

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, June 4, 2012
10:35 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BILL GREEN
COUNCILMAN BOBBY HENON
COUNCILMAN JAMES KENNEY
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILWOMAN MARIAN B. TASCO

BILLS 120275, 120322, 120326, 120330, 120332
and 120342
RESOLUTION 120147

- - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCILMAN GREENLEE: Good morning. This is the Committee on Rules. I apologize for the delay, but as you may know, there's a few things going on this week.

For the record, we have a quorum consisting of Councilman Kenney, the Vice Chair, Councilman Goode, Councilwoman Bass and Councilwoman Reynolds Brown.

For the record, Resolution No. 120147 that was on the schedule today is being held to the call of the Chair at the request of the sponsor.

Ms. Marconi, will you please read the first bill before us today.

THE CLERK: Bill No. 120275, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Spring Garden Street, North 33rd Street, Hamilton Street, and North 34th Street from "R-5" Residential to "C-2"

1 6/4/12 - RULES - BILL 120275, etc.

2 Commercial.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 And the record would also
6 reflect that Councilman Henon is present
7 and also Councilwoman Blackwell, who is
8 not a member of the Committee but who is
9 a sponsor of a couple bills before us
10 today.

11 Did you want to say something
12 first on this bill, Councilwoman?

13 COUNCILWOMAN BLACKWELL: Thank
14 you, Mr. Chairman. Yes. We're happy to
15 support this bill. The map was not
16 included initially, which it should have
17 been. It just unifies the zoning in the
18 area. It is supported by the Powelton
19 Village Community Association, the
20 community group in the area, and the
21 lawyer involved in the project is here to
22 testify. And thank you.

23 COUNCILMAN GREENLEE: Thank you
24 very much.

25 Mr. Kramer.

1 6/4/12 - RULES - BILL 120275, etc.

2 MR. KRAMER: Good morning,
3 Councilman Greenlee, members of the Rules
4 Committee. I am William Kramer, Division
5 Director of the Development Division of
6 the Philadelphia City Planning
7 Commission. I am here today to testify
8 on Bill No. 120275, which was introduced
9 into City Council April 12th, 2012.

10 Bill No. 120275 will amend the
11 Philadelphia Zoning Maps by rezoning an
12 area bounded by Spring Garden Street,
13 North 33rd Street, Hamilton Street, and
14 North 34th Street; specifically, the
15 property located at 3312-20 Spring Garden
16 Street, from its current mixed zoning
17 classification of partly "R-5"
18 Residential and partly "C-2" Commercial
19 to a single classification of "C-2"
20 Commercial for the entire property.
21 Located at this location is the 12th
22 Street Catering, an operation which
23 operates as an off-site catering
24 business. The current residential zoning
25 of a portion of the property requires

1 6/4/12 - RULES - BILL 120275, etc.
2 that the commercial business receive
3 approval from the Zoning Board of
4 Adjustment for every minor change to the
5 business. The building itself resembles
6 a warehouse structure and is incompatible
7 with the residential zoning. The
8 Philadelphia City Planning Commission
9 considers this a corrective zoning
10 action.

11 The Philadelphia City Planning
12 Commission at its meeting of May 15th,
13 2012 recommended that Bill No. 120275 be
14 approved. As the Councilwoman mentioned,
15 the bill does need to be amended to
16 include the maps.

17 I will be happy to answer any
18 questions that you may have at this time.

19 COUNCILMAN GREENLEE: Any
20 questions for Mr. Kramer?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, the record will also reflect
24 Councilwoman Tasco is present.

25 Mr. Patterson, I believe you

1 6/4/12 - RULES - BILL 120275, etc.
2 want to testify.

3 (Witness approached witness
4 table.)

5 MR. PATTERSON: Thank you.
6 Good morning. My name is Ron Patterson.
7 I'm with the law firm of Klehr Harrison
8 here in Philadelphia, 1835 Market Street.
9 Thank you for the opportunity to comment
10 on this bill.

11 The bill actually impacts my
12 client, who does own the property where
13 the 12th Street Cantina is located.
14 Before they had purchased the property
15 five or six years ago, it was a bio-lab,
16 research lab, and as Mr. Kramer
17 mentioned, this corrects the zoning,
18 because we sit in two zoning
19 classifications. So every change we make
20 to daycare and office requires us to go
21 to the Zoning Board. So we appreciate
22 that this corrects the current situation.
23 And I've handed up pictures showing the
24 Zoning Map and our property to show that
25 it's within a residentially zoned block.

1 6/4/12 - RULES - BILL 120275, etc.

2 Thank you.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Any questions?

6 (No response.)

7 COUNCILMAN GREENLEE: The
8 record will also reflect Councilman
9 Green, a member of the Committee, is
10 present.

11 There being no questions,
12 anyone else here to testify?

13 (Witness approached witness
14 table.)

15 MR. ALI: Good morning, members
16 of City Council, Councilman and other
17 distinguished members of City Council.
18 I'm here on Bill 120275. It's really in
19 regards to those maps. The maps weren't
20 a part of the plan, and as a citizen, I'd
21 like to stay informed. So I'd like to
22 have a copy of those maps. When will
23 they be given to City Council?

24 COUNCILMAN GREENLEE:

25 Ms. Marconi will give you a copy of the

1 6/4/12 - RULES - BILL 120275, etc.

2 map. Okay?

3 MR. ALI: Thank you.

4 COUNCILMAN GREENLEE: Any other
5 questions, comments?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, Ms. Marconi, the next bill, please.

9 THE CLERK: Bill No. 120322, an
10 ordinance approving the fourth amendment
11 of the redevelopment proposal for the
12 44th and Aspen Urban Renewal Area, being
13 the area generally bounded by Lancaster
14 Avenue, Belmont Avenue, Pennsgrove
15 Street, 42nd Street, Westminster Avenue,
16 Holly Street, Aspen Street, 40th Street,
17 Haverford Avenue, 44th Street, Fairmount
18 Avenue and 47th Street, including the
19 fourth amendment to the urban renewal
20 plan and the second amended relocation
21 plan, which provides, inter alia, for the
22 additional land acquisition of
23 approximately five properties for
24 recreational and related uses; the
25 provision of certain relocation services,

1 6/4/12 - RULES - BILL 120275, etc.
2 as required by law; and declaring that
3 condemnation is not imminent with respect
4 to this Project.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Gentlemen.

8 (Witnesses approached witness
9 table.)

10 COUNCILMAN GREENLEE: And,
11 Mr. Covington, I think you want to go
12 first.

13 MR. COVINGTON: Yes, please.
14 Good morning, Chair, and good morning,
15 members of the Committee. My name is Ed
16 Covington. I'm the Executive Director of
17 the Philadelphia Redevelopment Authority.
18 I'm here in support of Bill No. 120322,
19 the fourth amendment to the 44th and
20 Aspen Redevelopment Proposal and the
21 fourth amendment to the 44th and Aspen
22 Urban Renewal Plan for the 44th and Aspen
23 Urban Renewal Area.

24 Say that three times fast.

25 This bill would authorize the

1 6/4/12 - RULES - BILL 120275, etc.
2 Philadelphia Redevelopment Authority to
3 acquire five vacant lots at 753, 756, 759
4 and 761 Brooklyn Street and 4206
5 Lancaster Avenue. The acquisition will
6 be funded with proceeds of NTI bonds.

7 Four vacant lots will be
8 acquired and combined with others owned
9 by the City of Philadelphia to be
10 developed as a memorial garden in tribute
11 to James "Black Gold" Shuler, a promising
12 boxing professional killed in a
13 motorcycle accident in 1986. The
14 memorial garden will be across the street
15 from the Shuler Boxing Gym.

16 One vacant lot will be acquired
17 to be developed as a play area to
18 accommodate the adjacent Custus Child
19 Care Academy facility.

20 This project will promote the
21 elimination of blight and restore
22 property to the tax rolls.

23 Chair and members of the
24 Committee, I respectfully request
25 favorable consideration of Bill No.

1 6/4/12 - RULES - BILL 120275, etc.
2 120322 and would also ask the suspension
3 of Council rules to allow first reading
4 on June 7th, 2012.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Mr. Redding.

8 MR. REDDING: Yes. Good
9 morning, Mr. Chairman, members of the
10 Committee. I'm Richard Redding. I'm
11 Director of Community Planning at the
12 Philadelphia City Planning Commission.
13 I'm here to testify in support of Bill
14 No. 120322 approving the fourth amendment
15 to the redevelopment proposal for the
16 44th and Aspen Urban Renewal Area.

17 The proposal authorizes
18 acquisition of five properties to be
19 developed as two open spaces, a
20 children's play area on Brooklyn Street
21 and a memorial park extending from
22 Brooklyn Street to Lancaster Avenue.
23 This action is in accord with the 44th
24 and Aspen Redevelopment Area Plan.

25 The Planning Commission staff

1 6/4/12 - RULES - BILL 120275, etc.
2 approved this amended proposal on March
3 21st of 2012.

