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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING - COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Monday, April 25, 2005, 10:25 a.m.

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050189 - An Ordinance amending Bill No. 040369,
which became law June 21, 2004, entitled
"An Ordinance amending Chapter 14-1600 of
The Philadelphia Code, entitled
"Miscellaneous," by adding a new section
prohibiting the demolition of buildings
or other structures located within the
area bounded on the north by the south
side of Locust Street, on the west by the
east side of Fifth Street, on the south
by the north side of Washington Street,
and on the east by the Delaware River,
and providing that such prohibition shall
expire after a specified period of time,
all under certain terms and conditions,"
by extending the expiration date of the
ordinance.

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050215 - An Ordinance approving the second
amendment of the redevelopment proposal
for the 44th and Aspen Urban Renewal
Area, being the area generally bounded by
Lancaster Avenue, Belmont Avenue,
Pennsgrove Street, Forty-second Street,
Haverford Avenue, Forty-fourth Street,
Fairmount Avenue and Forty-seventh
Street, including the second amendment to
the urban renewal plan and the relocation
plan, which provides, inter alia, for the
additional land acquisition of
approximately six (6) properties for
residential and related uses; the

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provision of certain relocation services,
as required by law; and declaring that
condemnation is not imminent with respect
to the Project.

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050229 - An Ordinance approving the twelfth
amendment of the redevelopment proposal
for the Mantua Urban Renewal Area, being
the area beginning at the intersection of
Fortieth Street and Spring Garden Street,
including the ninth amendment to the
urban renewal plan and the relocation
plan, as amended, which provides, inter
alia, for the additional land acquisition
of approximately forty-three (43)
properties for residential and related
uses; the provision of certain relocation
services, as required by law and
declaring that condemnation is not
imminent with respect to the Project.

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PRESENT:

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COUNCIL PRESIDENT ANNA C. VERNA
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN DARRELL L. CLARKE
COUNCILMAN DAVID COHEN
COUNCILMAN FRANK DiCICCO
COUNCILMAN JAMES F. KENNEY
COUNCILMAN RICHARD T. MARIANO
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN BRIAN J. O'NEILL

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3 P R O C E E D I N G S

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5 COUNCIL PRESIDENT VERNA: Good
6 morning, everyone. This is a public meeting
7 of the Committee of Rules.

8 I would note that a quorum is
9 present. To my extreme left is Councilwoman
10 Brown, Councilman Clarke, Councilwoman
11 Blackwell; and to my right is Councilwoman
12 Miller.

13 I would ask Mr. Erickson to please
14 read the title of Bill Number 050189.

15 CLERK: An Ordinance amending Bill
16 No. 040369, which became law June 21, 2004,
17 entitled "An Ordinance amending Chapter
18 14-1600 of The Philadelphia Code, entitled
19 "Miscellaneous," by adding a new section
20 prohibiting the demolition of buildings or
21 other structures located within the area
22 bounded on the north by the south side of
23 Locust Street, on the west by the east side
24 of Fifth Street, on the south by the north
25 side of Washington Street, and on the east by

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2 the Delaware River, and providing that such
3 prohibition shall expire after a specified
4 period of time, all under certain terms and
5 conditions," by extending the expiration date
6 of the ordinance.

7 COUNCIL PRESIDENT VERNA: Good
8 morning. Please identify yourself for the
9 record and proceed with your testimony.

10 MR. CHAPMAN: Good morning, Madam
11 President and members of the Rules Committee.
12 My name is Thomas Chapman. I am the Director
13 of the Development Planning Division for the
14 City Planning Commission. And I'm here today
15 to testify on Bill Number 050189.

16 Councilman DiCicco introduced this
17 bill on March 3rd of this year. This bill
18 amends Chapter 14-1600 of The Philadelphia
19 Code, by extending the demolition moratorium
20 for buildings located within the area bounded
21 by Locust Street, 5th Street, Washington
22 Avenue and the Delaware River until December
23 31th of this year.

24 Demolitions in this area would be
25 prohibited unless it is necessary to abate an

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2 imminently dangerous condition.

3 Bill number 040369 had established a
4 moratorium for this area when it became law
5 on June 21, 2004. This bill had been
6 introduced in anticipation of the enactment
7 of a neighborhood conservation district for
8 the Queen Village section of the City.

9 Once that bill has been enacted into
10 law, this neighborhood would be the first
11 neighborhood conservation district.

12 The Planning Commission staff has
13 had a number of meetings and discussions with
14 representatives of the Queen Village
15 Neighborhood Association.

16 However, the additional time
17 provided in today's ordinance will allow us
18 to complete our work.

19 That concludes my testimony, and I'd
20 be happy to answer my questions.

21 COUNCIL PRESIDENT VERNA: Thank you.

22 Mr. Chapman, what is the purpose of
23 the extension? Do you know?

24 MR. CHAPMAN: Well, Madam President,
25 we haven't completed the drafting of the

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2 conservation district. So, giving us...

3 COUNCIL PRESIDENT VERNA: I'm sorry.

4 I was distracted. Do you mind repeating?

5 MR. CHAPMAN: No, not at all.

6 Madam President, as I said, we had
7 been working with representatives of the
8 Queen Village Neighborhood Association, but
9 we have not completed the draft of the
10 neighborhood conservation district yet.

11 Without this extension, we would run
12 out of time, and demolitions would once again
13 be permitted in this area. This has been a
14 concern of the community group, and to the
15 best of my knowledge Councilman DiCicco. And
16 that's why we need this extension. I would
17 anticipate that the extension to the end of
18 this year is more than enough time for us to
19 complete our work.

20 COUNCIL PRESIDENT VERNA: Fine. And
21 no one would be adversely affected by it.

22 MR. CHAPMAN: You may get some
23 property owners in the area that might
24 dispute that, but...

25 COUNCIL PRESIDENT VERNA: Well, I

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2 think it still gives you time to try to work
3 things out with members of the community.

4 MR. CHAPMAN: Yes. And by giving us
5 this extension, that doesn't mean that it has
6 to take until December 31st for us to
7 complete the work in the district.

8 COUNCIL PRESIDENT VERNA:

9 Understood.

10 The Chair recognizes Councilwoman
11 Miller.

12 COUNCILWOMAN MILLER: Thank you.
13 Thank you, Madam Chair.

14 Mr. Chapman or Councilman DiCicco,
15 can you explain to me what a neighborhood
16 conservation district is, other than a
17 demolition moratorium? What are the things?
18 What are the factors?

19 COUNCILMAN DiCICCO: Thank you.

20 I think it was a year or so ago that
21 the bill was... about this time last year a
22 hearing may have been held. I think it might
23 have been the Rules Committee. I'm not
24 absolutely certain.

25 It's a mechanism that helps

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2 communities protect the... pretty much the
3 esthetical value of the community. It is not
4 as stringent as historical district.

5 COUNCILWOMAN MILLER: Right. That's
6 what I was...

7 COUNCILMAN DiCICCO: But it gives a
8 little more -- a lot more, I should say, than
9 the typical zoning process would be. Queen
10 Village, Strawberry Mansion comes to mind.

