

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Monday, November 20, 2023
10:00 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN BRIAN J. O'NEILL

BILLS: 230698, 230713, 230714, 230716
230744, 230745

1 - - -

2 COUNCILMAN JOHNSON: Good
3 morning, everyone. This is the
4 Committee on Rules for Monday,
5 November 20, 2023.

6 I understand that state law
7 currently requires that the following
8 announcement be made at the beginning
9 of every remote public hearing as
10 follows: Due to the current public
11 health emergency, City Council
12 Committees are currently meeting
13 remotely. We are using Microsoft
14 Teams to make these remote hearings
15 possible.

16 Instructions for how the
17 public may view and offer public
18 testimony at public hearings of
19 Council Committees are included in
20 the public hearing notices that are
21 published in the Daily News, Inquirer
22 and Legal Intelligencer prior to the
23 hearings and can also be found on
24 PHLCouncil.com.

25 Will the Clerk please call the

1 roll to take attendance. Members
2 that are in attendance will please
3 indicate that they are present when
4 their names are called. Also, please
5 say a few brief words when responding
6 so that your image will be displayed
7 on screen when you speak.

8 THE CLERK: Councilmember
9 Curtis Jones, Jr.

10 COUNCILMAN JONES: Good
11 morning, Mr. Chairman, Members and
12 viewing public. I am present.

13 THE CLERK: Councilmember
14 Cindy Bass.

15 COUNCILWOMAN BASS: Good
16 morning, Mr. Chairman and colleagues.
17 I am present.

18 THE CLERK: Councilmember
19 Katherine Gilmore Richardson.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Good morning, Mr. Chair.
22 Good morning, colleagues. I am
23 present.

24 THE CLERK: And, Councilmember
25 Brian O'Neill.

1 COUNCILMAN O'NEILL: Good
2 morning. I am present.

3 COUNCILMAN JOHNSON: Thank
4 you. A quorum of the Committee is
5 present and the hearing is now called
6 to order. This is the public hearing
7 of the Committee on Rules regarding
8 Bill Nos. 230698, 230713, 230714,
9 230716, 230744 and 230745.

10 Will the Clerk please read the
11 titles of the bills.

12 THE CLERK: Bill No. 230698,
13 an ordinance to approve amendments to
14 the Temple University Master Plan in
15 the area bounded by Norris Street,
16 Broad Street, Montgomery Avenue and
17 15th Street related to Klien College
18 of Media and Communications and
19 Center for the Performing and
20 Cinematic Arts building at 1830 North
21 Broad Street.

22 Bill No. 230713, an ordinance
23 to amend the Philadelphia Zoning Maps
24 by changing the zoning designations
25 of certain areas of land located

1 within an area bounded by Roosevelt
2 Boulevard, Adams Avenue, Ramona
3 Street, Wyoming Avenue and Whitaker
4 Avenue.

5 Bill No. 230714, an ordinance
6 to amend Philadelphia Zoning Maps by
7 changing the zoning designations of
8 certain areas of land located within
9 an area bounded by Pratt Street,
10 Darrah Street, Dyre Street and
11 Frankford Avenue.

12 Bill No. 230716, an ordinance
13 to amend amendments to the University
14 of Pennsylvania Master Plan in the
15 area bounded by Walnut Street, 33rd
16 Street, Spruce Street and 34th Street
17 related to the Stuart Weitzman Hall
18 at 220 South 33rd Street.

19 Ordinance 230744, an ordinance
20 to amend the Philadelphia Zoning Maps
21 by changing the zoning designations
22 of certain areas of land located
23 within an area bounded by Dickinson
24 Street, 23rd Street, Cross Street and
25 24th Street.

1 And finally, Bill No. 230745,
2 an ordinance to amend the
3 Philadelphia Zoning Maps by changing
4 the zoning designations of certain
5 areas of land located within an area
6 bounded by Wharton Street, Newkirk
7 Street, Reed Street and 29th Street.

8 COUNCILMAN JOHNSON: Before we
9 begin to hear testimonies for the
10 witnesses we have for today, everyone
11 who has been invited to the meeting
12 to testify should be aware that this
13 public hearing is being recorded.
14 Because the hearing is public,
15 participants and viewers have no
16 reasonable expectation of privacy.
17 By continuing to be in the meeting,
18 you are consenting to being recorded.

19 Additionally, prior to
20 recognizing Members for the questions
21 or comments they have for witnesses,
22 I will note for the record at this
23 time that we will use the chat
24 feature available in Microsoft Teams
25 to allow Members to signify that they

1 wish to be recognized. In order to
2 comply with the Sunshine Act, the
3 chat feature must only be used for
4 this purpose.

5 Will the Clerk please call the
6 panel for Bill No. 230744.

7 THE CLERK: For 230744, we
8 have Paula Brumbelow Burns.

9 COUNCILMAN JOHNSON: Good
10 morning, Paula. Just state your name
11 and please begin your testimony.

12 MS. BRUMBELOW BURNS: Good
13 morning, members of Council, members
14 of the Rules Committee. I am Paula
15 Brumbelow Burns, Director of
16 Legislation for the Philadelphia City
17 Planning Commission. I am here to
18 testify on Bill No. 230744 introduced
19 into City Council on October 26, 2023
20 by Councilmember Johnson. Bill No.
21 230744 of the Philadelphia Zoning
22 Maps by changing the zoning of the
23 area bounded by Dickinson, 23rd,
24 Cross and 24th Streets in the Grays
25 Ferry neighborhood of the South

1 Planning District.

2 This bill will amend the
3 zoning maps from RSA-5 to RSA-6,
4 Residential Single-Family attached
5 zoning designation. It will impact
6 properties that front the 2300 block
7 of Greenwich Street. The properties
8 were transferred through the Land
9 Bank and will be part of an
10 affordable housing project. This
11 change to the zoning designation will
12 ensure that a wide mix of housing is
13 available to residents of all income
14 levels and is a goal of the Phila2035
15 Citywide Vision.

