Chris finally finished and came back to our table, I leaned over to him and said, "You're Dr. Frankenstein. You have invented this new thing, and now it is going to spend the next five years torturing you." He laughed, leaned back in his chair, and said, "I actually love this stuff, I even think this part of it is great." And he meant it.

Looking back, Chris's demeanor and tenacity were both essential to the passage of the historic legislation he was explaining at the fire hall that night. The fight for legislative reform of the state's manufactured housing laws was a classic political power struggle.

One interest group, the owners of the state's parks, was small in number but had longstanding relationships with the state's legislators and was extremely sophisticated with respect to the legislative process.

Conversely there were thousands of active residents, but they had little experience organizing politically or lobbying the state's legislators.

When I first became involved with the residents about 10 years ago, they struggled to get even a minor bill passed in the General Assembly. But as each year passed they became more organized, more politically involved, and more influential. And as this happened, the high-stakes battles in Legislative Hall became more fierce and often more personal. By 2008, many

stakeholders were not speaking to one another.

In this environment, Chris was ideally suited to close the deal. He was clearly an advocate, but his personality and mastery of the subject matter allowed him to sidestep the political fireworks and help craft the complex compromise bill that ultimately passed.

Part of the reason Chris was so effective in this role was that everyone recognized that his sunny demeanor was not a gimmick, it was sincere. Everyone liked him, everyone respected him, and he was able to take advantage of those facts to get a bill passed that changed the lives of thousands of manufactured homeowners.

Beyond his advocacy work, Chris also understood the institutional importance of Community Legal Aid, and readily stepped up to take over the organization's administrative duties. Very few public interest lawyers want to run large organizations — they became

lawyers because they wanted to be advocates. For the same reason, even fewer want to raise funds.

But Chris understood the big picture — he recognized the critical role of CLASI in the community, and devoted the same positive attitude, skill, and energy to bolstering the organization that he did to representing his clients. Someone remarked at Chris's funeral what a successful fundraiser he had been for CLASI. The reason is obvious — his love for the organization was evident to those from whom he sought support, and it was infectious.

The last time I spent any extended time with Chris was in July of last year. It was a gorgeous weekend day, and the residents of a manufactured home park in Minquadale were celebrating their purchase of the land their homes stood on, using the legislation that Chris had helped draft and pass. Chris and I both brought our kids — I had my two boys, he had his daughter.

As with other events like this, Chris was content to let others take the credit for work he had largely done. I think at some point someone cajoled him into coming up front to be recognized, but he did so only under protest.

Our kids and some others were racing around, and Chris noticed that one of my kids was having trouble keeping up with the others. Very quietly — he never knew I saw or heard him — he called his daughter over, and asked her to make sure that all of the kids were included in the game they were playing. And then he turned back around, sat back in the sun, and smiled while he watched the residents in Minquadale celebrate the autonomy and security that he had helped win for them.

To me, it was a classic Chris White moment. At the end of the day, in the big picture and in his quiet interactions with other people, he was what he told Mike Morton he wanted others to be: a good person. ♦

WINNER

Big enough to serve you, small enough to know you.



Audi

Audi Wilmington

1300 N. Union St. | Wilmington, DE 19806
877.511.1198 | winneraudi.com



PORSCHE

Winner Porsche

1851 Ogletown Rd. | Newark, DE 19711
877.724.4443 | winnerporsche.com



CHRIS WHITE REMEMBERED



Chris White worked tirelessly and quietly representing tenants and those without housing for the Community Legal Aid Society.

In my time getting to know Chris, I learned he was a man with a remarkable combination of attributes: a strong and determined activist for the poor and disenfranchised, capable of tenacious fighting for his clients; a good-natured person capable of being funny and friendly; and a well-reasoned advocate able to bridge divides and motivate his opponents to trust in carefully crafted compromises.

Chris White and I had a lot in common. Two attorneys named Chris, roughly the same age, working in Wilmington, both with a driving concern about housing and homelessness that spilled over into their work. We knew some of the same people, and met briefly at Bar Association events.

In spite of the overlap and this being Delaware, I did not know Chris well until his involvement in a project that became important to both of us — the fight for safe rental housing in suburban New Castle County.