4 I'll be happy to help answer
5 any questions. Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Are there any questions for
9 these witnesses?

10 Councilwoman Blackwell.

11 COUNCILWOMAN BLACKWELL: Thank
12 you very much. We're very happy to
13 support this bill. Percy Custus,
14 Shuler's Gym, is here today even, and we
15 thank him for his commitment and we thank
16 the RDA, Mr. Covington, and Rick Redding,
17 City Planning, and the Committee and hope
18 that you'll look upon it favorably.

19 Thank you.

20 COUNCILMAN GREENLEE: Thank
21 you, Councilwoman.

22 Any other questions or
23 comments?

24 (No response.)

25 COUNCILMAN GREENLEE: Anyone

1 6/4/12 - RULES - BILL 120275, etc.

2 here to testify on this bill?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, gentlemen, stay there. You'll be
6 testifying on all the rest.

7 Ms. Marconi.

8 THE CLERK: Bill No. 120326, an
9 ordinance approving the fourteenth
10 amendment of the redevelopment proposal
11 for the Cecil B. Moore Avenue Urban
12 Renewal Area, being the area generally
13 bounded by Fifteenth Street on the east,
14 Jefferson Street on the south, Nineteenth
15 Street on the west and Montgomery Avenue
16 on the north, including the fourteenth
17 amendment to the urban renewal plan and
18 the ninth amendment to the relocation
19 plan, which provides, inter alia, for the
20 additional land acquisition of
21 approximately one property for
22 residential, commercial and related uses;
23 the provision of certain relocation
24 services, as required by law and
25 declaring that condemnation is not

1 6/4/12 - RULES - BILL 120275, etc.
2 imminent with respect to this Project.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Mr. Covington.

6 MR. COVINGTON: Good morning
7 again. My name is Ed Covington,
8 Executive Director of the Redevelopment
9 Authority. Chairman Greenlee and members
10 of the Committee, I am here to speak in
11 support of Bill No. 120326, which is the
12 fourteenth amendment to the redevelopment
13 proposal and fourteenth amendment to the
14 urban renewal plan for the Cecil B. Moore
15 Avenue Urban Renewal Area.

16 The proposal and plan provides
17 for the acquisition of a single property
18 which is identified on the attached list.

19 One vacant lot will be combined
20 with other vacant lots already in the
21 Authority's ownership to create an
22 assemblage that will allow the Authority
23 to issue a request for proposal for the
24 parcel located at 1822 to 42 Cecil B.
25 Moore Avenue.

1 6/4/12 - RULES - BILL 120275, etc.

2 The above property will be
3 acquired utilizing funds from the
4 Neighborhood Transformation Initiative.

5 Chairman Greenlee and members,
6 I respectfully request favorable
7 consideration of Bill No. 120326 and
8 would ask the suspension of Council rules
9 to allow first reading on June 7th, 2012.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Mr. Redding.

13 MR. REDDING: Good morning
14 again, Mr. Chairman and members of the
15 Rules Committee. I'm Richard Redding
16 from the City Planning Commission
17 testifying in support of Bill 120326.

18 This bill approves the
19 fourteenth amendment of the redevelopment
20 proposal for the Cecil B. Moore Urban
21 Renewal Area, authorizing acquisition of
22 a vacant property at 1838 Cecil B. Moore
23 Avenue.

24 The Redevelopment Authority
25 will issue an RFP for this property and

1 6/4/12 - RULES - BILL 120275, etc.
2 adjoining properties located at 1822 to
3 42 Cecil B. Moore Avenue.

4 This action is in accord with
5 the North Philadelphia Redevelopment Area
6 Plan, and the Planning Commission staff
7 approved this amendment on April 18th,
8 2012.

9 I'll be happy to answer any
10 questions.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Any questions for either
14 witness?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, anyone else here to testify on this
18 bill?

19 MR. ALI: Yes.

20 COUNCILMAN GREENLEE: Yes, sir.

21 (Witness approached witness
22 table.)

23 MR. ALI: Good morning, members
24 of the Committee, Mr. Chairman and other
25 distinguished City Councilmembers. I'm

1 6/4/12 - RULES - BILL 120275, etc.
2 here on Bill No. 120326. My question is,
3 has an RFP been issued for this project?

4 COUNCILMAN GREENLEE:
5 Mr. Covington, maybe you can answer it.

6 MR. COVINGTON: Our intention
7 would be that upon acquisition of this
8 parcel, we would have a complete
9 assemblage, and at that time, we would
10 then issue an RFP for the combined
11 assemblage.

12 MR. ALI: Is the combined
13 assemblage also the ones for 1822 to 42?
14 Is that a separate RFP or is that one?

15 MR. COVINGTON: That would be
16 part of that assemblage.

17 MR. ALI: Mr. Covington, has
18 this bill as it is presented to Council
19 today, has it appeared at your Board
20 meeting at the RDA yet?

21 MR. COVINGTON: No.

22 MR. ALI: And when will copies
23 of all the documents be available for
24 public inspection?

25 MR. COVINGTON: Which documents

1 6/4/12 - RULES - BILL 120275, etc.
2 do you refer to?

3 MR. ALI: The RFP as well as
4 the redevelopment proposal.

5 MR. COVINGTON: The RFP would
6 be withheld until we have a completion of
7 the assemblage. Once we have the
8 assembling, we would have a public
9 document which would be available for
10 full review.

11 MR. ALI: Do you know at this
12 time when this will appear in front of
13 the Board at the RDA?

14 MR. COVINGTON: There is no
15 timetable set at this time.

16 MR. ALI: When it appears in
17 front of the Board at the RDA, will there
18 be a public hearing at the RDA for me to
19 testify?

20 COUNCILMAN GREENLEE: Okay.
21 Mr. Ali, if you could, if you have
22 comments, maybe ask --

23 MR. ALI: Well, the comment --

24 COUNCILMAN GREENLEE: -- up
25 here, and then -- because otherwise, that

1 6/4/12 - RULES - BILL 120275, etc.
2 really isn't the appropriate way to do
3 it. I was going to let you do a couple,
4 but it sounded like you have a lot.

5 MR. ALI: I'd like to thank
6 Mr. Covington. He's always been a
7 gentleman to me at the RDA, but the
8 problem is, when you get outside of City
9 Council, this whole issue about
10 transparency, it's hard to see through.
11 When you get to other agencies, with the
12 exception of City Council, it's very --
13 it's a very murky area.

14 When I attend meetings at the
15 RDA, if I ask for copies of the
16 developer's public disclosure statement,
17 every piece of information on that, other
18 than the name, is redacted, even though
19 it's signed by a developer giving the
20 affidavit to make it available. When you
21 ask for copies of any documents over
22 there, I have to go through the Office of
23 Open Records to get documents, and I
24 don't believe, in my opinion, it works in
25 the best interest of transparency for

1 6/4/12 - RULES - BILL 120275, etc.
2 things not to be as they are here at City
3 Council.

4 But I do want to say for the
5 record, Mr. Covington has always been a
6 gentleman. The new Chairman is a
7 gentleman. But it's really the people
8 underneath of them that makes the things
9 very difficult.

10 COUNCILMAN GREENLEE: Okay. I
11 appreciate that. I understand that.

12 And maybe, Mr. Covington, if
13 you're open to it, maybe at some point we
14 can facilitate a meeting and you can
15 discuss some of these issues. I mean,
16 obviously not today.

17 MR. COVINGTON: Yeah. We would
18 like to believe, Chair, that we actually
19 run a pretty transparent process on our
20 RFPs and they're open. People who are
21 interested can attend our open meetings.
22 They're public. So hopefully we can
23 reconcile any differences.

24 COUNCILMAN GREENLEE: And,
25 again, maybe we can facilitate a meeting

1 6/4/12 - RULES - BILL 120275, etc.

2 where this can be vetted, if you will.

3 MR. COVINGTON: Be happy to.

4 MR. ALI: Thank you.

5 COUNCILMAN GREENLEE: Thank

6 you.

7 Any other questions or

8 comments?

9 COUNCILWOMAN BROWN: I do have
10 a question.

11 COUNCILMAN GREENLEE:
12 Councilwoman Reynolds Brown.

13 COUNCILWOMAN BROWN:
14 Mr. Covington, you indicate that the
15 meetings are open and public. Is there
16 an opportunity for members of the public
17 to interface or it's principally a
18 listening opportunity?

19 MR. COVINGTON: It's pretty
20 much an opportunity where respondents to
21 the RFP can come in an open forum and ask
22 questions and receive additional
23 information about the nature of the
24 proposal itself.

25 COUNCILWOMAN BROWN: Okay. All

1 6/4/12 - RULES - BILL 120275, etc.

2 right, then. Thank you.

3 COUNCILMAN GREENLEE: Thank

4 you.

5 Any other questions or

6 comments?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing

9 none, anyone else here to testify on this
10 bill?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing

13 none, Ms. Marconi.