16 The Philadelphia City Planning
17 Commission considered Bill No. 230744
18 at its public meeting on November 16,
19 2023 and recommended the bill for
20 approval. I will be happy to answer
21 any questions at this time.

22 COUNCILMAN JOHNSON: Any
23 questions or comments from members of
24 the Committee?

25 (No response.)

1 COUNCILMAN JOHNSON: Hearing
2 none, will the Clerk please call the
3 next panel.

4 THE CLERK: For Bill No.
5 230745, we have Paula Brumbelow
6 Burns.

7 COUNCILMAN JOHNSON: Yes.
8 Paula, please state your name for the
9 record and please begin your
10 testimony.

11 MS. BRUMBELOW BURNS: I am
12 Paula Brumbelow Burns, Director of
13 Legislation for the Philadelphia City
14 Planning Commission. I am here to
15 testify on Bill No. 230745 introduced
16 into City Council on October 26, 2023
17 by Councilmember Johnson.

18 Bill No. 230745 amends the
19 Philadelphia Zoning Maps by changing
20 the zoning of land in an area bounded
21 by Wharton, Newkirk, Reed and 29th
22 Streets in the Grays Ferry
23 neighborhood of the South Planning
24 District. This bill will amend the
25 zoning map from RSA-5 to RSA-6,

1 Residential Single-Family attached
2 zoning designation. It will impact
3 properties from the 1300 block of
4 South Dover Street.

5 The properties were
6 transferred through the Land Bank and
7 will be part of a 22-unit affordable
8 housing project. This change to the
9 zoning designation will ensure that a
10 wide mix of housing is available to
11 residents of all income levels and is
12 a goal of the Phila2035 Citywide
13 Vision. Philadelphia City Planning
14 Commission considered Bill No. 230745
15 at its public meeting on November 16,
16 2023 and recommended that the bill be
17 for approval. I will be happy to
18 answer any questions at this time.

19 COUNCILMAN JOHNSON: Thank you
20 very much for your testimony.

21 Any questions or comments from
22 members of the Committee?

23 (No response.)

24 COUNCILMAN JOHNSON: Hearing
25 none, will the Clerk please call the

1 next panel.

2 THE CLERK: For Bill No.
3 230716, we have Paula Brumbelow
4 Burns.

5 COUNCILMAN JOHNSON: Paula,
6 state your name for the record and
7 please begin your testimony.

8 MS. BRUMBELOW BURNS: I'm
9 Paula Brumbelow Burns, Director of
10 Legislation for the Philadelphia City
11 Planning Commission. I am here to
12 testify on Bill No. 230716 introduced
13 into City Council on October 12, 2023
14 by Councilmember Gauthier. Bill No.
15 230716 amends the Philadelphia Zoning
16 Code by making an amendment to the
17 University of Pennsylvania Master
18 Plan, 220 South 33rd Street in the
19 University City neighborhood of the
20 University Southwest Planning
21 District.

22 This bill will allow for
23 future renovation and construction of
24 the Morgan Building. The amendment
25 increases the occupied area by 7,803

1 square feet and the gross floor area
2 by 23,279 square feet. Though the
3 new totals are well below maximum
4 allowable thresholds, the renovation
5 will serve the Weitzman School of
6 Design. The Philadelphia City
7 Planning Commission considered Bill
8 No. 230716 at its public meeting on
9 November 16, 2023 and recommended the
10 bill for approval. I'll be happy to
11 answer any questions at this time.

12 COUNCILMAN JOHNSON: Any
13 questions or comments from members of
14 the Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Hearing
17 none, will the Clerk please call the
18 next panel.

19 THE CLERK: So the next item
20 we have on the agenda is Bill No.
21 230713. And first, we will be
22 hearing from Paula Brumbelow Burns
23 and Cheryl Bettigole and then
24 followed by Nathan Farris and Seth
25 Cohen.

1 COUNCILMAN JOHNSON: Yeah.

2 Now, at this point I want to note for
3 the record that the author of this
4 bill asked us to hold this bill until
5 she gets further input from the
6 community. And so, we're not moving
7 forward with the bill today so I
8 don't think it's necessary at this
9 moment to provide the testimony. I
10 think that the panelists are going to
11 be providing -- just for the simple
12 fact that they're going to have to
13 come back during the next hearing or
14 when we bring up the next hearing to
15 actually provide testimony. That's
16 where I'm at.

17 And so, to now Nathan,
18 Commissioner Cheryl, Paula and Seth
19 Cohen, can we recess this panel until
20 the next hearing where we're actually
21 going to be making a decision about
22 the actual bill within this
23 Committee?

24 MR. FARRIS: Mr. Chairman, if
25 I may?

1 COUNCILMAN JOHNSON: Sure.

2 MR. FARRIS: With the
3 Commissioner, that's fine too.
4 Either way.

5 COUNCILMAN JOHNSON: Go ahead,
6 Commissioner.

7 DR. BETTIGOLE: (Muted).

8 COUNCILMAN JOHNSON:
9 Commissioner, you're on mute.

10 DR. BETTIGOLE: Can you hear
11 me now?

12 COUNCILMAN JOHNSON: I hear
13 you now, yes.

14 DR. BETTIGOLE: You know,
15 Chair Johnson, we're happy to go with
16 your recommendation. But I will say
17 that there are -- there may be
18 members of the Committee hearing of
19 testimony, I actually don't know for
20 sure or if there are or are not.
21 But, David, I don't know if you have
22 a recommendation at this time.