11 They're very unique facades, those
12 properties. And oftentimes developers come in
13 who, but for -- the only reason is for
14 profit, which is not a bad thing, but not
15 without any regard for the esthetical value
16 and the characteristic of the community;
17 basically changed the entire look of a block
18 by doing one or two properties different than
19 the rest of the block. So...

20 And there's nothing to prevent that
21 from happening unless it is an historical
22 district. So, this will give community
23 groups, bona fide community groups, an
24 opportunity to set certain standards on
25 materials and the look and feel that they

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2 want to maintain for a particular
3 neighborhood, again, without having to go
4 through the time and expense of creating an
5 historical district. It gives them a much
6 greater say in that process.

7 COUNCILWOMAN MILLER: Okay. I think
8 I do recall that there was a building that
9 was renovated in your district that I
10 think... I was in that hearing. I think it
11 was gray...

12 COUNCILMAN DiCICCO: Just a
13 simple... There are a couple of people from
14 Queen Village here. If you've never been to
15 Queen Village, it's a very colonial look, for
16 the most part, very old buildings.

17 No one wants to see this historical
18 building or this building that is a brick
19 facade being covered by vinyl siding, as an
20 example, and the rest of the block has that
21 colonial characteristic.

22 That's an extreme case, but it's not
23 unusual. Councilwoman Verna and I share
24 South Broad Street as a common -- as the
25 barrier between our districts.

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2 And what prompted me to do this bill
3 a number of years ago was on the 1800 block,
4 I believe, of South Broad Street, on the west
5 side, which is Council President Verna's
6 district, a developer came in, took about
7 four or five brownstones and covered the
8 facades with this texture 111 which is like a
9 sheet of plywood kind of material.

10 And then eventually across the
11 street on the district that I represent,
12 prior to my coming here, a couple of those
13 brownstones were covered with vinyl siding or
14 aluminum siding, actually.

15 And it just... I think it was
16 sinful as to what took place in changing,
17 again, the characteristic of those blocks.

18 So, we came up with this. We've had
19 a number of hearings and meetings over the
20 last three or four years with various
21 community groups.

22 And we came up with the conservation
23 district. Originally I think it had a
24 different title, but we changed it to be
25 conservation district.

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2 COUNCILWOMAN MILLER: Okay. Thank
3 you, Councilman.

4 COUNCIL PRESIDENT VERNA: Thank you.
5 Are there any other questions?

6 I would also like the record to
7 reflect that Council members O'Neill and
8 Councilman Kenney have joined us.

9 Did you want to be recognized?

10 The Chair recognizes Councilman
11 O'Neill.

12 COUNCILMAN O'NEILL: Mr. Chapman, I
13 assume that in addition to a developer who
14 thinks -- is not making as much profit,
15 there's the person on the block or the people
16 on the block or next door when this kind of
17 disaster happens, where their values are
18 going down.

19 MR. CHAPMAN: Yes.

20 COUNCILMAN O'NEILL: And then also
21 the whole neighborhood is feeling it because
22 it just doesn't look as good. So, there is
23 another side to this when someone goes in and
24 changes the character of a building or
25 several buildings in a neighborhood like

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2 this. So I would assume you also be wanting
3 a rules suspension on this because of your
4 time...

5 MR. CHAPMAN: Yes, Councilman.

6 COUNCILMAN O'NEILL: ...concerns?

7 MR. CHAPMAN: Yeah.

8 COUNCILMAN O'NEILL: Thank you.

9 MR. CHAPMAN: Thank you.

10 COUNCILMAN DiCICCO: I'd like to
11 just follow up on that. And it's a very good
12 observation, Councilman.

13 I think sometimes developers come
14 in. And it's not too often, fortunately, but
15 there are times when they come in without any
16 sense of really what the community is, but to
17 understand that they're going to build
18 something, they're going to sell it and make
19 a profit.

20 We think it's really to their
21 advantage to adhere to the characteristic
22 because that's one of the reasons people who
23 have stayed there or people who have moved
24 there is because they want that feel and that
25 look.

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2 And this is not mandatory. It's for
3 any community group, any viable 501 C-3
4 non-profit, that chooses to become a
5 conservation district. So, it's not
6 City-wide. It's on an individual community
7 by community basis.

8 MR. CHAPMAN: And each district has
9 to be approved by City Council.

10 COUNCIL PRESIDENT VERNA: Okay.

11 Are there any other questions or
12 comments from members of the committee?

13 (No response.)

14 COUNCIL PRESIDENT VERNA: Do we have
15 anyone else to testify on this bill?

16 Please approach the witness table,
17 if you will. Identify yourself for the
18 record and proceed with your testimony.

19 MR. O'DONNELL: Good morning. David
20 O'Donnell. I'm president of Queen Village
21 Neighbors Association.

22 Just to refresh our history, Queen
23 Village was originally founded in 1643 by the
24 Swedes, 50 years before William Penn landed.
25 It is a very historic area.

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2 However, we at this point have not
3 raised the money or had the time to become a
4 historic district. So, a tremendous amount
5 of our buildings, all beautiful old
6 buildings, are not protected. And developers
7 can come in at this point and do pretty much
8 whatever they want to them.

9 As you can see by our photo here,
10 this is one of our charming little streets as
11 of today. And this is what we're trying to
12 protect.

13 We are asking for an extension of
14 the demolition moratorium because we are
15 running out of time to create a conservation
16 district that would help us protect our
17 community.

18 And with me is Rick Cole, the
19 chairman of the neighborhood conservation
20 district.

21 COUNCIL PRESIDENT VERNA: Good
22 morning, Mr. Cole.

23 MR. COLE: Good morning. I'm Rick
24 Cole. I'm chairman of the neighborhood
25 conservation district, Queen Village; and I'm

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2 chairman of the zoning committee at Queen
3 Village.

4 We've had a number of meetings with
5 neighbors and committee members of the
6 neighborhood conservation district.

7 Starting off looking at what's
8 important, what important characteristics are
9 of Queen Village, the first photograph is the
10 100 block of Fitzwater Street. It shows a
11 pedestrian scale, windows and doors on the
12 street, trees.

13 But we're finding more and more
14 developers are coming in, taking down older
15 buildings, not necessarily -- These are
16 probably historic -- protected by historic,
17 but older buildings and putting up buildings
18 with blank first floors, big garage doors, no
19 eyes and ears on the streets; scale, you
20 know, is out of character with the rest of
21 the houses.

22 Fortunately this one -- First one
23 was, you know, red brick which is in
24 character. The code doesn't even require
25 brick. I mean, they could put up, you know,

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2 vinyl siding; they could put up stucco.

3 This -- This is this big house with
4 the two-car garage door is the end of the
5 same block of the first photograph.

6 The next photograph is another big
7 blank, brown brick, no windows on the street
8 on the first floor, no neighbor, you know,
9 contact, big gates. And everybody's... You
10 know, these new developments... It's not the
11 same neighborhood any more. And that's what
12 we're trying to protect.

13 COUNCIL PRESIDENT VERNA: They don't
14 look very large. How many bedrooms do they
15 have?

16 COUNCILMAN DiCICCO: Those? Maybe
17 two.

18 COUNCIL PRESIDENT VERNA:
19 Two-and-a-half?

20 Any questions or comments from
21 members of the committee?

22 (No response.)