14 THE CLERK: Bill No. 120330, an

15 ordinance amending an ordinance approved

16 December 15, 1969, as amended, which

17 approved the redevelopment proposal, the

18 urban renewal plan and the relocation

19 plan of the Redevelopment Authority of

20 the City of Philadelphia for the

21 redevelopment of Grays Ferry Urban

22 Renewal Area, by approving the eleventh

23 amendment of the redevelopment proposal

24 and the urban renewal plan, which

25 provide, inter alia, for certain changes,

1 6/4/12 - RULES - BILL 120275, etc.
2 namely: the acquisition of approximately
3 two additional properties, the expansion
4 of the boundaries of the urban renewal
5 area beginning at the northwest corner of
6 25th and Wharton Streets, thence heading
7 north to Washington Avenue, thence
8 heading west to Grays Ferry Avenue,
9 thence heading southwest to 28th Street,
10 thence heading south to Oakford Street,
11 thence heading east to 27th Street,
12 thence heading south to Wharton Street,
13 thence heading east to northwest corner
14 of 25th and Wharton Streets; all as
15 contained in the eleventh amendment of
16 the redevelopment proposal and the
17 eleventh amendment to the urban renewal
18 plan.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Mr. Covington.

22 MR. COVINGTON: Good morning
23 again, Chairman Greenlee and members of
24 the Committee. My name is Ed Covington,
25 the Executive Director of the

1 6/4/12 - RULES - BILL 120275, etc.
2 Philadelphia Redevelopment Authority. I
3 am here to speak in support of Bill No.
4 120330, which is the eleventh amendment
5 to the redevelopment proposal and
6 eleventh amendment to the urban renewal
7 plan for the Grays Ferry Urban Renewal
8 Area.

9 The proposal and plan provide
10 for the acquisition of two properties
11 which are identified in the attached
12 list.

13 One vacant lot will be acquired
14 on behalf of Cashel Development as part
15 of the development of six new
16 construction homes for low- to
17 moderate-income families. The other
18 vacant lot will be acquired for use as a
19 side yard by an adjacent owner.

20 Each of the above properties
21 will be acquired utilizing funds from
22 NTI.

23 Chairman Greenlee and members
24 of the Committee, I respectfully request
25 favorable consideration of Bill No.

1 6/4/12 - RULES - BILL 120275, etc.
2 120330 and would also ask the suspension
3 of Council rules to allow first reading
4 on June 7th, 2012.

5 Be happy to respond to any
6 questions.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 Mr. Redding.

10 MR. REDDING: Good morning
11 again. I'm Richard Redding, the Director
12 of Community Planning at the Philadelphia
13 City Planning Commission, and I'm
14 testifying in support of Bill No. 120330
15 approving the eleventh amendment of the
16 redevelopment proposal for the Grays
17 Ferry Urban Renewal Area.

18 The amendment expands the
19 boundary of the urban renewal area to
20 25th Street on the east, Washington
21 Avenue on the north and Grays Ferry
22 Avenue on the west. The expansion allows
23 for acquisition of two properties, 1217
24 South 27th Street, a vacant lot proposed
25 for development of affordable housing,

1 6/4/12 - RULES - BILL 120275, etc.
2 and 2524 Ellsworth, a vacant lot to be
3 used as a side yard.

4 This action is in accord with
5 the Grays Ferry Redevelopment Area Plan,
6 and the Planning Commission staff
7 approved this amended redevelopment
8 proposal on April 18th of this year.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Any questions from the members
13 of the Committee?

14 (No response.)

15 COUNCILMAN GREENLEE: Anyone
16 else here to testify on this bill?

17 MR. ALI: Yes. I am.

18 COUNCILMAN GREENLEE: Mr. Ali.

19 (Witness approached witness
20 table.)

21 MR. ALI: Good morning,
22 Mr. Chairman and other distinguished
23 members.

24 COUNCILMAN GREENLEE: Just
25 identify yourself for the record too.

1 6/4/12 - RULES - BILL 120275, etc.

2 MR. ALI: My name is Jihad Ali.

3 I'm the Executive Director of the

4 Contractors Roundtable. I'm the

5 Executive Director also of the Minority

6 Contractors of Philadelphia, NAMC,

7 National Association of Minority

8 Contractors, Philadelphia Chapter.

9 Excuse me. I'm a founding member of the

10 Contractors Roundtable. I'm a certified

11 producer with PhillyCAM TV station.

12 I'm particularly concerned

13 about this Bill 120330 on the issues of

14 transparency. Will I be able to get a

15 copy of the list if there exists a copy

16 of the redevelopment's proposal?

17 Thank you.

18 COUNCILMAN GREENLEE:

19 Mr. Covington, maybe you could just

20 comment briefly, please. And, again,

21 we'll facilitate a meeting where we can

22 talk about these issues a little bit

23 more, but just on this specific, please.

24 MR. COVINGTON: Any existing

25 record -- this is an NSP project, which

1 6/4/12 - RULES - BILL 120275, etc.
2 has already been awarded to a specific
3 developer, and so any copy of that record
4 can be obtained in terms of our
5 arrangement with that developer for that
6 project under the NSP program. So right
7 to know, it's all available.

8 COUNCILMAN GREENLEE: So anyone
9 can go over -- where would they go, just
10 for the record?

11 MR. COVINGTON: Probably just
12 come into my office and I'll make sure it
13 gets routed to the right person to
14 deliver the information.

15 COUNCILMAN GREENLEE: Thank
16 you. And, again, maybe when we have that
17 meeting, we can just get that clear so we
18 don't have this issue brought up all the
19 time.

20 Thank you.

21 Any other questions or
22 comments?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, Ms. Marconi.

1 6/4/12 - RULES - BILL 120275, etc.

2 THE CLERK: Bill No. 120332, an
3 ordinance approving the sixth amendment
4 of the redevelopment proposal for the New
5 Kensington - Fishtown Urban Renewal Area,
6 being the area generally bounded by the
7 rear property lines on the northerly side
8 of Lehigh Avenue on the north, the
9 centerline of Delaware Avenue and I-95 on
10 the east, the southerly side of Laurel
11 Street on the south and the rear property
12 lines on the westerly side of Front
13 Street and Kensington Avenue on the west,
14 including the sixth amendment to the
15 urban renewal plan and the second
16 amendment to the relocation plan, which
17 provides, inter alia, for the additional
18 land acquisition of approximately one
19 property for residential and related uses
20 and one property for commercial and
21 related uses; the provision of certain
22 relocation services, as required by law;
23 and declaring that condemnation is not
24 imminent with respect to this Project.

25 COUNCILMAN GREENLEE: Thank

1 6/4/12 - RULES - BILL 120275, etc.

2 you.

3 Mr. Covington.

4 MR. COVINGTON: Good morning,
5 Chairman Greenlee and members of the
6 Committee. I am Ed Covington, the
7 Executive Director of the Philadelphia
8 Redevelopment Authority, and I'm here to
9 speak in support of Bill No. 120332,
10 which is the sixth amendment to the
11 redevelopment proposal and sixth
12 amendment to the urban renewal plan for
13 the New Kensington - Fishtown Urban
14 Renewal Area.

15 The proposal and plan provide
16 for the acquisition of two properties
17 which are identified in the attached
18 list.

19 One vacant lot will be acquired
20 in support of Michael's Decorators, which
21 is a family-owned business at 2210 to 14
22 Frankford Avenue. Michael's Decorators
23 wants to acquire this lot for business
24 expansion, and this vacant lot sits
25 directly behind its current business.

1 6/4/12 - RULES - BILL 120275, etc.

2 The other vacant lot will be
3 acquired in support of a project proposed
4 by Chris and Lee Sheffield. This
5 land-locked vacant lot at the rear will
6 be developed as part of a multi-unit
7 residential project. Chris and Lee
8 Sheffield own the front portion of the
9 parcel.

10 The above properties will be
11 acquired utilizing funds from NTI.

12 Chairman Greenlee and members
13 of the Committee, I respectfully request
14 favorable consideration of Bill No.
15 120332 and would also ask the suspension
16 of Council rules to allow first reading
17 on June 7th, 2012.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Mr. Redding.

21 MR. REDDING: Good morning, Mr.
22 Chairman and members of the Rules
23 Committee. I'm Richard Redding, Director
24 of Community Planning, Philadelphia City
25 Planning Commission, testifying in

1 6/4/12 - RULES - BILL 120275, etc.
2 support of Bill No. 120332 approving the
3 sixth amendment of the redevelopment
4 proposal for the New Kensington -
5 Fishtown Urban Renewal Area, authorizing
6 acquisition of two vacant properties,
7 2218 to 20 Rear Emerald Street, and
8 that's a property proposed for
9 residential development, and, secondly,
10 2211 Blair Street proposed for expansion
11 of an adjacent business.

12 This is in accord with the New
13 Kensington - Fishtown Redevelopment Area
14 Plan. The Planning Commission
15 approved -- the staff approved this
16 amended redevelopment proposal on April
17 18th of 2012.

18 Thank you.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Any questions for these
22 witnesses or comments?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, anyone else here to testify?

1 6/4/12 - RULES - BILL 120275, etc.