23 COUNCILMAN JOHNSON: David,
24 one second. Brett, is there public
25 comment?

1 Even if it's public comment,
2 the bill is not going anywhere. I
3 don't see what we're accomplishing
4 because you're going to be --

5 DR. BETTIGOLE: Oh --

6 COUNCILMAN JOHNSON: At the
7 next hearing, and that's the same
8 thing.

9 DR. BETTIGOLE: Council --

10 COUNCILMAN JOHNSON: Yes?

11 DR. BETTIGOLE: Councilmember,
12 I believe and I may be wrong on this,
13 but I believe that Councilwoman
14 Lozada didn't want to move forward
15 regardless with the bill for the
16 Frankford Transportation Center
17 zoning.

18 THE CLERK: I'm so sorry.
19 This is the Clerk. So we had a
20 request of 230713 to be held in
21 recess until the December hearing.
22 Councilmember Lozada does have
23 another item, 230714. She will
24 take -- that will be given testimony
25 on as well and will be voted on. So

1 if the Commissioner does want to hold
2 230713, to hold the testimony until
3 it will be voted on at the next time,
4 that is up to him. But you do have
5 testimony, Commissioner, for 230714.

6 And there is one person signed
7 up for public comment on 230713,
8 Mr. Chair. So if you would like to
9 hear that or ask to hold until the
10 next meeting.

11 COUNCILMAN JOHNSON: I will
12 take the public comment for 230 --
13 I'll take the public comment for the
14 13 bill. But in terms of the
15 testimony from the panelists for the
16 bill that's being held, I prefer to
17 wait until we actually have the
18 actual hearing, right, because all
19 you're going to do is whatever you
20 say today, and the bill is not
21 moving, is come back next month in
22 December and reiterate the same exact
23 thing for your support on that bill.
24 So that one I will hold on.

25 The second bill that she would

1 like for us to move forward on if we
2 have testimony regarding that bill,
3 please feel free to move forward.

4 UNIDENTIFIED SPEAKER:

5 Mr. Chair, I was going to say the
6 same thing. We have no objection to
7 coming back. Our understanding was
8 that the Councilmember wanted
9 testimony today. But if the Chair
10 wants to hold it until December, no
11 objection here.

12 COUNCILMAN JOHNSON: Thank
13 you.

14 Will the Clerk please call the
15 panel for the next bill please.

16 THE CLERK: Then the next item
17 will be 230714, which will be Paula
18 Brumbelow Burns and Cheryl Bettigole.

19 COUNCILMAN JOHNSON: Thank
20 you. Please state your name for the
21 record and please begin your
22 testimony.

23 MS. BRUMBELOW BURNS: Which
24 one would you like first or who would
25 you like first, Dr. Bettigole or

1 myself?

2 COUNCILMAN JOHNSON: You can
3 begin, Paula, and then we will go to
4 the Commissioner.

5 MS. BRUMBELOW BURNS: I
6 understand. She is more interesting
7 than I am, but I'll set the tone.

8 COUNCILMAN JOHNSON: Yes.

9 MS. BRUMBELOW BURNS: Hi. I'm
10 Paula Brumbelow Burns, Director of
11 Legislation for the Philadelphia
12 Planning Commission. I am here to
13 testify on Bill No. 230714 introduced
14 into City Council on October 19, 2023
15 by Councilmember Lozada. Bill No.
16 230714 amends the Philadelphia Zoning
17 Maps by changing the zoning in an
18 area bounded by Pratt Street, Darrah,
19 Dyre Streets and Frankford Avenue in
20 the Frankford neighborhood of the
21 Lower Northeast Planning District.

22 This bill will change the
23 zoning designations of land fronting
24 Frankford Avenue and Pratt Street
25 from RM1, Residential Multi-Family,

1 and CMX2, Commercial Mixed-Use, to
2 CMX3, Commercial Mixed-Use. This
3 zoning change will help facilitate
4 the redevelopment of a long vacant
5 commercial grocery store into a
6 mixed-use affordable housing project
7 that will provide over 40,000 square
8 feet of commercial space.

9 Additionally, the Philadelphia
10 Department of Public Health will be a
11 tenant of this project with a new
12 City health center that can
13 accommodate -- and this number may
14 have changed after I said it -- 5,000
15 patients annually. The Philadelphia
16 City Planning Commission considered
17 230714 at its public meeting on
18 November 16, 2023 and recommended the
19 bill for approval. I will be happy
20 to answer any questions at this time.

21 COUNCILMAN JOHNSON: Thank you
22 very much.

23 Commissioner Cheryl, can you
24 begin your testimony.

25 DR. BETTIGOLE: Yes. So good

1 morning, Chair Johnson, Vice-Chair

2 Squilla --

3 COUNCILMAN JOHNSON: Good

4 morning.

5 DR. BETTIGOLE: Can you hear

6 me?

7 COUNCILMAN JOHNSON: Yes.

8 DR. BETTIGOLE: And members of

9 the Committee on Rules. I'm

10 Dr. Cheryl Bettigole, Commissioner of

11 the Department of Public Health.

12 Thank you for allowing me to testify

13 on Bill No. 230714 sponsored by

14 Councilmember Lozada. Access to

15 primary care such as the care

16 provided at our City health centers

17 is critical to maintaining health and

18 avoiding preventable complications of

19 acute chronic conditions.

20 As we've seen during the past

21 few years, having a trusted primary

22 care provider also provides City

23 residents with a trusted source of

24 health information during public

25 health emergencies and can make the

1 difference between communities that
2 receive protection during such an
3 emergency and those left without
4 resources. But for many years,
5 residents of Northeast Philadelphia
6 have had very limited access to our
7 City health centers and to other
8 sources of affordable, high quality
9 primary care.

10 At Health Center 10, our only
11 City health center in the Northeast,
12 it takes 7 to 12 months for an adult
13 to get a new patient appointment and
14 up to 5 months or more for a child.
15 That time period is far beyond the
16 waiting time for any other City
17 neighborhood and far too long for
18 many patients to wait. And the Lower
19 Northeast has had the fastest growing
20 rate of poverty in the City. So the
21 need in the area has only grown.

