

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, October 21, 2025
10:25 a.m.

PRESENT:

COUNCILWOMAN CINDY BASS, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN ISAIAH THOMAS

BILLS: 250534, 250572, 250577, 250648, 250767,
250800, 250802, 250803, 250804, 250808,
250810, 250811

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2 COUNCILWOMAN BASS: Good
3 morning. This is the Committee on
4 Rules. Members and guests will
5 please take their seats and the
6 meeting or the hearing is now
7 called to order.

8 Will the Clerk please
9 take the roll.

10 THE CLERK: Chair member
11 Bass.

12 COUNCILWOMAN BASS:
13 Present.

14 THE CLERK: Vice-Chair
15 member Squilla.

16 COUNCILMAN SQUILLA:
17 Present. I was early.

18 THE CLERK: Member
19 Gilmore Richardson.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Present.

22 THE CLERK: Member
23 Gauthier.

24 COUNCILWOMAN GAUTHIER:

1 Present.

2 THE CLERK: Member

3 Jones.

4 COUNCILMAN JONES:

5 Present.

6 THE CLERK: Member

7 O'Neill.

8 (No response.)

9 THE CLERK: And, Member

10 Thomas.

11 (No response.)

12 COUNCILWOMAN BASS:

13 Thank you. A quorum of the
14 Committee is present, and the Clerk
15 will know now please read the
16 titles of the bills.

17 THE CLERK: Bill No.

18 240063 is being held today.

19 Bill No. 250534, an
20 ordinance continuing the Mayfair
21 Business Improvement District
22 ("District") beyond its termination
23 date in an area that generally
24 includes both sides of Frankford

1 Avenue from the north side of
2 Harbison Avenue to the south side
3 of Sheffield Street and certain
4 blocks of streets that intersect
5 that portion of Frankford Avenue;
6 approving a change of the
7 boundaries of the District to
8 include 6700 Rowland Avenue to the
9 service area; approving a change of
10 boundaries of the District to
11 remove from the service area 4014
12 through 4034 Robbins Street as well
13 as 3501 through 3539 Ryan Avenue;
14 continuing the Mayfair Business
15 Improvement District, Inc., a
16 Pennsylvania non-profit
17 corporation, as the neighborhood
18 improvement district management
19 association for the District;
20 approving a plan for and report
21 concerning the District;
22 authorizing the Director of
23 Commerce, on behalf of the City, to
24 execute an agreement with the

1 Mayfair Business Improvement
2 District, Inc. relating to the
3 District; and reauthorizing the
4 Mayfair Business Improvement
5 District, Inc. to assess property
6 owners within the District a
7 special property assessment fee to
8 be used in accordance with the
9 approved plan; all in accordance
10 with the provisions of the
11 Community and Economic Improvement
12 Act, and under certain terms and
13 conditions.

14 Bill No. 250572, an
15 ordinance An Ordinance amending
16 Section 2-112 of The Philadelphia
17 Code, entitled "City
18 Commissioners," by removing the
19 powers and duties of the Department
20 of Licenses and Inspections over
21 matters relating to weights and
22 measures; amending Title 9,
23 entitled "Regulation of Businesses,
24 Trades and Professions," by

1 removing provisions relating to
2 amusement devices, and weights and
3 measures and making related
4 technical changes; and amending
5 Title 19, entitled "Finance, Taxes
6 and Collections," by eliminating
7 provisions related to amusement
8 licenses and weights and measures
9 registration; all under certain
10 conditions.

11 Bill No. 250577, an
12 ordinance repealing in its entirety
13 the following Ordinance, approved
14 December 23, 2024: Bill No.
15 240964-A02 (authorizing the City of
16 Philadelphia to organize an
17 authority to be known as The Arena
18 Services District Authority,
19 pursuant to the terms of the
20 Pennsylvania Municipality
21 Authorities Act, all under certain
22 terms and conditions).

23 Bill No. 250648, an
24 ordinance to amend the Philadelphia

1 Zoning Maps by changing the zoning
2 designations of certain areas of
3 land located within an area bounded
4 by North Street, Broad Street,
5 Wallace Street and 15th Street.

6 Bill No. 250767, an
7 ordinance repealing in its entirety
8 Bill No. 240415 (approved July 19,
9 2024), entitled "An Ordinance to
10 amend the Philadelphia Zoning Maps
11 by changing, changing the zoning
12 designations of certain areas of
13 land located within an area bounded
14 by Island Avenue, the Delaware
15 Expressway and Bartram Avenue.

16 Bill No. 250800, an
17 ordinance amending Title 14-602,
18 entitled "Use Tables," by
19 prohibiting drug paraphernalia
20 sales in certain industrial
21 districts, all under certain terms
22 and conditions.

23 Bill No. 250802, an
24 ordinance amending Title 14 of The

1 Philadelphia Code, entitled "Zoning
2 and Planning" by revising and
3 clarifying certain provisions and
4 making technical changes to text
5 that has expired, all under certain
6 terms and conditions.

7 Bill No. 250803, an
8 ordinance amending Section 14-524
9 of The Philadelphia Code, entitled
10 "/FDO, Fourth District Overlay
11 District" by clarifying allowed
12 uses, all under certain terms and
13 conditions.

14 Bill No. 250804, an
15 ordinance amending Title 14 of The
16 Philadelphia Code, entitled "Zoning
17 and Planning" by amending certain
18 provisions of Chapter 14-500,
19 entitled "Overlay Zoning
20 Districts," by creating the "/UCO,
21 University-Community Overlay
22 District," and by making related
23 changes, all under certain terms
24 and conditions.

1 Bill No. 250808, an
2 ordinance amending Title 14 of The
3 Philadelphia Code, entitled "Zoning
4 and Planning" by revising and
5 clarifying certain provisions and
6 making technical changes to text
7 that has expired, all under certain
8 terms and conditions.

9 Bill No. 250810, an
10 ordinance amending Title 14 of The
11 Philadelphia Code, entitled "Zoning
12 and Planning" by clarifying certain
13 provisions related to mixed income
14 housing, revising the quality
15 standards for affordable units
16 within mixed income developments
17 and making related technical
18 changes, all under certain terms
19 and conditions.

20 Bill No. 250811, an
21 ordinance to amend the Philadelphia
22 Zoning Maps by changing the zoning
23 designations of certain areas of
24 land located within an area founded

1 by Ardleigh Street, East Sedgwick
2 Street, the SEPTA Chestnut Hill
3 East Line and East Gorgas Lane.

4 There are no other bills
5 under consideration today.

6 COUNCILWOMAN BASS:

7 Thank you, Madam Clerk. And I do
8 want to recognize the presence of
9 Councilman Isaiah Thomas, who has
10 joined us.

11 We will now have the
12 Clerk call the first panel to
13 testify on Bill No. 250534.

14 THE CLERK: Phillip
15 Green, Senior Manager of Business
16 Advocacy at the Commerce
17 Department.

18 (Witnesses approached
19 witness table.)

20 COUNCILWOMAN BASS: Good
21 morning.

22 MR. GREEN: Phillip
23 Green on behalf of the Commerce
24 Department. Good morning, Chair

1 Bass and members of the Rules
2 Committee. My name is Phillip
3 Green and I am Senior Manager of
4 Business Advocacy within the
5 Department of Commerce. I'm
6 testifying in support of Bill No.
7 250534, to reauthorize the Mayfair
8 Business Improvement District for
9 an additional 10 years.

10 Like many other
11 Philadelphia commercial corridors,
12 during the 1970s, '80s and '90s,
13 Frankford Avenue had lost some of
14 its former glory. Litter scattered
15 the sidewalks, notable storefronts
16 fell into disrepair, and Frankford
17 and Cottman was more of a place to
18 get through than a place in and of
19 itself.

20 In 2015, property owners
21 in the Mayfair business community
22 came together to establish a BID to
23 reinvigorate the corridor. The BID
24 established sidewalk cleaning

1 services and help numerous
2 businesses renovate their facades
3 through Commerce's Storefront
4 Improvement program. They also
5 partnered with the city to plant
6 dozens of trees and decorative tree
7 beds installed by the BID and large
8 planters now line broad sections of
9 the corridor.

10 When the Eagles won the
11 Super Bowl in 2018 and again in
12 2025, the intersection of Frankford
13 and Cottman erupted into joyous
14 celebration, renewing the
15 district's reputation as the place
16 to be. In both instances, the
17 BID's Executive Director, sitting
18 behind me, Donnie, worked closely
19 with the city departments to
20 coordinate street closures, ensure
21 crowd safety and assist with
22 cleanup.

23 I would like to point
24 out that Mayfair Super Bowl

1 celebrations are indicative of
2 something much larger, that the
3 hidden work of adequately-funded
4 and well-managed BIDs like Mayfair
5 BID are part of what has earned
6 Philadelphia the 2026 FIFA World
7 Cup, MLB All-Star Game, NCAA March
8 Madness and other events of global
9 and national significance happening
10 next year.

11 Mayfair BID and others
12 like it are crucial partners and in
13 no small part responsible for
14 Philadelphia's rebound since the
15 '90s back into the spotlight.
16 Mayfair BID was reauthorized in
17 2020 with large support from
18 corridor businesses. Now, they
19 seek a 10-year authorization term
20 to continue their mission of
21 representing and supporting the
22 business interests of the district.

23 This 10-year term would
24 allow them the funding stability

1 and longevity to think long-term
2 and implement projects with even
3 greater impact. For these reasons
4 and many more I, on behalf of the
5 Philadelphia Department of
6 Commerce, support the
7 reauthorization of the Mayfair BID
8 and I'm happy to take questions at
9 this time.

10 COUNCILWOMAN BASS: Any
11 questions from the panel at this
12 time?

13 (No response.)

14 COUNCILWOMAN BASS:
15 Okay. Seeing none, Madam Clerk, if
16 we can have you call the next
17 witness to testify on Bill No.
18 250572.

19 THE CLERK: For Bill No.
20 250572, will Karen Fegely, Acting
21 Commerce Director, please approach
22 the witness table.

23 (Witnesses approached
24 witness table.)

1 COUNCILWOMAN BASS: Good
2 morning.

3 MS. FEGELY: Hi. Good
4 morning, everyone.

5 COUNCILWOMAN BASS:
6 Please state your name for the
7 record and proceed.

8 MS. FEGELY: Karen
9 Fegely, Acting Commerce Director.
10 Good morning, Chairperson Bass and
11 members of the Rules Committee.
12 I'm here to testify in support of
13 Bill No. 250572, which removes the
14 scales and scanners license as well
15 as the amusement and amusement
16 devices license while still
17 retaining the amusement tax.

18 This is in support of
19 Mayor Parker's Open for Business
20 Executive Order. The
21 Administration sought to identify
22 sections of The Philadelphia Code
23 that were ideal for simplification
24 and code cleanup. In short,

1 departments have deemed that these
2 licenses are redundant, unnecessary
3 and/or no longer in effect. And
4 so, this legislation we're asking
5 for simply removes any mention of
6 these three licenses from all
7 sections of the code.

8 I'll explain a little
9 more. Currently, the amusement
10 license is required for any
11 business that has to pay an
12 amusement tax on admissions, such
13 as carnivals, concerts and movies.
14 The amusement device license is
15 required for any coin-operated or
16 mechanical machine.

17 However, neither of
18 these licenses are required for the
19 actual tax collection. Removing
20 them removes an unnecessary step,
21 because relevant businesses are
22 still subject to amusement taxes
23 and they're still subject to the
24 special assembly occupancy license.

1 The scales and scanners
2 license, separate category, has
3 also been found to be unnecessary.
4 The Pennsylvania Department of
5 Agriculture's Division of Weights
6 and Measures already bears the
7 responsibility of regulating and
8 inspecting scales and scanners.
9 Therefore, the city does not need
10 to administer a duplicative
11 license.

12 Removing this license in
13 totality was originally proposed in
14 2017 in the Regulatory Reform
15 Report, so this legislation is just
16 finishing some work we had started
17 back then. The mission of the PHL
18 Open for Business Initiative is to
19 make Philadelphia more business-
20 friendly and streamline city
21 processes wherever possible.

22 So we want to thank the
23 Department of Licenses and
24 Inspections for identifying this

1 opportunity to clean our code and
2 improve the ease of doing business.
3 And we thank City Council for all
4 of your support. Happy to answer
5 any questions on this.

6 COUNCILWOMAN BASS:

7 Thank you for your testimony. I
8 know my colleague, Councilmember
9 Squilla, Vice-Chair, has some
10 questions, but I have one quick
11 question on the scales and
12 scanners, which it sounds like
13 we're leaving up to the
14 Commonwealth to actually provide
15 those services or do those checks
16 with businesses.

17 And I guess my question
18 is do they have the capability and
19 are they regularly checking scales,
20 scanners, you know, these sorts of
21 things? Because I know that when
22 we've tried to get them to do
23 enforcement and to do inspection,
24 you know, on a number of other

1 things, they haven't had the
2 capacity to do so. So are they
3 up-to-date, do you know, regarding
4 enforcement action?

5 MS. FEGELY: I do
6 believe so. We did some pretty
7 deep dives. I mean, we didn't come
8 to you with this just like off the
9 top of our heads. We've done some
10 research and ensured, checked, you
11 know, all the different ways this
12 could come into place.

13 COUNCILWOMAN BASS:
14 Sure.

15 MS. FEGELY: Yeah. And
16 the Department of Agriculture
17 already -- this isn't a new thing
18 we're asking them to do which is
19 what you're saying, right. They've
20 already been doing it, regulating
21 and inspecting the scales and
22 scanners. They also require
23 registration for those who sell,
24 install or repair devices,

1 including scales.

2 So their program is
3 actually much more involved than
4 anything we were trying to do
5 anyway, which was just a simple
6 registration. We didn't have an
7 inspection program. So the state
8 actually has a registration and an
9 inspection program.

10 COUNCILWOMAN BASS:

11 Okay. Not necessary for this
12 particular hearing, but if you
13 could or someone from your
14 department could get to the
15 committee just some information as
16 to the question if the state is
17 able to --

18 MS. FEGELY: Yeah, just
19 like how many, how often, that kind
20 of thing?

21 COUNCILWOMAN BASS:

22 Correct. If you could just get us
23 that information, that would be
24 helpful --

1 MS. FEGELY: You got it.

2 COUNCILWOMAN BASS: --

3 before final passage. Thank you.

4 Chair recognizes

5 Councilmember Squilla.

6 COUNCILMAN SQUILLA:

7 Thank you, Madam Chair.

8 Karen, yes, I agree. I
9 think the coordination with L&I and
10 Health, because usually when
11 somebody has an issue or concern,
12 they don't know who's enforcing it,
13 right, so usually we have to figure
14 that out. But L&I and Health have
15 worked with some of our state
16 agencies on other things, so
17 hopefully that'll work smoothly
18 still if there is a concern for
19 enforcement. But were there fees
20 associated with these permits or
21 licenses previously?

22 MS. FEGELY: I believe
23 so. I'm sorry. I'm trying to
24 scour my notes, but let me bring

1 up -- come on up. They'll
2 introduce themselves, Justine and
3 Betsy. Betsy from L&I and Justine,
4 my colleague.

5 COUNCILMAN SQUILLA:
6 Yeah. Just state your name for the
7 record, I'm sorry and proceed.

8 MS. BOLKUS: Good
9 morning. My name is Justine
10 Bolkus, Senior Director for
11 Business Advocacy at the Department
12 of Commerce. There was a \$50 fee.
13 There is a \$50 fee for the
14 amusement license, \$50 fee for the
15 amusement device and a \$50 fee for
16 the scales and scanners.

17 COUNCILMAN SQUILLA: So
18 that'll be less of an issue. Not
19 that it's a big charge, but it's
20 also about knowing what you need,
21 what licenses you need. And every
22 time there's a business starting up
23 and we hit them later on down the
24 road, oh, you don't have this

1 license or you don't have this
2 permit, right. So when will this
3 go into effect if it passes City
4 Council?

5 MS. FEGELY: When would
6 it go into effect -- I think -- I
7 don't know that answer. I
8 apologize.

9 COUNCILMAN SQUILLA: You
10 can send us that answer.

11 MS. FEGELY: We don't
12 think it's going to require a lot
13 of education or anything. This is
14 really just taking away something
15 that a lot of businesses don't know
16 they need anyway.