23 COUNCIL PRESIDENT VERNA: Gentlemen,
24 thank you very much. Thank you.

25 Do we have anyone else to testify on

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2 this bill?

3 (No response.)

4 COUNCIL PRESIDENT VERNA: Seeing
5 none, may I suggest, Tom, that you read bill
6 number 050215.

7 CLERK: An Ordinance approving the
8 second amendment of the redevelopment
9 proposal for the 44th and Aspen Urban Renewal
10 Area, being the area generally bounded by
11 Lancaster Avenue, Belmont Avenue, Pennsgrove
12 Street, Forty-second Street, Haverford
13 Avenue, Forty-fourth Street, Fairmount Avenue
14 and Forty-seventh Street, including the
15 second amendment to the urban renewal plan
16 and the relocation plan, which provides,
17 inter alia, for the additional land
18 acquisition of approximately six properties
19 for residential and related uses; the
20 provision of certain relocation services, as
21 required by law; and declaring that
22 condemnation is not imminent with respect to
23 the Project.

24 COUNCIL PRESIDENT VERNA: Good
25 morning.

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2 MR. WETZEL: Good morning.

3 COUNCIL PRESIDENT VERNA: Please
4 identify yourself for the record and proceed
5 with your testimony.

6 MR. WETZEL: Good morning.

7 My name is Herbert Wetzel. I'm
8 Executive Director of the Redevelopment
9 Authority of the City of Philadelphia.

10 Madam Chairperson and members of the
11 Committee, I'm here to speak in support of
12 Bill Number 050215, which is the second
13 amendment of the redevelopment proposal and
14 the second amendment of the urban renewal
15 plan for the 44th and Aspen Urban Renewal
16 Area.

17 This bill would authorize the
18 Redevelopment Authority to acquire six vacant
19 lots. The Philadelphia Housing Authority has
20 requested the acquisition of these vacant
21 lots in support of the Mill Creek Hope Six
22 Project.

23 Under the development plans for the
24 Mill Creek Hope Six, P.H.A. will
25 substantially rehabilitate and newly

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2 construct approximately 120 affordable
3 residential units, both home ownership and
4 rental.

5 The properties to be acquired under
6 this plan are within the project footprint
7 and will be used for residential and related
8 development.

9 The Mill Creek Hope Six Project is
10 expected to cost \$102 million to complete and
11 will leverage 10 million in private dollars
12 through the sale of low income housing tax
13 credits.

14 Madam Chairperson and members of the
15 Committee, I respectfully request favorable
16 consideration of Bill Number 050215, and
17 would ask the suspension of Council rules to
18 allow a first reading on April 28, 2005.

19 COUNCIL PRESIDENT VERNA: Thank you
20 very much.

21 I would like the record to reflect
22 that Councilman Cohen has certainly joined
23 the committee.

24 Mr. Wetzel, are N.T.I. funds being
25 utilized for this redevelopment proposal?

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2 And if so, can you tell us what amount?

3 MR. WETZEL: Yes, N.T.I. funds are
4 being used. And I don't have the number at
5 the moment. But let me check with staff and
6 see if we can get it for you.

7 COUNCIL PRESIDENT VERNA: Can you
8 tell us what are the sources of funding for
9 the Mill Creek Hope Six Project? I believe
10 you indicated the projected amount is
11 approximately \$102 million.

12 MR. WETZEL: Yes. Mill Creek Hope
13 Six -- and I would ask P.H.A. to be more
14 definitive active than I can be, though -- is
15 substantially funded through the Hope Six
16 Program and the use of low income housing tax
17 credits.

18 The home ownership phase of this
19 will also include income from the sale of
20 those properties, so that those would be the
21 three primary sources of income.

22 Federal funds under the Hope Six
23 Program, equity raised through the sale of
24 low income tax credits, and income from the
25 sale of the home ownership units.

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2 COUNCIL PRESIDENT VERNA: In your
3 testimony you indicate that there will be
4 newly constructed affordable rental units or
5 residential... both rental and home
6 ownership, approximately 120. How many of
7 those will be for rental? How many will be
8 for home ownership?

9 MR. WETZEL: Madam Chairperson, I
10 don't have the answer now, but I will get it
11 for you. I was anticipating that P.H.A.
12 would be here today to answer those
13 questions.

14 COUNCIL PRESIDENT VERNA: Is anyone
15 from P.H.A. here?

16 (No response.)

17 MR. WETZEL: We would be glad to get
18 that answer for you.

19 COUNCIL PRESIDENT VERNA: Thank you.
20 Are there any questions from members
21 of the committee?

22 COUNCILWOMAN BLACKWELL: Madam
23 President.

24 COUNCIL PRESIDENT VERNA: Yes.

25 COUNCILWOMAN BLACKWELL: I believe

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2 we're talking about housing issues?

3 COUNCIL PRESIDENT VERNA: Aspen.

4 Aspen Urban Renewal, Bill 050215.

5 COUNCILWOMAN BLACKWELL: Let me say
6 that we had a question from a homeowner with
7 regard to a property in that bill.

8 And I'm sure Mr. Wetzel will assure
9 us that it is not the property. It is in the
10 rear of that property and the lot in
11 question.

12 And we just wanted to put on the
13 record that we'll make sure that the
14 gentleman is satisfied that there's no
15 question with regard to his property.

16 COUNCIL PRESIDENT VERNA: Is the
17 gentleman here?

18 Do you want to approach the witness
19 table, identify yourself.

20 COUNCIL PRESIDENT VERNA: Good
21 morning.

22 UNIDENTIFIED WOMAN: Good morning
23 to everyone.

24 I own the property at 4635 Ogden
25 Street. And I did receive this letter in the

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2 mail. I'm not exactly sure, and it hasn't
3 been illustrated to me that this is not a
4 part of my property.

5 It's 4635, the rear of my property.
6 And it hasn't been illustrated to me that
7 that's not a part of my property.

8 COUNCILWOMAN BLACKWELL: It's a rear
9 lot. It's not her property. And frankly,
10 Madam President, my understanding is that she
11 probably should not have been notified.

12 It's the property to the rear of
13 hers. So --

14 UNIDENTIFIED WOMAN: I have received
15 letters in the mail before -- this was my
16 grandmother's property -- in reference to
17 this same land or part of the property.

18 COUNCIL PRESIDENT Verna: May I ask
19 who sent you the letter?

20 UNIDENTIFIED WOMAN: The letter came
21 from the Redevelopment Authority.

22 MR. WETZEL: The answer to the
23 question is, a lot of times there are rear
24 parcels that are attached or sometimes not
25 attached.

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2 In this case we're looking for the
3 rear parcel, not the main parcel itself.

4 UNIDENTIFIED WOMAN: My problem is
5 that I'm not exactly sure, and it hasn't been
6 illustrated to me, that this is not a part of
7 my property, if I can get some clarification.

8 COUNCILMAN O'NEILL: Madam
9 President, it is part of her property, but
10 it's the rear part, but not the main part
11 with the building on it.

