

COUNCIL OF THE CITY OF PHILADELPHIA

COMMITTEE ON FINANCE

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 3, 2025
10:31 a.m.

PRESENT:

COUNCILWOMAN KATHERINE GILMORE RICHARDSON, CHAIR
COUNCILWOMAN CINDY BASS, VICE-CHAIR
COUNCILWOMAN NINA AHMAD
COUNCILMAN MICHAEL DRISCOLL
COUNCILMAN CURTIS JONES, JR.

BILLS: 250574, 250951, 250953, 250954,
250981, 251018, 251019

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COUNCILWOMAN GILMORE

3

RICHARDSON: Good morning. I now

4

note that the hour has come to

5

begin today's hearing.

6

Clerk, will you please

7

call the roll to take attendance.

8

Members that are in attendance will

9

please indicate that you are

10

present when your name is called.

11

THE CLERK:

12

Councilmember Jones.

13

COUNCILMAN JONES:

14

Present.

15

THE CLERK:

16

Councilmember Ahmad.

17

COUNCILWOMAN AHMAD:

18

Present.

19

THE CLERK:

20

Councilmember Driscoll.

21

COUNCILMAN DRISCOLL:

22

Present.

23

THE CLERK:

24

Councilmember Thomas.

1 (No response.)

2 THE CLERK: Vice-Chair

3 Bass.

4 COUNCILWOMAN BASS:

5 Present.

6 THE CLERK: Chair

7 Gilmore Richardson.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: I am present. Thank
10 you. A quorum of the committee is
11 present and the hearing is now
12 called to order.

13 This is a public hearing
14 on the Committee on Finance
15 regarding Bill Nos. 250574, 250951,
16 250953, 250954, 250981, 251018 and
17 251019.

18 Clerk, will you please
19 read the title of the bills.

20 THE CLERK: Bill No.
21 250574, an ordinance amending
22 Chapter 19-1700 of The Philadelphia
23 Code, entitled "Finance, Taxes and
24 Collections" to allow for refunds

1 of the realty transfer taxes to
2 victims of deed fraud, all under
3 certain terms and conditions.

4 Bill No. 250951, an
5 ordinance amending Title 12 of The
6 Philadelphia Code, entitled
7 "Traffic Code," by revising certain
8 definitions; adding a new Section
9 12-926, entitled "Fee for Use of
10 Bus Loading Zones and Facilities,"
11 to impose a fee on certain
12 activities by intercity buses;
13 authorizing the installation and
14 use of camera-based monitoring
15 systems for administration of the
16 fee system; and authorizing an
17 agreement with the Philadelphia
18 Parking Authority for enforcement
19 and collection of certain fees for
20 intercity buses; all under certain
21 terms and conditions.

22 Bill No. 250953, an
23 authorizing the Procurement
24 Department, on behalf of the City

1 of Philadelphia, to enter into an
2 agreement with the Philadelphia
3 Energy Authority for implementation
4 and evaluation of energy
5 conservation capital measures
6 designed to reduce energy, water,
7 wastewater, or other consumption or
8 operating costs at specified City
9 properties, under certain terms and
10 conditions.

11 Bill No. 250954, An
12 Ordinance authorizing the City
13 Treasurer, on behalf of the City,
14 to enter into a provider agreement
15 with Citizens Bank National
16 Association for provision of
17 payroll banking services to the
18 City, under certain terms and
19 conditions.

20 Bill No. 250981, an
21 Ordinance authorizing and approving
22 the execution and delivery of a
23 Service Agreement between The City
24 of Philadelphia, Pennsylvania and

1 The Philadelphia Energy Authority
2 relating to the financing of the
3 construction, equipping,
4 installation and implementation of
5 energy conservation improvements
6 and other measures designed to
7 reduce energy, water, wastewater,
8 or other consumption or operating
9 costs at specified properties owned
10 or leased, and operated, by the
11 City; approving the issuance by
12 such Authority of bonds, notes or
13 other evidences of indebtedness in
14 one or more series to finance or
15 refinance the costs of such project
16 and authorizing and approving the
17 obligation of the City to pay in
18 full when due the Service Fee and
19 other amounts payable under the
20 Service Agreement; authorizing
21 certain City officers to take
22 certain actions required to issue
23 such bonds, notes or other
24 evidences of indebtedness;