17 COUNCILMAN SQUILLA: But
18 at some point, people are doing it
19 now. So if there's a business
20 that's open like by a certain date,
21 they would have had to apply for
22 it. Then once this is gone --

23 MS. FEGELY: They just
24 won't get that notice that they

1 would, right, need to do it.

2 COUNCILMAN SQUILLA:

3 They don't have to renew it in the
4 future. Thank you very much.

5 MS. FEGELY: It would
6 take a little bit of time. As far
7 as when it goes into effect, we
8 would have to -- like L&I would
9 have to remove it -- we would have
10 to remove all instances where it
11 comes up in eCLIPSE or --

12 COUNCILMAN SQUILLA:
13 Because it's on eCLIPSE -- excuse
14 me. I'm sorry. Don't mean to
15 interrupt. It's on eCLIPSE right
16 now that you need it when you apply
17 for certain businesses, right. So
18 at some point when they do apply,
19 it's no longer going to be there,
20 correct, and --

21 MS. FEGELY: Correct.

22 COUNCILMAN SQUILLA:

23 Right now is that renewed every
24 year?

1 MS. FEGELY: Yes.

2 COUNCILMAN SQUILLA: It
3 is. So every year they would renew
4 their amusement license, they would
5 renew their scales. So starting
6 whenever this date is, they no
7 longer would need to do that. I
8 know it's savings of maybe \$150 a
9 year, which is not a big deal, but
10 there's a lot of businesses that
11 are in compliance and all of a
12 sudden forget to renew one license
13 or another, we go in and then we
14 end up violating them and it ends
15 up costing them more.

16 MS. FEGELY: You're kind
17 of hitting it, Councilman. It's
18 not so much about the total amount
19 of money. It's just like one more
20 thing, right, and we hear this from
21 businesses. I know that you all
22 hear this from businesses, right.
23 This sort of death by a thousand
24 cuts kind of thing, right.

1 So this is just cleaning
2 up some stuff that's -- and it's,
3 you know, in our permit navigator
4 tool that we created with L&I and
5 other departments where it tells
6 you all the permits you need, you
7 know, all the steps you have to
8 take to open a business. It's just
9 like, you know, one less thing
10 that's really unnecessary and
11 gets -- and it allows us also to
12 focus on the things we really do
13 care, you know, that we really can
14 enforce and get to the point of
15 what we want. Yeah.

16 COUNCILMAN SQUILLA: And
17 then that tool that will be gone.

18 MS. FEGELY: It will be
19 gone.

20 COUNCILMAN SQUILLA:
21 Right. All right. Thank you.

22 COUNCILWOMAN BASS:
23 Chair recognizes Councilmember
24 Jones and then Councilmember Kathy

1 Gilmore Richardson.

2 COUNCILMAN JONES: Thank
3 you, Madam Chair.

4 And thank you, Karen,
5 for what you preemptively do for
6 commercial corridors, going out and
7 giving them a heads-up along with
8 L&I about how they can better
9 comply with the city's rules and
10 regs. So thank you for that.

11 On the issue of gambling
12 machines, we don't currently
13 license, regulate any of that. We
14 don't even know how many there are
15 out on the street and I don't want
16 them exempt from anything.

17 MS. FEGELY: Agree.

18 COUNCILMAN JONES:
19 Agree?

20 MS. FEGELY:
21 Unfortunately, these laws don't
22 affect any of those so those folks
23 weren't -- none of those -- these
24 amusement device licenses didn't

1 apply to those anyway.

2 COUNCILMAN JONES: So
3 they don't --

4 MS. FEGELY: And again,
5 I just feel like it helps us focus,
6 Councilman. I mean, that's what
7 we're kind of advocating for, let's
8 focus on those things that we care
9 about, right, rather than confuse
10 matters with some of these other
11 things.

12 COUNCILMAN JONES:
13 Because Katherine Gilmore
14 Richardson has been laser-focused
15 on trying to rein in some of our
16 bad actors making sure that they
17 comply. So I don't want this to
18 fly in the face of her good works.
19 You can say on a record that it
20 does not?

21 MS. FEGELY: No, it does
22 not fly in the face of that. And
23 we do appreciate all the work
24 you're doing in this area. As the

1 Commerce Department which supports
2 businesses, we recognize that to
3 support our business community we
4 need to have ways to enforce and
5 act against folks that are not, you
6 know, good business neighbors.

7 COUNCILMAN JONES: Thank
8 you so much.

9 Thank you, Madam Chair.

10 COUNCILWOMAN BASS:

11 Thank you, Councilman.

12 Chair recognizes
13 Councilmember Kathy Gilmore
14 Richardson.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Thank you very much,
17 Madam Chair. And thank you to my
18 District colleague, Councilmember
19 Jones, and to all of our colleagues
20 who have been laser-focused on
21 ensuring that we are working on
22 this issue of stores that are
23 selling drug paraphernalia and
24 other items that may not have been

1 approved for local community use.

2 I wanted to go back to
3 the legislation regarding removing
4 the scales and scanners license. I
5 understand that this is a code
6 cleanup and that there's more code
7 cleanup to come, which I think is
8 important. However, it stated that
9 the initial transfer of duties took
10 place in 2009. So I wanted to
11 notate for the record that the
12 Commonwealth of Pennsylvania via
13 the Department of Agriculture has
14 now taken on all of the enforcement
15 for this matter; is that correct?
16 I just want to state that for the
17 record.

18 And I only ask that
19 because we had a great opportunity
20 to meet with Governor Shapiro over
21 the summer with Council President
22 and very many colleagues here in
23 Council. And I notated at that
24 time that we do have a significant

1 challenge with enforcement from the
2 state, whether it's coordination
3 with PLCB for stores that are
4 illegally selling, you know,
5 liquor-by-the-shot and may not have
6 a grocery or convenience store
7 attached.

8 Same thing with some of
9 the challenges that we face. Even
10 in our Educational Housing
11 District, relative to coordination
12 with the City, PPD, L&I and PLCB,
13 and I brought that up at the
14 meeting on June 30th, and I know
15 you remember that Councilman Jones.
16 And I wanted to just notate for the
17 record if we could get something in
18 writing prior to the final passage
19 of the legislation from the PA
20 Department of Agriculture stating
21 that they indeed do the enforcement
22 for this regulation that would no
23 longer be in our city code so that
24 we have a level of assurance and

1 something in writing as a body
2 regarding the work that they are
3 slated to do, particularly here in
4 Philadelphia.

5 And then relative to the
6 amusement license, I just wanted to
7 ask a question relative to sort of
8 types of events. And I get it,
9 it's a difference between the
10 amusement license and the amusement
11 tax, right. And I think that
12 education piece is important, and I
13 appreciate you all notating that in
14 the fact sheet that we received,
15 because we wouldn't want businesses
16 to think that suddenly they don't
17 have to pay the amusement tax,
18 because even though it's one of our
19 smaller revenue generators, it
20 still is significant for the
21 General Fund.

22 And so, with the removal
23 of the amusement license can you
24 just notate what type of potential

1 activities would not need to get
2 the license so that we understand
3 that for the record, particularly
4 leading up to 2026?

5 MS. FEGELY: So my
6 understanding is the way the system
7 is set up right now, anyone that's
8 applying for a special assembly
9 occupancy license has to first get
10 an amusement license, even though
11 they don't -- it's not an actual
12 like exact match. This would just
13 remove that step, that first step.
14 These businesses that do, you know,
15 carnivals still get a separate
16 carnival license. That's any type
17 of an entertainment venue still has
18 to get a special assembly occupancy
19 license. So this truly was sort of
20 just a duplicate extra step in the
21 process. There's no one that's
22 just getting an amusement license
23 and not getting any other type of
24 special license. Does that make

1 sense?

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Received. So

4 basically because of the types of

5 events, there is also an additional

6 corresponding license that the

7 organization, individual company

8 would need to receive. So the

9 amusement license was sort of on

10 par with a commercial activity

11 license, so to speak, but just for

12 amusement purposes?

13 MS. FEGELY: Yeah.

14 COUNCILWOMAN GILMORE

15 RICHARDSON: As a natural first

16 step. You know, everybody has to

17 have a commercial activity license

18 no matter what.

19 MS. FEGELY: Right. So

20 it's like a pre-qualifier, yeah.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Received. Okay. So

23 let me use this as an example

24 because I'm sure this is on

1 everyone's mind. With BG, Brandon
2 Graham, resigning with the Eagles
3 today, I'm just thinking of this
4 example. Eagles, what would they
5 have to do?

6 MS. FEGELY: What would
7 the Eagles have to do?

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Mm-hmm. I'm just
10 thinking of that off the top of my
11 head as an example.

12 MS. FEGELY: How quick
13 are you with that?

14 MS. BOLKUS: They would
15 still need the special assembly and
16 occupancy license.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Okay. But they
19 wouldn't need to receive the
20 amusement license, as I will say,
21 the second pre-qualifier because
22 the commercial activity license
23 would be the first, right?

24 MS. FEGELY: Right.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Okay. Received. All
3 right. Thank you very, very much.
4 And I think that communication from
5 the Commonwealth Department of
6 Agriculture would be important for
7 us to --

8 MS. FEGELY: That's a
9 great idea.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: -- have a relative
12 assurance regarding their intention
13 around enforcement.

14 MS. FEGELY: Yeah.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Okay. Thank you.

17 MS. FEGELY: Great
18 point. Thank you.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Thank you, Madam
21 Chair.

22 COUNCILWOMAN BASS:

23 Thank you.

24 Okay. Any additional

1 questions from the panel?

2 (No response.)

3 COUNCILWOMAN BASS:

4 Seeing none, thank you very much.

5 Is there anyone else

6 here to testify on Bill No. 250572

7 whose name we have not called?

8 (No response.)

9 COUNCILWOMAN BASS:

10 Okay. Seeing none, Madam Clerk,

11 please call the next witness to

12 testify on Bill No. 250577.

13 THE CLERK: Paula

14 Brumbelow Burns, Director of

15 Legislation for the Philadelphia

16 City Planning Commission.

17 (Witness approached

18 witness table.)

19 COUNCILWOMAN BASS: Good

20 morning.

21 MS. BRUMBELOW BURNS:

22 Good morning, Councilperson

23 Chair -- sorry. I have to put my

24 glasses on. I thought I was going

1 to be able to do it without. Good
2 morning, Chairperson Bass and
3 members of the Rules Committee. I
4 am Paulo Brumbelow Burns, Director
5 of Legislation for the Philadelphia
6 City Planning Commission. I am
7 here to testify on Bill No. 250577,
8 introduced into City Council on May
9 29, 2025 by Councilmember Squilla.

10 Bill No. 250577 would
11 repeal in its entirety the
12 following ordinance approved
13 December 23, 2024, Bill No.
14 240964-A02, which authorizes the
15 City of Philadelphia to organize an
16 authority to be known as the Arena
17 Services District Authority
18 pursuant to the terms of the
19 Pennsylvania Municipality.
20 Authorities Act, all under certain
21 terms and conditions. We support
22 this legislation and thank you for
23 the opportunity to testify.

24 COUNCILWOMAN BASS:

1 Thank you very much for your
2 testimony.

3 Any questions from the
4 panel?

5 (No response.)

6 COUNCILWOMAN BASS:
7 Seeing none, is there anyone else
8 here to testify for Bill No. 250577
9 whose name has not been called?

10 (No response.)

11 COUNCILWOMAN BASS:
12 Seeing none, thank you very much
13 for your testimony today.

14 Madam Clerk, please call
15 the testifier for Bill No. 250648.

16 THE CLERK: Paula
17 Brumbelow Burns, Director of
18 Legislation for the Philadelphia
19 City Planning Commission.

20 COUNCILWOMAN BASS: Good
21 morning. Please state your name for
22 the record and proceed.

23 MS. BRUMBELOW BURNS: I
24 am Paula Brumbelow Burns, Director

1 of Legislation for the Philadelphia
2 City Planning Commission. I'm here
3 to testify on Bill No. 250648,
4 introduced into City Council on
5 June 12, 2025 by Councilmember
6 Young.

7 Bill No. 250648 amends
8 the Philadelphia Zoning Maps by
9 changing the zoning designations of
10 land located by North Broad,
11 Wallace and 15th Streets in the
12 Spring Garden neighborhood of the
13 Central Planning District. The
14 proposal is to change the current
15 ICM-X, Industrial Commercial Mixed-
16 Use, the zoning, of the property at
17 642 North Broad Street to CMX for
18 Commercial Mixed-Use.

19 The headquarters for the
20 Philadelphia Corporation for Aging
21 is located in this historic
22 building facing Broad Street. The
23 zoning change will enable PCA to
24 convert the 79,000 square foot

1 former factory at the rear of the
2 property into 66 units of
3 affordable housing for senior
4 citizens along with a senior center
5 open to the public.

6 The Philadelphia City
7 Planning Commission considered Bill
8 No. 250648 at its public meeting on
9 July 17, 2025, and recommended the
10 bill for approval. I'll be happy
11 to answer any questions at this
12 time.

13 COUNCILWOMAN BASS:
14 Thank you very much for your
15 testimony.

16 Any questions from the
17 members of the committee?

18 (No response.)

19 COUNCILWOMAN BASS: And
20 seeing none, thank you very much.

21 Is there anyone here to
22 testify on Bill No. 250648 whose
23 name has not been called?

24 (No response.)

1 COUNCILWOMAN BASS:

2 Okay. Seeing none, thank you very
3 much for your testimony.

4 And, Madam Clerk, please
5 call the next witness to testify on
6 Bill No. 250767.

7 THE CLERK: Paula
8 Brumbelow Burns, Director of
9 Legislation for the Philadelphia
10 City Planning Commission.

11 COUNCILWOMAN BASS:
12 Thank you. Please state your name
13 for the record and proceed.

14 MS. BRUMBELOW BURNS: I
15 am Paula Brumbelow Burns, Director
16 of Legislation for the Philadelphia
17 City Planning Commission. I am
18 here to testify on Bill No. 250767,
19 introduced into City Council on
20 September 18, 2025 by Councilmember
21 Gilmore Richardson for Council
22 President Johnson.

23 Bill No. 250767 amends
24 the Philadelphia Zoning Maps by

1 repealing in its entirety Bill No.
2 240415 (approved July 19, 2024) to
3 change the zoning for an area
4 bounded by Island Avenue, the
5 Delaware Expressway and Bartram
6 Avenue in the Eastwick neighborhood
7 of the Southwest Planning District.

8 This bill repeals Bill
9 No. 240415, which changed the
10 zoning designation of the property
11 at 8800 Tinicum Boulevard to I-2
12 Medium Industrial. Bill No. 250767
13 returns the zoning designation to
14 CMX-3, Commercial Mixed-Use,
15 consistent with the zoning
16 recommendations of the Philadelphia
17 2035 Comprehensive Plan.

18 The Philadelphia City
19 Planning Commission considered Bill
20 No. 250767 at its public meeting on
21 October 16, 2025 and recommended
22 the bill for approval. I will be
23 happy to answer any questions at
24 this time.

1 COUNCILWOMAN BASS:

2 Thank you very much.

3 Any questions from
4 members of the Committee?

5 (No response.)

6 COUNCILWOMAN BASS: And
7 seeing none, is there anyone else
8 here to testify on Bill No. 250767?

9 (No response.)

10 COUNCILWOMAN BASS:

11 Seeing none, thank you very much
12 for your testimony.

13 Madam Clerk, please call
14 the next witness to testify on Bill
15 No. 250800.

16 THE CLERK: Paula
17 Brumbelow Burns, Director of
18 Legislation for the Philadelphia
19 City Planning Commission.

20 COUNCILWOMAN BASS:

21 Thank you for being here. State
22 your name for the record. Proceed
23 with your testimony.

24 MS. BRUMBELOW BURNS: I

1 am Paula Brumbelow Burns, Director
2 of Legislation for the Philadelphia
3 City Planning Commission. I'm here
4 to testify on Bill No. 250800,
5 introduced into City Council on
6 September 25, 2025 by Councilmember
7 Phillips.

8 Bill No. 250800 amends
9 the Philadelphia Zoning Code by
10 prohibiting drug paraphernalia
11 sales in certain industrial
12 districts throughout the city.
13 Drug paraphernalia sales are
14 allowed in the I-3 Heavy Industrial
15 District and require a special
16 exception in the ICM-X, Industrial
17 Commercial Mixed-Use, and I-2
18 Medium Industrial zoning districts.
19 This bill will remove the special
20 exceptions and leave I-3 as the
21 only zoning district in the city
22 where drug paraphernalia sales are
23 allowed as a primary use.