12 MR. WETZEL: Well, we're not
13 absolutely sure whether it's deeded in her
14 name or not. It's very possible that it is.
15 And if that's the case we would like to
16 illustrate that to her, you know, on the base
17 maps.

18 COUNCILMAN O'NEILL: Okay.

19 MR. WETZEL: The City's base maps.

20 COUNCILMAN KENNEY: Madam President.

21 COUNCIL PRESIDENT VERNA: The Chair
22 recognizes Councilman Kenney.

23 COUNCILMAN KENNEY: Can't you just
24 do a survey of the property and determine
25 what the lot lines are and what the deeds

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2 are? I mean, be the simplest way to have a
3 civil engineer go out or whoever does that
4 for the R.D.A.

5 UNIDENTIFIED WOMAN: Apparently
6 somebody has a question also or else I would
7 not have received a letter.

8 COUNCILMAN KENNEY: I mean, just do
9 the survey and you'll know what the lot lines
10 are and whose deeds are what. I mean, it's
11 like you're guessing; she's guessing. We'll
12 get a definitive answer, for everybody's
13 sake.

14 MR. WETZEL: Yes. We indicated to
15 the Councilwoman that we would not... that we
16 would take direction from her regarding this
17 in terms of getting the details to the
18 individuals sitting here today and not move
19 forward unless those assurances are made. Am
20 I correct?

21 COUNCILWOMAN BLACKWELL: Madam
22 President, certainly we would like to... We
23 agree it's better to be clear so that we
24 don't have a problem with this legislation
25 with regard to this property, and also with

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2 regard to their questions about 711 North
3 40th Street. Those are the two requests, two
4 questions that people have come to me about
5 this morning.

6 I regret taking the committee's time
7 with these two individual properties, but the
8 homeowners just came in as I was leaving the
9 chambers, so I could not have -- I didn't
10 know there was a problem in advance.

11 So but we're happy to hold up on
12 those instances and make sure that everyone
13 is protected before we move forward.

14 COUNCIL PRESIDENT VERNA: So we're
15 going to hold Bill Number 050215.

16 COUNCILWOMAN BLACKWELL: Yes.

17 COUNCILMAN O'NEILL: Wouldn't you
18 just rather report it out and not have it
19 voted on?

20 COUNCILWOMAN BLACKWELL: Yes;
21 absolutely. It's only that particular --
22 that specific -- I'm only concerned about
23 4635 rear of Ogden --

24 COUNCILMAN O'NEILL: Right, but
25 they're under the umbrella of the whole bill.

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2 COUNCILWOMAN BLACKWELL: Oh, no, no,
3 no. Only those two properties in my district
4 and 711 North 40th Street.

5 COUNCILMAN O'NEILL: Okay.

6 COUNCIL PRESIDENT VERNA: Councilman
7 Clarke.

8 COUNCILMAN CLARKE: If you report
9 the bill out, the Redevelopment Authority has
10 the ability to delete those two bills from
11 the ultimate taking; am I correct, Mr.
12 Wetzel?

13 MR. WETZEL: As a matter of fact, if
14 the ordinance is passed and signed by the
15 Mayor, we do not have to act on that.

16 And we've always deferred to Council
17 persons after the bill's been passed, in the
18 event that there's some error or there's a
19 desire on the part of the Council person not
20 to have that property acquired through
21 eminent domain, we do not proceed with
22 eminent domain action.

23 COUNCILMAN CLARKE: But the
24 assumption is that we can clarify this issue
25 before the bill actually gets passed by this

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2 Council. Assuming in two weeks we should be
3 able to rectify this.

4 MR. WETZEL: Absolutely.

5 COUNCILMAN CLARKE: And then at any
6 point in time you can simply delete that from
7 your procedure to acquire the property.

8 MR. WETZEL: That is correct.

9 COUNCILMAN CLARKE: Understand that,
10 ma'am?

11 UNIDENTIFIED WOMAN: Yes, I do.

12 COUNCIL PRESIDENT VERNA: Yes.

13 Please approach the witness table.

14 MS. ARMSTEAD: Thank you.

15 COUNCIL PRESIDENT VERNA: You're
16 welcome.

17 MS. ARMSTEAD: Thank you.

18 COUNCIL PRESIDENT VERNA: You're
19 welcome.

20 Please identify yourself for the
21 record.

22 MS. ARMSTEAD: Yes. Mary -- Eugene
23 and Mary Armstead. We're the owners of 711
24 North 40th Street.

25 COUNCIL PRESIDENT VERNA: Yes.

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2 MS. ARMSTEAD: Okay. We have put in
3 for -- I know the property was behind in the
4 taxes. We had worked it out where we could
5 pay the back taxes because we were already
6 living in another property.

7 The problem where we came through
8 the area half -- 711 on 40th Street is a
9 three-story building. When we went to check
10 it out, half of the third floor was gone.
11 They was working down to the second floor.

12 We asked them by what authority --
13 who gave them the permission to tear the
14 property down. It went from the
15 Redevelopment Authority to the City of
16 Philadelphia. Nobody knew who owned it.

17 We have the deed for the property.
18 Okay. The property is now demolished. It's
19 a lot. Okay. The property is gone.

20 They still didn't tell us who gave
21 the authority to tear it down. And they're
22 still pushing from one to the other.

23 COUNCIL PRESIDENT VERNA: Has the
24 property been vacant?

25 MS. ARMSTEAD: Yes, the property was

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2 vacant, but we had board it up.

3 COUNCIL PRESIDENT VERNA: It may
4 have been declared eminently dangerous. I
5 mean, I don't know.

6 MS. ARMSTEAD: No, it wasn't. I
7 have a picture of the property. I have a
8 picture -- We have pictures of the property.
9 It wasn't declared dangerous.

10 COUNCIL PRESIDENT VERNA: It was
11 not?

12 MS. ARMSTEAD: No, it was not. We
13 even got the City to board it up.

14 COUNCILWOMAN BLACKWELL: Madam
15 President, this is the other one that we just
16 heard about.

17 So, we can only ask that these two
18 properties be deleted from action today, and
19 that the committee press on forward with the
20 other and try to figure out... I'll step
21 back and talk to the individuals involved in
22 both instances and see what we need to do to
23 try to get it straightened out.

24 COUNCILMAN O'NEILL: Councilwoman, I
25 think procedurally if we move the whole bill,

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2 because there's no individual properties
3 listed in the bill, it's easier for you just
4 to work it without Mr. Wetzel and the
5 neighbors, and it can be done; bill can move
6 forward.

7 COUNCIL PRESIDENT VERNA: And I
8 would suggest that we not suspend the rules
9 today so it would give --

10 COUNCILMAN O'NEILL: Give a little
11 more time.

12 COUNCIL PRESIDENT VERNA: -- give
13 you and the Redevelopment Authority and also
14 the neighbors more time.

15 COUNCILWOMAN BLACKWELL: Thank you.
16 That will be fine. Thank you very much.

17 COUNCIL PRESIDENT VERNA: Thank you.
18 Does anyone else want to testify on
19 this bill?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: Seeing no
22 one, I would ask you to please read the title
23 of Bill Number 050229.