2 MR. ALI: Yes. I am.

3 (Witness approached witness
4 table.)

5 MR. ALI: Good morning. My
6 name is Jihad Ali. I'm the founding
7 member of the Contractors Roundtable.
8 I'm the Executive Director of the
9 National Association of Minority
10 Contractors, Philadelphia Chapter. I'm a
11 certified producer of PhillyCAM Public
12 Access TV.

13 I'm here in support of Bill
14 120332. My question concerns
15 transparency. I would like to have a
16 copy of the proposal and the plan.
17 Earlier in the testimony it was indicated
18 that I would have to contact the office
19 of PRA to request a right to know
20 request. I would like a point of law
21 clarified. When these proposals and
22 plans come in front of this distinguished
23 body, is there a requirement that a copy
24 of the proposal and plan be submitted to
25 City Council's Chief Clerk Office?

1 6/4/12 - RULES - BILL 120275, etc.

2 COUNCILMAN GREENLEE: I believe
3 the answer is yes, but Mr. Covington.

4 MR. COVINGTON: There is no
5 plan yet. The way these requests
6 originate with the IART Committee is that
7 they are sponsored by the Councilperson
8 for that district based on the concept of
9 a plan. When it actually comes into
10 something that is presented to our Board
11 at the Redevelopment Authority, there
12 will be a document, which is the
13 redevelopment agreement. That, of
14 course, will be brought forward to
15 Council for its consideration.

16 MR. ALI: Will a copy of it be
17 placed in the Chief Clerk's Office?

18 MR. COVINGTON: Yes. It has
19 to.

20 MR. ALI: Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Any other questions or
24 comments?

25 (No response.)

1 6/4/12 - RULES - BILL 120275, etc.

2 COUNCILMAN GREENLEE: Seeing
3 none, Ms. Marconi.

4 THE CLERK: Bill No. 120342, an
5 ordinance approving the eleventh
6 amendment of the redevelopment proposal
7 for the Whitman Urban Renewal Area, being
8 the area beginning at a point of
9 intersection of the northerly side of
10 Snyder Avenue and the easterly side of
11 Front Street, including the eleventh
12 amendment to the urban renewal plan and
13 the amended relocation plan, which
14 provides, inter alia, for the additional
15 land acquisition of three properties for
16 residential and related uses; the
17 provision of certain relocation services,
18 as required by law and declaring that
19 condemnation is not imminent with respect
20 to this Project.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Mr. Covington.

24 MR. COVINGTON: Good morning.

25 I'm Ed Covington, the Executive Director

1 6/4/12 - RULES - BILL 120275, etc.
2 of the Redevelopment Authority. Chairman
3 Greenlee and members of the Committee, I
4 am here to speak in support of Bill No.
5 120342, which is the eleventh amendment
6 to the redevelopment proposal and the
7 urban renewal plan for the Whitman Urban
8 Renewal Area.

9 The proposal and plan amendment
10 provide for the acquisition of three
11 properties which are identified in the
12 attached list.

13 Two of these properties are
14 vacant lots and one property is a vacant,
15 boarded and deteriorated structure that
16 is considered dangerous by L&I. These
17 properties will be combined with adjacent
18 vacant lots already under ownership by
19 the Authority and the South Philadelphia
20 Area Revitalization Corporation (SPARC)
21 to create assemblages for the development
22 of a senior housing facility and
23 accompanying parking.

24 The properties will be acquired
25 utilizing funds from NTI.

1 6/4/12 - RULES - BILL 120275, etc.

2 Chairman Greenlee and members
3 of the Committee, I respectfully request
4 favorable consideration of Bill No.
5 120342 and would also ask the suspension
6 of Council rules to allow for first
7 reading on June 7th, 2012.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Mr. Redding.

11 MR. REDDING: Good morning,
12 Mr. Chairman and members of the Rules
13 Committee. I'm Richard Redding from the
14 City Planning Commission testifying in
15 support of Bill 120342, approving the
16 eleventh amendment of the redevelopment
17 proposal for the Whitman Urban Renewal
18 Area, authorizing acquisition of three
19 vacant properties, 433, 438 and 443
20 Cantrell Street. This is part of a
21 larger site being assembled for future
22 development of senior housing.

23 The action is in accord with
24 the Whitman Redevelopment Area Plan, and
25 the Planning Commission staff approved

1 6/4/12 - RULES - BILL 120275, etc.
2 this amended redevelopment proposal on
3 April 18th of this year.

4 Thanks, and I'll be happy to
5 answer your questions.

6 COUNCILMAN GREENLEE: Thank
7 you, Mr. Redding.

8 Any questions or comments?
9 (No response.)

10 COUNCILMAN GREENLEE: Anyone
11 else here to testify?

12 MR. ALI: Yes.

13 COUNCILMAN GREENLEE: Mr. Ali.
14 (Witness approached witness
15 table.)

16 MR. ALI: Good morning,
17 Mr. Chairman and other distinguished
18 members of this Council. My name is
19 Jihad Ali. I'm the Executive Director of
20 the Contractors -- I'm the Executive
21 Director of the National Association of
22 Minority Contractors, Philadelphia
23 Chapter, and a founding member of the
24 Contractors Roundtable. I'm a certified
25 producer with PhillyCAM Public Access TV.

1 6/4/12 - RULES - BILL 120275, etc.

2 I'm here in support of Bill
3 120342. My question concerns
4 transparency. It almost indicates that
5 there's a proposal for senior citizens
6 housing. Is the senior citizen housing,
7 was that a proposal that was submitted to
8 the Authority at this stage and is that
9 proposal, as submitted, available for
10 public inspection?

11 COUNCILMAN GREENLEE: Mr.
12 Covington, maybe you can answer the
13 question.

14 MR. COVINGTON: There is no
15 such proposal at this stage.
16 Essentially, again, the process of IART
17 is to take in conceptual plans for what
18 the use would be for the property to be
19 acquired. Based on that, IART approves
20 the acquisition with the support of the
21 Councilperson. Once acquired, then there
22 will be an opportunity to submit such
23 proposal for the senior housing. That
24 proposal has not been developed yet for
25 consideration.

1 6/4/12 - RULES - BILL 120275, etc.

2 COUNCILMAN GREENLEE: And that
3 proposal will be open for inspection at
4 the time it's completed?

5 MR. COVINGTON: At that time,
6 correct.

7 MR. ALI: Will it be submitted
8 to the Chief Clerk's Office of City
9 Council?

10 MR. COVINGTON: If it is
11 approved by the Board as a redevelopment
12 agreement, it will be submitted to the
13 City's Clerk.

14 MR. ALI: Thank you.

15 COUNCILMAN GREENLEE: Any other
16 questions or comments?

17 (No response.)

18 COUNCILMAN GREENLEE: Anyone
19 else here to testify on this bill?

20 (No response.)

21 COUNCILMAN GREENLEE: That
22 completes our calendar of our public
23 hearing.

24 We will now go into a public
25 meeting, and the Chair recognizes

1 6/4/12 - RULES - BILL 120275, etc.

2 Councilman Goode on Bill 120275.

3 COUNCILMAN GOODE: Thank you,
4 Mr. Chairman. I move that the amendment
5 to Bill No. 120275 as circulated to
6 members of the Committee be approved.

7 (Duly seconded.)

8 COUNCILMAN GREENLEE: It's been
9 moved and seconded.

10 All in favor?

11 (Aye.)

12 COUNCILMAN GREENLEE: Opposed?

13 (No response.)

14 COUNCILMAN GREENLEE: Hearing
15 none, the amendment is adopted.

16 Councilman Goode.

17 COUNCILMAN GOODE: Thank you,
18 Mr. Chairman. I move that Bill 120275,
19 as amended, be reported out of this
20 Committee with a favorable
21 recommendation, that the rules of Council
22 be suspended so as to permit first
23 reading at our next Council session.

24 (Duly seconded.)

25 COUNCILMAN GREENLEE: It's been

1 6/4/12 - RULES - BILL 120275, etc.

2 moved and seconded.

3 All in favor please say aye.

4 (Aye.)

5 COUNCILMAN GREENLEE: Opposed?

6 (No response.)

7 COUNCILMAN GREENLEE: Hearing

8 none, Bill No. 120275, as amended,

9 reported out of Committee with a

10 favorable recommendation with a rules

11 suspension.

12 Councilman Goode, 120322.

13 COUNCILMAN GOODE: Thank you,

14 Mr. Chairman. I move that Bill No.

15 120322 be reported out of Committee with

16 a favorable recommendation, that the

17 rules of Council be suspended so as to

18 permit first reading at our next Council

19 session.

20 (Duly seconded.)

21 COUNCILMAN GREENLEE: It's been

22 moved and seconded.

23 All in favor?

24 (Aye.)

25 COUNCILMAN GREENLEE: Opposed?

1 6/4/12 - RULES - BILL 120275, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Hearing
4 none, Bill No. 120322 reported out of
5 this Committee favorably with a rules
6 suspension.