24 Drug paraphernalia sales

1 will continue to be allowed as an
2 accessory use in all Pennsylvania
3 licensed medical marijuana
4 dispensaries, of which there are 19
5 located in Philadelphia. The
6 Philadelphia City Planning
7 Commission considered Bill No.
8 250800 at its public meeting on
9 October 16, 2025 and recommended
10 the bill for approval. I'll be
11 happy to answer any questions at
12 this time.

13 COUNCILWOMAN BASS:

14 Thank you very much.

15 Any questions from
16 members of the Committee?

17 (No response.)

18 COUNCILWOMAN BASS:

19 Seeing none, is there anyone else
20 here to testify on Bill No. 250800?

21 (No response.)

22 COUNCILWOMAN BASS:

23 Okay. And seeing that there's
24 none, Madam Clerk, can you please

1 call the next panel we have to
2 testify on Bill No. 800 -- I'm
3 sorry. Question from Councilmember
4 Majority Leader Kathy Gilmore
5 Richardson.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Thank you very much,
8 Madam Chair.

9 Thank you so much,
10 Paula, for your testimony and for
11 the recommendation. I just wanted
12 to put on the record that I am
13 thankful and grateful for the
14 continued work of Councilmember
15 Phillips and also Councilmember
16 Bass and myself on this issue
17 around these drug paraphernalia
18 stores, grocery convenience stores,
19 and just wanted to uplift the work
20 of Councilmember Phillips. Thank
21 you very much.

22 COUNCILWOMAN BASS:

23 Okay. All right. Any other
24 questions from the panel now?

1 (No response.)

2 COUNCILWOMAN BASS:

3 Seeing none, thank you very much
4 for your testimony on Bill No.
5 250800.

6 Is there anyone else
7 here who would like to speak on
8 Bill No. 250800?

9 (No response.)

10 COUNCILWOMAN BASS: And
11 again, seeing none, Madam Clerk,
12 please call up the next person to
13 testify on 250802.

14 THE CLERK: Paula
15 Brumbelow Burns, Director of
16 Legislation for the Philadelphia
17 City Planning Commission.

18 COUNCILWOMAN BASS:
19 Thank you. Good morning. Please
20 state your name for the record and
21 proceed.

22 MS. BRUMBELOW BURNS:
23 Good morning. I'm Paula Brumbelow
24 Burns, Director of Legislation for

1 the Philadelphia City Planning
2 Commission. I'm here to testify on
3 Bill No. 250802, introduced into
4 City Council on September 25, 2025
5 by Councilmember Jones.

6 Bill No. 250802 amends
7 the Philadelphia Zoning Code by
8 making technical changes to certain
9 provisions of the FDO, Fourth
10 District Overlay, in the
11 Wissahickon neighborhood of the
12 Lower Northwest Planning District.
13 The bill removes a demolition
14 moratorium from the zoning code
15 enacted in December 2023.

16 That purpose was to give
17 the Historical Commission staff and
18 the neighbors time to create a
19 historic district in the
20 Wissahickon neighborhood. The
21 moratorium has expired and the bill
22 requires the removal of the
23 moratorium from the zoning code.

24 The Philadelphia City

1 Planning Commission considered Bill
2 No. 250802 at its public meeting on
3 October 16, 2025 and recommended
4 the bill for approval. I will be
5 happy to answer any questions at
6 this time.

7 COUNCILWOMAN BASS:

8 Thank you very much for your
9 testimony.

10 Are there any questions
11 from the Committee?

12 (No response.)

13 COUNCILWOMAN BASS: And
14 seeing none --

15 COUNCILMAN JONES: So I
16 never want to stop the Planning
17 Commission when they actually agree
18 with us, so I'm not going to ask a
19 question. I'm going to let it go.
20 Thank you so much, Director.

21 MS. BRUMBELOW BURNS:

22 You're welcome.

23 COUNCILWOMAN BASS:

24 Thank you.

1 Any other questions from
2 the Committee?

3 (No response.)

4 COUNCILWOMAN BASS:

5 Okay. All right. Well, thank you
6 so much for your testimony on Bill
7 No. 250802.

8 Is there anyone else
9 here to testify on Bill No. 250802?

10 (No response.)

11 COUNCILWOMAN BASS: And
12 seeing none, Madam Clerk, please
13 call forward the next witness to
14 testify on Bill No. 250803.

15 THE CLERK: Paula
16 Brumbelow Burns, Director of
17 Legislation for the Philadelphia
18 City Planning Commission.

19 COUNCILWOMAN BASS:
20 Thank you for being here. Please
21 state your name for the record and
22 proceed.

23 MS. BRUMBELOW BURNS: I
24 am Paula Brumbelow Burns, Director

1 of Legislation for the Philadelphia
2 City Planning Commission. I'm here
3 to testify on Bill No. 250803,
4 introduced into City Council on
5 September 25, 2025 by councilmember
6 Jones.

7 Bill No. 250803 amends
8 the Philadelphia Zoning Code by
9 amending Section 14-524, the FDO,
10 Fourth District Overlay District,
11 by clarifying allowed uses. This
12 bill will amend the FDO, Fourth
13 District Overlay District, by
14 clarifying allowed uses within the
15 commercial review areas that
16 regulate commercial uses.

17 Licenses and Inspections
18 requested this change to provide
19 more clarity to code users and
20 examiners in issuing permits. The
21 Commercial Review Areas Code
22 Section currently requires special
23 exception approval for specific
24 uses. The legislation will add the

1 term "retail sales" to the
2 beginning of consumer goods and
3 food, beverages and groceries.
4 This addition to the text is
5 intended to clarify that the
6 section regulates only the sale of
7 such goods, not their repair or
8 production for these use types.

9 The Philadelphia City
10 Planning Commission considered Bill
11 No. 250803 at its public meeting on
12 October 16, 2025 and recommended
13 the bill for approval. I'll be
14 happy to answer any questions at
15 this time.

16 COUNCILWOMAN BASS:
17 Thank you very much for your
18 testimony.

19 Any questions from the
20 Committee?

21 (No response.)

22 COUNCILWOMAN BASS: And
23 seeing none, is there anyone else
24 here to testify on Bill No. 250803?

1 (No response.)

2 COUNCILWOMAN BASS: And
3 seeing none, thank you very much
4 for your testimony.

5 Madam Clerk, please call
6 the next witness to testify for
7 Bill No. 250804 -- oh, pause on
8 that. Please call forward the next
9 bill, 250808.

10 We're going to come back
11 to 804. There's a lot of testimony
12 on that one so we're just going to
13 run through the quick ones for now
14 and come back to that. So please
15 call forward the next witness to
16 testify on 250808.

17 THE CLERK: Paula
18 Brumbelow Burns, Director of
19 Legislation for the Philadelphia
20 City Planning Commission.

21 COUNCILWOMAN BASS:
22 Thank you for your time today.
23 Please state your name for the
24 record and proceed.

1 MS. BRUMBELOW BURNS: I
2 am Paula Brumbelow Burns, Director
3 of Legislation for the Philadelphia
4 City Planning Commission. I am
5 here to testify on Bill No. 250808,
6 introduced into City Council on
7 September 25, 2025 by Councilmember
8 Squilla.

9 Bill No. 250808 amends
10 the Philadelphia Zoning Code by
11 making technical changes to certain
12 provisions of the CTR, Center City
13 Overlay District, in the Wash West
14 neighborhood of the Center City
15 Planning District. The bill
16 removes two code sections from the
17 CTR, Center City Overlay District.
18 Councilmember Squilla introduced
19 these sections in February 2016 to
20 enable a project along Broad
21 Street. That project does not move
22 forward and these code sections
23 have expired.

24 The Philadelphia City

1 Planning Commission considered Bill
2 No. 250808 at its public meeting on
3 October 16, 2025 and recommended
4 the bill for approval. I'll be
5 happy to answer any questions at
6 this time.

7 COUNCILWOMAN BASS:
8 Thank you very much for your
9 testimony.

10 Any questions from the
11 Committee?

12 (No response.)

13 COUNCILWOMAN BASS: And
14 seeing none, is there anyone else
15 here to testify on Bill No. 250808?

16 (No response.)

17 COUNCILWOMAN BASS:
18 Okay. And seeing none, Madam
19 Clerk, please call the next witness
20 to testify on Bill No. 250810.

21 THE CLERK: Paula
22 Brumbelow Burns, Director of
23 Legislation for the Philadelphia
24 City Planning Commission.

1 COUNCILWOMAN BASS: Good
2 morning. Please state your name
3 for the record and proceed.

4 MS. BRUMBELOW BURNS: I
5 am Paula Brumbelow Burns, Director
6 of Legislation for the Philadelphia
7 City Planning Commission. I'm here
8 to testify on Bill No. 250810,
9 introduced into City Council on
10 September 25, 2025 by Councilmember
11 Bass for Council President Johnson.

12 Bill No. 250810 amends
13 the Philadelphia Zoning Code by
14 clarifying provisions related to
15 the mixed-income housing bonus and
16 will apply citywide. The bill
17 revises the quality standards for
18 affordable units and mixed-income
19 developments and provides further
20 clarity on how the amount of
21 payment-in-lieu calculation is
22 determined.

23 The Philadelphia City
24 Planning Commission considered Bill

1 No. 250810 at its public meeting on
2 October 16, 2025 and recommended
3 the bill for approval. I'll be
4 happy to answer any questions at
5 this time.

6 COUNCILWOMAN BASS:

7 Thank you for your testimony.

8 Any questions from the
9 Committee?

10 (No response.)

11 COUNCILWOMAN BASS:

12 Seeing none, is there anyone else
13 here to testify on Bill No. 250810?

14 (No response.)

15 COUNCILWOMAN BASS:

16 Okay. Seeing none, Madam Clerk,
17 please call the testifier for Bill
18 No. 250811.

19 THE CLERK: Paula
20 Brumbelow Burns, Director of
21 Legislation for the Philadelphia
22 City Planning Commission.

23 COUNCILWOMAN BASS: Good
24 morning. Please state your name for

1 the record and proceed.

2 MS. BRUMBELOW BURNS: I
3 am Paula Brumbelow Burns, Director
4 of Legislation for the Philadelphia
5 City Planning Commission. I am
6 here to testify on Bill No. 250811,
7 introduced into City Council on
8 September 25, 2025 by Councilmember
9 Bass.

10 Bill No. 250811 amends
11 the Philadelphia Zoning Maps by
12 changing the zoning designation of
13 land located in an area bounded by
14 Ardleigh Street, Sedgwick Street,
15 SEPTA Chestnut Hill East Line and
16 Gorgas Lane located in the East
17 Mount Airy neighborhood of the
18 Upper Northwest Planning District.

19 This bill will change
20 the zoning from RM-1, Residential
21 Multi-family, to RTA-2, Residential
22 Two-family, to reflect the existing
23 two-family use on the majority of
24 the affected properties in the RM-1

1 zoning district. The allowable
2 number of residential units is
3 based on lot size and this permits
4 between 9 and 16 units per parcel
5 within this bounded area.

6 The dimensional
7 standards for RTA-2, which permit
8 two-family use in attached
9 structure rowhomes, would create
10 nonconformities for the existing
11 structures on the affected block.
12 The Planning Commission recommends
13 changing the proposed zoning
14 designation to RTA-1 to fit the
15 existing use and form of the
16 structures.

17 The Philadelphia City
18 Planning Commission considered Bill
19 No. 250811 at its public meeting on
20 October 16, 2025 and recommended
21 the bill for approval with a
22 proviso. I'll be happy to answer
23 any questions at this time.

24 COUNCILWOMAN BASS:

1 Thank you very much.

2 Are there any questions
3 from the panel?

4 (No response.)

5 COUNCILWOMAN BASS:

6 Okay. And seeing none from the
7 committee, is there anyone here who
8 would like to make a statement on
9 or testify on Bill No. 250811?

10 (No response.)

11 COUNCILWOMAN BASS: And
12 I do want to recognize the presence
13 of Council President Kenyatta
14 Johnson.

15 Okay. Seeing none,
16 Madam Clerk, please call the next
17 panel for Bill No. 250804 -- and
18 before we do that, Chair would like
19 to recognize Councilmember Jamie
20 Gauthier.

21 COUNCILWOMAN GAUTHIER:

22 Thank you, Madam Chair.

23 And good morning,
24 everyone. I am grateful to

1 Chairwoman Bass and the rest of the
2 Rules Committee for the opportunity
3 to hear Bill 250804, which creates
4 a new zoning overlay in my Council
5 District. This overlay proposes
6 more community engagement and
7 government review for a scenario
8 that is becoming increasingly
9 common in Philly and across the
10 nation, universities selling or
11 decommissioning properties adjacent
12 to residential properties.

13 It is an indisputable
14 fact that college campuses
15 significantly impact the
16 communities that surround them. As
17 higher education undergoes its most
18 significant change in our lifetime,
19 we must ensure that land use
20 decisions are made with their
21 communities in mind, and recent
22 actions by multiple universities
23 prove this will not happen without
24 legislative action. That's why I

1 introduced this overlay and why I'm
2 asking that the Committee vote it
3 favorably today.

4 I know there is
5 misinformation out there about this
6 bill so let me be super clear. My
7 overlay does three things: It
8 mandates an RCO meeting, a Planning
9 Commission review, and bans
10 preemptive building demolition
11 without building permits for new
12 construction. That's it.

13 This bill doesn't
14 cripple anyone's property values.
15 It doesn't change any zoning maps.
16 It doesn't change permit reviews
17 for existing campus uses or when a
18 college wants to build a new
19 building, it doesn't restrict
20 anyone's use or density rights. It
21 adds more eyes and more
22 transparency to land use decisions
23 for major properties that change
24 entire neighborhoods. The idea

1 that this could ever be wrong is
2 simply preposterous.

3 Today I'm offering
4 amendments to my bill that clarify
5 its intent and address concerns
6 raised by the city's Law
7 Department. The main trigger in
8 this overlay is now when permits
9 are filed on campus properties for
10 uses that are not campus-related.
11 We've also streamlined and
12 clarified the role of the Planning
13 Commission in this overlay, which I
14 think is very important because
15 they are our lone city agency
16 tasked with taking a holistic view
17 of our community's long-term
18 growth, and one for which there is
19 ample precedent in the code
20 already.

21 The bill also has
22 safeguards when it comes to the
23 review timeline and offers the
24 ability to combine RCO meetings if

1 the applicant already triggered a
2 requirement through ZBA or ZDR. I
3 am confident that this Committee
4 will see my overlay as a
5 straightforward process that
6 promises stability, equity and
7 shared prosperity. I'm hopeful
8 that with the help of this overlay,
9 institutional transitions in West
10 Philadelphia can create
11 opportunities that strengthen
12 neighborhoods, support economic
13 development and foster a healthier,
14 more resilient future.

15 Thank you, Madam Chair.

16 COUNCILWOMAN BASS:

17 Thank you.

18 Any additional comments
19 from the Committee?

20 (No response.)

21 COUNCILWOMAN BASS:

22 Okay. All right. And seeing none,
23 please state your name for the
24 record and proceed with your

1 testimony.

2 MS. BRUMBELOW BURNS:

3 I'm Paula Brumbelow Burns, Director
4 of Legislation for the Philadelphia
5 City Planning Commission. I'm here
6 to testify on Bill No. 250804,
7 introduced into City Council on
8 September 25, 2025 by Councilmember
9 Gauthier.

10 Bill No. -- and this is
11 as the bill was introduced. Bill
12 No. 250804 amends the Philadelphia
13 Zoning Code by creating a new
14 overlay in the University Southwest
15 Planning District. This bill
16 establishes the University
17 Community Overlay District in the
18 University Southwest Planning
19 District to regulate the transfer
20 development or demolition of
21 college and university-affiliated
22 properties. It aims to ensure
23 community input in alignment with
24 city planning goals when

1 institutional land of 5000 square
2 feet or more changes ownership or
3 use.

4 The bill also mandates
5 Planning Commission Review
6 neighborhood engagement and
7 restrictions on demolitions to
8 prevent vacant lots and preserve
9 the character and the ability of
10 campus areas.