22 Fortunately, we are close to a
23 solution to this problem. Bill No.
24 230714 authorizes zoning changes to
25 allow building -- I'm trying to

1 untangle my testimony here, so to the
2 building of a new City health center
3 at the Frankford Transportation
4 Center. This one of the two planned
5 health centers is consistent with the
6 Philadelphia 2035 Plan and will
7 enable us to help meet the need for
8 safety net primary care for adults
9 and children in the Northeast.

10 I will say that I do believe
11 we need both and we'll hear that in
12 the future hearing. Our health
13 centers provide comprehensive primary
14 care to patients without regard to
15 insurance status or ability to pay.
16 We provide inperson and telephonic
17 interpreters for those who need them,
18 and we provide onsite pharmacy, lab,
19 x-ray and dental services as well as
20 referrals for special day care when
21 needed. Those comprehensive services
22 help to truly ensure that our
23 patients have the best health
24 possible and can go to work, take
25 care of their families and avoid the

1 kind of support health outcomes we
2 see too often in our City among
3 people who lack access to care.
4 Thank you very much for your
5 consideration today.

6 COUNCILMAN JOHNSON: Thank
7 you, Commissioner.

8 Any questions or comments from
9 members of the Committee?

10 (No response.)

11 COUNCILMAN JOHNSON: Okay.
12 Hearing none, we'll see you next
13 month, Commissioner. I would just
14 circle back -- if you could circle
15 back with Councilwoman Lozada just to
16 touch base with her as y'all go into
17 December, and hopefully everybody
18 will be on the same page and the bill
19 will be brought back to the Committee
20 so we can vote it out on a favorable
21 recommendation based upon your
22 conversation in addressing the issues
23 and concerns. Okay.

24 DR. BETTIGOLE: Thank you very
25 much.

1 COUNCILMAN JOHNSON: You're
2 welcome. And if I don't see you,
3 have a Happy Thanksgiving.

4 DR. BETTIGOLE: You as well.

5 COUNCILMAN JOHNSON: Thank
6 you. At this point in time we're
7 going to ask the Clerk to please call
8 the next panel.

9 THE CLERK: The next item is
10 230698. And speaking on that, we
11 have Paula Brumbelow Burns and Martin
12 Droz.

13 COUNCILMAN JOHNSON: Paula,
14 please just state your name for the
15 record and please begin your
16 testimony.

17 MS. BRUMBELOW BURNS: I'm
18 Paula Brumbelow Burns, Director of
19 Legislation for the Philadelphia City
20 Planning Commission. I'm here to
21 testify on Bill No. 230698 introduced
22 into City Council on October 12, 2023
23 by Councilmember Jones, Jr. for
24 Council President Clarke. Bill No.
25 230698 amends The Philadelphia Zoning

1 Code by making amendments to the
2 Temple University Master Plan in the
3 Lower North Planning District.

4 This bill will allow for
5 future construction of the major new
6 academic building and performance
7 space, as well as an extension of the
8 Pollet Walk pedestrian walkway, in
9 the SP-INS, Special
10 Purpose-Institutional District. It
11 will also correct a longstanding
12 error on Block A of the Temple
13 University Master Plan.

14 The amendment increases
15 occupied area by 105,000 square feet
16 and gross floor area by 210,000
17 square feet, though the new totals
18 are well below maximum allowable
19 thresholds. The Philadelphia
20 Planning Commission considered Bill
21 No. 230698 at its public meeting on
22 October 19, 2023 and recommended the
23 bill for approval. I'll be happy to
24 answer any questions at this time.

25 COUNCILMAN JOHNSON: Thank

1 you.

2 Paula, can you please
3 reiterate the type of special
4 district this is? I don't think I've
5 heard of that district before.

6 MS. BRUMBELOW BURNS: It is a
7 SP-INS, so Special Purpose-
8 Institutional District. So it's
9 when we do the Master Plans for
10 Temple, Drexel, University of
11 Pennsylvania and can include
12 hospitals and colleges and usually
13 large institutional things.

14 COUNCILMAN JOHNSON: Okay.
15 All right. Thank you.

16 MS. BRUMBELOW BURNS: You're
17 welcome.

18 COUNCILMAN JOHNSON: Next I'm
19 going to ask for Mr. Martin Droz to
20 please begin your testimony.

21 MR. DROZ: Thank you. Good
22 morning, Mr. Chairman and members of
23 the Committee. My name is Martin
24 Droz and I am the Associate Vice-
25 President of the Project Delivery

1 Group for Temple University. Thank
2 you, Chairman Johnson, for allowing
3 us to testify today. We will also
4 like to thank Councilman Jones for
5 sponsorship of Bill No. 230698 on
6 behalf of Council President Clarke
7 and the Planning Commission for its
8 support of the bill at its public
9 meeting on October 19, 2023. Thank
10 you also to Council President Clarke
11 for his support of Bill No. 230698
12 and for his ongoing support of Temple
13 University.

14 Additionally, I will be remiss
15 if I did not take the time to thank
16 some of our community partners who
17 were willing to learn about Temple's
18 plans (inaudible) more closely with
19 our neighbors and be supportive of
20 the capital project initiatives that
21 will benefit both Temple and the
22 community. Bill No. 230698 seeks to
23 amend the Master Plan for Temple
24 University related to the proposed
25 new development at 1830 North Broad

1 Street for the Klien College of Media
2 and Communication and the Center for
3 the Performing Cinematic Arts. The
4 project involves the construction of
5 a new educational facility
6 consolidating the existing Klien
7 College of Media and Communication
8 and the Center for Performing
9 Cinematic Arts.