7 Councilman Goode, 120326.

8 COUNCILMAN GOODE: Thank you,
9 Mr. Chairman. I move that Bill No.
10 120326 be reported out of Committee with
11 a favorable recommendation, that the
12 rules of Council be suspended so as to
13 permit first reading at our next Council
14 session.

15 (Duly seconded.)

16 COUNCILMAN GREENLEE: Been
17 moved and seconded.

18 All in favor?

19 (Aye.)

20 COUNCILMAN GREENLEE: Opposed?

21 (No response.)

22 COUNCILMAN GREENLEE: Hearing
23 none, Bill No. 120326 reported out of
24 this Committee favorably with a rules
25 suspension.

1 6/4/12 - RULES - BILL 120275, etc.

2 Councilman Goode.

3 COUNCILMAN GOODE: Thank you,
4 Mr. Chairman. I move that Bill 120330 be
5 reported out of this Committee with a
6 favorable recommendation, that the rules
7 of Council be suspended so as to permit
8 first reading at our next Council
9 session.

10 (Duly seconded.)

11 COUNCILMAN GREENLEE: It's been
12 moved and seconded.

13 All in favor?

14 (Aye.)

15 COUNCILMAN GREENLEE: Opposed?

16 (No response.)

17 COUNCILMAN GREENLEE: Hearing
18 none, Bill No. 120330 reported out of
19 this Committee favorably with a rules
20 suspension.

21 Councilman Goode.

22 COUNCILMAN GOODE: I move that
23 Bill No. 120332 be reported out of this
24 Committee with a favorable
25 recommendation, that the rules of Council

1 6/4/12 - RULES - BILL 120275, etc.

2 be suspended so as to permit first
3 reading at our next Council session.

4 (Duly seconded.)

5 COUNCILMAN GREENLEE: Moved and
6 seconded.

7 All in favor?

8 (Aye.)

9 COUNCILMAN GREENLEE: Opposed?
10 (No response.)

11 COUNCILMAN GREENLEE: Hearing
12 none, Bill 120332 reported out of the
13 Committee favorably with a rules
14 suspension.

15 Councilman Goode.

16 COUNCILMAN GOODE: I move that
17 Bill No. 120342 be reported out of this
18 Committee with a favorable
19 recommendation, that the rules of Council
20 be suspended so as to permit first
21 reading at our next Council session.

22 (Duly seconded.)

23 COUNCILMAN GREENLEE: It's been
24 moved and seconded.

25 All in favor?

1 6/4/12 - RULES - BILL 120275, etc.

2 (Aye.)

3 COUNCILMAN GREENLEE: Opposed?

4 (No response.)

5 COUNCILMAN GREENLEE: Hearing

6 none, Bill 120342 reported out of this

7 Committee favorably with a rules

8 suspension.

9 Being no further business

10 before the Committee today, that

11 concludes our meeting for today.

12 Thank you very much.

13 (Committee on Rules concluded

14 at 11:10 a.m.)

15 - - -

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on June 4, 2012, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
direct control and/or supervision of the
certifying reporter.)

A				
able 27:14	40:12	approached 6:3	assembled 37:21	Belmont 8:14
Academy 10:19	Ali 7:15 8:3 16:19	7:13 9:8 16:21	assembling 18:8	best 19:25
Access 33:12	16:23 17:12,17	26:19 33:3	Association 3:19	bill 1:12 2:17,18
38:25	17:22 18:3,11	38:14	27:7 33:9 38:21	3:1,12,15 4:1,8
accident 10:13	18:16,21,23	appropriate 19:2	attached 14:18	4:10 5:1,13,15
accommodate	19:5 21:4 26:17	approval 5:3	24:11 30:17	6:1,10,11 7:1,18
10:18	26:18,21 27:2,2	approved 5:14	36:12	8:1,8,9 9:1,18
accompanying	33:2,5,6 34:16	12:2 16:7 22:15	attend 19:14	9:25 10:1,25
36:23	34:20 38:12,13	22:17 26:7	20:21	11:1,13 12:1,13
accord 11:23 16:4	38:16,19 40:7	32:15,15 37:25	Authority 9:17	13:1,2,8 14:1,11
26:4 32:12	40:14	40:11 41:6	10:2 14:9,22	15:1,7,17,18
37:23	alia 8:21 13:19	approves 15:18	15:24 22:19	16:1,18 17:1,2
accurately 47:5	22:25 29:17	39:19	24:2 30:8 34:11	17:18 18:1 19:1
acquire 10:3	35:14	approving 8:10	36:2,19 39:8	20:1 21:1 22:1
30:23	allow 11:3 14:22	11:14 13:9	Authority's 14:21	22:10,14 23:1
acquired 10:8,16	15:9 25:3 31:16	22:22 25:15	authorize 9:25	24:1,3,25 25:1
15:3 24:13,18	37:6	29:3 32:2 35:5	authorizes 11:17	25:14 26:1,16
24:21 30:19	allows 25:22	37:15	authorizing 15:21	27:1,13 28:1
31:3,11 36:24	amend 2:19 4:10	approximately	32:5 37:18	29:1,2 30:1,9
39:19,21	amended 5:15	8:23 13:21 23:2	available 17:23	31:1,14 32:1,2
acquisition 8:22	8:20 12:2 22:16	29:18	18:9 19:20 28:7	33:1,13 34:1
10:5 11:18	26:7 32:16	April 4:9 16:7	39:9	35:1,4 36:1,4
13:20 14:17	35:13 38:2	26:8 32:16 38:3	Avenue 8:14,14	37:1,4,15 38:1
15:21 17:7 23:2	41:19 42:8	4:12 8:12,13	8:15,17,18 10:5	39:1,2 40:1,19
24:10 25:23	amending 22:15	9:23 10:17	11:22 13:11,15	41:1,2,5,18 42:1
29:18 30:16	amendment 8:10	11:16,20,24	14:15,25 15:23	42:8,14 43:1,4,9
32:6 35:15	8:19 9:19,21	13:12,12 14:15	16:3 23:7,8	43:23 44:1,4,18
36:10 37:18	11:14 13:10,17	15:21 16:5	25:21,22 29:8,9	44:23 45:1,12
39:20	13:18 14:12,13	19:13 22:22	29:13 30:22	45:17 46:1,6
action 5:10 11:23	15:19 16:7	23:5 24:8 25:17	35:10	bills 1:15 3:9
16:4 26:4 37:23	22:23 23:15,17	25:19 26:5 29:5	awarded 28:2	bio-lab 6:15
additional 8:22	24:4,6 25:15,18	29:6 30:14 32:5	aye 41:11 42:3,4	bit 27:22
13:20 21:22	29:3,14,16	32:13 35:7,8	42:24 43:19	Black 10:11
23:3 29:17	30:10,12 32:3	36:8,20 37:18	44:14 45:8 46:2	Blackwell 1:11
35:14	37:16 41:4,15	37:24	a.m 1:7 46:14	3:7,13 12:10,11
adjacent 10:18	and/or 47:22	areas 2:21		Blair 32:10
24:19 32:11	answer 5:17 12:4	arrangement	B	blight 10:21
36:17	16:9 17:5 34:3	28:5	B 1:14 13:11	block 6:25
adjoining 16:2	38:5 39:12	Aspen 8:12,16	14:14,24 15:20	BLONDELL
Adjustment 5:4	apologize 2:4	9:20,21,22	15:22 16:3	1:13
adopted 41:15	appear 18:12	11:16,24	based 34:8 39:19	Board 5:3 6:21
affidavit 19:20	appeared 17:19	assemblage 14:22	Bass 1:10 2:10	17:19 18:13,17
affordable 25:25	appears 18:16	17:9,11,13,16	beginning 23:5	34:10 40:11
agencies 19:11	apply 47:20	18:7	35:8	boarded 36:15
ago 6:15	appreciate 6:21	assemblages	behalf 24:14	BOBBY 1:12
agreement 34:13	20:11	36:21	believe 5:25 19:24	body 33:23
			20:18 34:2	bonds 10:6