11 In reviewing the bill as
12 introduced, we have significant
13 concerns regarding this bill. The
14 legislation creates a new review
15 process that is not based on the
16 zoning district or an additional
17 geography alone, but on who owns
18 the property which raises legal
19 issues. It also raises questions
20 on how the properties will be
21 identified within the permit
22 application process to determine if
23 it is required to follow the
24 additional layer of reviews.

1 Lastly, it creates a new type of
2 review for the Planning Commission
3 public meeting by adding additional
4 temporary members, which again
5 raises legal issues.

6 The Philadelphia City
7 Planning Commission considered Bill
8 No. 250804 at its public meeting on
9 October 16, 2025 and recommended
10 that the bill be held for an
11 additional 45 days for further
12 review and potential amendments.
13 Because we want to thoroughly
14 review the amendments offered
15 today, we respectfully request that
16 this bill be held in Committee
17 today, given the City Council
18 cannot vote on this bill until
19 after the next Planning Commission
20 meeting in November. I will be
21 happy to answer any questions at
22 this time.

23 COUNCILWOMAN BASS:

24 Thank you for your testimony.

1 Councilmember Gauthier.

2 COUNCILWOMAN GAUTHIER:

3 Thank you, Madam Chair.

4 I just want to let the
5 members of the Committee know that
6 we've worked on amendments that we
7 feel adequately address all of the
8 Planning Commission's concerns as
9 well as Law, and I sent that out in
10 a memo to the Committee.

11 COUNCILWOMAN BASS:

12 Thank you very much.

13 Councilmember Jones.

14 COUNCILMAN JONES: In a
15 case like this, you mentioned legal
16 questions. Can you elaborate?

17 MS. BRUMBELOW BURNS: On
18 the legal questions with zoning,
19 zoning runs with the land of the
20 property. It doesn't necessarily
21 become dependent upon the owner of
22 the land. And so, if Councilwoman
23 Bass owned a property today and it
24 was a bookstore and she sold it to

1 you and you decided you wanted to
2 continue the bookstore or you said
3 I don't want a bookstore, I would
4 like an art supply store, as long
5 as it's in the same use
6 classification it doesn't have to
7 necessarily go back because there's
8 a new owner of the property.

9 And so, what the concern
10 that the Law Department had told us
11 was we can't necessarily base
12 zoning on who owned the property or
13 who owns the property. It's on how
14 the applications for the use
15 permits come in. And so, that was
16 where our biggest question on the
17 issues was.

18 COUNCILMAN JONES: In
19 any way, and I don't know if you're
20 able to answer this, in any way
21 could this devalue the properties
22 in question?

23 MS. BRUMBELOW BURNS: I
24 am not a real estate expert.

1 COUNCILMAN JONES: I
2 know you're not. I gave you an out.

3 MS. BRUMBELOW BURNS:
4 But I think it's the purpose, I
5 believe as the Councilwoman stated,
6 was to add a layer of review, and
7 the review for the Planning
8 Commission to make sure that it's
9 in the spirit of our Comprehensive
10 Plan, and I believe harmony was the
11 word used, but in harmony with the
12 Comprehensive Plan. And so, our
13 Comprehensive Plan and zoning
14 should be relatively aligned,
15 especially since we have done large
16 remappings in this area in the
17 past.

18 COUNCILMAN JONES: Do we
19 do that now?

20 MS. BRUMBELOW BURNS:
21 What?

22 COUNCILMAN JONES: Is
23 your role to do that now?

24 MS. BRUMBELOW BURNS:

1 Yes, that area is relatively --
2 since we did the district plan,
3 most of that area has been
4 addressed in zoning updates, zoning
5 map updates.

6 COUNCILMAN JONES: Thank
7 you, Madam Chair.

8 COUNCILWOMAN BASS:
9 Thank you, Councilman.
10 Chair recognizes
11 Councilwoman Gauthier.

12 COUNCILWOMAN GAUTHIER:
13 Just wanted to respond to my
14 colleague. The bill is no longer
15 based on a change in ownership.
16 The bill is based on the land use
17 and a definition called university
18 campus, so it's based on land use,
19 not ownership.

20 COUNCILWOMAN BASS: Any
21 additional questions from the
22 panel?

23 (No response.)

24 COUNCILWOMAN BASS: And

1 seeing none, Madam Clerk, please
2 call the next panel to testify on
3 Bill No. 250804.

4 MS. BRUMBELOW BURNS:

5 And thank you.

6 THE CLERK: Panel 2,
7 Pamela Andrews West, Powelton
8 Saunders Park RCO; Jacqueline
9 Owens, Committee person for the
10 27th Ward; Renee Howard, 48th and
11 Woodland Advisory Council; and
12 Deborah McCarty, Powelton Village
13 Civic Association.

14 COUNCIL PRESIDENT

15 JOHNSON: (Inaudible).

16 COUNCILWOMAN BASS: Yes,
17 absolutely. Chair recognizes
18 Council President Kenyatta Johnson.

19 COUNCIL PRESIDENT

20 JOHNSON: I just want to take a
21 moment as a moment of personal
22 privilege to welcome back former
23 Commissioner Deborah McCarty, who's
24 always an advocate of all things

1 great, not only in the City of
2 Philadelphia, but most importantly
3 in our neighborhoods. And so, I
4 just want to thank you for your
5 presence and just wanted to
6 acknowledge you for all your hard
7 work you have done on behalf of the
8 City of Philadelphia, and it's
9 great to see you. Thank you.

10 MS. McCARTY: Thank you.

11 COUNCILWOMAN BASS:

12 Thank you for being here. Thank
13 you all for being here.

14 MS. ANDREWS: Good
15 morning.

16 COUNCILWOMAN BASS:

17 Please state your name for the
18 record and proceed with your
19 testimony.

20 MS. ANDREWS: My name is
21 Pamela Andrews and I am here on
22 behalf of West Powelton Saunders
23 Park RCO to testify in support of
24 Bill No. 250804. First of all, I

1 want to thank you for allowing me
2 the opportunity to share a few
3 thoughts with Council about the
4 importance of Councilmember
5 Gauthier's proposed bill. I will
6 be brief.

7 The bill is very
8 important and greatly appreciated
9 by residents who live within its
10 boundaries. We feel what's
11 important to remember is that
12 academic campuses are inherently
13 connected to the residential
14 communities adjacent to them, so it
15 makes sense that there be a special
16 process in place for when these
17 campuses change, given how much
18 that seems to be happening of late.

19 In this unique situation
20 when campus properties are
21 decommissioned, it is important
22 that communities have a seat at the
23 table because our futures are
24 interconnected. This is not about

1 one university nor will it change
2 any of the day-to-day real estate
3 operations. Developments that are
4 staying part of the campus will
5 still have the same process they've
6 already always had.

7 In requiring community
8 engagement and Planning Commission
9 review, Councilmember Gauthier's
10 bill ensures that there is a clear
11 process in place that promotes
12 stability, equity and shared
13 prosperity. Thank you so much.

14 COUNCILWOMAN BASS: And
15 thank you for your testimony.

16 Can we have you state
17 your name, ma'am, for the record
18 and proceed with your testimony,

19 MS. HOWARD: Yes. Good
20 morning. My name is Renee Howard.
21 I would like to thank you,
22 especially Councilperson Gauthier
23 for the opportunity to speak today.
24 I'm here to present a cautionary

1 tale of woe how a stable community
2 can disappear without anyone
3 realizing it happened.

4 What happened to my
5 neighborhood and its seven, eight
6 generations of residents should
7 never happen to another community
8 in the city of Philadelphia. My
9 neighborhood is located in the
10 southernmost part of Southwest
11 Philadelphia. We're along Woodland
12 Avenue. We're backed against the
13 railroad tracks and the Grays Ferry
14 Bridge.

15 Another boundary at one
16 time was Sealtest Breyers. Yes, I
17 grew up with all the ice cream I
18 could eat. But the pride of my
19 neighborhood stood proudly at the
20 corner of 46th and Woodland Avenue.
21 Its rich history goes back to the
22 late 1800s with the last building
23 erected in 1957, Alexander Wilson
24 School. Some of its famous alumni

1 include world-renowned landscape
2 artist and first Black full
3 professor at Pennsylvania Academy
4 of Fine Arts, Louis B. Sloan,
5 Mrs. Joan Myers Brown, we call her
6 Auntie Joan, founder of Philadanco,
7 and also the late great Senator
8 Hardy Williams all grew up in my
9 area and attended Wilson School.

10 But I'm here to tell you
11 today, more importantly, the school
12 was always the focal point of my
13 neighborhood. Wilson was our
14 neighborhood polling place. It was
15 where all the parent and community
16 meetings were held. It was also
17 the city-designated neighborhood
18 emergency shelter. However -- oh,
19 excuse me. Also, the schoolyard
20 was where all the neighborhood kids
21 played. The guys played on the
22 courts. Girls played hopscotch,
23 jump rope, whatever. Kids ran
24 around the yard. Some of the more

1 adventurous kids would climb the
2 gate and get on the roof and jump
3 off and it was also home to the
4 Dreaded Green Lady. So you knew at
5 night there was a certain time you
6 had to be out of that schoolyard.
7 But the gym was also open at night
8 as a safe haven for neighborhood
9 kids to play.

10 Now, we'll start with
11 the timeline. 1998, University of
12 Sciences, which used to be College
13 of Pharmacy purchased Breyers
14 Seal -- excuse me, Sealtest
15 Breyer's property. And it stood
16 there for a minute, nothing
17 happened and they began building on
18 it. It didn't affect my community
19 too much because it was on a border
20 that we rarely crossed much anyway.

21 But eventually around
22 2012, my community started hearing
23 whisperings that University of
24 Sciences was expanding and wanted

1 to purchase the property that
2 Alexander Wilson School was located
3 on for expansion. We as a
4 community were reassured more than
5 once by the university and every
6 area politician in office at the
7 time that they had no interest in
8 the school. In 2012, parents and
9 community were notified that
10 Alexander Wilson was closing, not
11 because of low test scores, city or
12 statewide test scores, not because
13 of the building conditions, not
14 because of the safety of the
15 school. We were told it was low
16 enrollment. It was never
17 substantiated. And if anyone
18 looked at the time, the school
19 board was suffering from low
20 enrollment all the way around the
21 board, the entire city.

22 The community, my
23 community, we fought valiantly but
24 it was to no avail. No one

1 knocked -- no one came when we
2 knocked. And Alexander Wilson
3 school closed in 2013. Now, here
4 comes -- this is the part where my
5 neighborhood really starts to go
6 downhill. It was determined by the
7 Board of Education that the kids
8 that attended Wilson School would
9 now attend Lee School. Wilson is
10 at 46th and Woodland. Lee School
11 was at 47th and Locust, 1.2 miles
12 away. It wasn't a bad school, so
13 most of the community members
14 thought, okay, maybe it won't be so
15 bad.

16 However, during the
17 summer the school board decided
18 that they would change the distance
19 of bus service from 1 mile to 1.5
20 miles, which meant no child in my
21 neighborhood was eligible for bus
22 service, which meant any child from
23 Wilson from preschool to 7th grade
24 would have to manage at least seven

1 major highways or long streets to
2 get to school. What started
3 happening was most of the parents
4 decided we can't do this. The
5 school that was the next school in
6 our area was already overcrowded,
7 so that wasn't a viable choice.

8 So what happened is most
9 of the parents or the families with
10 children started moving out the
11 neighborhood. Then what happened.
12 We got an increase in developers
13 who were interested in the single
14 family homes so they started
15 purchasing up everything, every
16 piece of dirt in my neighborhood
17 and building on it.

18 Now, we're here, 2014.
19 The University of Sciences
20 announced that they would be
21 purchasing the property that Wilson
22 School stood on. This is the same
23 entity that told us less than two
24 years ago they had no interest at

1 all in this property. So here we
2 go again. They said the supposed
3 use was for student housing and
4 mixed-use. So now we're sitting
5 here with an empty school building,
6 no families, scattered senior
7 citizens and people who just
8 probably couldn't afford to move
9 out the neighborhood.

10 So in 2016 after much
11 grumbling from the neighborhood,
12 the university finally shared their
13 plans. They met with the community
14 and shared their plans for the now
15 abandoned, weed-strawn Alexander
16 Wilson School. The next few years
17 in my community and my small
18 neighborhood was traffic,
19 construction, dust, noise, large
20 machinery wreaking havoc in my
21 neighborhood.

22 Next, during this time
23 the university began a community
24 engagement group. We met

1 regularly. We were bamboozled into
2 thinking we were being kept abreast
3 of the university's upcoming plans
4 for my community and its campus.
5 So you can imagine in 2022 we were
6 surprised and dumbfounded when we
7 realized -- when we found out that
8 the university would be merging
9 with St. Joseph. Then a year later
10 in '23 we were surprised and
11 dumbfounded again when we watched
12 all the University of Science signs
13 come down in St. Joe's scope.

14 The community engagement
15 group continued to meet with
16 St. Joseph, who promised they would
17 be nothing like University of
18 Sciences. They said they would
19 include the community on all their
20 decisions and planning-making.
21 Well, after much engagement and
22 many now empty promises we are here
23 in 2025.

24 Our present day in my

1 community is St. Joe's has sold out
2 an entire community while looking
3 us right in the eye. Unchecked
4 university policies and weak zoning
5 laws destroyed my community,
6 leaving nothing but unkept promises
7 and so much uncertainty. I just
8 pray that you make the necessary
9 changes so that the City of
10 Philadelphia, which is the City of
11 Neighborhoods, doesn't become the
12 city of universities that do
13 whatever they want to communities.
14 Thank you.

15 COUNCILWOMAN BASS:
16 Thank you. Thank you for your
17 testimony.

18 Good morning. Please
19 state your name for the record and
20 proceed.

21 MS. OWENS: My name is
22 Jacqueline Owens. I'm the
23 Committee person in 27th Ward, 15th
24 Division, which a lot of this is

1 occurring. I'm a homeowner. I've
2 been in the community for more than
3 40 years and we can't do nothing
4 about what's gone. But what I'm
5 praying and hoping is that all the
6 work that our Councilperson did to
7 put this bill through to fight for
8 us, because she listened to our
9 cries, she listened to our fights
10 and we fought and we fought, and I
11 think the bill is worth being
12 passed because we are tax-paying
13 citizens, we are hard-working
14 citizens and we should not be
15 allowed to be sold down the river.

16 We enjoy the campus.
17 Amen. We enjoy the students, okay.
18 We are a diverse community. But
19 hear our cry this morning. We're
20 here because we have worked, we
21 have went to meetings, we have been
22 involved. We are voters. We
23 always work and we want them to
24 please pass this bill today because

1 we deserve that as citizens, as
2 voters and as taxpayers. Thank
3 you.

4 COUNCILWOMAN BASS:

5 Thank you for your testimony.

6 Good morning --

7 COUNCILMAN JONES: Can I

8 --

9 COUNCILWOMAN BASS:

10 Chair recognizes --

11 COUNCILMAN JONES: I

12 don't want them to go anywhere. I

13 want to ask --

14 COUNCILWOMAN BASS:

15 Ma'am, Ms. Owens?

16 MS. OWENS: Yes.

17 COUNCILWOMAN BASS: They

18 were asking you --

19 COUNCILMAN JONES: Do

20 you have a minute?

21 MS. OWENS: Yes, I do.

22 COUNCILMAN JONES: All

23 right. After they testify can I --

24 COUNCILWOMAN BASS: All

1 right. The Councilman would like
2 to ask a question.

3 COUNCILMAN JONES: Do it
4 now, Madam Chair?

5 MS. OWENS: I'm just
6 excited and I believe in the --

7 COUNCILMAN JONES: You
8 got me excited. Don't leave now.

9 COUNCILWOMAN BASS:
10 Chair recognizes Councilmember
11 Jones.

12 COUNCILMAN JONES: Thank
13 you, Madam Chair.

14 Tell me what -- so I do
15 hear that you said there was an
16 engagement process.

17 MS. OWENS: Yes.

18 COUNCILMAN JONES: You
19 said that there were promises made
20 that weren't kept.

21 MS. OWENS: Right.

22 COUNCILMAN JONES: What
23 were those promises?

24 MS. OWENS: They told us

1 that they were St. Joseph and that
2 they have a wonderful reputation to
3 uphold and that they will keep us
4 abreast of the situations of things
5 that were going on so we wouldn't
6 be caught by surprise. But every
7 meeting we went to, okay, every
8 time we went and we did about three
9 or four or five different examples
10 of what the community would love to
11 see in their community. Okay. So
12 they took all of these examples and
13 they were supposed to put it in the
14 file, and then they were supposed
15 to give it to whoever was
16 purchasing the property and then
17 they will work with us as the
18 community to help put some things
19 in the community that would enrich
20 us.