10 We have engaged the renowned
11 firms for the site of the project,
12 which will create two state of the
13 art schools under one roof. The new
14 educational facility will enliven and
15 engage this part of North Broad
16 Street and will enhance the public
17 open space to significant
18 improvements to the existing block,
19 including landscaping and lighting.

20 The program for the Klien
21 College of Media and Communication
22 and the Center for Performing
23 Cinematic Arts entails state-
24 of-the-art media and theater spaces,
25 classroom and study spaces, faculty

1 and executive offices and conference
2 rooms. We have been in frequent
3 communication with nearby homeowners
4 and community organizations regarding
5 the proposed project.

6 The University will continue
7 to keep in contact with the
8 residents -- registered community
9 organizations and other (inaudible)
10 groups during the construction of the
11 project. That way we can keep area
12 residents informed regarding access
13 to the economic opportunities in
14 connection with the building and
15 operating of the school facility.
16 Our ongoing community outreach will
17 also enable us to address questions
18 and concerns related to the
19 construction schedule and other
20 aspects of the construction progress.

21 In addition, as part of the
22 civic design process we've provided
23 signed and written notice of a public
24 meeting scheduled for September 28,
25 2023 with development and registered

1 community organizations and
2 neighbors, and we participated in the
3 inperson meeting on September 28th to
4 present the project and discuss the
5 amendment to the Master Plan.

6 The new home for the College
7 of Klien -- Klien College of Media
8 and Communication and the Center for
9 Performing Cinematic Arts will
10 enhance the learning experience of
11 the students and create
12 transformative opportunities
13 consistent with the University's
14 mission. In closing, the amendment
15 to the Master Plan to allow for the
16 new educational facility from the
17 Klien College of Media and
18 Communication and the Center for
19 Performing Cinematic Arts is of vital
20 importance for Temple University, the
21 community and the City of
22 Philadelphia. We respectfully
23 request that the community recommend
24 passage of this bill to allow the
25 support project to move forward. We

1 are here to answer any questions of
2 this Committee. Thank you.

3 COUNCILMAN JOHNSON: Thank you
4 very much.

5 Any questions or comments from
6 members of the Committee?

7 (No response.)

8 COUNCILMAN JOHNSON: Hearing
9 none, we will now -- is there anyone
10 else here to provide testimony
11 regarding this particular bill?

12 (No response.)

13 COUNCILMAN JOHNSON: Hearing
14 none, we will now go into our public
15 comment and we will take a brief
16 pause. This will allow members of
17 the public to join us for the public
18 comment virtual hearing.

19 Hello, Ms. Quigley.

20 MS. QUIGLEY: (Muted).

21 COUNCILMAN JOHNSON: You're on
22 mute, Ms. Quigley.

23 MS. QUIGLEY: (Muted).

24 COUNCILMAN JOHNSON: You're on
25 mute, Ms. Quigley.

1 MS. QUIGLEY: Thank you, Chair
2 Jones. And I'm sorry. I'm here on
3 behalf of Temple University. I thank
4 you for allowing me to do some
5 follow-up to what Mr. Droz had just
6 said. I just want to make sure that
7 the Committee receives the signed
8 project materials and the letters of
9 support from the community.

10 COUNCILMAN JOHNSON: Yes, we
11 did receive them. Thank you very
12 much. And tell my good friend George
13 Kenny the Councilman says hello.

14 MS. QUIGLEY: Thank you.

15 COUNCILMAN JOHNSON: You're
16 welcome.

17 MS. QUIGLEY: All right.
18 Thank you very much. I appreciate.

19 COUNCILMAN JOHNSON: You're
20 welcome.

21 Any other questions or
22 comments from members of the
23 Committee?

24 (No response.)

25 COUNCILMAN JOHNSON: Hearing

1 none, the Committee will now take a
2 brief pause to allow members of the
3 public who have registered for public
4 comment to join us for this virtual
5 meeting.

6 THE CLERK: Mr. Chair, I
7 believe Council Support said they are
8 ready.

9 COUNCILMAN JOHNSON: Will the
10 Clerk please call the first person
11 for public comment.

12 THE CLERK: The first person
13 for public comment we have for 230698
14 is Queen Judith Robinson.

15 COUNCILMAN JOHNSON: Thank you
16 very much. Queen Judith Robinson,
17 can you please begin your public
18 testimony.

19 COUNCIL TECH SUPPORT: She's
20 being called in currently.

21 MS. ROBINSON: Good morning.

22 COUNCILMAN JOHNSON: Hey, good
23 morning, Queen Judith. Can you
24 please state -- good morning. Please
25 state your name for the record and

1 begin your testimony. Hope you're
2 having a good day.

3 MS. ROBINSON: Yes, I am.
4 Good morning to all. I'm Judith
5 Robinson for this hearing regarding
6 the Master Plan for Temple
7 University. I did sent various
8 pictures, which I don't think they
9 came out very well. But I believe
10 the flyer came out fairly well, at
11 least for you all to review.

12 I am really concerned about
13 Temple University. I am here in the
14 32nd Ward, which includes a
15 substantial amount of the campus. I
16 am praying for all of them there at
17 Temple University, praying for them
18 to be better than they appear to be.
19 There always seems to be a conflict
20 with the North Philadelphia community
21 and Temple University. But I have to
22 be very forward in saying I'm not one
23 who has protested Temple over the
24 years, but my concern is that they
25 keep -- and I use this term loosely,

1 just a vernacular -- kind of shooting
2 themselves in the foot, if you will,
3 in this crime-ridden, trashy
4 community, which is the expanse of
5 Temple University.