In 2003, on the advice of housing advocates across the county, I asked Chris White to help with the creation of a rental housing code for New Castle County. In the years that followed, Chris became a critical piece in writing, adopting and implementing a code designed to give renters improved housing options and better avenues for resolving problems.

I spent several years working on housing and homelessness issues, first with the National Coalition for the Homeless, then with a housing and homelessness law student clinic for two years, and again as a summer intern at Community Legal Aid in Wilmington.

Several years later, my legal career took a different track, but as New Castle County Council President, housing issues remained a priority and a concern. When the then-Chief of Police, Jack Cunningham, complained before County Council that rental housing in the county was unsafe and unmanageable, it was time to address rental housing safety in county code.

Ours was not the first effort to ad-

dress rental housing conditions in unincorporated New Castle County. Previous efforts, however, came up short in part because they started by assuming that every landlord was up to no good and, therefore, the proposals became punitive in nature — aimed at adding significant, burdensome inspection requirements without engaging those who own rental units in the conversation.

Enticed by the challenge, in early 2003 I worked with advocates representing all sides of the issue to form a Rental Housing Working Group, and began meetings to explore the problems of rental housing in our county and possible solutions.

While previous efforts were largely internal to county government, our group included tenant representatives from the Delaware Housing Coalition, the Delaware Legal Aid Society and the Delaware State Housing Authority, landlord representatives from the Apartment Association, and several larger landlords individually, as well as civic umbrella groups, the County Chamber, the Fire Marshall, and the New Castle County Code Enforcement, Police and Land Use departments.

An unusual partnership that exemplifies the “Delaware Way” turned out to be key to successful drafting, passage, and implementation of New Castle County’s Rental Housing Code. Michael Morton was (and is) the attorney for the Delaware Apartment Association, someone who advocates aggressively and effectively for the interests of those who own and operate most of the rental apartment complexes in the county.

On the other side, Chris White worked tirelessly and quietly representing tenants and those without housing for the Community Legal Aid Society, Inc. Chris was not known as a brash or limelight-seeking advocate, but a person whose strength came from quiet determination mixed with a reasonableness that could suck the air out of even the nastiest debate.

Mike and Chris met repeatedly in the courtroom, and initially locked horns as



Corbett Reporting ~ a Veritext Company! **We've got you covered!**

VIP 21 - Online Repository and Scheduling System
*Deposition scheduling at your fingertips
across the U.S. and the World.*

*Maintain your schedule of depositions with the handy on-line calendar.
Manage your transcripts and exhibits and
Keyword search across all transcripts in the repository
to identify important issues/names, etc.*



Ellie Corbett Hannum

Announcing our latest innovations!

EXHIBIT MANAGEMENT SOLUTION



***Introducing the Mobile Deposition
Video depositions Anywhere ~ Anytime!***

*All you need is internet access and a phone --
Veritext provides the computer, webcam and know-how.*

Call us for more information on our latest technology!

Delaware Locations

230 North Market Street, Wilmington, DE 19801
302-571-0510 ~ 302-571-1321 (fax)

1111B Governors Avenue, Dover DE 19901

www.veritext.com

attorneys so often can do on opposite sides of emotional and difficult issues. Over time, Chris and Mike developed a respect for each other, and then a deep and genuine friendship.

The process of working out a compromise on rental housing was long and arduous — a process not helped by incendiary comments slighting landlords and denigrating rental apartments made by those focused more on the fight than on results.

Eventually, we began to see a middle ground, largely because Chris and Michael shared a willingness to sit down, along with Professor Steve Peuquet and Marcus Henry of the Delaware State Housing Authority, to hash out some basic shared ground.

Chris White was the thread that held together the fabric of the project. Chris played a critical role in this process, both recognizing the legitimate concerns of those landlords who work hard to provide and maintain quality housing, and keeping the group focused on the real

goal — identifying and improving those rental units that were substandard and in which tenants might be unwilling or unable to complain or seek improvements to their housing.

Over the many months of hard work that ensued, several core principles were eventually ironed out. The project really gained focus and the working group gained momentum when we ignored the fights over details and recognized that the solution lay in focusing on information.

Professor Peuquet noted that we needed hard facts in order to tackle the issue of rental housing safety. Random inspections of rental units could provide those facts.