1 covenanting that the City will make
2 necessary appropriations in each of
3 the City's fiscal years to provide
4 for, and will make timely payments
5 of, the Service Fee and other
6 amounts due under the Service
7 Agreement; and authorizing City
8 officials to take other necessary
9 or appropriate actions to
10 effectuate the purposes of this
11 Ordinance; all under certain terms
12 and conditions.

13 Bill No. 251018, an
14 Ordinance approving the amendment
15 of the Fiscal Year 2026 Capital
16 Budget providing for expenditures
17 for the capital purposes of the
18 Philadelphia Gas Works (including
19 the supplying of funds in
20 connection therewith) subject to
21 certain constraints and conditions
22 and acknowledging the receipt of
23 the Revised Forecast of Capital
24 Budgets for Fiscal Years 2027

1 through 2031, as amended.

2 And finally Bill No.
3 251019, an Ordinance amending Bill
4 No. 250103, (approved June 13,
5 2025) entitled "Authorizing the
6 Procurement Commissioner, on behalf
7 of the City of Philadelphia, to
8 enter into an agreement with the
9 Philadelphia Energy Authority for
10 coordination of a guaranteed energy
11 savings contract for implementation
12 and evaluation of energy
13 conservation measures designed to
14 reduce energy, water, wastewater,
15 or other consumption or operating
16 costs at specified City properties,
17 all under certain terms and
18 conditions," to clarify the scope
19 of the guaranteed energy savings
20 contract and make related technical
21 changes; all under certain terms
22 and conditions.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Thank you. Thank you

1 very much. Prior to hearing and
2 calling the panels and witnesses
3 for Bill No. 250574, I'd like to
4 thank my colleagues of the Finance
5 Committee for your presence this
6 morning and all of you here for
7 this hearing.

8 First, we will hear
9 testimony on my bill that I
10 sponsored, 250574, which builds on
11 the work that we've been doing
12 together with Community Legal
13 Services to preserve generational
14 wealth by helping victims of deed
15 fraud here in the City of
16 Philadelphia.

17 We know that cases of
18 deed fraud continue to grow in
19 Philadelphia. On average, in 2013
20 we had about 72 cases a year. And
21 by 2024, we now have around 111
22 cases per year. We know that it's
23 a nightmare for victims of deed
24 fraud. And while we can't

1 necessarily improve the situation,
2 we can help to ease some of their
3 financial burden, and that's what
4 Bill No. 250574 aims to do.

5 All property owners,
6 including perpetrators of deed
7 fraud, must pay a transfer tax to
8 record a title with the City of
9 Philadelphia. However, once a deed
10 fraud case is successfully
11 completed in court and the rightful
12 owner once again has title to their
13 home, it is as if the transfer
14 never happened. And as a result,
15 the scammers can request the refund
16 themselves, exploiting a loophole
17 that allows them to commit deed
18 fraud and then receive a refund on
19 some of those costs. And today,
20 this legislation aims to stop that.

21 We are ensuring that the
22 realty transfer tax section of the
23 Code makes it so victims of deed
24 fraud could request the refund on

1 any transfer taxes paid to the city
2 by the fraudulent party. If
3 enacted, this legislation will send
4 a clear message that we support
5 victims who have suffered
6 emotionally and financially, and
7 that protecting our residents here
8 in the city of Philadelphia,
9 helping them to preserve
10 generational wealth and close any
11 legal gaps that allow for
12 exploitation to continue, and we
13 must make sure that they continue
14 not to go unchecked.

15 And so, we look forward
16 to hearing testimony today. I want
17 to thank our Records Commissioner,
18 I think I see him back there, Jim
19 Leonard and his team, Tracy and all
20 of you from the Records Department.
21 We appreciate you for being here
22 and we thank you for all of your
23 help and work. And particularly to
24 Community Legal Services, we look

1 forward to hearing from you all.