boundaries 23:4	20:6 23:23	33:22	concludes 46:11	7:7,8,16,24 8:4
boundary 25:19	24:23 26:22	comes 34:9	condemnation	8:7 9:5,10 11:5
bounded 2:22	30:5 31:12,22	comment 6:9	9:3 13:25 29:23	12:6,20,25 13:4
4:12 8:13 13:13	36:2 37:2,12	18:23 27:20	35:19	14:3 15:10
29:6	38:17 41:4,18	comments 8:5	consideration	16:11,16,20
boxing 10:12,15	42:14 43:9 44:4	12:23 18:22	10:25 15:7	17:4 18:20,24
briefly 27:20	change 5:4 6:19	21:8 22:6 28:22	24:25 31:14	20:10,24 21:5
Brooklyn 10:4	changes 22:25	32:22 34:24	34:15 37:4	21:11 22:3,8,12
11:20,22	changing 2:20	38:8 40:16	39:25	23:19 25:7
brought 28:18	Chapter 27:8	commercial 3:2	considered 36:16	26:10,15,18,24
34:14	33:10 38:23	4:18,20 5:2	considers 5:9	27:18 28:8,15
Brown 1:13 2:11	Chief 33:25 34:17	13:22 29:20	consisting 2:8	28:24 29:25
21:9,12,13,25	40:8	Commission 4:7	construction	31:18 32:19,24
building 5:5	Child 10:18	5:8,12 11:12,25	24:16	34:2,21 35:2,21
business 4:24 5:2	children's 11:20	15:16 16:6	contact 33:18	37:8 38:6,10,13
5:5 30:21,23,25	Chris 31:4,7	25:13 26:6	contained 23:15	39:11 40:2,15
32:11 46:9	CINDY 1:10	31:25 32:14	47:5	40:18,21 41:2,3
	circulated 41:5	37:14,25	Contractors 27:4	41:8,12,14,16
C	citizen 7:20 39:6	commitment	27:6,8,10 33:7	41:17,25 42:5,7
calendar 40:22	citizens 39:5	12:15	33:10 38:20,22	42:12,13,21,25
call 2:14	City 1:2,6 4:6,9	Committee 1:3	38:24	43:3,7,8,16,20
Cantina 6:13	5:8,11 7:16,17	2:3 3:8 4:4 7:9	control 47:22	43:22 44:2,3,11
Cantrell 37:20	7:23 10:9 11:12	9:15 10:24	copies 17:22	44:15,17,21,22
Care 10:19	12:17 15:16	11:10 12:17	19:15,21	45:5,9,11,15,16
Cashel 24:14	16:25 19:8,12	14:10 15:15	copy 7:22,25	45:23 46:3,5
catering 4:22,23	20:2 22:20	16:24 23:24	27:15,15 28:3	Councilmembers
Cecil 13:11 14:14	25:13 31:24	24:24 26:13	33:16,23 34:16	16:25
14:24 15:20,22	33:25 37:14	30:6 31:13,23	corner 23:5,13	Councilperson
16:3	40:8	34:6 36:3 37:3	Corporation	34:7 39:21
centerline 29:9	City's 40:13	37:13 41:6,20	36:20	Councilwoman
certain 2:21 8:25	clarified 33:21	42:9,15 43:5,10	correct 40:6 47:8	1:10,11,13,14
13:23 22:25	classification 4:17	43:24 44:5,19	corrective 5:9	2:10,10 3:7,12
29:21 35:17	4:19	44:24 45:13,18	corrects 6:17,22	3:13 5:14,24
CERTIFICATE	classifications	46:7,10,13	Council 1:2 4:9	12:10,11,21
47:2	6:19	community 3:19	7:16,17,23 11:3	21:9,12,13,25
certification	clear 28:17	3:20 11:11	15:8 17:18 19:9	Council's 33:25
47:19	Clerk 2:18 8:9	25:12 31:24	19:12 20:3 25:3	couple 3:9 19:3
certified 27:10	13:8 22:14 29:2	complete 17:8	31:16 34:15	course 34:14
33:11 38:24	33:25 35:4	completed 40:4	37:6 38:18 40:9	Covington 9:11
CERTIFY 47:3	40:13	completes 40:22	41:21,23 42:17	9:13,16 12:16
certifying 47:23	Clerk's 34:17	completion 18:6	42:18 43:12,13	14:5,6,7 17:5,6
Chair 1:10 2:9,14	40:8	concept 34:8	44:7,8,25 45:3	17:15,17,21,25
9:14 10:23	client 6:12	conceptual 39:17	45:19,21	18:5,14 19:6
20:18 40:25	combined 10:8	concerned 27:12	Councilman 1:10	20:5,12,17 21:3
Chairman 3:14	14:19 17:10,12	concerns 33:14	1:11,12,12,13	21:14,19 23:21
11:9 14:9 15:5	36:17	39:3	2:2,8,9 3:3,6,23	23:22,24 27:19
15:14 16:24	come 21:21 28:12	concluded 46:13	4:3 5:19,22 7:3	27:24 28:11

30:3,4,6 34:3,4 34:18 35:23,24 35:25 39:12,14 40:5,10 create 14:21 36:21 current 4:16,24 6:22 30:25 Custus 10:18 12:13 C-2 2:25 4:18,19	disclosure 19:16 discuss 20:15 distinguished 7:17 16:25 26:22 33:22 38:17 district 34:8 Division 4:4,5 document 18:9 34:12 documents 17:23 17:25 19:21,23 Duly 41:7,24 42:20 43:15 44:10 45:4,22	32:10 extending 11:21	13:16 14:12,13 15:19 fourth 8:10,19 9:19,21 11:14 Frankford 30:22 front 18:12,17 29:12 31:8 33:22 35:11 full 18:10 fully 47:5 funded 10:6 funds 15:3 24:21 31:11 36:25 further 46:9 future 37:21	24:7 25:16,21 26:5 Green 1:12 7:9 Greenlee 1:10 2:2 3:3,23 4:3 5:19 5:22 7:3,7,24 8:4,7 9:5,10 11:5 12:6,20,25 13:4 14:3,9 15:5 15:10 16:11,16 16:20 17:4 18:20,24 20:10 20:24 21:5,11 22:3,8,12 23:19 23:23 24:23 25:7 26:10,15 26:18,24 27:18 28:8,15,24 29:25 30:5 31:12,18 32:19 32:24 34:2,21 35:2,21 36:3 37:2,8 38:6,10 38:13 39:11 40:2,15,18,21 41:8,12,14,25 42:5,7,21,25 43:3,16,20,22 44:11,15,17 45:5,9,11,23 46:3,5 group 3:20 Gym 10:15 12:14
D dangerous 36:16 daycare 6:20 December 22:16 declaring 9:2 13:25 29:23 35:18 Decorators 30:20 30:22 Delaware 29:9 delay 2:4 deliver 28:14 designations 2:21 deteriorated 36:15 developed 10:10 10:17 11:19 31:6 39:24 developer 19:19 28:3,5 developer's 19:16 development 4:5 24:14,15 25:25 32:9 36:21 37:22 differences 20:23 difficult 20:9 direct 47:22 directly 30:25 Director 4:5 9:16 11:11 14:8 23:25 25:11 27:3,5 30:7 31:23 33:8 35:25 38:19,21	E Earlier 33:17 east 13:13 23:11 23:13 25:20 29:10 easterly 35:10 Ed 9:15 14:7 23:24 30:6 35:25 either 16:13 eleventh 22:22 23:15,17 24:4,6 25:15 35:5,11 36:5 37:16 elimination 10:21 Ellsworth 26:2 Emerald 32:7 entire 4:20 Essentially 39:16 evidence 47:4 exception 19:12 Excuse 27:9 Executive 9:16 14:8 23:25 27:3 27:5 30:7 33:8 35:25 38:19,20 existing 27:24 exists 27:15 expands 25:18 expansion 23:3 25:22 30:24	F facilitate 20:14,25 27:21 facility 10:19 36:22 Fairmount 8:17 families 24:17 family-owned 30:21 fast 9:24 favor 41:10 42:3 42:23 43:18 44:13 45:7,25 favorable 10:25 15:6 24:25 31:14 37:4 41:20 42:10,16 43:11 44:6,24 45:18 favorably 12:18 43:5,24 44:19 45:13 46:7 Ferry 22:21 23:8 24:7 25:17,21 26:5 Fifteenth 13:13 firm 6:7 first 2:17 3:12 9:12 11:3 15:9 25:3 31:16 37:6 41:22 42:18 43:13 44:8 45:2 45:20 Fishtown 29:5 30:13 32:5,13 five 6:15 8:23 10:3 11:18 foregoing 47:7,19 forum 21:21 forward 34:14 founding 27:9 33:6 38:23 Four 10:7 fourteenth 13:9	G garden 2:23 4:12 4:15 10:10,14 generally 8:13 13:12 29:6 gentleman 19:7 20:6,7 gentlemen 9:7 13:5 give 7:25 given 7:23 giving 19:19 go 6:20 9:11 19:22 28:9,9 40:24 going 2:5 19:3 Gold 10:11 good 2:2 4:2 6:6 7:15 9:14,14 11:8 14:6 15:13 16:23 23:22 25:10 26:21 30:4 31:21 33:5 35:24 37:11 38:16 Goode 1:11 2:9 41:2,3,16,17 42:12,13 43:7,8 44:2,3,21,22 45:15,16 Grays 22:21 23:8	H Hall 1:6 Hamilton 2:24 4:13 handed 6:23 happy 3:14 5:17 12:4,12 16:9 21:3 25:5 38:4 hard 19:10 Harrison 6:7 Haverford 8:17 heading 23:6,8,9 23:10,11,12,13