21 COUNCILMAN JONES: Can
22 you share with the Committee what
23 those recommendations were?

24 MS. OWENS: One of the

1 projects wanted to see a community
2 college. Another part of the
3 project wanted to see parking.
4 Another part of the project wanted
5 to see maybe a health center where
6 you could go and do exercise or,
7 you know, all of these things could
8 be a part of the community. But we
9 haven't known anything.

10 And I thank our
11 Councilperson for her hard work
12 because they really worked with us.
13 And she stood flat-footed and spoke
14 up for the people who she
15 represents.

16 COUNCILMAN JONES: So
17 I'm going to be honest. I'm going
18 to vote for this. However, I do
19 not -- I need to hear what this
20 bill will empower you to do that
21 you can't do or have not done now?

22 MS. OWENS: What it
23 would empower me to do?

24 COUNCILMAN JONES: Yes,

1 ma'am.

2 MS. OWENS: Well, it
3 will help us with the parking
4 situation in our neighborhood. It
5 will help maybe the seniors to be
6 able to go and exercise and do
7 different things like that, you
8 know. But we just want to be kept
9 abreast and be a part of the
10 community because we don't plan on
11 going anywhere.

12 COUNCILMAN JONES: So if
13 I understood what you said to me,
14 what matters most to you is
15 communication?

16 MS. OWENS: Yes.

17 COUNCILMAN JONES: Thank
18 you, Madam Chair.

19 COUNCILWOMAN BASS:
20 Thank you.

21 And Chair recognizes
22 Councilmember Gauthier.

23 COUNCILWOMAN GAUTHIER:
24 I just wanted to piggyback on what

1 Ms. Jackie said and offer to my
2 colleague the bill would demand an
3 extra RCO meeting, additional
4 planning review and it would stop
5 demolition if there's not a
6 building permit, so demolition for
7 demolition sake.

8 So really we're asking
9 for more community involvement on
10 large parcels that impact
11 residential neighborhoods greatly,
12 more transparency and to have our
13 city partners at the Planning
14 Commission also provide an extra
15 level of review. That's it.

16 COUNCILMAN JONES: Those
17 aren't unreasonable. I just want
18 to put on the record what it will
19 do, what it cannot do, what would
20 be done anyway. That's important.
21 Because if -- I'll hold that. I'm
22 voting for it.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Can I --

1 COUNCILWOMAN BASS:

2 Certainly. Chair recognizes
3 Councilmember Kathy Gilmore
4 Richardson.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Thank you, Madam
7 Chair.

8 And I just wanted to get
9 on the record I will have the same
10 question for St. Joe's. Can you
11 detail for members of the Committee
12 the level of community engagement?
13 How long were the meetings? Sort
14 of the cadence of the meetings,
15 when they took place and what
16 generally was discussed? And I
17 will have the same question, the
18 exact same question for St. Joe's.

19 MS. OWENS: Okay. We
20 would meet by Zoom sometimes. We
21 would meet in person sometimes.
22 When we did the four projects to
23 find out what the community wanted
24 to see, we were in person. They

1 would provide pizza for us. They
2 even ordered somebody to do
3 drawings and do different things to
4 show them exactly what we were
5 looking for as a community, and we
6 always asked them, well, can you
7 tell us who the buyer is going to
8 be and are they going to keep it
9 the same way it is. But they could
10 never tell us who the buyer was
11 going to be or what they were going
12 to do, but they said that they
13 promised that whoever came would be
14 good neighbors because they are an
15 upstanding university.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Thank you. And then
18 when did you find out about the
19 proposed sale that's currently
20 taking place or in the works?

21 MS. OWENS: Was it about
22 a month or two ago we learned that
23 they was selling it to some Belmont
24 Group Committee people we don't

1 even know and we found that out on
2 a Zoom meeting.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: And how? You said on
5 a Zoom meeting?

6 MS. OWENS: Yes.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: With St. Joe's?

9 MS. OWENS: Yes. We had
10 a great number of people from all
11 over where it would affect us and
12 we all met together on Zoom, a lot
13 of us in person and everybody put
14 their input. So we thought that we
15 were really working and doing some
16 great things, but they were very
17 secretive and never told us the
18 plain old truth. All we want is
19 the truth so we could know where to
20 move from here.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you. Thank you
23 very much.

24 MS. HOWARD: Can I speak

1 again?

2 COUNCILWOMAN BASS:

3 Absolutely.

4 MS. HOWARD: -- quickly
5 on this subject. Basically we
6 found out the same day everybody
7 else did. We had been earnestly
8 engaged with meetings with the
9 university month after month, day
10 after day. They call us on the
11 phone, they do all this.

12 We found out -- my
13 daughter works for Belmont Charter.
14 She knew before I knew because it
15 was announced in their school
16 newsletter. So this thing about
17 community engagement we feel as
18 though it was false. It was just
19 something to keep the community
20 quiet while they did exactly what
21 they wanted to do. There's no
22 other picture.

23 We sat along, the
24 community -- yes, they fed them a

1 little pizza and some bottles of
2 water and called us on the campus
3 and then had us thinking that we
4 meant something by having us make
5 these illustrations that Jackie
6 talked about, what would you like
7 to see in your community, would you
8 like this. They had us in our
9 minds thinking that we were a part
10 of this. That's what really hurts
11 the community. And we're going
12 back telling all the other
13 community members, look, don't
14 worry about St. Joe's, they have
15 our back, you know, blah, blah,
16 blah. And then they turn around
17 and they do this to us. And it's
18 not the first time. This is the
19 third time our community is sitting
20 here empty looking stupid, because
21 we've allowed them to do this to us
22 three times. Not once, not twice,
23 but three times. And now, we're
24 still in that state of flux.

1 We have no idea what
2 this new person that purchased the
3 property, what his plans are. But
4 we know of him, we've heard of him
5 and we've heard what he's capable
6 of doing and we've also heard that
7 he could care less about a
8 community. So that's why now we're
9 in a state of flux. We're fearful.
10 We have no idea and the only word
11 that we have to rely on was the
12 word of St. Joe's.

13 COUNCILWOMAN BASS:

14 Understood.

15 MS. HOWARD: I just
16 wanted to clarify things about what
17 they promised us. Basically they
18 promised us the truth and
19 transparency and neither one of
20 those happened.

21 COUNCILWOMAN BASS:

22 Understood. Thank you very much
23 for your testimony.

24 MS. McCARTY: Good

1 morning.

2 COUNCILWOMAN BASS: Good
3 morning. Please state your name and
4 proceed.

5 MS. McCARTY: My name is
6 Debra McCarty and I'm here on
7 behalf of the Powelton Village
8 Civic Association. As background,
9 I have lived in my neighborhood for
10 over 43 years. A few of the things
11 that attracted me to the
12 neighborhood were its diversity,
13 beautiful tree-lined streets, homes
14 with incredible interest and
15 character and possibly, naively,
16 the students that reside in our
17 midst.

18 My neighbors and I are
19 very invested in making our
20 community a wonderful place to live
21 and work. By necessity, it
22 requires working with our largest
23 immediate neighbor, Drexel
24 University. Living with a

1 university as one's neighbor has
2 its pros and its cons. What is
3 often forgotten is that we live
4 here and the majority of those who
5 work at and make decisions on
6 university issues don't. They can
7 forget that the transient nature of
8 students and changes to their
9 campus can have a negative impact
10 to surrounding communities.

11 We care about the
12 quality of life in our
13 neighborhoods. Universities
14 certainly contribute to that
15 through access to services,
16 amenities such as the Athletic
17 Center, public spaces, jobs,
18 et cetera. They are an integrated
19 part of our neighborhood. So in
20 our minds it is only logical that
21 we would want to have input into
22 any change in use of university
23 property.

24 In recent history,

1 Powelton Village Civic Association
2 has been fortunate to have a good
3 working relationship with our
4 immediate neighbor, Drexel
5 University. This has not always
6 been the case. During those dark
7 days in the past, it felt like we
8 were the enemy and provided no
9 value to the university.

10 Why should we have to
11 depend upon the goodwill of
12 university leadership to be allowed
13 a voice on land use changes? If
14 not for the care and stability
15 homeowners and long-term residents
16 provide to the neighborhood, the
17 university would be much less
18 desirable to potential and current
19 students as well as employees.

20 Though the University of
21 Pennsylvania is a little further
22 south, what happens on that campus
23 also impacts our neighborhood. We
24 don't want to control sales or

1 university development. However,
2 good neighbors work with each other
3 when one is making substantial
4 changes to their property.

5 One example of how this
6 legislation could work is the
7 development of the University City
8 High School site, Mantua, West
9 Powelton Saunders Park, Powelton
10 village and other partners have
11 been and continue to be part of the
12 development process. Our voices
13 were heard and input considered.
14 This legislation merely
15 memorializes such a relationship.
16 We all benefit when the
17 universities and our neighborhoods
18 succeed. This legislation lets us
19 be part of that success. For these
20 reasons, we urge its passage and
21 I'm happy to answer any questions.
22 Thank you.

23 COUNCILWOMAN BASS:

24 Thank you for your testimony.

1 Any questions from the
2 Committee?

3 (No response.)

4 COUNCILWOMAN BASS: No,
5 okay. Seeing none, thank you very
6 much for your testimony.

7 MS. McCARTY: Thank you.
8 Good to see you all.

9 COUNCILWOMAN BASS: Good
10 to see you.

11 Madam Clerk, can we
12 please have you call the next
13 panel, Panel 3.

14 THE CLERK: Keyana
15 Johnson from Mt. Vernon Manor CDC
16 and Lorraine Gomez from Viola
17 Street Residents Association.

18 (Witnesses approached
19 witness table.)

20 MS. GOMEZ: Good
21 morning. Good morning. Thank you
22 so much for having me today. First
23 of all, I'm going to represent
24 Viola Street Residents Association.

1 My name is Lorraine Gomez. I am
2 the President of Viola Street
3 Resident Association and we support
4 Bill 250804.

5 We have learned what
6 happens in the adjacent community
7 always overflow into the next
8 communities. I have a statement
9 here. Ms. Keyana Johnson from Mt.
10 Vernon Manor. She could not make
11 it today. I'm twice blessed. I
12 live on Viola Street and I also
13 work for Mt. Vernon Manor. This is
14 from Ms. Keyana Johnson:

15 My name is Keyana
16 Johnson and I serve as the
17 Community Development Coordinator
18 for Mt. Vernon Manor Community
19 Development Corporation, a
20 community-based nonprofit that has
21 served the Mantua community for
22 over 40 years. I am here today to
23 express Mt. Vernon Manor's strong
24 support for Bill No. 250804, which

1 established the University

2 Community Overlay District.

3 This legislation,

4 registration is an important step

5 toward ensuring transparency and

6 accountability when university-

7 owned properties in our

8 neighborhoods change use and are no

9 longer part of an active campus.

10 In Mantua, we've seen the

11 significant influence that nearby

12 universities have when our housing

13 market, land use and sense of

14 community. When large institution

15 sites transitions to private or

16 non-campus use without meaningful

17 neighborhood input, the ripple

18 effect can be profound, impacting

19 affordability, traffic patterns and

20 the overall fabric of the community

21 and neighborhood.

22 This bill recognizes

23 that those transition deserves

24 public oversight, by requiring

1 Planning Commission overview and
2 neighborhood engagement. When a
3 property use shifts away from its
4 educational purpose, the overlay
5 creates a more balanced and
6 transparent process, one that
7 centers both institutional goals
8 and community well-being.

9 We know development will
10 continue in and around Mantua. The
11 question is how to ensure that it
12 happens equitably and in alignment
13 with the neighborhood's long-term
14 visions. This overlay provides a
15 clear mechanism for the early
16 communication and thoughtful
17 planning which ultimately benefits
18 residents, institutions and the
19 city alike.

20 On behalf of Mt. Vernon
21 Manor CDC, I want to thank
22 Councilmember Gauthier for her
23 leadership and urge Council to
24 adopt this bill. It's a proactive,

1 commonsense tool that ensures the
2 community has a voice in shaping on
3 how major properties are involved
4 with our neighborhoods. Thank you.

5 COUNCILWOMAN BASS:

6 Thank you for your testimony.

7 Any questions from the
8 Committee?

9 (No response.)

10 COUNCILWOMAN BASS:

11 Thank you for your testimony.

12 Chair recognizes Councilmember
13 Gauthier.

14 COUNCILWOMAN GAUTHIER:

15 Thank you, Madam Chair.

16 I don't have questions.

17 I just wanted to sincerely thank
18 everyone from my community that
19 came and spoke on this bill today.
20 It was really important to hear
21 your stories and about how we need
22 this bill to make sure that
23 community members are at the table.
24 Thank you so much.

1 Thank you, Madam Chair.

2 COUNCILWOMAN BASS:

3 Thank you.

4 And, Madam Clerk, can we
5 have you call Panel 4 please.

6 THE CLERK: Joseph P.
7 Kender, Jr., Senior Vice-President
8 for St. Joseph's University; Wadell
9 Ridley, Jr., Assistant Vice-
10 President of Government and
11 Community Relations for
12 St. Joseph's University; Matt
13 McClure from Ballard Spahr; and
14 Crystal Morris, President of the
15 Wynnefield Residents Association.

16 (Witnesses approached
17 witness table.)

18 COUNCILWOMAN BASS: Good
19 morning. How are you?

20 MR. McCLURE: Members of
21 the Committee, a pleasure to see
22 you all.

23 COUNCILWOMAN BASS:
24 Please state your name for the

1 record and proceed.

2 MR. McCLURE: My name is
3 Matt McClure. I'm a partner at the
4 law firm of Ballard Spahr and head
5 of our development practice. And
6 although I've been a member of the
7 bar for a long time and testified
8 many times in front of this
9 Committee, I was thinking about it
10 this morning, this is the first
11 time I've ever testified in
12 opposition of a bill in 26 years as
13 practicing before City Council and
14 Philadelphia's Zoning Board and
15 related things. I'm a zoning
16 lawyer.

17 So I'm here on behalf of
18 St. Joe's University to testify in
19 opposition to Bill No. 250804. We
20 did receive the amendments. I
21 reviewed them this morning. I will
22 say the bill has been improved.
23 Thank you. We still believe the
24 bill does illegally regulate based

1 on the ownership of land.

2 The bill defines a
3 college campus as something under
4 common control ownership and it
5 sets up a new regulatory approval.
6 And it isn't regulatory approval
7 when land is no longer part of a
8 college or university campus use,
9 which means it is no longer in
10 common control with the college
11 campus. So it is clearly
12 regulating the ownership of land.

13 We think that is
14 problematic for the same reasons we
15 believe the Law Department has
16 advised it is problematic. Has the
17 bill been improved? Yes. We still
18 think it is a problem. And we
19 think it is a problem to have a
20 discretionary regulatory approval
21 on new uses that are not defined in
22 the zoning code.

23 I have read the sections
24 on the approval process several

1 times. I still don't know it
2 means. I know there's a
3 discretionary approval and it is an
4 approval by Philadelphia City
5 Planning Commission of a plan and
6 uses, for which I'm not quite sure
7 they're based in the actual zoning
8 code itself. So it is an open
9 door. It's not just a public
10 meeting. It is an actual approval.
11 So it is not correct to say it just
12 requires community engagement. It
13 requires an actual approval.

14 To answer the questions
15 raised by the Chair as well as
16 Councilman Jones as well as
17 Councilwoman Gilmore Richardson, as
18 well as just to rebut the factual
19 matters, to talk about the process
20 was specifically with St. Joseph
21 University and the University of
22 Sciences we have with us Joseph
23 Kender and Wadell Ridley. So
24 rather than hearing a lawyer talk,

1 I'd like to give it over to our
2 client who kind of addressed some
3 of the factual matters please.

4 MR. KENDER: Thank you,
5 Matt. And good morning everybody
6 and thanks for this opportunity.
7 My name is Joe Kender. I'm Senior
8 Vice-President at St. Joseph's
9 University now in my 13th year at
10 the institution. And what we'd
11 like to do is offer the
12 university's point of view on the
13 timeline and what occurred. We've
14 entered our testimony in writing.
15 It's pretty extensive. Hopefully
16 everybody's had a chance to read
17 it, but I'd like to bring it to
18 life, if I could.