24 CLERK: An Ordinance approving the
25 twelfth amendment of the redevelopment

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2 proposal for the Mantua Urban Renewal Area,
3 being the area beginning at the intersection
4 of Fortieth Street and Spring Garden Street,
5 including the ninth amendment to the urban
6 renewal plan and the relocation plan, as
7 amended, which provides, inter alia, for the
8 additional land acquisition of approximately
9 forty-three properties for residential and
10 related uses; the provision of certain
11 relocation services, as required by law and
12 declaring that condemnation is not imminent
13 with respect to the Project.

14 COUNCIL PRESIDENT VERNA: Mr.
15 Wetzel.

16 MR. WETZEL: Good morning, Madam
17 Chairperson and members of the committee.

18 I am here to speak in support of
19 Bill Number 050229 which is the 12th
20 amendment of the redevelopment proposal and
21 the 9th amendment of the urban renewal plan
22 for the Mantua Urban Renewal Area.

23 This bill would authorize the
24 Redevelopment Authority to acquire 43
25 properties. These properties consist of 5

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2 occupied residential structures, 10 vacant
3 structures and 28 vacant lots.

4 The home ownerships piece that would
5 be supported from this is sponsored by Home
6 Ownership Developers, L.P. and they're
7 requested the acquisition of 28 properties.

8 Five properties are occupied and
9 will require row location assistance. Ten
10 are vacant structures, and the remaining 13
11 are vacant lots.

12 These properties will be combined
13 with other properties in City ownership for
14 what will be called the Union Hill Project
15 which is supported by the City's Office of
16 Housing and Neighborhood Preservation.

17 And it will be funded partially by
18 the Pennsylvania Housing Finance Agency's
19 Home Ownership Choice Program. As a result,
20 a certain percent of the units in this
21 project will be affordable housing units.

22 The total development cost is
23 expected to be around \$11.2 million. For
24 future development we are acquiring 15 vacant
25 lots as part of the Mantua Acquisition Zone.

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2 These vacant lots will be used for future
3 development.

4 Madam Chairperson and members of the
5 Committee, I respectfully request a favorable
6 consideration of Bill Number 050229, and
7 would ask for the suspension of Council rules
8 to allow first reading on April 28, 2005.

9 COUNCIL PRESIDENT VERNA: Thank you
10 very much.

11 Mr. Wetzel, the bill's title
12 describes the Mantua Urban Renewal Area as an
13 area beginning at the intersection of 40th
14 Street and Spring Garden Street. Would you
15 please elaborate on that description?

16 MR. WETZEL: Madam Chairperson, I
17 believe we may have a map. I believe over
18 here to the side is the Mantua Urban Renewal
19 Area. Does that help Councilwoman? It's --

20 COUNCIL PRESIDENT VERNA: It's from
21 40th --

22 MR. WETZEL: -- bordered in red,
23 yes.

24 COUNCIL PRESIDENT VERNA: Can
25 someone point it out to us?

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2 MR. WETZEL: Thank you, Councilman
3 O'Neill.

4 COUNCILMAN O'NEILL: This is the
5 area in red.

6 COUNCIL PRESIDENT VERNA: Yes.
7 Which tells me nothing.

8 Can somebody come up and make some
9 type of description as to what we're talking
10 about?

11 MR. WETZEL: Yes. Tracy Pinson,
12 who's the project manager of the
13 Redevelopment Authority, will point this out
14 to you, Madam Chairperson.

15 COUNCIL PRESIDENT VERNA: The record
16 will also reflect that Councilman Mariano has
17 joined the committee.

18 MS. ARMSTEAD: Well, let's start at
19 Mantua. All right. So we're going to start
20 at 31st and Hamilton, up to Mantua Avenue.
21 Mantua Avenue to Parish Street, to 36th and
22 Parish. 36th and Parish to Sloan Street,
23 Sloan to Ogden. Ogden Street to 40th Street,
24 40th Street, back to Hamilton, the place of
25 beginning. So, that's the boundaries.

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2 COUNCIL PRESIDENT VERNA: Thank you
3 very much.

4 MS. ARMSTEAD: You're welcome.

5 COUNCIL PRESIDENT VERNA: Of the 28
6 vacant lots that you are to acquire, your
7 testimony is that 13 are to be used for the
8 union hall, consisting of a proposal for the
9 new construction of 50 market rate townhomes
10 with a total cost of \$11.2 million. What are
11 the sources of funding for this project?

12 MR. WETZEL: This project is going
13 to apply for funding from the Pennsylvania
14 Housing Finance Agency. And that funding is
15 called the Home Ownership Choice Program.

16 And it will also -- It's my
17 understanding from the Office of Housing and
18 Neighborhood Preservation, that there will be
19 some additional City funding in this project,
20 and then there will be the proceeds from the
21 sale.

22 Every one of these is a for sale
23 unit. And I do want to clarify my testimony.
24 I did it verbally. This will be a mixed
25 income project, that a portion of the houses

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2 are going to be affordable, and a portion of
3 those will be market rate.

4 That's the criteria for the
5 Pennsylvania Housing Finance Agency's Home
6 Ownership Choice, that it must be a mixed
7 income development.

8 COUNCIL PRESIDENT VERNA: Your
9 testimony is that the remaining 15 vacant
10 lots are to be part of the Mantua Acquisition
11 Zone Project and are to be held for future
12 development. Is there any developer who has
13 shown interest in these properties?

14 MR. WETZEL: Not to my knowledge,
15 Councilwoman.

16 COUNCIL PRESIDENT VERNA: You also
17 state that five of the properties are
18 occupied and will require relocation
19 assistance.

20 While Section 6 of the bill states
21 that condemnation is not imminent, do you
22 anticipate that any properties will be
23 condemned?

24 MR. WETZEL: Will these properties
25 be condemned? That language is in every

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2 ordinance that is presented, and that is
3 because it's only imminent if our board acts
4 upon this.

5 The legislation that you are
6 approving and that the Mayor would sign only
7 authorizes the Redevelopment Authority to
8 act. It doesn't -- It doesn't compel the
9 authority to act.

10 Under the law, we send out offer
11 letters in advance of... We send out offer
12 letters in advance of any eminent domain
13 action. And there are times where people
14 will accept the offer and it doesn't require
15 an eminent domain action at that point in
16 time.

17 COUNCIL PRESIDENT VERNA: The Chair
18 recognizes Councilman Kenney.

19 COUNCILMAN KENNEY: Thank you.

20 Mr. Wetzel, what would be the
21 average selling price anticipated for each of
22 those houses?

23 MR. WETZEL: Council person, I don't
24 know at this point in time. We invited the
25 developer to be here today. I was

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2 anticipating... I don't believe -- Let me
3 check.

4 COUNCILMAN KENNEY: Nobody showed up
5 but you. No housing authority no developer.

6 MR. WETZEL: They're the ones who
7 were asking for this, and I would expect them
8 to be able to come here and present their
9 particular program.

10 COUNCILMAN KENNEY: The other
11 question I guess you wouldn't have an answer
12 to is what the average cost is of
13 construction of these houses.