2 So, Clerk, will you
3 please call the first panel we have
4 to testify on Bill No. 250574.

5 THE CLERK: First panel,
6 James Leonard, Commissioner of
7 Department of Records.

8 (Witnesses approached
9 witness table.)

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Please state your name
12 for the record and proceed with
13 your testimony.

14 COMMISSIONER LEONARD:
15 James Leonard, Commissioner of the
16 Department of Records. Good
17 morning, Majority Leader and
18 Chairperson Gilmore Richardson and
19 members of the Committee on
20 Finance. I am James Leonard,
21 Commissioner of Records for the
22 City of Philadelphia, and I'm here
23 today to testify in support of Bill
24 No. 250574 on behalf of the Mayor's

1 administration.

2 This bill addresses a
3 gap in how we've helped victims of
4 deed fraud. The Department of
5 Records has been working to combat
6 this issue for years. We see these
7 cases regularly. They devastate
8 families. They undermine
9 confidence in our property system
10 and they impose significant costs
11 on victims who must fight in court
12 to reclaim what was always
13 rightfully theirs.

14 Here's how it works: A
15 fraudster forges documents or uses
16 other deceptive means to steal
17 someone's property. They record a
18 fraudulent deed. In many cases,
19 they actually pay the City's realty
20 transfer tax. Why would a thief
21 pay this tax? Because it helps
22 legitimize the theft. It makes the
23 transaction look real, and the
24 fraudster expects to profit enough

1 from flipping the stolen property,
2 that paying the tax is worth their
3 while.

4 The victim then faces a
5 long legal battle. They must file
6 what's called a quiet title action
7 in court. They must prove that the
8 deed was fraudulent. They must pay
9 attorney's fees often. They must
10 often continue paying a mortgage
11 while fighting to get their home
12 back.

13 The emotional turmoil is
14 overwhelming. The stress of losing
15 your home to fraud takes a
16 tremendous psychological toll.
17 When they finally win, they get
18 their property back, but they're
19 often financially and emotionally
20 devastated by the process.

21 Under current law, the
22 city keeps the realty transfer tax
23 that the fraudster paid. This
24 creates an inequity. The city

1 would never have received this
2 money but for the crime. The
3 victim paid enormous costs to undo
4 the crime. Yet the city retains
5 the revenue at this point and the
6 benefit of the fraudsters tax
7 payment.

8 This bill would correct
9 the inequity. It allows a victim
10 who obtains a court order voiding a
11 fraudulent deed to petition for a
12 refund of the realty transfer taxes
13 paid. The refund goes to the
14 victim even though the fraudster
15 paid the tax. This helps offset
16 the substantial legal costs victims
17 incur to reclaim what's rightfully
18 theirs.

19 We estimate the fiscal
20 impact to be modest. I believe
21 there would likely be at most
22 approximately 25 to 50 cases per
23 year, perhaps less. Community
24 Legal Services has estimated an

1 average of \$4,000 per case. This
2 is a small amount relative to
3 overall city revenue. And frankly,
4 these are funds the city never
5 would have received, except for the
6 criminal activity.

7 From an equity
8 standpoint, this bill is the right
9 thing to do. Deed fraud victims
10 are often vulnerable homeowners.
11 They're elderly residents, they're
12 families dealing with an estate,
13 they're people who've worked their
14 entire lives to own their home.
15 When fraud strikes, they face
16 financial ruin just trying to
17 restore their rightful ownership.

18 The bill includes
19 appropriate safeguards. It
20 requires a court order voiding the
21 fraudulent deed. It requires the
22 court to specifically direct that a
23 refund be issued. It requires a
24 certified copy of the court order.

1 The victim must file within three
2 years. These requirements ensure
3 the process will not be abused.

4 This bill also supports
5 the Department of Records' broader
6 mission to maintain the integrity
7 of Philadelphia's property records.
8 It sends a clear message that our
9 city stands with fraud victims, not
10 fraudsters. It provides meaningful
11 relief to people who've suffered
12 tremendous harm.