19 I want to start with the
20 fact that St. Joe's next year will
21 be celebrating our 175th
22 anniversary, all within the city of
23 Philadelphia. We are a city
24 institution. We attract students

1 from across the country, but the
2 overwhelming majority come from the
3 Delaware Valley. And these
4 students stay. You'll find them in
5 City Hall. You'll find them on the
6 police force. They're teachers.
7 They lead and achieve throughout
8 this region in particular. So we
9 do care very much about the
10 communities we serve, particularly
11 those in Overbrook, Wynnefield,
12 University City, Lower Marion
13 Township and now Lancaster as well.

14 In 2022, as has been
15 already stated, we merged the
16 University of Sciences into
17 St. Joseph's University. And I
18 want to state for the record that's
19 not insignificant. We saved an
20 institution. I mean, this could
21 have been another U of Arts
22 situation. Great academic
23 programs, U of Science had terrific
24 academic programs, but financially

1 they were failing, and it was a
2 proverbial win-win.

3 On one hand, we were
4 able to add significant programs in
5 the health sciences and at the same
6 time, we were able to save jobs,
7 faculty jobs, staff jobs and
8 provide a home for those students.
9 As soon as we merged and we started
10 the fall semester, we realized how
11 small the undergraduate population
12 was at that institution and
13 undergraduates in particular,
14 learned best in one community. So
15 we made a decision, an important
16 academic decision, to move all of
17 our undergraduate students who are
18 over at U City to what we call the
19 Hawk Hill campus on City Avenue.
20 There they would be mixed with
21 other thousands of other
22 undergraduate students and have a
23 much more vibrant experience.

24 Now, as soon as we made

1 that decision you can imagine we
2 then realized that we'd only be
3 operating in about a third of the
4 campus. We preserved that for
5 graduate and professional programs.
6 Immediately we met with
7 Councilmember Gauthier. She had
8 concerns. Understandably so,
9 because this creates uncertainty.

10 Together she
11 recommended, and it was a great
12 suggestion, that we engage a third
13 party. We landed with U3
14 Associates, a very reputable city
15 planning firm based out of U City,
16 to engage the community in a series
17 of meetings where we would learn
18 what they wanted to see, what they
19 didn't want to see. And my
20 colleague Wadell Ridley will go
21 into detail about that exercise.

22 In all, it took three
23 years to get to this point of an
24 agreement of sale. And during that

1 time, the real estate market
2 softened. We were clear though
3 that we had three main criteria
4 when looking for somebody we were
5 going to sell the property to.

6 One was a preference.
7 We had a preference to sell to one
8 buyer, one institution. The second
9 was it had to mesh with St. Joe's
10 mission. And third, obviously it
11 had to also mesh with the guiding
12 principles coming out of the
13 community engagement document,
14 which we did submit to JLL who was
15 repping the property. Everybody
16 who took a look at that property,
17 every developer received those
18 guiding principles upfront. We
19 followed through with that.

20 During that time we met
21 with the community many times. We
22 kept an open-door policy with
23 Councilmember Gauthier's office. I
24 remember many exchanges with Andrew

1 Goodman in particular where I would
2 end by saying, look, if you're
3 hearing something you're not sure
4 what it is, you question something,
5 please call me because you know how
6 it is with the rumor mill, right.

7 Ultimately though, we
8 were pressed for more information
9 than we were comfortable providing
10 in a normal situation. But
11 ultimately, the Councilmember, her
12 staff and two community members
13 signed an NDA, which gave us then
14 permission to share high-level
15 information in terms of the number
16 of developers who were coming
17 through and any legitimate bids
18 that were being offered.

19 We had a lot of
20 developers coming through but we
21 weren't receiving any bids, right,
22 and we were getting pressed for
23 more information, information we
24 frankly just didn't have. However,

1 in late June this year we received
2 one bid for a portion of the campus
3 and we're on the verge of receiving
4 what we thought was going to be the
5 ultimate bid, and we had a meeting
6 with the Councilmember and her
7 team.

8 We shared that
9 information upfront. We then
10 shared that with the two community
11 members. And then when the
12 agreement or the letter of inquiry
13 came through, we again informed
14 them that we're now in exclusive
15 negotiation with the Belmont
16 Neighborhood Educational Alliance
17 owned by Michael Karp, and that
18 same time we shared that with the
19 two community members as well.

20 The point that I also
21 want to underscore here is that the
22 Belmont Educational Neighborhood
23 Association is preserving the
24 campus for educational use. Let's

1 not lose sight of that, there's no
2 drastic change, with plans to
3 create a teacher's college on that
4 property, right.

5 And I understand -- and
6 please, you know, the comments from
7 our neighbors, we've gotten to know
8 these, these folks very well. But
9 what I'm puzzled by is if we were
10 selling this and these are some
11 kind of nuisance properties or
12 getting out of town, I could
13 understand it. But this is going
14 to be zoned educational. It's
15 seamless. right.

16 Now, the last thing I
17 want to state before I turn it over
18 to my colleague Wadell Ridley is,
19 look, we acknowledge the tension.
20 There's always going to be natural
21 tension between what organizations,
22 institutions in our case can
23 provide to neighbors, especially
24 during a complicated and

1 consequential transaction like
2 this. But we believe that we went
3 above and beyond what we
4 typically -- we know we did, what
5 we typically do in being as
6 transparent as we could be. We're
7 never going to be able to provide
8 as much information as our
9 neighbors would like because at the
10 same time, we have to potentially
11 protect the confidentiality of
12 those that are bidding on the
13 process. So I'll stop there and
14 I'll turn to Wadell.

15 MR. RIDLEY: Good
16 morning. My name is Wadell Ridley,
17 Assistant Vice-President for
18 Government and Community Relations
19 at St. Joe's University,
20 Philadelphia's Jesuit University,
21 and today I'm here to provide you
22 with a description of the
23 university's effort to engage our
24 neighbors in the community

1 surrounding our University City
2 campus, formerly known as
3 University of the Sciences.

4 And when we informed
5 Councilmember Gauthier regarding
6 the sale of the U City campus, she
7 suggested, as you know, my
8 colleague mentioned early, that we
9 hire a consultant. We hired U3
10 Associates to lead a thorough
11 exercise to engage neighbors so
12 that the university could hear what
13 the neighbors wanted and, more
14 importantly, what they didn't want
15 from the future purchaser of the
16 property.

17 We held a total of 13
18 meetings with the neighborhood or
19 association leaders over a year
20 period and 11 of those meetings
21 were attended by either or both my
22 colleague and myself. Two of the
23 meetings were workshops we did not
24 attend, and that was to give the

1 neighbors the opportunity to speak
2 without us being present so they
3 can say things the way they wanted
4 to say them . And out of that is
5 where the community engagement
6 document was created, which I
7 believe everyone has. Hopefully,
8 you had an opportunity to peruse
9 it. And it also outlines six
10 guiding principles. We in turn
11 ensured that these principles would
12 become part of the marketing
13 package that was sent to all
14 prospective buyers of the property.

15 I'm going to move to
16 another portion of this, but any
17 questions that you might have in
18 regarding that process, please feel
19 free to ask me. I would add that
20 that merger with the University of
21 Sciences and also our merger with
22 the Pennsylvania College of Health
23 Sciences, the scope of community
24 engagement through the university

1 has changed significantly.

2 For years, St. Joe's has
3 made strong presence in the
4 community, including close
5 partnerships with elected
6 officials, civic organizations,
7 groups of faith, public and private
8 schools in Wynnefield, Overbrook
9 neighborhoods and beyond.

10 So St. Joe's University
11 is now present in the areas of West
12 Philly throughout -- I mean,
13 through the clinical experience of
14 pharmacy, occupational therapy,
15 physician's assistant and physical
16 therapy programs through the legacy
17 of University of the Science
18 program, our recent economic and
19 community impact report found that
20 the school provides approximately
21 \$575 million in annual economic
22 benefit to the region, combined
23 with 44.5 million in grant aid
24 awarded to students from

1 Pennsylvania and 2 million of
2 vendor business to minority and
3 women-owned businesses. The
4 university also coordinates the
5 delivery over 8700 hours of
6 community service per year.

7 So I'll stop there. You
8 received a list of things that
9 we've worked on over the year in
10 the community. And I'll be glad to
11 give you any specifics that you
12 need. Thank you.

13 COUNCILWOMAN BASS:

14 Thank you for your testimony.

15 And please state your
16 name for the record and proceed.

17 MS. MORRIS: Absolutely.

18 My name is Crystal Morris and I'm
19 here in my capacity as President of
20 Wynnefield Residents Association.
21 Since 1957 we have advocated on
22 behalf of our neighbors. And much
23 of that time has been in
24 collaboration with St. Joseph's

1 University, with whom we share
2 space.

3 As a registered
4 community organization, we've
5 worked together on several large
6 scale construction projects. We've
7 had years of summer camps from
8 which many of our residents hold
9 fond memories. There's the
10 Wynnefield Overbrook Community
11 Grant Program, which provides
12 funding to previously marginalized
13 community members who may not have
14 been funded through traditional
15 means, the Wynnefield Overbrook
16 Revitalization Corporation, working
17 to improve our lived environment.
18 And there's countless other
19 community work projects, many of
20 which we just never hear of because
21 they're done seamlessly and go
22 unrecognized.

23 The common thread in all
24 these endeavors is a demonstrated

1 willingness to partner with the
2 community to ensure that our voices
3 are represented in the decision-
4 making process. A voice does not
5 always translate into a vote, but
6 where we don't have rights, we are
7 still being given the opportunity
8 to provide input. Perhaps we may
9 not need more laws, but better
10 relationships.

11 As residents, we remain
12 grateful for strong relationships
13 with our community partners.
14 Quality relationships take work,
15 work that begins with humility and
16 mutual respect. We don't always
17 agree, but we understand the power
18 of partnership. We each bring
19 something of value to the table and
20 we are stronger together, focused
21 on the common goal of community
22 health. That is where the work
23 begins. I thank you for the
24 opportunity to share our

1 perspective.

2 COUNCILWOMAN BASS:

3 Thank you very much for your
4 testimony.

5 MS. MORRIS: You're
6 welcome.

7 COUNCILWOMAN BASS:

8 Chair recognizes Councilwoman
9 Gauthier and then Councilman Curtis
10 Jones, Jr.

11 COUNCILWOMAN GAUTHIER:

12 Thank you so much, Madam Chair.

13 I do think there are
14 some key details that are being
15 omitted. And if the Committee
16 members would like, I'm happy to
17 share information about the
18 engagement that happened in the
19 community. But that is the past
20 and that's not what this bill is
21 about. And if there is a permit
22 that's being grandfathered in, this
23 bill would not impact that.

24 What this bill does is

1 relate to the areas of the campus
2 that we have no clear plans for, no
3 clear information for. It was
4 stated what Michael Karp would like
5 to do, but that's the extent of any
6 information that we have. And so,
7 what this bill does is put a
8 structure in place in an area where
9 there's no information about the
10 future of the parcels to ensure
11 that community members will be at
12 the table and also puts a structure
13 in place in case this happens in
14 other parts of the 3rd District.
15 Thank you so much.

16 COUNCILWOMAN BASS:

17 Thank you, Council Lady.

18 And, Councilman Curtis
19 Jones, Jr.

20 COUNCILMAN JONES: Thank
21 you, Madam Chair.

22 And I understand my
23 colleague and support my
24 colleague's fight for her

1 constituents. But I also want to
2 claim St. Joe's as my constituent
3 and what happens downstream in this
4 case, impacts upstream. Meaning,
5 when you guys purchased the
6 properties in the 3rd District, you
7 also purchased, what was it Holy --

8 MR. KENDER: The Sisters
9 of the Visitation property, are you
10 speaking about?

11 COUNCILMAN JONES:
12 Right.

13 MR. KENDER: On City
14 Avenue.

15 COUNCILMAN JONES: So my
16 thinking is -- my questions, let me
17 start there. The general thought
18 for many people is that
19 universities have unlimited
20 resources, unending streams of
21 cash. Give me a brief description
22 of the state of higher ed in
23 Philly.

24 MR. KENDER: Thanks,

1 Councilman. Like every industry,
2 higher education is going through
3 an enormous period of change. And
4 as I like to say, our institutions,
5 this is a strength, aren't
6 necessarily built for rapid change.
7 And that change is being driven by
8 really three major forces,
9 demographic shifts, particularly if
10 you're a university in the
11 Northeast, this is the most
12 competitive area in the country.
13 And what I mean by demographic
14 shifts, there are fewer college-
15 aged students than there were 5
16 years, 10 years. We call it the
17 demographic cliff. We're in it
18 right now. So as you might
19 imagine, the competition for
20 students is extremely severe. At
21 the same time too, there are just
22 too many colleges and universities
23 to satisfy those students.

24 And so, universities

1 most -- and let's take the Ivy
2 League institutions out of it --
3 we're not endowed with billions of
4 dollars. I think that's a
5 misnomer. And at the same time
6 too, we hear a lot in the press
7 these days about the affordability
8 of a college education.

9 At St. Joe's, we offer
10 the majority of our students
11 financial aid and the average
12 student who graduates from the
13 university graduates with about
14 \$25,000 worth of debt. That's
15 relatively low and I think a lot
16 lower than what people think. And
17 that's because we have our ability
18 and really our commitment as a
19 Catholic and Jesuit institution to
20 provide access --

21 COUNCILMAN JONES: So --

22 MR. KENDER: If I may,
23 just one second. And what concerns
24 us about this legislation is that

1 it could and probably would devalue
2 our real estate holdings, which in
3 turn would then devalue our balance
4 sheet, which would then restrict
5 our ability to offer financial aid.
6 It would restrict our ability to
7 start new construction projects.
8 It would restrict our ability to
9 offer new academic programs,
10 community service exercises,
11 because that's the world in which
12 we live.

13 COUNCILMAN JONES: So my
14 point in being concerned about this
15 legislation is that I don't want
16 what happens downstream to affect
17 upstream. How many acres of campus
18 do you have in the 4th District
19 roughly?

20 MR. KENDER: In the 4th
21 District, it's about 20 acres --

22 COUNCILMAN JONES: 20
23 acres.

24 MR. KENDER: Yes.

1 COUNCILMAN JONES:

2 Right.

3 MR. KENDER: What would
4 you say, a little higher, 30?

5 MR. McCLURE:
6 (Inaudible).

7 MR. KENDER: Yeah.
8 Okay. I'll defer to Matt.

9 COUNCILMAN JONES: And
10 in the case of the 4th District,
11 your process of engagement, when
12 you did, for example, a land
13 management, you met with the
14 community, WIRA, you met with
15 Overbrook Civic, you met with --

16 MR. KENDER: Yes, like a
17 campus master plan.

18 COUNCILMAN JONES: The
19 master plan. You met with
20 everybody, right? Correct?

21 MR. KENDER: Sorry?

22 COUNCILMAN JONES: You
23 met with --

24 MR. KENDER: Yes. I

1 have a hard time hearing.

2 COUNCILMAN JONES:

3 That's all right. I have a hard
4 time being heard. But in this
5 case, you met with them and in the
6 case of Southwest you met with the
7 community similarly.

8 MR. KENDER: Yes.

9 COUNCILMAN JONES: And
10 it all wasn't perfect on the north
11 side, was it, no. I answered that
12 for you, but it got worked out. I
13 remember town-and-gown issues that
14 impacted not only my district, but
15 my block, and I was able -- Wadell,
16 can you talk about the time we went
17 riding for (inaudible) in
18 Wynnefield?