14 MR. WETZEL: No, I do not have that.

15 COUNCILMAN KENNEY: Okay.

16 COUNCIL PRESIDENT VERNA: The Chair
17 recognizes Councilwoman Blackwell.

18 COUNCILWOMAN BLACKWELL: Thank you,
19 Madam President.

20 I have a couple other properties in
21 question. And again, we would like those who
22 are here to know -- One is the owner of
23 Shewel's Gym, Percy Custis, whose grandmother
24 owns one. And another is a property --
25 another property on the Aspen Street. And we

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2 would like to request the committee again and
3 let them know that we're requesting for the
4 same situation, that we have the ability to
5 work with them, to make sure that they are
6 protected, and then have the legislation move
7 forward so that we can make sure... Now I
8 have four property owners here who are
9 questioning this issue.

10 I apologize. I did not know, Madam
11 President and members of the committee, that
12 these issues existed.

13 COUNCILMAN O'NEILL: Who's the
14 developer that didn't come today that's going
15 to build all these townhouses?

16 COUNCILWOMAN BLACKWELL: Well, we
17 have some properties. Some of them are part
18 of the Lucien E. Blackwell Mill Creek Area,
19 and then some are not. So, I've got to
20 really... I have no idea how this problem
21 occurred. I just don't know. So...

22 COUNCIL PRESIDENT VERNA: Chair
23 recognizes Councilman Clarke.

24 COUNCILMAN CLARKE: This is Union
25 Hill Development, not a part of the Hope Six.

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2 MR. WETZEL: No, this is not part of
3 the Hope Six.

4 COUNCILMAN CLARKE: Who's the
5 developer?

6 MR. WETZEL: The developer is...
7 Our understanding the developer is Home
8 Ownership Developers, L.P. Let me see if we
9 know who the principals of that might be.

10 COUNCILWOMAN BLACKWELL: I don't
11 know.

12 MR. WETZEL: Fred Felder is the
13 principal.

14 COUNCILMAN CLARKE: Fred Felder.

15 MR. WETZEL: Yes.

16 COUNCILMAN CLARKE: We know the
17 name. Is he the...

18 MR. WETZEL: He's partner in 1600
19 North Broad Street.

20 COUNCILMAN CLARKE: I know Fred
21 Felder. Is he the developer or is he joint
22 venturing with --

23 COUNCILWOMAN BLACKWELL: He's Union
24 Hill.

25 MR. WETZEL: I believe he's the

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2 lead. Councilwoman, is it your understanding
3 he's the lead developer in this?

4 COUNCILWOMAN BLACKWELL: I don't
5 know. Union Hill. Fred Felder is the main
6 develop in Union Hill.

7 COUNCILMAN CLARKE: Was he aware of
8 the hearing?

9 MR. WETZEL: We made their firm
10 aware of the hearing, yes.

11 COUNCILWOMAN BLACKWELL: Again, I
12 apologize because I didn't know there was any
13 issue about people coming or any issue about
14 properties. I don't operate this way. I
15 don't believe in legislation --

16 COUNCILMAN KENNEY: Madam President,
17 I don't think this particular line of
18 questioning... Councilwoman Blackwell's
19 apologizing for the wrong thing.

20 Our questions have very little to do
21 with the homeowners. They have to do with
22 the developer and the cost of the houses, how
23 much they're putting in, how much the City is
24 putting in. I mean, I don't think that's
25 your responsibility to let us know. I think

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2 it's theirs.

3 COUNCILWOMAN BLACKWELL: Thank you.

4 Thank you.

5 COUNCILMAN KENNEY: So...

6 COUNCIL PRESIDENT VERNA: Relocation
7 doesn't occur with the blink of the eye.

8 COUNCILMAN CLARKE: I just wanted to
9 follow up on an earlier question with
10 respects to the process and as it relates to
11 the condemnation.

12 You know, the authorization that
13 you're requesting today from the Council
14 panel, even subsequent to that you will still
15 have to come back to this Council for
16 disposition to the development entities,
17 right?

18 MR. WETZEL: That is correct.

19 COUNCILMAN CLARKE: All right. I
20 just wanted to clarify that.

21 MR. WETZEL: Yes. City Council
22 plays two roles in the Redevelopment
23 Authority process in this stage.

24 One is that it requires the approval
25 of the local legislative body in order to

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2 acquire, and it requires the approved --
3 through ordinance, and it requires the
4 approval of the local legislative body for
5 disposition through redeveloper's agreement.

6 So, in this case, City Council has
7 to act twice on a parcel of land, once to
8 authorize the acquisition, and then in the
9 future to authorize the disposition.

10 COUNCIL PRESIDENT VERNA: The Chair
11 recognizes Councilman -- I'm sorry. Were you
12 finished, Councilman?

13 COUNCILMAN CLARKE: Yeah.

14 COUNCIL PRESIDENT VERNA: The Chair
15 again recognizes Councilman Kenney.

16 COUNCILMAN KENNEY: Just real quick.
17 And I guess you may not know the answer to
18 this either. With a quick calculation, it's
19 \$11.6 million?

20 MR. WETZEL: 11.2 in the testimony.

21 COUNCILMAN KENNEY: 11.2.

22 And 50 homes?

23 MR. WETZEL: Right. That's about
24 \$200,000 in development costs, little over
25 \$200,000 per home, about 220.

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2 COUNCILMAN KENNEY: And we're
3 selling them for that amount or less?

4 MR. WETZEL: I'm -- I'm making the
5 assumption -- I'm making the assumption that
6 the affordable units are going to sell for
7 less than \$200,000.

8 COUNCILMAN KENNEY: And the other
9 ones are going to sell for that or more?

10 MR. WETZEL: It's possible. I'm not
11 sure. But I can tell you that \$200,000 would
12 not be an affordable unit.

13 COUNCILMAN KENNEY: Shouldn't we
14 know all this before we agree to -- I mean,
15 we don't know how much -- From the testimony
16 today, we don't know how much City funds are
17 in it. We don't know how much developers are
18 putting in. We don't know, you know, the
19 average cost, you know, the guess cost of
20 what the house is going to be to build. And
21 we don't know how much we're going to settle
22 for, and how many are going to be affordable,
23 and how many are going to be... I mean, it
24 seems that we don't have really much
25 information at all.

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2 MR. WETZEL: Councilman, I -- I --

3 I -- I would agree partially with what you're

4 saying. In many cases these projects are

5 nothing until we put the land together.

6 They're just -- just the idea and the

7 combination of potential funding.

8 This project is going to have to

9 apply for the funding from the state housing

10 Finance Agency. It can't do so unless

11 there's site control.

12 I mean, this is the sort of the

13 chicken and egg problem. If we don't have

14 site control, we can't apply for funds. And

15 so, in many cases these are in their

16 preliminary stages, and --

17 COUNCILMAN KENNEY: Not that you

18 guys would do this, but theoretically if you

19 have site control this project could go away

20 and now you have control of the property to

21 do what you want, not obviously in

22 conjunction with the District Council

23 person's input.

24 But in reality, once we approve

25 this, this project may not go forward

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2 theoretically or hypothetically. You still
3 have control of the property. No?

4 MR. WETZEL: We would have ownership
5 but not control because we can't dispose of
6 it without this body's approval.

7 COUNCILMAN KENNEY: Right. So the
8 board itself couldn't dispose of it.

9 MR. WETZEL: The Board can select a
10 redeveloper, and this body can reject the
11 redeveloper and it's back to square one.