6 So as it relates to that flyer
7 that I previewed to you all, on July
8 18th that flyer without any icon from
9 Temple University was distributed in
10 the immediate community in the 32nd
11 Ward, where I for over a decade have
12 been the facilitator of the 32nd Ward
13 RCO meetings, and we always have been
14 fair to any developer that has come
15 before our community. So why would
16 Temple send out a flyer to our
17 community, distribute that flyer to
18 neighbors in our community, only to
19 show us, and it was Temple's proposed
20 new theater on their own land at
21 Broad and Norris.

22 It's just unconscionable that
23 we would receive notification about
24 such a major development in our
25 community with a flyer that doesn't

1 have a Temple icon or any logo, you
2 know, like they were sneaking. Who
3 advised them to do such an ignorant
4 thing, especially with the
5 relationship that they have had over
6 many years. So there needs to be
7 something, some focus on Temple, on
8 their Trustee Board because I like to
9 start from the top. Okay.

10 Something is wrong when a
11 flyer would be distributed to a
12 community that has already had
13 conflict in the past about this very
14 area of the development and it's not
15 getting any better. So all of those
16 Temple alum and all of the folks that
17 really are hoping for the best for
18 Temple, please see what we all can do
19 to help them get better, give proper
20 notification. Tell us what's going
21 on as it relates to the Master Plan.
22 So let's get to it, because you can't
23 do real estate privately. It's a
24 public affair because it's all
25 recorded.

1 So I know about now the
2 theater that's going to be brand new
3 development with no parking. That's
4 a major concern. We need to have a
5 parking study and a traffic study in
6 North Philadelphia because we're
7 being increased with major density
8 without parking, and it's just out of
9 order. We have people parking on the
10 sidewalk now and we need to address
11 parking and traffic.

12 So as a professional in the
13 real estate business, I'm watching
14 Temple's development. So right
15 across the street from this proposed
16 development at Broad and Norris from
17 the Temple Theater, which is a big
18 stadium-like building without
19 parking, there is the Stafford
20 Mansion Temple recently purchased for
21 about \$4.5 million to \$7 million.
22 Don't hold me to that last number,
23 but I know it was \$4 million in the
24 beginning. Then they purchased
25 recently 2010 North Broad Street,

1 2022 next to the founder Russell
2 Conwell's property, 2020 North Broad
3 Street, which he lived there for over
4 30-something years or more, the
5 founder, the one that says, Acres of
6 diamond, put your bucket down where
7 you are. Yeah, I think Temple needs
8 to go back to the creed that the
9 founder encouraged all over the world
10 giving that speech of acres of
11 diamond.

12 His place where he resided is
13 boarded up unfortunately. So Temple
14 owns 2020, then recently they
15 purchased 2022. And then at the
16 corner at Broad and Diamond where the
17 7-Eleven is, Temple purchased that
18 building for another \$4.5 million or
19 \$7 million. Okay. So what's going
20 to happen, this is what I'm going to
21 be asking with the Master Plan.
22 Because if you're sneaky about things
23 that you're notifying the community
24 about with a weak flyer, then what's
25 going to happen in that 2000 block of

1 North Broad Street? Some banker's
2 properties was just designated for
3 the historic list for local
4 designation, so I believe that will
5 be protected from demolition.

6 But I'm really concerned about
7 Temple buying up all of North Broad
8 Street quietly and placing a major
9 development of their students up and
10 down Broad Street after 20 years of
11 trashing North Philly on the west
12 side. So I would like to recommend
13 that we get a traffic study and
14 parking study, and that we get
15 clarity on what Temple is doing in
16 the 2000 block of North Broad Street
17 where they're buying up everything.

18 And then I would like to have
19 them please sit down with the
20 community, the 32nd Ward RCO is still
21 in effect, to talk about the trash
22 and how we can get better about
23 maintaining our expanding community.
24 Although Temple would love to have
25 all their students concentrated on

1 Broad Street, that's just not how
2 humans work. They like a little
3 excitement, so they will be moving
4 around the community as they always
5 have been. And I think we need to
6 have a comprehensive plan to be
7 respectful of the Black community as
8 Temple expands westward even past
9 18th Street where the safety patrol
10 boundaries are located.

11 So to be continued. Temple
12 get your mind right, please. Let's
13 be respectful of each other. Let's
14 not send out documents that are
15 obfuscating notification to the Black
16 poor community. Please don't listen
17 to ignorance. You have people who
18 are willing to support your effort
19 because we understand new development
20 in North Philadelphia. Yes, we do.
21 But what we don't understand is
22 dictating to us and obfuscation
23 hiding from us things we should know
24 as citizens in this expanding North
25 Philly neighborhood. Thank you all

1 so much for the opportunity to
2 testify today. To be continued.
3 Have a great holiday.

4 COUNCILMAN JOHNSON: You too,
5 Queen Judith Robinson. And have a
6 good Thanksgiving.

7 MS. ROBINSON: Thank you.

8 COUNCILMAN JOHNSON: Will the
9 Clerk please call the next person up
10 for public comment.

11 THE CLERK: Next for public
12 comment we have Maura Sammon.

13 COUNCILMAN JOHNSON: Maura,
14 please state --

15 DR. SAMMON: Hi. Is everyone
16 able to hear me?

17 COUNCILMAN JOHNSON: Yes, we
18 hear you. Just state your name for
19 the record and please begin your
20 public comment.

21 DR. SAMMON: Sure. My name is
22 Dr. Maura Sammon. I am an emergency
23 medicine physician. I work at Temple
24 University and I also work at their
25 Jeanes campus, their Episcopal campus

1 and their main campus. And I would
2 like to speak today regarding the
3 proposed health district at the
4 Friends campus. Now, while I
5 understand that there are some
6 concerns about the historic buildings
7 that are in the Friends campus, I
8 would really like to give the
9 perspective of what I see as an
10 emergency medicine physician when
11 these patients' needs are not met.