Chris White raised the need for information for tenants, and, in partnership with Mike Morton, the beginnings of a guide to tenants' rights and responsibilities took shape.

Registering units — another major sticking point in past efforts to tackle the rental housing problem — became a means of knowing how many units existed where and the basis for the random inspections.

Chris constantly reminded others that tenants could be part of the solution. He advocated for their privacy, reminding others that to a landlord it's a rental unit, but to a tenant, it's a home. If tenants understood what they should expect from landlords and what they are responsible for, they would be empowered to contact the people who could help them, turning to county government only when a landlord was not addressing a real problem.

When the draft code finally came up for a vote on the floor of Council in mid-2004, every one of the working group members rose and spoke in favor of it. However, when one of the leaders of the then-administration spoke out against it, the Council voted the code down by a narrow margin.

Advocates who had given their time and energy working to find lasting solutions to a real problem were angry and despondent, questioning how so much work to reach consensus and craft a universally supported bill could have been

defeated by petty politics.

Again, Chris was the thread that kept the working group together, lifting spirits and urging those committed to the cause to fight to change the political climate so the code could pass the next time around. Ultimately, the rental housing code passed in February 2005, with broad support from County Council and from the still-strong community of folks who stood behind the bill.

With a code in place, the difficult work of implementing and enforcing the code began, which, with ongoing changes and revisions, continues to this day. Mike Morton and Chris White spent months working through drafts of the Guide to Tenants' Rights and Responsibilities, working to ensure that it was accurate and accessible to those who needed it.

In the end, more than 35,000 rental housing units have been registered, thousands of copies of the Tenants' Rights and Responsibilities handbook have been distributed, and thousands of rental apartments have been inspected, in a program that without unduly burdensome fees or mandatory annual inspections ensures the quality of rental housing across our county.

Those who worked alongside with Chris White in other tough fights know the role he played in developing the rental housing code, because he did the same thing time and time again, working through the details and past petty politics to protect those who needed it most. Chris's strength came from his unflinching ability to lift your spirit, keep people focused on what really mattered, and value solutions over fights. He had a terrific sense of humor that disarmed hardened opponents.

There are too few of us who follow Norman Rice's advice: "Dare to reach out your hand into the darkness, to pull another hand into the light." When we lose one of those few — a great man who every day reached out and pulled others into the light — we mourn. Those who knew Chris White mourn personally and for all of those who must now turn to others for that helping hand.

We miss you already. ♦

In search of:

Delaware office of a national law firm is searching for a *motivated, team-oriented Delaware-licensed attorney with 1 to 3 years bankruptcy experience.*

Excellent research, writing and interpersonal skills are required.

Salary and benefits are highly competitive.

Please send resume, writing sample and transcript to deattyres@yahoo.com.



(1) Chris attends a 2009 press conference announcing the Foreclosure Mediation project with, from left, Rep. Joe Kowalko, John Olsen, Gov. Jack Markell and the Hon. James T. Vaughn, Jr.

(2) Shipley Lofts was completed in May 2010.

(3) During a Shipley Lofts site tour, Chris reviews plans with, from left, Integrated Construction Services President Edward Coupe and Longwood Foundation President Thère du Pont.

(4) Chris presents the 2008 Law Day Luncheon Community Service Award to James McGiffin.

(5) Chris and Georgetown Managing Attorney Eleanor Kiesel attend the ribbon-cutting ceremony in 2009 for CLASI's new Georgetown office.

(6) Chris participates in a CLASI fundraiser with, from left, board member Scott Lugar and outreach coordinator Jason Stoehr.

(7) Chris relaxes with James McGiffin at a CLASI fundraiser.

THE VIEW FROM LEGISLATIVE HALL



His drive and determination didn't allow him to deviate from his goal, which was to improve everyday life for those who struggled.

On April 21, 2010, with the tragic passing of Chris White, the residents of Delaware lost a tireless, dedicated advocate. In our collective 18-year tenure in Legislative Hall, we've worked with very few — if any — who have dedicated their lives to serving the less fortunate the way that Chris did. The legacy that he leaves behind has forever changed our state for the better.

In 1991, Delaware got its first glimpse of a still wet-behind-the-cars young lawyer ready to make his mark on the world when Chris moved from his childhood home of Massachusetts to take a job with the Community Legal Aid Society of Delaware. That marked an important day for the future of Delaware's less fortunate.