12 COUNCILMAN KENNEY: All right.

13 MR. WETZEL: Under state statutes,
14 the redevelopment agreement which is the
15 method by which the property is conveyed out,
16 must be approved by resolution of Council.

17 COUNCILMAN KENNEY: But in the past
18 I recall having hearings like this, where we
19 have a lot more information than we have
20 today. Is that fair?

21 MR. WETZEL: My understanding -- We
22 usually have the developers here, willing to
23 and prepared to speak on the development
24 themselves. And again, I will start sending
25 certified letters to the developers now,

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2 rather than just informing them by phone and
3 by mail.

4 COUNCIL PRESIDENT VERNA: Well, if
5 the developer knew about the hearing -- he's
6 not here -- I wouldn't have any more
7 discussion on it.

8 The Chair recognizes Councilwoman
9 Blackwell.

10 COUNCILWOMAN BLACKWELL: Thank you,
11 Madam President.

12 In light of all of these questions,
13 we're requesting that it be held, and then we
14 will come back to you to schedule again, when
15 everything is prepared and together.

16 COUNCIL PRESIDENT VERNA: Very well.
17 Thank you.

18 COUNCILMAN CLARKE: One question.

19 COUNCIL PRESIDENT VERNA: The Chair
20 recognizes Councilman Clarke.

21 COUNCILMAN CLARKE: Thanks, Madam
22 Chair.

23 I did have one question, with
24 respects to the time line. You indicated
25 that the developers apply for Home Ownership

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2 Choice through P.H.F.A. Is there a time
3 line, as it relates to the developer's
4 ability to submit such an acquisition with
5 site control?

6 MR. WETZEL: They're going into fall
7 now. So it's not...

8 COUNCILMAN CLARKE: Fall. Okay.

9 MR. WETZEL: It's not life or death
10 today.

11 COUNCILMAN CLARKE: Right. It's not
12 like they have to apply May 15th.

13 COUNCILMAN CLARKE: Okay.

14 MR. WETZEL: But what we're trying
15 to do is get all the site control issues out
16 of the way for their application.

17 COUNCILMAN CLARKE: Okay. Thank
18 you.

19 Thank you, Madam President.

20 COUNCIL PRESIDENT VERNA: Thank you.

21 Councilman Cohen, did you have a
22 question?

23 COUNCILMAN COHEN: I think the
24 question's been answered. I understand
25 you're not going to move forward on this at

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2 this time.
3 COUNCIL PRESIDENT VERNA: No.
4 COUNCILMAN COHEN: Okay.
5 MR. WETZEL: That is correct.
6 COUNCIL PRESIDENT VERNA: Thank you.
7 Any other questions or comments?
8 (No response.)
9 COUNCIL PRESIDENT VERNA: Mr.
10 Wetzel, do we have anyone else in the
11 audience that would like to testify?
12 Please approach the witness table,
13 sir.
14 Good morning. Kindly identify
15 yourself for the record.
16 MR. ROBINSON: Yes. My name is Earl
17 Robinson, and my wife owns the property at
18 4635. And I just wanted to make a comment
19 regarding.
20 COUNCILMAN KENNEY: Excuse me.
21 Point of information. Two things. You can
22 pull the microphone closer so we can hear
23 you. I just want to make sure this testimony
24 is going on the right bill. Is this the bill
25 or is this a previous bill on the taking?

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2 MR. ROBINSON: No. This is Bill
3 20215, I think.

4 COUNCILMAN O'NEILL: No, that's not
5 the bill we're on.

6 COUNCIL PRESIDENT VERNA: No. No.
7 That was --

8 COUNCILMAN KENNEY: I just wanted to
9 make sure the record wasn't -- Because we
10 were going --

11 COUNCIL PRESIDENT VERNA: That was
12 the previous bill that we heard. However, go
13 ahead.

14 COUNCILMAN KENNEY: I just wanted it
15 clear on the record.

16 MR. ROBINSON: Well, it was
17 regarding moving forward, you know, with
18 those properties that they have now.

19 I was going to just mention that
20 they're starting to build on the northwest
21 corner of 46th and Westminster.

22 But this isn't a bill that you were
23 on. I thought you were still on the same
24 bill. And if it was going to be held up, I
25 just wanted to make mention they were already

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2 starting to build.

3 COUNCIL PRESIDENT VERNA: I don't
4 believe we're holding the bill that you're
5 referring to. It will be reported out of
6 committee, and we are giving the
7 Redevelopment Authority enough time to work
8 out any of the concerns that the area
9 residents may have, along with the District
10 Council person.

11 MR. ROBINSON: Right. I realize
12 that. I was mistaken about the bill that you
13 were on.

14 COUNCIL PRESIDENT VERNA: We
15 appreciate that. Thank you.

16 MR. ROBINSON: Thank you.

17 COUNCIL PRESIDENT VERNA: So they
18 will... I'm sure they will be meeting on
19 this as expeditiously as possible. Thank
20 you.

21 Anyone else to testify? Please
22 approach the witness table.

23 Good morning. Kindly state your
24 name.

25 MS. WILLIAMS: Good morning. My

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2 name is Donna Montague Williams, and I'm a
3 resident of Mantua. And I have a property at
4 3900 Aspen Street.

5 I'm here -- And I'd like -- I
6 prepared a statement. I'd like to be part of
7 your record.

8 I didn't -- I didn't receive notice
9 regarding my property. I saw it in the paper
10 for 3900 Aspen Street as part of
11 condemnation.

12 So, I just want to take the
13 opportunity to introduce myself, and along
14 with my husband, whose name is James
15 Williams -- we're legal owners of the
16 property at 3900 Aspen Street, and we're sole
17 principals of Family Circle Incorporation
18 which is a minority-owned profit Pennsylvania
19 corporation. And we're organized for the
20 purpose of developing residential and
21 commercial real estate in the City of
22 Philadelphia.

23 And I prepared this letter and
24 statement to appear before you today to
25 object to the proposal by the Redevelopment

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2 Authority of the City of Philadelphia to
3 consider the condemnation of 3900 Aspen
4 Street, as part of the Mantua Urban
5 Improvement Plan.

6 We are lifelong residents of the
7 community. We've been in Mantua for over 30
8 years, and we've been involved in the
9 ownership and operation of various parcels of
10 real estate and business enterprises in
11 Mantua and other West Philadelphia
12 neighborhoods.

13 And during the past 30 years we've
14 seen some good times in Mantua and also some
15 bad times, but we've remained strong
16 believers that the vision... that the best
17 times in Mantua are yet to come.

18 It's my understanding that the
19 Mantua Urban Improvement Plan seeks to
20 eliminate the urban blight of vacant and
21 abandoned buildings by way of eminent domain
22 or promoting opportunities for real urban
23 revitalization, providing opportunities for
24 residents of Mantua to live in and own new
25 affordable quality housing.

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2 No one can oppose this grand vision
3 for Mantua, but I would respectfully disagree
4 with the preliminary proposal obtaining by
5 the Redevelopment Authority of the City of
6 Philadelphia that 3900 Aspen needs to be
7 condemned to accomplish that goal.