13 I urge the Finance
14 Committee to support Bill No.
15 250574. Thank you for your time.
16 I'm happy to answer any questions.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Thank you. Thank you
19 very much for your testimony. Thank
20 you for being here and for your
21 continued work on this issue. We
22 certainly appreciate you very much
23 in your partnership.

24 Are there any questions

1 for our Records Commissioner?

2 The Chair recognizes
3 Councilmember Jones and then
4 Councilmember Ahmad.

5 COUNCILMAN JONES: Good
6 to see you again, Commissioner.

7 COMMISSIONER LEONARD:
8 You as well, Councilman.

9 COUNCILMAN JONES: And I
10 know you can't do that at this
11 particular hearing, but what would
12 be helpful is a proposed continuum
13 of how this happens. We today --
14 and thank you, Madam Chair, for
15 closing one of the loopholes. But
16 there are many of them and it takes
17 a cooperation interdepartmentally
18 to figure that out.

19 But what we often don't
20 have is the kind of process it goes
21 through, because there's the
22 Register of Wills. There's the
23 Deeds Department. There's people
24 who do the notary. There are so

1 many different places that we could
2 put stopgap measures in to stop
3 this.

4 So the question I have
5 is can you help us working with
6 other departments to create that
7 proposed continuum of here's where
8 it starts, here are checkpoints,
9 these are logjam points that we can
10 create to stop this process?

11 You mentioned that it's
12 like 25 cases a year. Was that in
13 your testimony?

14 COMMISSIONER LEONARD:
15 We estimate that we would receive
16 between about 25 orders for
17 refunds. We get more reports of
18 deed fraud per year in our
19 department, as the Chair mentioned
20 earlier.

21 COUNCILMAN JONES:
22 Because I kind of get 25 of them in
23 my office a year. And so, I'm
24 thinking that those are the ones we

1 caught. These are the ones that
2 come to mind. But how many just
3 are now living off of the equity of
4 others and that we didn't catch?

5 So what I'm asking you
6 to help us with is to create a
7 timeline, a process chart that
8 would allow us to look at some of
9 the other doors that we need to
10 close and I think that would be
11 very helpful.

12 COMMISSIONER LEONARD:
13 We can do that.

14 COUNCILMAN JONES: Thank
15 you so much, Commissioner.

16 Madam Chair.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Thank you so much,
19 Councilmember Jones.

20 The Chair recognizes
21 Councilmember Ahmad.

22 COUNCILWOMAN AHMAD:

23 Thank you, Chair.

24 Good morning. Thank you

1 for your testimony. Following up
2 on my colleague Councilmember
3 Jones' statement around creating a
4 plan, a sort of outline of where we
5 can intervene to stop this, I had a
6 question about what categories of
7 people are targeted.

8 And you mentioned
9 estates, right. And I wondered if
10 there is a way to cross-reference a
11 death certificate with property
12 ownership so that we already can
13 anticipate who the heirs will be
14 and how that property will be
15 passed along, if there's a way to
16 intervene at that intersection to
17 have an awareness so this does not
18 occur at least in that category of
19 who experiences deed fraud?

20 COMMISSIONER LEONARD:
21 Thank you for that question,
22 Councilmember. So in -- I mean,
23 you hit it on one of the most
24 common ways people steal

1 properties, which is they steal
2 properties where they know the
3 owners are still on the deed but
4 are deceased.

5 So in September, we
6 created the first of its kind
7 program in the country, where we
8 check at the counter now whether
9 the grantor or what's commonly
10 called the seller was actually
11 deceased or alive at the time the
12 deed says they signed it, because
13 you can't sign a deed if you're not
14 alive, simple idea. But it's one
15 where the thieves -- as
16 Councilmember Jones pointed out --
17 had figured out this loophole a
18 long time ago.