19 MR. RIDLEY: Well, I
20 would first say that we created a
21 strategy to try to deal with
22 off-campus housing issues. And at
23 that period of time, I thought it
24 really helped. However, what we

1 did one evening we took a tour and
2 the Councilman was very interested
3 in riding with our van at
4 11 o'clock, 12 o'clock at night.
5 And there's one particular property
6 that was a nuisance property in
7 Wynnefield community at the time
8 and we were approaching it and
9 quite honestly, I will tell you
10 that the Councilman jumped out of
11 the van before it stopped and ran
12 across Wynnefield Avenue, ran into
13 this house --

14 COUNCILMAN JONES: I
15 didn't get a cup of beer either for
16 the record.

17 MR. RIDLEY: -- ran into
18 this house and I'm running behind
19 him and one of our facility
20 managers was running behind me.
21 And by the time we got there, he
22 had maybe eight students in the
23 kitchen talking to them about their
24 problem, what they were creating in

1 the university area. And the rest
2 of the students were running from
3 every --

4 COUNCILMAN JONES: They
5 were running out the backdoor. The
6 point I'm making here is that even
7 with a crazy Councilman, they've
8 been engaging to deal with real
9 town-and-gown issues. Out of that,
10 you guys have community benefits
11 agreement with the folk in the
12 neighborhood. You described that.

13 MR. KENDER: Absolutely.
14 And really credit goes to the
15 Councilman, it goes to Morgan
16 Cephas, State Representative Cephas
17 and Senator Vince Hughes, who three
18 years ago now really sat down with
19 us to carve out important areas
20 where St. Joe's could lean into the
21 community in a way that would be
22 meaningful. And that was so
23 important because it then created
24 certainty.

1 And I really want to
2 pause in this for a second because
3 our approach to community relations
4 in particular is very much
5 jesuitical in its nature. We're
6 not a hammer looking for a nail.
7 That's not how we approach things.
8 We don't believe we can come into
9 some community we don't know and
10 tell people what they need to do.
11 It's just the opposite.

12 We sit down, we listen
13 to neighbors and through the
14 Councilmember's guidance and that
15 of Morgan and Vince, we came up
16 with a three-pronged approach where
17 we're supporting the Wynnefield
18 Revitalization Corporation, which
19 is providing direct assistance to
20 businesses in the community. We
21 support a Community Investment
22 Fund, again another way to provide
23 direct support to businesses in the
24 community. We just met on Monday

1 to award seven more grants. And
2 then we also have a partnership
3 with the Gompers Elementary School.

4 I don't share that to
5 say, you know, we deserve a huge
6 pat on the back. It's really what
7 we should be doing. And I also
8 want to underscore the point, like
9 we understand the neighbors'
10 concerns in University City. We
11 listen to them. We believe -- we
12 not only heard them, but we listen
13 to them by putting the guiding
14 principles into our marketing
15 documents.

16 And at the end of the
17 day, I think the use from the
18 Belmont Neighborhood Alliance is
19 seamless. As I mentioned before,
20 it's educational with the Teachers
21 College. And now that the sale is
22 closed, I know that they will be
23 interested in having a meeting with
24 the community as soon as possible.

1 They certainly made that statement
2 to us.

3 COUNCILMAN JONES: Just
4 briefly on that, so one of the
5 properties is sold?

6 MR. KENDER: Several --
7 so two different sort of plots, if
8 you will, Councilman. Early on
9 last summer, last fall we decided
10 to sell what we call the outlier
11 properties. These are properties
12 that sit off the campus, outside
13 the campus, small one-off
14 properties. We decided to market
15 those separately. We sold all of
16 those. Okay. And then now today
17 or yesterday, we closed on the
18 major part of the campus, which is
19 everything south of Woodland.

20 And I just want to make
21 one point in relation to that.
22 We're going to be leasing back
23 three buildings in that parcel
24 because we're not going anywhere

1 for the foreseeable future and we
2 retain ownership of the properties
3 north of Woodland, which Griffith
4 Hall is the iconic building. So we
5 still have a stake in that
6 community.

7 COUNCILMAN JONES: So my
8 whole diatribe here is that the
9 best predictor of future
10 performance is past performance.
11 You've been a good neighbor to us
12 and this legislation wants and
13 encourages whoever buys those
14 properties from you be a good
15 neighbor like you were. I want to
16 make the distinction on the record
17 that you are not other universities
18 that build walls as opposed to
19 bridges.

20 When the DEI hearing
21 came up, St. Joe's showed up,
22 testified in person and continued
23 along the path of inclusion of the
24 city and the community in which

1 they reside. So I wanted that on
2 the record. I am supporting the
3 bill. But for the record, I don't
4 want them to be portrayed as the
5 bad guys.

6 Thank you, Madam Chair.

7 COUNCILWOMAN BASS:

8 Chair recognizes Kathy Gilmore
9 Richardson.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Thank you. Thank you
12 very much, Madam Chair.

13 And I wanted to ensure
14 that we heard from my colleague and
15 the bill's sponsor and District
16 Councilperson first and then my
17 District Councilperson second and
18 then me last, as the At-large
19 member. By way of full disclosure,
20 I have to say all of these things
21 so people understand the
22 background.

23 And so, I don't remember
24 the exact year that the dormitories

1 were built at 54th and City Avenue.
2 I think it was last the Popeyes.
3 And before that, it was an
4 abandoned supermarket and that was
5 the early '90s. I don't recall
6 which year, but growing up in the
7 5200 block of Church Road where I
8 now own a property where I share a
9 property line with St. Joseph's
10 University. I have a very
11 longstanding 30-plus year
12 relationship with the university as
13 a result of that. And I have to
14 put that on the record for full
15 disclosure.

16 In addition to that, I
17 attended Gompers Elementary School
18 where my big sister was Gretchen.
19 She's a graduate of St. Joe's
20 University and I've looked for her
21 for years because she was just so
22 instrumental in my life. Now, that
23 my parents are deceased, as I
24 stated owned the property that I

1 grew up in, where I share the
2 property line with St. Joe's.

3 And I wanted to start by
4 thanking Mr. Kender, but mostly I
5 have to thank Wadell, because we
6 call on Wadell at all times of the
7 day and the night regarding any
8 issues or concerns regarding the
9 University. And I want to thank
10 Crystal Morris, who's President of
11 Wynnefield Residents Association,
12 of which I was a longtime member
13 and came off of the Board of
14 Directors once I became a member of
15 Philadelphia City Council. But
16 Wadell has just been tremendous in
17 his support of our community and
18 his coordination of our concerns.
19 And I have to put that on the
20 record for Wynnefield. Okay.

21 This bill is primarily
22 regarding the University City
23 property, the property that you all
24 acquired, but I have to put on the

1 record for the Wynnefield
2 neighbors. I am a lifelong
3 Wynnefield resident and have to put
4 these things on the record and then
5 ask a few additional questions.

6 And as our District
7 Councilmember stated, we never want
8 what happens either upstream or
9 downstream to impact what happens
10 surrounding the Hawk Hill Campus.
11 And I have to put this on the
12 record and we talked about this at
13 the meeting. This year has been
14 one of the worst years we've ever
15 had since the closure of the
16 University City Campus relative to
17 the influx of students that we've
18 received in off-campus housing, not
19 just on Church Road but on 51st and
20 Wynnefield, and Wadell has already
21 given us the update there and thank
22 you for your continued work with
23 that particular home.

24 But within the

1 community, I personally had to go
2 into a home where they slammed the
3 door on my face at 12:15 at night,
4 where they had over 120 college
5 students. I have everything on
6 video in one property. Their
7 behavior this year has been worse
8 than any other year we've had in a
9 very long time. We've done
10 community engagement with you all
11 for years. And as a result of
12 that, we haven't had these issues.

13 But I think once the
14 students were moved from the one
15 campus and I guess they came to the
16 Hawk Hill area, it has just been
17 terrible. So I just wanted to
18 notate that, but also state that I
19 appreciate Wadell answering at
20 12:15 at night and helping us to
21 call the captain and PPD to address
22 the issues. But the upstream
23 decision did impact us downstream
24 at Hawk Hill, and I just had to say

1 that for the neighbors who, if they
2 watch this hearing, they will say
3 you were being disingenuous if you
4 didn't bring it up.

5 Urinating on our lawns,
6 on our cars, toilet paper on the
7 lawns, using the alleyway as a
8 passage from Rexford Road to come
9 up to Church Road. But we're going
10 to continue to have the meetings
11 and get the students under control
12 for this year and help them
13 understand that they have to be a
14 good neighbor. You can't park in
15 front of the fire hydrant. I don't
16 know what community they come from
17 where it's acceptable to park in
18 front of a fire hydrant for three
19 days and think that it's okay. So
20 I had to put that on the record
21 because that's something we've been
22 fighting.

23 And I told Jones about
24 that. I shared the video with all

1 of you where I was chasing the
2 students out the house at 12:15
3 less than a month ago and telling
4 them that the party was over, okay,
5 on a residential block where the
6 music was ungodly at all types of
7 hours. And at the point where PPD
8 did arrive, I already shut down the
9 party myself. Okay. So I just had
10 to say that.

11 But as it relates to
12 this particular legislation and
13 like I said, I go back, the
14 meetings were held at our house for
15 the dorms and we had then
16 Councilman Michael Nutter so that's
17 how far back we go. But relative
18 to this, I appreciate the timeline.

19 And I think really what
20 I'm hearing is that two things can
21 be true at once. You all could be
22 a wonderful, great neighbor to us
23 at Hawk Hill and the community in
24 University City can still have

1 concerns about the future and the
2 trajectory of the property in their
3 surrounding neighborhood and
4 community.

5 And I will ask the same
6 question. Because I asked the
7 question of the neighbors that I
8 would ask of you all, and you did
9 answer it primarily in your
10 testimony relative to the timeline
11 of community engagement when I did
12 see one portion around the 13
13 meetings with the community and
14 bifurcating the two that was just
15 the community only. That was held
16 over a one-year period. Was that
17 2024 to 2025, because we keep
18 hearing the three year versus
19 13-meeting one year?

20 MR. RIDLEY: End of '23
21 into '24.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: So the end of '23 to
24 the end of '24 was the --

1 MR. RIDLEY: Into '24

2 but we went to --

3 COUNCILWOMAN GILMORE

4 RICHARDSON: You got to speak into
5 the mic. She's not going to be
6 able to hear you.

7 MR. RIDLEY: I'm sorry.
8 We started let's say '23. We went
9 into '24 and then we had maybe the
10 very last what we refer to as the
11 Community Advisory Committee in
12 March of 2025.

13 COUNCILWOMAN GILMORE

14 RICHARDSON: Okay. So --

15 MR. RIDLEY: And just
16 you know, for the difference, so
17 March 11, 2025 we had our meeting
18 with you three. That was like our
19 last meeting, right. And then in
20 August we've had the Zoom meeting
21 in which we talked to the Community
22 Advisory Council about the buyer.
23 So that was our meeting with the
24 community group to say we actually

1 have a buyer, we're under a license
2 exclusive agreement, and that would
3 probably -- we had to wait till
4 September 5th or something, some
5 time in September. And then it was
6 a real thing and was really going
7 forward, but we had shared that
8 information. So, yes.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Well, I have to say
11 that I thank you for the community
12 meetings and for engaging the
13 community in person, via Zoom,
14 doing as much as you could I guess
15 within the confines of the process.
16 I think all the community is asking
17 for is more input in the process.

18 And from what I heard
19 today, and I listened to
20 everybody's testimony, is that
21 they're appreciative of the
22 community input but they just felt
23 as though they were not heard. And
24 I think what my colleague is trying

1 to get to -- and I'm not speaking
2 for you, colleague, okay -- but
3 from what I'm ascertaining about
4 what has taken place is that it
5 feels as though while the community
6 engagement happened, because of the
7 agreement and I guess what was
8 discussed versus what the community
9 wanted, they felt as though the
10 ultimate agreement that you all
11 entered into was not centered in
12 what the community stated they
13 wanted. And I think from what I'm
14 hearing the concern is that the
15 community has reservation regarding
16 how the sale has moved forward and
17 does not feel as though they have
18 assurances around the use, even
19 though it's an intended use. And I
20 know that you all say that you put
21 it in the agreement of sale.

22 I think because what
23 they're saying is I guess the
24 background of whatever the company

1 or individual, that they are
2 concerned about I guess them
3 sticking to that part of the
4 agreement. Because you all
5 wouldn't own it or don't own it
6 anymore, you really wouldn't have a
7 say even though they met with you
8 all for three years.

9 MR. KENDER: And if I
10 just may on that point, that's why
11 we felt it was important to embed
12 the intended uses in the agreement
13 of sale. But the other point that
14 I just want to make sure is not
15 lost is that we're going to be
16 there too, right. So we have
17 stakes, real stakes in this as
18 well. And so, what happens
19 educationally on that campus
20 impacts us as well as the
21 community. So it's not as if we're
22 leaving. So I would argue we're an
23 added assurance received.

24 COUNCILWOMAN GILMORE

1 RICHARDSON: Received. And then,
2 Mr. McClure, if you could speak to
3 how the University embedded the
4 intended use into the agreement of
5 sale and legally what that means?
6 Would the potential buyer or buyer
7 that they closed with within the
8 last week or two, I think I heard
9 you say within the last week or so,
10 would that buyer have to as it
11 relates to a use perspective
12 continue with whatever was stated
13 around intended use that was
14 embedded in the agreement, the
15 point of sale agreement?

16 MR. McCLURE: Good
17 question. Councilwoman, the
18 agreement of sale clearly stated
19 what the intended use was. But
20 with any transaction, with any sale
21 of any property, you're subject to
22 the existing uses, existing
23 permits, existing loss. There's
24 not a deed restriction. But this

1 property is subject to several
2 variances and other restrictions
3 that relate to universal use. It
4 would be very difficult to change
5 the use of this property without
6 going through a public process
7 that's already required under the
8 Philadelphia Zoning Code.

9 So as a fact, I think
10 that the use is going to stay as a
11 regulatory matter because that is
12 the way the property is currently
13 approved. So any time a property
14 changes hands for anything, you
15 have to go through a zoning
16 process. There's not a deed
17 restriction that goes on properties
18 when it gets conveyed. That would
19 be illegal to impose such a
20 requirement. But there are normal
21 zoning requirements.

22 And in this instance,
23 the applicant would have to, most
24 likely have to seek if they were

1 going to do some sort of project
2 other than what's allowed by zoning
3 or the existing variances, they
4 would have to apply for new permits
5 and go through the public process
6 and the like. I don't think
7 anyone's objecting to that. But
8 this is a new approval process that
9 is much more amorphous.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Right. And I think
12 really my question is -- because I
13 heard you all say that you embedded
14 the intended use in the agreement
15 of sale; is that correct?

16 MR. McCLURE: The
17 intended use is in the agreement
18 itself, correct.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Right. So I just
21 wanted to know sort of the legality
22 of that relative to is in the
23 agreement of sale, what if they
24 want to use it for something else

1 and could it be an additional
2 assurance for the community?

3 MR. McCLURE: It
4 certainly is embedded in the
5 agreement of sale, which was legal,
6 for purposes of explaining the
7 University's intent and the buyer's
8 intent. Could the property be
9 changed, change use in the future?
10 Subject to compliance of law, yes,
11 but that's with any property but
12 you have to comply with law. But
13 there's no deed restriction, no.
14 Did I answer the question?

15 COUNCILWOMAN GILMORE
16 RICHARDSON: Okay. That was my
17 question. Because I think what
18 we're seeking to do is ensure that
19 the trust is there. The other
20 issue that's outside of all the
21 documents, you know, all the
22 meetings, how we may feel about
23 St. Joe's and Wynnefield
24 surrounding the Hawk Hill Campus

1 versus how the University City
2 neighbors may feel because of their
3 experience is the loss of community
4 trust. And that's not something
5 that you can put in a document, per
6 se. That is something that is
7 ascertained over time.

8 And then when something
9 like this occurs, you negate all
10 that happened, all that you all
11 did, every meeting you've had when
12 they -- I'm trying to figure out a
13 way to bridge the gap relative to
14 community trust. That was more so
15 the thinking.

16 MR. McCLURE:
17 Understood. Let me give you
18 another way of looking at this, if
19 I may. Any property like this,
20 especially one that's not
21 completely subject to a SP-INS, and
22 this has a small SP-INS District,
23 master plan district, is an
24 assemblage of approvals that was

1 occurred over time -- I live in
2 East Falls. For years, our
3 neighborhood, Philadelphia
4 University which is now at
5 Jefferson, was not part of a
6 SP-INS. It was a combination of
7 variances. Penn Charter is like
8 that. There's a lot of campuses
9 like that. You can't move your big
10 toe or little toe without hitting a
11 variance because it's all
12 restricted in different ways.