hearing 18:18 40:23 41:14 42:7 43:3,22 44:17 45:11 46:5 held 2:14 help 12:4 Henon 1:12 3:6 Holly 8:16 homes 24:16 hope 12:17 hopefully 20:22 housing 25:25 36:22 37:22 39:6,6,23	35:14 interest 19:25 interested 20:21 interface 21:17 intersection 35:9 introduced 4:8 involved 3:21 issue 14:23 15:25 17:10 19:9 28:18 issued 17:3 issues 20:15 27:13 27:22 I-95 29:9	larger 37:21 Laurel 29:10 law 6:7 9:2 13:24 29:22 33:20 35:18 lawyer 3:21 Lee 31:4,7 Lehigh 29:8 lines 29:7,12 list 14:18 24:12 27:15 30:18 36:12 listening 21:18 little 27:22 located 2:22 4:15 4:21 6:13 14:24 16:2 location 4:21 look 12:18 lot 10:16 14:19 19:4 24:13,18 25:24 26:2 30:19,23,24 31:2,5 lots 10:3,7 14:20 36:14,18 low 24:16 L&I 36:16	meetings 19:14 20:21 21:15 member 3:8 7:9 27:9 33:7 38:23 members 4:3 7:15 7:17 9:15 10:23 11:9 14:9 15:5 15:14 16:23 21:16 23:23 24:23 26:12,23 30:5 31:12,22 36:3 37:2,12 38:18 41:6 memorial 10:10 10:14 11:21 mentioned 5:14 6:17 Michael's 30:20 30:22 MICHELE 47:14 minor 5:4 Minority 27:5,7 33:9 38:22 mixed 4:16 moderate-income 24:17 Monday 1:7 Montgomery 13:15 Moore 13:11 14:14,25 15:20 15:22 16:3 morning 2:3 4:2 6:6 7:15 9:14,14 11:9 14:6 15:13 16:23 23:22 25:10 26:21 30:4 31:21 33:5 35:24 37:11 38:16 motorcycle 10:13 move 41:4,18 42:14 43:9 44:4 44:22 45:16 moved 41:9 42:2 42:22 43:17 44:12 45:5,24	multi-unit 31:6 murky 19:13 MURPHY 47:14
I	J	M	N	
IART 34:6 39:16 39:19 identified 14:18 24:11 30:17 36:11 identify 26:25 imminent 9:3 14:2 29:24 35:19 impacts 6:11 include 5:16 included 3:16 including 8:18 13:16 29:14 35:11 incompatible 5:6 indicate 21:14 indicated 33:17 indicates 39:4 information 19:17 21:23 28:14 informed 7:21 initially 3:16 Initiative 15:4 inspection 17:24 39:10 40:3 intention 17:6 inter 8:21 13:19 22:25 29:17	James 1:13 10:11 JANNIE 1:11 Jefferson 13:14 Jihad 27:2 33:6 38:19 JR 1:11 June 1:7 11:4 15:9 25:4 31:17 37:7 47:7	map 3:15 6:24 8:2 maps 2:20 4:11 5:16 7:19,19,22 March 12:2 Marconi 2:16 7:25 8:8 13:7 22:13 28:25 35:3 MARIAN 1:14 Market 6:8 matter 47:7 mean 20:15 means 47:21 meeting 5:12 17:20 20:14,25 27:21 28:17 40:25 46:11	NAMC 27:6 name 6:6 9:15 14:7 19:18 23:24 27:2 33:6 38:18 National 27:7 33:9 38:21 nature 21:23 need 5:15 Neighborhood 15:4 new 20:6 24:15 29:4 30:13 32:4 32:12 Nineteenth 13:14 ninth 13:18 north 2:23,24 4:13,14 13:16 16:5 23:7 25:21 29:8 northerly 29:7 35:9 northwest 23:5,13 notes 47:6 NSP 27:25 28:6 NTI 10:6 24:22 31:11 36:25	O
	L			Oakford 23:10 objections 47:4 obtained 28:4 obviously 20:16 office 6:20 19:22 28:12 33:18,25 34:17 40:8 off-site 4:23 Okay 8:2 18:20 20:10 21:25 Once 18:7 39:21 ones 17:13 open 11:19 19:23 20:13,20,21

21:15,21 40:3 operates 4:23 operation 4:22 opinion 19:24 opportunity 6:9 21:16,18,20 39:22 Opposed 41:12 42:5,25 43:20 44:15 45:9 46:3 ordinance 2:19 8:10 13:9 22:15 22:15 29:3 35:5 originate 34:6 outside 19:8 owned 10:8 owner 24:19 ownership 14:21 36:18 P parcel 14:24 17:8 31:9 park 11:21 parking 36:23 part 7:20 17:16 24:14 31:6 37:20 particularly 27:12 partly 4:17,18 Patterson 5:25 6:5,6 Pennsgrove 8:14 Pennsylvania 1:6 people 20:7,20 Percy 12:13 permit 41:22 42:18 43:13 44:7 45:2,20 person 28:13 Philadelphia 1:2 1:6 2:19 4:6,11 5:8,11 6:8 9:17 10:2,9 11:12 16:5 22:20 24:2 25:12 27:6,8	30:7 31:24 33:10 36:19 38:22 PhillyCAM 27:11 33:11 38:25 pictures 6:23 piece 19:17 placed 34:17 plan 7:20 8:20,21 9:22 11:24 13:17,19 14:14 14:16 16:6 22:18,19,24 23:18 24:7,9 26:5 29:15,16 30:12,15 32:14 33:16,24 34:5,9 35:12,13 36:7,9 37:24 Planning 4:6 5:8 5:11 11:11,12 11:25 12:17 15:16 16:6 25:12,13 26:6 31:24,25 32:14 37:14,25 plans 33:22 39:17 play 10:17 11:20 please 2:16 8:8 9:13 27:20,23 42:3 point 20:13 33:20 35:8 portion 4:25 31:8 Powelton 3:18 PRA 33:19 present 1:9 3:6 5:24 7:10 presented 17:18 34:10 pretty 20:19 21:19 principally 21:17 Probably 28:11 problem 19:8 proceedings 47:4 proceeds 10:6	process 20:19 39:16 producer 27:11 33:11 38:25 professional 10:12 program 28:6 project 3:21 9:4 10:20 14:2 17:3 27:25 28:6 29:24 31:3,7 35:20 promising 10:11 promote 10:20 properties 8:23 11:18 16:2 23:3 24:10,20 25:23 30:16 31:10 32:6 35:15 36:11,13,17,24 37:19 property 4:15,20 4:25 6:12,14,24 10:22 13:21 14:17 15:2,22 15:25 29:7,11 29:19,20 32:8 36:14 39:18 proposal 8:11 9:20 11:15,17 12:2 13:10 14:13,16,23 15:20 18:4 21:24 22:17,23 23:16 24:5,9 25:16 26:8 27:16 29:4 30:11,15 32:4 32:16 33:16,24 35:6 36:6,9 37:17 38:2 39:5 39:7,9,15,23,24 40:3 proposals 33:21 proposed 25:24 31:3 32:8,10 provide 22:25	24:9 30:15 36:10 provides 8:21 13:19 14:16 29:17 35:14 provision 8:25 13:23 29:21 35:17 public 17:24 18:8 18:18 19:16 20:22 21:15,16 33:11 38:25 39:10 40:22,24 47:15 purchased 6:14 Q question 17:2 21:10 33:14 39:3,13 questions 5:18,20 7:5,11 8:5 12:5 12:8,22 16:10 16:13 21:7,22 22:5 25:6 26:12 28:21 32:21 34:23 38:5,8 40:16 quorum 2:8 R RDA 12:16 17:20 18:13,17,18 19:7,15 read 2:17 reading 11:3 15:9 25:3 31:16 37:7 41:23 42:18 43:13 44:8 45:3 45:21 really 7:18 19:2 20:7 rear 29:7,11 31:5 32:7 receive 5:2 21:22 recognizes 40:25 recommendation 41:21 42:10,16	43:11 44:6,25 45:19 recommended 5:13 reconcile 20:23 record 2:7,12 3:5 5:23 7:8 20:5 26:25 27:25 28:3,10 Records 19:23 recreational 8:24 redacted 19:18 Redding 11:7,8 11:10 12:16 15:12,13,15 25:9,10,11 31:20,21,23 37:10,11,13 38:7 redevelopment 8:11 9:17,20 10:2 11:15,24 13:10 14:8,12 15:19,24 16:5 18:4 22:17,19 22:21,23 23:16 24:2,5 25:16 26:5,7 29:4 30:8 30:11 32:3,13 32:16 34:11,13 35:6 36:2,6 37:16,24 38:2 40:11 redevelopment's 27:16 refer 18:2 reflect 3:6 5:23 7:8 regards 7:19 related 8:24 13:22 29:19,21 35:16 relocation 8:20,25 13:18,23 22:18 29:16,22 35:13 35:17 renewal 8:12,19 9:22,23 11:16
---	--	--	--	--