19 So using getting access,
20 we were able to get access to
21 basically vital records, as you
22 said, death records. And our team
23 with the help of the Revenue
24 Department, who was just a great

1 partner on this, helped us build a
2 simple interface for our team to
3 use at the counter. So that if --
4 and we have a regulation that
5 implements this.

6 So that if you present a
7 deed and it says Jim Leonard signed
8 it a week ago, but we check it and
9 it says Jim Leonard died and we use
10 a Social Security number check. So
11 it's a high degree of reliability,
12 very high. And if it says Jim
13 Leonard actually died five years
14 ago, we will not accept the deed.

15 Now, you have an
16 opportunity to come back and show
17 that we were wrong. Given the
18 database's accuracy, it's not very
19 likely, but you do have that
20 opportunity. And what's so
21 important about that and what's so
22 novel about it is that it actually
23 prevents the fraud from ever
24 getting on the public record.

1 A lot of the measures
2 we've been able to take over the
3 years, which are important and
4 which other jurisdictions around
5 the country have sort of followed
6 suit on, are mitigating the effects
7 of the fraud after the fraud
8 happens and gets on the public
9 record. But it's on the record,
10 everything I described in terms of
11 the cost of the victim to reclaim
12 it and the court actions, those all
13 have to happen. So by this new
14 program, the idea is that it
15 doesn't get on the record.

16 COUNCILWOMAN AHMAD:
17 That's great. So my point was, is
18 there now some sort of education
19 process for those who are going to
20 be inheriting property to
21 understand this in conjunction with
22 what you just explained?

23 COMMISSIONER LEONARD:
24 So since 2023, we've had a citywide

1 outreach program that has focused
2 on areas where we know the fraud
3 reports are most commonly coming
4 from, which is areas like Southwest
5 Philly, West Philly, South
6 Philadelphia, but it's citywide but
7 with a focus on those areas in
8 particular.

9 We've done almost 200
10 events since then, seen that by our
11 count almost 13,000 people at those
12 events. I go out and talk
13 regularly as much as I can and do
14 sort of educational seminars. And
15 if any of you want me to do that at
16 any of your events, I'm happy to.
17 But we're always happy to have a
18 table, a resource table, and
19 educate people about these
20 programs.

21 COUNCILWOMAN AHMAD:
22 Thank you. This is essential in
23 our wealth-building scenario in our
24 city. So I thank you all for being

1 so proactive and I hope the public
2 is listening to know you are doing
3 a lot of things to help in the
4 wealth-building space. So thank
5 you so much.

6 Thank you, Madam Chair.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Thank you. Thank you
9 so much, Councilmember Ahmad.

10 Any additional questions
11 for our Records Commissioner?

12 (No response.)

13 COUNCILWOMAN GILMORE

14 RICHARDSON: Seeing none, thank you
15 so much.

16 Commissioner Leonard, we
17 appreciate your continued
18 partnership.

19 COMMISSIONER LEONARD:

20 Thank you.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: May you please call
23 Panel 2.

24 THE CLERK: Will Kate

1 Dugan and Vincent Gilliam please
2 approach.

3 (Witnesses approached
4 witness table.)

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Thank you so much.

7 Please state your name for the
8 record and proceed with your
9 testimony.

10 MS. DUGAN: Good
11 morning, members of the Committee.
12 My name is Kate Dugan, and I'm the
13 Divisional Supervising Attorney of
14 the Property Tax Team in the
15 Homeownership and Consumer Rights
16 Unit at Community Legal Services.
17 I'm here today to strongly support
18 Bill No. 250574, Councilmember
19 Gilmore Richardson's bill, to
20 address deed fraud in our city.

21 As this committee
22 certainly knows, CLS provides free
23 legal assistance to low-income
24 Philadelphians. Like many legal

1 services organizations, CLS has
2 seen an increasing number of
3 clients who are victims of deed
4 fraud.

5 In 2023 alone, the
6 Office of the Recorder of Deeds
7 received 132 reports of deed fraud,
8 and that isn't counting the
9 homeowners who have not yet
10 realized that their homes have been
11 stolen. Right now my colleagues
12 and I at CLS have multiple clients
13 in active litigation to reclaim
14 their family homes. Deed fraud
15 prevents homeowners from getting
16 property tax relief and repairs.