12 So the current wait for a new
13 appointment at the current health
14 district which serves that region is
15 7 to 12 months, and I want to talk to
16 you for a second about what happens
17 to patients during those 7 to 12
18 months. Those patients are left
19 without health care. And many people
20 think, oh, well, it's just small
21 things like high blood pressure and
22 they can wait for that. They can
23 wait for that or they can find
24 another way to get that care.

25 I want to give you just an

1 example of just two patients that
2 I've seen in the last several months.
3 And I got their permission when I
4 spoke with them to share their
5 stories because they are so profound.
6 So the first was a gentleman who was
7 an independent contractor. He had
8 health insurance. His wife became
9 ill. He ended up having to cut his
10 health insurance after she passed
11 away because of the bills that they
12 had accumulated while she was sick.

13 He then was uninsured but
14 figured, hey, I'm young, I'm healthy,
15 I'm hard-working, I'm going to get
16 back on my feet. Unfortunately, he
17 started losing weight. He tried to
18 make appointments, was unable to do
19 so because it wasn't an emergency and
20 he didn't have health insurance.
21 Eventually it became an emergency.
22 It became an emergency when he came
23 into our emergency department and we
24 found that he had advanced cancer
25 spreading throughout his body. This

1 gentleman ended up -- he was a single
2 father, he couldn't work. He ended
3 up signing over the custody of his
4 child to his friend so that he could
5 get health care and his son would be
6 supported. That's what happens when
7 you're waiting for health care for 7
8 to 12 months.

9 I had another woman, again a
10 hardworking woman, had a job. She
11 was paying for health insurance until
12 it became too expensive. Once again
13 figured I'm young, I'm healthy. She
14 tried to get into the health district
15 just for what she thought was just a
16 little bit of belly pain, was told
17 there was a long wait. The belly
18 pain started increasing. She went to
19 three emergency rooms before she
20 finally got a CAT scan, which showed
21 advanced ovarian cancer. Her chances
22 of survival are extremely slim. Had
23 this been caught months earlier, that
24 would not be the case. She would
25 still be a hardworking contributing

1 member of society. She would be
2 healthy. Her family would be intact.

3 I understand people's concern
4 about historical building. But while
5 they are contemplating about how to
6 make sure that this building is kept
7 intact, my patients are dying. Our
8 citizens are dying, and they are
9 dying because they don't have timely
10 access to preventative care and what
11 we consider to be routine medical
12 care. And I'm happy to answer any
13 questions anyone may have.

14 COUNCILMAN JOHNSON: Any
15 questions or comments from members of
16 the Committee?

17 (No response.)

18 COUNCILMAN JOHNSON: Thank you
19 very much for your public comment.

20 Is there anyone else here
21 whose name has not been called that
22 would like to provide public comment
23 on this bill or on the other bill
24 that was mentioned today?

25 (No response.)

1 COUNCILMAN JOHNSON: Okay.

2 Hearing none, this concludes our
3 public hearing and we will now go
4 into our public meeting.

5 Will the Clerk please call the
6 roll to take attendance. Members
7 that are in attendance will please
8 indicate that they are present when
9 their names are called. Also, please
10 say a few brief words when responding
11 so that your image will be displayed
12 on the screen when you speak.

13 Will the Clerk please call the
14 roll.

15 THE CLERK: Councilmember Mark
16 Squilla.

17 COUNCILMAN SQUILLA: Good
18 morning, Mr. Chair and colleagues.
19 Present.

20 THE CLERK: Councilmember
21 Curtis Jones, Jr.

22 COUNCILMAN JONES:
23 Mr. Chairman, colleagues, I am
24 present.

25 THE CLERK: Councilmember

1 Katherine Gilmore Richardson.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Good morning, Mr. Chair.

4 Good morning, colleagues. I am
5 present.

6 THE CLERK: Councilmember
7 Cindy Bass.

8 COUNCILWOMAN BASS: Good
9 morning, everyone. I am still
10 present.

11 THE CLERK: And, Councilmember
12 Brian O'Neill.

13 (No response.)

14 COUNCILMAN JOHNSON: Thank you
15 very much. We will now go into our
16 official public meeting.

17 The Chair recognizes
18 Councilmember Mark Squilla for a
19 motion on the amendment to Bill No.
20 230698.

21 COUNCILMAN SQUILLA: Thank
22 you, Mr. Chair.

23 I offer an amendment to Bill
24 No. 230698. A copy of the amendment
25 has been circulated to all members of

1 the Committee and I move that the
2 amendment to Bill No. 230698 be
3 approved.

4 COUNCILMAN JONES: Second.

5 COUNCILMAN JOHNSON: The Chair
6 notes for the record that Councilman
7 Curtis Jones seconds the motion. It
8 has been moved and properly seconded
9 that the amendment to Bill No. 230698
10 be approved.

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

13 (Aye.)

14 COUNCILMAN JOHNSON: Opposed?

15 (No response.)

16 COUNCILMAN JOHNSON: The ayes
17 have it and the motion carries and
18 the amendment to Bill No. 230698 has
19 been approved.

20 The Chair recognizes
21 Councilman Mark Squilla for a motion
22 on Bill No. 230698 as amended.

23 COUNCILMAN SQUILLA: Thank
24 you, Mr. Chair.

25 I move that Bill No. 230698 as

1 amended be reported from this
2 Committee with a favorable
3 recommendation and further move that
4 the rules of Council be suspended as
5 to permit the reading of this bill at
6 the next session of Council.

7 COUNCILMAN JONES: Second.

8 COUNCILMAN JOHNSON: The Chair
9 notes for the record that Councilman
10 Mark Squilla -- the Chair notes for
11 the record that Councilman Curtis
12 Jones seconds the motion -- excuse
13 me. The Chair notes for the record
14 that Councilman Curtis Jones seconds
15 the motion.

16 It has been moved and properly
17 seconded that Bill No. 230698 as
18 amended be reported from this
19 Committee with a favorable
20 recommendation and further move that
21 the rules of Council be suspended to
22 permit first reading of this bill at
23 the next session of Council.