13 And the good thing here
14 is the University sold it to one
15 buyer who wants to use it for one
16 use. That makes it much more
17 likely that it's going to be a
18 consistent use that's going to have
19 to work at this consistent
20 (inaudible) and it certainly is the
21 intent that it works as a campus.
22 And I think the end result here by
23 St. Joseph's University merging
24 with the University of Sciences is

1 we were able to keep that. Whereas
2 if it went the way of the
3 University Arts, where a bankruptcy
4 trustee was deciding who was going
5 to sell each piece for, for the
6 highest rate for the debtors, well,
7 that would have been a much
8 different situation. So I
9 understand that this is not ideal,
10 but it is better than it could have
11 been.

12 COUNCILWOMAN GILMORE
13 RICHARDSON: Thank you, and thank
14 you very, very much. And thank you
15 all again for your work. And,
16 Wadell, kudos to you for everything
17 you do for us every day. Okay.
18 Thank you.

19 MR. RIDLEY: I have a
20 piece of information for you. The
21 building that you were talking
22 about was 2003 when that building
23 was built. And I was working for
24 Councilman Nutter at the time, but

1 we brokered an agreement with the
2 University at the time to offer
3 permit parking for Church Road for
4 the 2400 block of 52nd Street and
5 Rexford Road. Two blocks took it.
6 One block did not. And you know
7 what block that was, which is the
8 party, they're crazy on that block,
9 just for the facts.

10 COUNCILWOMAN BASS:

11 Thank you all so much for your
12 testimony.

13 Madam Clerk, is there
14 anyone else here to testify on Bill
15 No. 250804?

16 THE CLERK: There are no
17 further names on that list.

18 COUNCILWOMAN BASS: Is
19 there anyone else here whose name
20 has not been called on Bill No.
21 250804?

22 (No response.)

23 COUNCILWOMAN BASS: And
24 seeing none, Madam Clerk, please

1 call the witnesses to testify for
2 public comment.

3 THE CLERK: Dana
4 Russikoff and Donnie Smith, please
5 approach the witness table.

6 (Witnesses approached
7 witness table.)

8 COUNCILWOMAN BASS: Good
9 afternoon. And you're testifying
10 on Bill No. 250534, the Mayfair
11 BID, correct?

12 MR. RUSSIKOFF: Yes.

13 COUNCILWOMAN BASS:
14 Okay. Please state your name for
15 the record and proceed with your
16 testimony.

17 MS. RUSSIKOFF: Thank
18 you. Good afternoon, Chairwoman
19 Bass, members of the Rules
20 Committee. My name is Dana
21 Russikoff. I'm a proud member of
22 the Mayfair Business Improvement
23 District representing the Mayfair
24 Community Development Corporation.

1 I've been a Board member of the
2 Mayfair CDC for about eight years.
3 I grew up in Oxford Circle and
4 lived in Mayfair for over 20 years.

5 And although I no longer
6 live in the Mayfair neighborhood, I
7 remain active in Mayfair and
8 Northeast Philadelphia. In
9 addition to being on the Mayfair
10 CDC Board, I am also an Executive
11 Board member of Riverfront North
12 Partnership, the founder of One
13 River Alliance and the July 4th
14 Freedom Fest event at Pleasant Hill
15 Park and the founder of One River
16 Development, which is in the
17 process of developing One River
18 Marina on the Delaware River in
19 Tacony.

20 I'm thrilled to have
21 this opportunity today to voice my
22 unwavering support for the
23 reauthorization of the Mayfair
24 Business Improvement District.

1 Mayfair is not only a historic
2 Philadelphia neighborhood, but its
3 business corridor is literally
4 America's first highway, King's
5 Highway.

6 For decades, Frankford
7 Avenue has been a major, bustling
8 and vibrant commercial artery
9 serving neighborhood residents with
10 a variety of shops, services and
11 restaurants. Mayfair is also home
12 to one of the most iconic
13 intersections in the city,
14 Frankford and Cottman Avenues,
15 which serves not only as a gateway
16 to Northeast Philadelphia from I-95
17 but also a prominent focal point
18 for community gatherings and of
19 course sports celebrations.

20 Since its inception 10
21 years ago in 2015, the Mayfair BID
22 has evolved from an intriguing but
23 unproven concept to a strong and
24 effective entity focused on

1 ensuring that Frankford Avenue
2 remains consistently clean, safe,
3 inviting and engaging for both
4 businesses and residents.

5 Over the years,
6 significant investments have been
7 made along the corridor in cleaning
8 services, environmental
9 infrastructure, signage,
10 communications and programming.

11 While most of the work takes place
12 seamlessly behind the scenes, its
13 impact is immediate and meaningful.
14 Events such as Third Thursday Night
15 Markets, the Christmas Village and
16 Tree Lighting, decorating contests,
17 the Mayfair Holmesburg Thanksgiving
18 Day Parade, the Annual Seward
19 Johnson statue exhibits, and most
20 recently, the unveiling of the
21 celebration statue commemorating
22 where Northeast Philadelphia comes
23 to celebrate help, instill a sense
24 of unity and civic pride.

1 These successful
2 projects and initiatives would not
3 be possible without the strong
4 leadership and fiscal
5 responsibility of Executive
6 Director Donnie Smith and fellow
7 Board members who represent the
8 businesses along the corridor. The
9 BID is also grateful for the
10 ongoing assistance provided by
11 Councilman Mike Driscoll and his
12 staff.

13 Thank you very much for
14 taking the time to hear my
15 testimony, and I respectfully
16 request that you join us in our
17 unwavering support for the
18 reauthorization of the Mayfair
19 Business Improvement District.
20 Thank you.

21 COUNCILWOMAN BASS:

22 Thank you very much for your
23 testimony.

24 Please state your name

1 for the record, sir, and proceed.

2 MR. SMITH: Donnie

3 Smith, Mayfair Business Improvement

4 District. Good morn -- well, good

5 afternoon --

6 COUNCILWOMAN BASS: Good

7 afternoon.

8 MR. SMITH: --

9 Chairwoman Bass and members of the
10 Rules community. My name is Donnie
11 Smith and I'm truly blessed to have
12 been chosen to serve as the
13 Executive Director of the Mayfair
14 Business Improvement District since
15 March of 2020. I say that I'm
16 blessed because I have lived in
17 Mayfair my entire life, and to be
18 chosen to work with an amazing
19 board of directors and team of
20 elected officials towards the
21 betterment of Mayfair is in fact a
22 blessing.

23 The Mayfair BID runs
24 from Harbison Avenue, from

1 Sheffield, includes small portions
2 of Cottman Avenue, Ryan Avenue as
3 well as Sackett and Levick streets.
4 The Mayfair BID was formed in 2015
5 from a desire to maintain what
6 Mayfair currently had in place and
7 to make it an even better place to
8 live.

9 Since the inception of
10 the BID, we now host several events
11 in Mayfair including, but not
12 limited to, the Seward Johnson Art
13 Exhibit, Mayfair Third Thursday
14 Night Markets, the Mayfair
15 Holmesburg Thanksgiving Day Parade,
16 the Mayfair Tree Lighting Christmas
17 Village and our Annual Christmas
18 Decoration Contest.

19 The Mayfair BID has also
20 installed several Mayfair
21 wayfinding signs along our
22 corridors. We have recently
23 installed over 60 decorative curbs
24 and fences around our trees. Most

1 recently, we unveiled our brand new
2 celebration statue right at Cottman
3 and Frankford, which is our very
4 own Times Square of sorts.

5 Cleanliness cannot be
6 overlooked as the Mayfair BID
7 cleans the corridors of Mayfair
8 five days each week. Working with
9 the Commerce Department and the TCB
10 program, we've expanded our
11 cleaning boundaries in the
12 neighborhood of Holmesburg and
13 we're now cleaning all the way to
14 Solly Avenue.

15 The Mayfair Business
16 Improvement District is made up of
17 over 300 diverse businesses
18 perfectly serving the needs of a
19 newly diverse community. A recent
20 Pew study reported that Mayfair is
21 now made up of a 27.3% population
22 that is foreign-born, which is
23 currently the highest in the city
24 of Philadelphia, and our current

1 mix of businesses certainly does
2 reflect that trend.

3 In 2025, the Mayfair BID
4 projected an annual income in the
5 amount of \$349,000 and it is the
6 Board's intention to raise the
7 annual assessments by no more than
8 3% each year. Assessments are used
9 to fund our staff, clean up,
10 marketing and beautification
11 efforts in Mayfair that were
12 mentioned earlier.

13 I'm extremely hopeful
14 you will continue to see the value
15 of what the Mayfair Business
16 Improvement has done for our
17 community, and I sincerely
18 appreciate the efforts of
19 Councilman Driscoll and his team in
20 assisting and supporting the
21 Mayfair business endeavors. Please
22 review the letters of support
23 submitted from several property
24 owners and business owners alike.

1 Our Board remains dedicated and I
2 look forward to continuing with my
3 work to make Mayfair a great place
4 to visit and an awesome place to
5 live.

6 I just want to point out
7 that I did have two other people
8 here to testify as well. However,
9 they had to leave due to time
10 constraints. I thank you for your
11 support.

12 COUNCILWOMAN BASS:
13 Thank you so much for your patience
14 and for your testimony today.

15 MR. SMITH: Thank you.

16 COUNCILWOMAN BASS: Any
17 questions from the committee?

18 (No response.)

19 COUNCILWOMAN BASS: No?
20 Okay. Thank you for being here.

21 And is there anyone else
22 here to testify or to offer public
23 comment on any of the bills today?

24 (No response.)

1 COUNCILWOMAN BASS:

2 Seeing none, we will now proceed
3 with taking public -- no, we
4 already did that. This now
5 concludes the public hearing.
6 We'll now go into a public meeting
7 to consider the action to be taken
8 on the bills before the committee
9 today.

10 Okay. Thank you for
11 your patience. We'll now ask the
12 Clerk to please call the roll.

13 THE CLERK: Chair member
14 Bass.

15 COUNCILWOMAN BASS:
16 Present.

17 THE CLERK: Vice-Chair
18 member Squilla.

19 COUNCILMAN SQUILLA:
20 Present.

21 THE CLERK: Member
22 Jones.

23 COUNCILMAN JONES:
24 Present.

1 THE CLERK: Member

2 Gilmore Richardson.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Present.

5 THE CLERK: Member

6 Gauthier.

7 COUNCILWOMAN GAUTHIER:

8 Present.

9 THE CLERK: Member

10 Thomas.

11 (No response.)

12 THE CLERK: And, Member

13 O'Neill.

14 (No response.)

15 COUNCILWOMAN BASS:

16 Thank you. I note for the record

17 that a quorum of the committee is

18 present.

19 The Chair now recognizes

20 Councilmember Squilla for a motion

21 on the amendment to Bill No.

22 250767.

23 COUNCILMAN SQUILLA:

24 Madam Chair, I offer an amendment

1 to Bill No. 250767. A copy of the
2 amendment has been circulated to
3 all members of the committee. I
4 move that the amendment to Bill No.
5 250767 be adopted.

6 (Duly seconded.)

7 COUNCILWOMAN BASS:

8 Thank you. It's been moved and
9 properly seconded that the
10 amendment to Bill No. 250767 be
11 adopted.

12 All those in favor of
13 the motion will signify by saying
14 aye.

15 (Aye.)

16 COUNCILWOMAN BASS:

17 Anyone opposed?

18 (No response.)

19 COUNCILWOMAN BASS:

20 Okay. The ayes have it, the motion
21 carries and the amendment to Bill
22 No. 250767 has been adopted.

23 The Chair now recognizes
24 Councilmember Squilla for a motion

1 on the amendment to Bill No.

2 250804.

3 COUNCILMAN SQUILLA:

4 Thank you, Madam Chair. I offer --

5 I'm offering an amendment to Bill

6 No. 250804. A copy of the

7 amendment has been circulated to

8 all members of the committee. I

9 move that the amendment to Bill No.

10 250804 be adopted.

11 (Duly seconded.)

12 COUNCILWOMAN BASS:

13 Thank you. It's been moved and

14 properly seconded that the

15 amendment to Bill No. 250804 be

16 adopted.

17 All those in favor of

18 the motion will signify by saying

19 aye.

20 (Aye.)

21 COUNCILWOMAN BASS:

22 Anyone opposed?

23 (No response.)

24 COUNCILWOMAN BASS: The

1 ayes have it. The motion carries.
2 The amendment to Bill No. 250804
3 has been adopted.

4 Chair now recognizes
5 Councilmember Squilla for a motion
6 on the amendment to Bill No.
7 250808.

8 COUNCILMAN SQUILLA:

9 Thank you, Madam Chair.

10 I offer an amendment to
11 Bill No. 250808. A copy of the
12 amendment has been circulated to
13 all members of the committee. I
14 move that the amendment to Bill No.
15 250808 be adopted.

16 COUNCILWOMAN BASS:

17 Thank you. It's been moved and
18 properly seconded that the
19 amendment to Bill No. 250808 be
20 adopted.

21 All those in favor of
22 the motion will signify by saying
23 aye.

24 (Aye.)

1 COUNCILWOMAN BASS: Any

2 opposed?

3 (No response.)

4 COUNCILWOMAN BASS: The

5 ayes have it, the motion carries

6 and the amendment to Bill No.

7 250808 has been adopted.

8 Chair now recognizes

9 Councilmember Squilla for a motion

10 on the amendment to Bill No.

11 250811.

12 COUNCILMAN SQUILLA:

13 Thank you, Madam Chair.

14 I move that the

15 amendment be offered to Bill No.

16 250811. A copy of the amendment

17 has been circulated to all members

18 of the committee. And I move that

19 the amendment to Bill No. 250811 be

20 adopted.

21 (Duly seconded.)

22 COUNCILWOMAN BASS:

23 Thank you. It's been moved and

24 properly seconded that the

1 amendment to Bill No. 250811 be
2 adopted.

3 All those in favor of
4 the motion will signify by saying
5 aye.

6 (Aye.)

7 COUNCILWOMAN BASS:

8 Anyone opposed?

9 (No response.)

10 COUNCILWOMAN BASS: The
11 ayes have it. The motion carries.
12 And the amendment to Bill No.
13 250811 has been adopted.

14 Chair now recognizes
15 Councilmember Squilla for a motion
16 on Bill Nos. 250534, 250572,
17 250577, 250648, 250767 as amended,
18 250800, 250802, 250803, 250804 as
19 amended, 250808 as amended, 250810
20 and 250811 as amended.

21 COUNCILMAN SQUILLA:

22 Thank you, Madam Chair.

23 I move that Bill Nos.

24 250534, 250572, 250577, 250648,

1 250767 as amended, 250800, 250802,
2 250803, 250804 as amended, 250808
3 as amended, and 250810, and 250811
4 as amended be reported from this
5 committee with a favorable
6 recommendation and further move the
7 rules of Council be suspended at
8 the first reading of this bill at
9 the next session of Council.

10 (Duly seconded.)

11 COUNCILWOMAN BASS: It's
12 been moved and properly seconded
13 that Bill Nos. 250534, 250572,
14 250577, 250648, 250767 as amended,
15 250800, 250802, 250803, 250804 as
16 amended, 250808 as amended, 250810,
17 and 250811 as amended be reported
18 from this committee with a
19 favorable recommendation and
20 further move that the rules of
21 Council be suspended to permit
22 first reading of this bill at the
23 next session of Council.

24 All those in favor of

1 the motion will signify by saying
2 aye.

3 (Aye.)

4 COUNCILWOMAN BASS: Is
5 there anyone opposed?

6 (No response.)

7 COUNCILWOMAN BASS: The
8 ayes have it and the motion
9 carries.

10 And unless there are no
11 additional remarks from the
12 committee or our guests, this
13 concludes the business of the
14 Committee on Rules for today.
15 Thank you all very much for your
16 attendance.

17 (Committee on Rules
18 concluded at 12:45 p.m.)

19

20

21

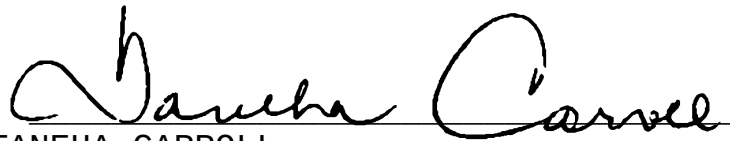
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, appearing to read "Taneha Carroll", is written over a horizontal line.

TANEHA CARROLL
Court Reporter - Notary Public

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