8 To uninformed people, 3900 Aspen may
9 look like another vacant and unoccupied
10 building which would be an excellent
11 candidate to be included in the proposed
12 condemnation process, but nothing can be
13 further from the truth.

14 3900 Aspen Street was an important
15 part of the history of Mantua. And early on
16 in the 1930s, 1940s, 1950s, it was owned by a
17 Bill Walker, Sr. He was a black
18 entrepreneur.

19 He was successful, and a lot of the
20 politicians came to the business. He had a
21 storefront and two apartments upstairs. And
22 I'd like to maintain that storefront and the
23 two apartments.

24 We've been working on it, my husband
25 and myself. It's been part of our

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2 corporation.

3 And I have site plans here, and I
4 have pictures, if you'd like to see for the
5 record what it looks like.

6 COUNCIL PRESIDENT VERNA: I think
7 that your issue... It is my understanding
8 that this is the bill that we're holding...

9 MS. WILLIAMS: Okay.

10 COUNCIL PRESIDENT VERNA: ...for
11 consideration today.

12 So I suggest that you meet with
13 Councilwoman Blackwell who will also be, I'm
14 sure, having a meeting conducted with the
15 Redevelopment Authority.

16 MS. WILLIAMS: Okay.

17 COUNCIL PRESIDENT VERNA: Thank you
18 so much for coming in.

19 MS. WILLIAMS: You're welcome.

20 Thank you.

21 COUNCIL PRESIDENT VERNA: Do we have
22 anyone else to testify in this bill?

23 (No response.)

24 COUNCIL PRESIDENT VERNA: Seeing
25 none, this will conclude our public hearing.

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2 (Public hearing concluded at 11:16
3 a.m.)
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2 CERTIFICATE

3

4 I HEREBY CERTIFY that the proceedings and
5 evidence are contained fully and accurately in the
6 stenographic notes taken by me upon the public
7 hearing of The Philadelphia City Council, taken on
8 April 25, 2005, and that this is a true and
9 correct transcript of same.

10

11

12

13

14

15 _____
DAVID A. DEIK, RPR and

16 Commissioner of Deeds

17

18

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

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25

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2 COUNCIL OF THE CITY OF PHILADELPHIA
3 PUBLIC MEETING - COMMITTEE ON RULES

4 - - -

5 Room 400, City Hall
6 Philadelphia, Pennsylvania
7 Monday, April 25, 2005, 11:16 a.m.
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9 050189 - An Ordinance amending Bill No. 040369,
10 which became law June 21, 2004, entitled
11 "An Ordinance amending Chapter 14-1600 of
12 The Philadelphia Code, entitled
13 "Miscellaneous," by adding a new section
14 prohibiting the demolition of buildings
15 or other structures located within the
16 area bounded on the north by the south
17 side of Locust Street, on the west by the
18 east side of Fifth Street, on the south
19 by the north side of Washington Street,
20 and on the east by the Delaware River,
21 and providing that such prohibition shall
22 expire after a specified period of time,
23 all under certain terms and conditions,"
24 by extending the expiration date of the
25 ordinance.

050215 - An Ordinance approving the second
amendment of the redevelopment proposal
for the 44th and Aspen Urban Renewal
Area, being the area generally bounded by
Lancaster Avenue, Belmont Avenue,
Pennsgrove Street, Forty-second Street,
Haverford Avenue, Forty-fourth Street,
Fairmount Avenue and Forty-seventh
Street, including the second amendment to
the urban renewal plan and the relocation
plan, which provides, inter alia, for the
additional land acquisition of
approximately six (6) properties for
residential and related uses; the

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23 V A R A L L O Incorporated
24 Litigation Support Services
25 1835 Market Street, Suite 600
Philadelphia, Pennsylvania 19103
215.561.2220 215.567.2670

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2 provision of certain relocation services,
3 as required by law; and declaring that
4 condemnation is not imminent with respect
5 to the Project.

6 050229 - An Ordinance approving the twelfth
7 amendment of the redevelopment proposal
8 for the Mantua Urban Renewal Area, being
9 the area beginning at the intersection of
10 Fortieth Street and Spring Garden Street,
11 including the ninth amendment to the
12 urban renewal plan and the relocation
13 plan, as amended, which provides, inter
14 alia, for the additional land acquisition
15 of approximately forty-three (43)
16 properties for residential and related
17 uses; the provision of certain relocation
18 services, as required by law and
19 declaring that condemnation is not
20 imminent with respect to the Project.

21
22 PRESENT:

23 COUNCIL PRESIDENT ANNA C. VERNA
24 COUNCILWOMAN JANNIE L. BLACKWELL
25 COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN DARRELL L. CLARKE
COUNCILMAN DAVID COHEN
COUNCILMAN FRANK DiCICCO
COUNCILMAN JAMES F. KENNEY
COUNCILMAN RICHARD T. MARIANO
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN BRIAN J. O'NEILL

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3 P R O C E E D I N G S

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5 COUNCIL PRESIDENT VERNA: We will
6 now go into our public meeting.

7 The Chair recognizes Councilman
8 Clarke regarding Bill Number 050189.

9 COUNCILMAN CLARKE: Thank you, Madam
10 Chair.

11 Madam Chair, I move that Bill Number
12 050189 be reported out of committee with a
13 favorable recommendation and a request for
14 rule suspension as to permit reading at the
15 next session of Council.

16 UNIDENTIFIED COUNCIL PERSON:
17 Second.

18 COUNCIL PRESIDENT VERNA: It has
19 been moved and seconded that Bill Number
20 050189 be reported out of committee with a
21 favorable recommendation; also, a
22 recommendation that the rules of Council be
23 suspended so as to permit first reading at
24 our next Council session.

25 All in favor will indicate by saying

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2 aye.

3 (Chorus of "ayes.")

4 COUNCIL PRESIDENT VERNA: Those
5 opposed?

6 (No response.)

7 COUNCIL PRESIDENT VERNA: The ayes
8 have it, and the motion carries.

9 Councilwoman Blackwell, is it your
10 request to also suspend the rules on Bill
11 Number 215 or do you just want to report it
12 out in order to be able to work everything
13 out before we finalize it?

14 COUNCILWOMAN BLACKWELL: I
15 understand that... Maybe I... If we don't
16 hurt our plans for the Redevelopment
17 Authority, I'd rather hold things until I'm
18 clear on everything. Is that all right?

19 MR. WETZEL: That's fine.

20 COUNCILWOMAN BLACKWELL: Okay. I'd
21 prefer to hold it.

22 COUNCILMAN CLARKE: Hold it.

23 COUNCIL PRESIDENT VERNA: So Bill
24 Number 050215 and 050229 are being held at
25 the request of the sponsor.

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2 That concludes our public meeting.

3 Thank you very much.

4 (Public meeting concluded at 11:17

5 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings and evidence are contained fully and accurately in the stenographic notes taken by me upon the public hearing of The Philadelphia City Council, taken on April 25, 2005, and that this is a true and correct transcript of same.

DAVID A. DEIK, RPR and
Commissioner of Deeds

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