13:12,17 14:14 14:15 15:21 22:18,22,24 23:4,17 24:6,7 25:17,19 29:5 29:15 30:12,14 32:5 35:7,12 36:7,8 37:17 reported 41:19 42:9,15 43:4,10 43:23 44:5,18 44:23 45:12,17 46:6 reporter 47:23 reproduction 47:20 request 2:15 10:24 14:23 15:6 24:24 31:13 33:19,20 37:3 requests 34:5 required 9:2 13:24 29:22 35:18 requirement 33:23 requires 4:25 6:20 research 6:16 resembles 5:5 residential 2:25 4:18,24 5:7 13:22 29:19 31:7 32:9 35:16 residentially 6:25 Resolution 1:16 2:12 respect 9:3 14:2 29:24 35:19 respectfully 10:24 15:6 24:24 31:13 37:3 respond 25:5 respondents 21:20 response 5:21 7:6	8:6 12:24 13:3 16:15 22:7,11 26:14 28:23 32:23 34:25 38:9 40:17,20 41:13 42:6 43:2 43:21 44:16 45:10 46:4 rest 13:6 restore 10:21 review 18:10 Revitalization 36:20 Reynolds 1:13 2:11 21:12 rezoning 4:11 RFP 15:25 17:3 17:10,14 18:3,5 21:21 RFPs 20:20 Richard 11:10 15:15 25:11 31:23 37:13 Rick 12:16 right 22:2 28:6,13 33:19 rolls 10:22 Ron 6:6 Room 1:6 Roundtable 27:4 27:10 33:7 38:24 routed 28:13 RPR-Notary 47:15 rules 1:3 2:3 3:1 4:1,3 5:1 6:1 7:1 8:1 9:1 10:1 11:1,3 12:1 13:1 14:1 15:1,8,15 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1,3 26:1 27:1 28:1 29:1 30:1 31:1,16,22 32:1 33:1 34:1 35:1	36:1 37:1,6,12 38:1 39:1 40:1 41:1,21 42:1,10 42:17 43:1,5,12 43:24 44:1,6,19 44:25 45:1,13 45:19 46:1,7,13 run 20:19 R-5 2:25 4:17 S schedule 2:13 second 8:20 29:15 seconded 41:7,9 41:24 42:2,20 42:22 43:15,17 44:10,12 45:4,6 45:22,24 secondly 32:9 see 19:10 Seeing 5:22 8:7 13:4 16:16 22:8 22:12 28:24 32:24 35:2 senior 36:22 37:22 39:5,6,23 separate 17:14 services 8:25 13:24 29:22 35:17 session 41:23 42:19 43:14 44:9 45:3,21 set 18:15 Sheffield 31:4,8 show 6:24 showing 6:23 Shuler 10:11,15 Shuler's 12:14 side 24:19 26:3 29:7,10,12 35:9 35:10 signed 19:19 single 4:19 14:17 sir 16:20 sit 6:18 site 37:21	sits 30:24 situation 6:22 six 6:15 24:15 sixth 29:3,14 30:10,11 32:3 Snyder 35:10 sounded 19:4 south 13:14 23:10 23:12 25:24 29:11 36:19 southerly 29:10 southwest 23:9 spaces 11:19 SPARC 36:20 speak 14:10 24:3 30:9 36:4 specific 27:23 28:2 specifically 4:14 sponsor 2:15 3:9 sponsored 34:7 Spring 2:22 4:12 4:15 staff 11:25 16:6 26:6 32:15 37:25 stage 39:8,15 statement 19:16 station 27:11 stay 7:21 13:5 stenographic 47:6 street 2:23,23,24 2:24 4:12,13,13 4:14,16,22 6:8 6:13 8:15,15,16 8:16,16,17,18 10:4,14 11:20 11:22 13:13,14 13:15 23:9,10 23:11,12 25:20 25:24 29:11,13 32:7,10 35:11 37:20 Streets 23:6,14 structure 5:6 36:15 submit 39:22	submitted 33:24 39:7,9 40:7,12 supervision 47:22 support 3:15 9:18 11:13 12:13 14:11 15:17 24:3 25:14 30:9 30:20 31:3 32:2 33:13 36:4 37:15 39:2,20 supported 3:18 sure 28:12 suspended 41:22 42:17 43:12 44:7 45:2,20 suspension 11:2 15:8 25:2 31:15 37:5 42:11 43:6 43:25 44:20 45:14 46:8 T table 6:4 7:14 9:9 16:22 26:20 33:4 38:15 take 39:17 taken 47:6 talk 27:22 Tasco 1:14 5:24 tax 10:22 terms 28:4 testify 3:22 4:7 6:2 7:12 11:13 13:2 16:17 18:19 22:9 26:16 32:25 38:11 40:19 testifying 13:6 15:17 25:14 31:25 37:14 testimony 33:17 thank 3:3,13,22 3:23 6:5,9 7:2,3 8:3 9:5 11:5 12:5,6,11,15,15 12:19,20 14:3 15:10 16:11
---	---	---	--	---

19:5 21:4,5 22:2 22:3 23:19 25:7 26:9,10 27:17 28:15,20 29:25 31:18 32:18,19 34:20,21 35:21 37:8 38:6 40:14 41:3,17 42:13 43:8 44:3 46:12 Thanks 38:4 things 2:5 20:2,8 think 9:11 three 9:24 35:15 36:10 37:18 time 5:18 17:9 18:12,15 28:19 40:4,5 times 9:24 timetable 18:15 today 2:13,17 3:10 4:7 12:14 17:19 20:16 46:10,11 transcript 47:8,20 Transformation 15:4 transparency 19:10,25 27:14 33:15 39:4 transparent 20:19 tribute 10:10 true 47:8 TV 27:11 33:12 38:25 two 6:18 11:19 23:3 24:10 25:23 30:16 32:6 36:13	14:15 15:20 22:18,21,24 23:4,17 24:6,7 25:17,19 29:5 29:15 30:12,13 32:5 35:7,12 36:7,7 37:17 use 24:18 39:18 uses 8:24 13:22 29:19,21 35:16 utilizing 15:3 24:21 31:11 36:25	WILSON 1:11 withheld 18:6 witness 6:3,3 7:13 7:13 9:8 16:14 16:21,21 26:19 26:19 33:3,3 38:14,14 witnesses 9:8 12:9 32:22 works 19:24	42:12,15 43:4 120326 1:15 13:8 14:11 15:7,17 17:2 43:7,10,23 120330 1:15 22:14 24:4 25:2,14 27:13 44:4,18 120332 1:15 29:2 30:9 31:15 32:2 33:14 44:23 45:12 120342 1:16 35:4 36:5 37:5,15 39:3 45:17 46:6 1217 25:23 14 30:21 15 22:16 15th 5:12 18th 16:7 26:8 32:17 38:3 1822 14:24 16:2 17:13 1835 6:8 1838 15:22 1969 22:16 1986 10:13	4 4 1:7 47:7 40th 8:16 400 1:6 42 14:24 16:3 17:13 42nd 8:15 4206 10:4 433 37:19 438 37:19 44th 8:12,17 9:19 9:21,22 11:16 11:23 443 37:19 47th 8:18
time 5:18 17:9 18:12,15 28:19 40:4,5 times 9:24 timetable 18:15 today 2:13,17 3:10 4:7 12:14 17:19 20:16 46:10,11 transcript 47:8,20 Transformation 15:4 transparency 19:10,25 27:14 33:15 39:4 transparent 20:19 tribute 10:10 true 47:8 TV 27:11 33:12 38:25 two 6:18 11:19 23:3 24:10 25:23 30:16 32:6 36:13	V vacant 10:3,7,16 14:19,20 15:22 24:13,18 25:24 26:2 30:19,24 31:2,5 32:6 36:14,14,18 37:19 vetted 21:2 Vice 2:9 Village 3:19	Y yard 24:19 26:3 Yeah 20:17 year 26:8 38:3 years 6:15	Z zoned 6:25 zoning 2:20,20 3:17 4:11,16,24 5:3,7,9 6:17,18 6:21,24	6 6/4/12 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1
U underneath 20:8 understand 20:11 unifies 3:17 urban 8:12,19 9:22,23 11:16 13:11,17 14:14	W W 1:11 want 3:11 6:2 9:11 20:4 wants 30:23 warehouse 5:6 Washington 23:7 25:20 way 19:2 34:5 week 2:6 weren't 7:19 west 13:15 23:8 25:22 29:13 westerly 29:12 Westminster 8:15 we'll 27:21 We're 3:14 12:12 Wharton 23:6,12 23:14 Whitman 35:7 36:7 37:17,24 William 1:10 4:4	1 10:35 1:7 11:10 46:14 12th 4:9,21 6:13 120147 1:16 2:13 120275 1:15 2:18 3:1 4:1,8,10 5:1 5:13 6:1 7:1,18 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1,2,5,18 42:1 42:8 43:1 44:1 45:1 46:1 120322 1:15 8:9 9:18 11:2,14	2 20 32:7 2012 1:7 4:9 5:13 11:4 12:3 15:9 16:8 25:4 31:17 32:17 37:7 47:7 21st 12:3 2210 30:21 2211 32:10 2218 32:7 25th 23:6,14 25:20 2524 26:2 27th 23:11 25:24 28th 23:9	7 7th 11:4 15:9 25:4 31:17 37:7 753 10:3 756 10:3 759 10:3 761 10:4
			3 33rd 2:23 4:13 3312-20 4:15 34th 2:24 4:14	