24 All those in favor of the
25 motion will signify by saying aye.

1 (Aye.)

2 COUNCILMAN JOHNSON: Opposed?

3 (No response.)

4 COUNCILMAN JOHNSON: The ayes
5 have it and the motion carries.

6 The Chair recognizes
7 Councilman Mark Squilla for a motion
8 on Bill No. 230714.

9 COUNCILMAN SQUILLA: Thank
10 you, Mr. Chair.

11 I move that Bill No. 230714 be
12 reported from this Committee with a
13 favorable recommendation and further
14 move that the rules of Council be
15 suspended as to permit the first
16 reading of this bill at the next
17 session of Council.

18 COUNCILMAN JONES: Second.

19 COUNCILMAN JOHNSON: The Chair
20 notes for the record that Councilman
21 Curtis Jones seconds the motion.

22 It has been moved and properly
23 seconded that Bill No. 230714 be
24 reported from this Committee with a
25 favorable recommendation and further

1 move that the rules of Council be
2 suspended to permit first reading of
3 this bill at the next session of
4 Council.

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

7 (Aye.)

8 COUNCILMAN JOHNSON: Opposed?

9 (No response.)

10 COUNCILMAN JOHNSON: The ayes
11 have it and the motion carries.

12 The Chair recognizes
13 Councilman Mark Squilla for a motion
14 on Bill No. 230716.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chair.

17 I move that Bill No. 230716 be
18 reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended to permit the first reading
22 of this bill at the next session of
23 Council.

24 COUNCILMAN JONES: Second.

25 COUNCILMAN JOHNSON: The Chair

1 notes for the record that Councilman
2 Curtis Jones seconds the motion.

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

7 (Aye.)

8 COUNCILMAN JOHNSON: Opposed?

9 (No response.)

10 COUNCILMAN JOHNSON: The ayes
11 have it and the motion carries.

12 The Chair recognizes
13 Councilman Mark Squilla for a motion
14 on Bill No. 230744.

15 COUNCILMAN SQUILLA: Thank
16 you, Mr. Chair.

17 I move that Bill No. 230744 be
18 reported with a favorable
19 recommendation and further move that
20 the rules of Council be submitted --
21 suspended to permit the first reading
22 of this bill at the next session of
23 Council.

24 COUNCILMAN JONES: Second.

25 COUNCILMAN JOHNSON: The Chair

1 notes for the record that Councilman
2 Curtis Jones seconds the motion.

3 It has been moved and properly
4 seconded that Bill No. 230744 be
5 reported from this Committee with a
6 favorable recommendation and further
7 move that the rules of Council be
8 suspended to permit first reading of
9 this bill at the next session of
10 session.

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

13 (Aye.)

14 COUNCILMAN JOHNSON: Those
15 opposed?

16 (No response.)

17 COUNCILMAN JOHNSON: The ayes
18 have it and the motion carries.

19 The Chair recognizes
20 Councilman Mark Squilla for a motion
21 on Bill No. 230745.

22 COUNCILMAN SQUILLA: Thank
23 you, Mr. Chair.

24 I move that Bill No. 230745 be
25 reported from this Committee with a

1 favorable recommendation and further
2 move that the rules of Council be
3 suspended to permit the first reading
4 of this bill at the next session of
5 Council.

6 COUNCILMAN JONES: Second.

7 COUNCILMAN JOHNSON: The Chair
8 notes for the record that Councilman
9 Curtis Jones seconds the motion.

10 All in favor of the motion
11 will signify by saying aye.

12 (Aye.)

13 COUNCILMAN JOHNSON: Those
14 opposed?

15 (No response.)

16 COUNCILMAN JOHNSON: The ayes
17 have it and the motion carries.

18 The Chair recognizes
19 Councilman Mark Squilla for a motion
20 on Bill No. 230713.

21 COUNCILMAN SQUILLA: Thank
22 you, Mr. Chair.

23 I move that the public hearing
24 and public meeting on Bill No. 230713
25 stand in recess until Monday,

1 December 4, 2023 at 10:00 a.m.

2 COUNCILMAN JONES: Second.

3 COUNCILMAN JOHNSON: The Chair
4 notes for the record that Councilman
5 Curtis Jones seconds the motion.

6 It has been moved and properly
7 seconded that the public hearing and
8 public meeting of this Committee on
9 Bill No. 230713 be recessed until
10 Monday, December 4th of 2023 at
11 10:00 a.m.

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

15 COUNCILMAN JOHNSON: Those
16 opposed?
17 (No response.)

18 COUNCILMAN JOHNSON: The ayes
19 have it and the motion carries and
20 the public hearing and public meeting
21 on Bill No. 230713 will stand in
22 recess until Monday, December 4th of
23 2023 at 10:00 a.m. at which time we
24 will reconvene on Microsoft Teams.

25 This concludes the meeting if

1 there are no additional remarks. I
2 want to thank everybody for their
3 participation in this hearing and
4 have a great day. Thank you very
5 much.

6 COUNCILMAN SQUILLA: Thank
7 you, Mr. Chair. Have a good day.

8 COUNCILMAN JOHNSON: You're
9 welcome.

10 (Hearing concluded at
11 10:48 a.m.)

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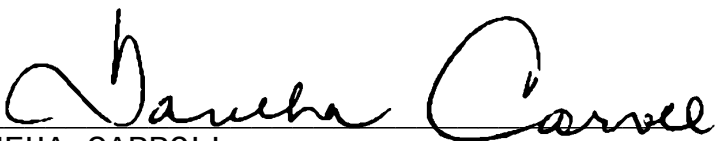
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C E R T I F I C A T I O N

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.


TANEHA CARROLL
Court Reporter - Notary Public

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