Many lawyers pursue a law degree to help people, but few devote themselves so completely. So it's no surprise that Chris moved up the ranks to become Executive Director of the organization in 2005.

His philanthropic work at the Community Legal Aid Society required him to work with state legislators on a regular basis, and he quickly became a beloved staple in Legislative Hall. When he wasn't working on legislation, Chris was helping our constituents when we called on their behalf. Whether it was a senior or a low-income person who was having problems with their housing, he always helped us. His drive and determination didn't allow him to deviate from his goal, which was to improve everyday life for those who struggled.

The residents of manufactured housing always knew that Chris was looking out for them. Chris attended nearly every Manufactured Housing Committee meeting in Legislative Hall, and drafted much of the committee's legislation. He was also well-liked by both homeowners and the community owners, a rare quality that allowed more

progress in manufactured housing legislation in the past three years than in the preceding decades.

In 2008, Chris helped draft monumental legislation that gave manufactured home communities the right of first offer if their community came up for sale. Because of this bill, manufactured homeowners now have the right to be able to buy the land they live on should the community owner decide to sell. A community owner may not sell to someone else at the same price or for less than the price offered by a homeowner association. The legislation forever changed the landscape of manufactured housing policy, and it simply would not have happened without Chris.

When the housing bubble burst and many Delawareans were suddenly in danger of losing their homes, Chris worked with us for nine solid months to create the Foreclosure Mediation Program. The program connects homeowners to housing counseling and allows those who are facing foreclosure to take part in formal mediation with the mortgage company. It's been successful at keeping Delaware families in their homes, and it would likely not exist without Chris's help.

The creation of the Foreclosure Mediation Program is a perfect example of Chris's character: He saw a problem, and he worked until it was fixed. It's doubtful that he ever considered that the problem was too big or couldn't be solved. Instead, he recruited new people with new ideas to the cause. His enthusiasm was infectious.

It's almost impossible to find an adequate way to say thank you for all Chris did for our state. He did so much good work with so much optimism that the agreements he brokered and the legislation he wrote will be protecting Delaware's most vulnerable residents long after we're gone. Losing Chris so suddenly has only magnified the impact he had on our state.

The shoes he's left to fill are vast. But Chris, we promise that we'll try. ♦



500 Delaware Avenue



The I.M. Pei Building



The Nemours Building



The Brandywine Building

your practice made perfect

Top law firms choose a Buccini/Pollin building.

- Ashby & Geddes
- Bailey & Associates, P.A.
- Buchanan, Ingersoll & Rooney, P.C.
- Cohen, Seglias, Pallas, Greenhall & Furman, P.C.
- Cole, Schotz, Meisel, Forman & Leonard, P.A.
- Connolly Bove Lodge & Hutz, LLP
- Cooch and Taylor, P.A.
- Cooley Manion Jones, LLP
- Elliott Greenleaf
- Greenberg Traurig, LLP
- Hogan & Vandenberg, LLC
- Kent & McBride, P.C.
- Montgomery, McCracken, Walker & Rhoads, LLP
- Morris James, LLP
- Paul, Weiss, Rifkind, Wharton & Garrison LLP
- RatnerPrestia
- Richard R. Wier, Jr., P.A.
- Stevens & Lee, P.C.
- The Stewart Law Firm, P.A.
- Young Conaway Stargatt & Taylor, LLP

bpgroup.net ■ 877.bp.group

Another Project by:



The Buccini/Pollin Group

OWNER ■ BUILDER ■ MANAGER

A LETTER TO CHRIS WHITE

Dear Chris,

I should have written this letter back in February, just after we celebrated the success of the 2009 Combined Campaign for Justice. It was a recordbreaking year. We were elated (relieved!) and I was proud and excited to be a part of the CCJ team.

As we gathered in the Community Service Building to recognize and thank CCJ's many supporters, I should have told you then — no, I should have told you after the successful 2008 Campaign — just how much I admired you and your life's work of helping those in need.

The CCJ team missed you at its early morning steering committee meeting on April 21. Little did we know that just a few hours later a tragic accident would take you from us forever. I didn't ask Jason where you were. It was still early in the 2010 Campaign and I knew we could spare you for just this one meeting.

With the help of Doug and MC and the others, we were able to organize the New Castle County effort. We did, however, save a few calls for your deft ask. While we missed you at the meeting, we certainly knew that you had not forgotten about it.

No, I am quite sure you had something else on your abundant plate on that lovely spring morning. And I figured that I would see you at our May meeting and that maybe — just maybe — by then, we could talk about the Red Sox finally reaching the .500 mark (which they have since).

But now I know you won't be at the next CCJ meeting. I have an aching regret because I will never be able to tell you in person how much I admired you and just what a remarkable person you were. Jackie Mette asked me to share some memories and, yes, I can hear your Cape Cod-accented voice quietly trying to discourage me from doing so.

You were humble; I know you would want to deflect the praises you so richly deserve. I am sorry my friend, but I want those who did not have the tremendous good fortune of knowing you to hear how special you were.

Chris, first and most important, you were an inspiration to me and the entire CCJ team. We saw the good that you accomplished and the real difference you made in so many lives and it made us want to help too.

We couldn't do what you were doing, but we could help with the next best thing: support, promote and raise money for Combined Campaign so that you and all the other dedicated folks at the legal service agencies could continue to represent low-income, elderly and disabled Delawareans.

It will be hard this year without you because you had the "in" with an array of law firms, organizations and foundations. But we'll do our best, inspired by the passion with which you infected us.

The CCJ team also admired your positive attitude. We saw the financial pressures put on CLASI, DVLS and Legal Services of Delaware over the past few years due to shrinking IOLTA funds and shrinking everything else. But even in the most difficult and stressful times, you remained upbeat. You always had a smile and a confident, reassuring word. You predicted that we would make it and you were right.

Your "can-do" attitude kept us going at times when some of us thought we would fall short of goal. We promise, if things get tough this year, we will call on your positive attitude and double up on our efforts.

And, Chris, you were such a big picture person. When we ran into each other on Market Street last summer and I asked about your paint-splashed clothes, you invited me over to see the lofts on Shipley that you were helping to renovate for artists' residences.

Well, Chris, in the past few weeks, I've been over there several times. The building is beautiful with large windows and lots of light. And an artist has already moved in! Shipley Lofts is a tribute to your vision, tenacity and hard work. It's an amazing project, not at all surprising in light of who was behind the effort.

Chris, I don't think you can imagine the amount of tears we have shed since your sudden, shocking and senseless death. There is a void that we will never be able to fill. But I don't want to end this letter with sadness because I know that you would not want it that way. You would not want us to dwell on what we have lost and can no longer accomplish.

No, you would want us to pick up the pieces and move forward carrying on the projects that were dear to you and working to protect access to justice and equal opportunity for all. We will try our best.

Thank you for touching us with your grace, humor, humility and passion for service. We were so lucky to have known you and we will honor your memory, always.

Your loyal fan, *Betsy McGeever*



Sheraton
Suites
WILMINGTON



Action Plans are Better when Shared

Sheraton is where colleagues gather.
Bring the best minds together with special
Legal Center rates that include breakfast
and dinner for the team.

Book at Sheraton.com or call 800 988 3088

spg
Starwood
Preferred
Guest

MERIDIEN



THE LUXURY COLLECTION

WESTIN

FOUR POINTS



Get to THE POINTE!

THE POINTE at Brandywine Park.



One-of-a-kind, peace of mind...
brand new luxury homes
from the \$600's to \$2 million.

Decorated models open daily.
Call today to schedule your
personal tour.

1702 North Park Drive
Wilmington, DE

What's THE POINTE?

- **The Pointe** is high end, low maintenance condominium living.
- **The Pointe** offers the Pettinaro Promise with an exclusive buy-back guarantee on all new homes purchased in 2010.*
- **The Pointe** provides a one-of-a-kind setting on the Brandywine River.
- **The Pointe** is conveniently located in a mile-long park just outside the city limits of Wilmington, with access to everything!

3 0 2 • 6 5 4 • 9 9 0 0

www.ThePointeCondos.com



THE POINTE
AT BRANDYWINE PARK

*Please ask a Pettinaro Sales Manager for the details. Plans, specifications and offers are subject to change without notice.

PETTINARO