17 Often deed fraud happens
18 when a home is a tangled title and
19 is owned by a deceased person,
20 making it even harder than usual
21 for families to access preserve and
22 protect their generational wealth.
23 Unfortunately, the problem is
24 expensive and complicated to fix,

1 even when free representation is
2 available, which is normally not
3 the case.

4 Victims are stuck paying
5 for costs like repairs, changing
6 locks, filing fees, process server
7 fees out of their own pockets. In
8 most deed fraud cases, bad actors
9 do not show up in court so any
10 monetary judgments we would get
11 against them mean very little.

12 It's rare for a deed
13 fraud victim to collect any
14 meaningful money damages or
15 restitution. That's why we
16 strongly support Councilmember
17 Gilmore Richardson's bill, which
18 provides a measure of relief to
19 victims of deed fraud.

20 Much of the time when a
21 bad actor commits deed fraud, they
22 pay transfer taxes when recording
23 the fraudulent deed. Since most
24 bad actors turn around and sell

1 that home to an investor or another
2 third party, they recoup their
3 money and more pretty quickly.

4 Under the current Realty
5 Transfer Tax Code, the Department
6 of Revenue may issue a refund of
7 taxes following a mistake of law or
8 theft. In deed fraud cases, it's
9 the bad actor who would have
10 standing to request that refund
11 right now. This bill would allow
12 victims to obtain a court order
13 following a successful quiet title
14 action directing the Department of
15 Revenue to issue that refund to
16 victims instead.

17 Because of deed fraud,
18 victims must obtain a court order
19 to access that refund, the risk of
20 others abusing this provision is
21 exceedingly low. Neither the
22 Department of Revenue nor the Tax
23 Review Board will ever need to make
24 the determination about who is

1 entitled to the refund. The courts
2 will be doing that.

3 While the monetary
4 benefit to victims will be
5 significant, the cost to the city
6 will be low. As the Committee
7 knows, the Philadelphia portion of
8 the realty transfer tax is 3.578%.
9 That means for a stolen home worth
10 \$100,000, a victim stands to
11 receive a refund of about \$3,500.

12 Given the low number of
13 stolen homes relative to the number
14 of deeds recorded in Philadelphia
15 and given the even lower number of
16 victims who are going to get court
17 orders quieting title, this is a
18 low cost to Philadelphia. But even
19 a refund of a few hundred dollars
20 to a family or victim of deed fraud
21 is going to be meaningful and
22 valuable to that family.

23 We are so grateful to
24 Councilmember Gilmore Richardson

1 and Commissioner Jim Leonard for
2 working with us to make this bill
3 happen. I'm happy to answer any
4 questions the Committee has.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Thank you. Thank you
7 so much for your testimony.

8 Mr. Gilliam, would you
9 like to give your testimony now?

10 MR. GILLIAM: Yes.

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Would you like to sit
13 down or do you want to stand up?

14 MS. DUGAN: Mr. Gilliam
15 is going to remain standing and
16 with his sunglasses on due to some
17 medical issues.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: That's okay. Received.
20 You can state your name for the
21 record and then proceed with your
22 testimony.

23 MR. GILLIAM: Good
24 morning. My name is Vince Gilliam

1 and I wanted to specifically come
2 today -- thank you. Let me start
3 again. Vince Gilliam and I wanted
4 to make it a point to come today to
5 at least offer my testimony
6 associated with a real direct
7 situation as far as property theft
8 and what happened specifically with
9 my family and even the support that
10 we had got from CLS associated with
11 an ordeal that's been going on the
12 past six years with regards to, I
13 think it's called, entangled title,
14 falsifying records and fraudulent
15 signatures.

16 In short, as they asked
17 me to give a synopsized version,
18 the Wilson Group took my property
19 or my family's property and changed
20 the title, and they had receipts
21 and checks from my mother who sold
22 them the property. The situation
23 was that they did all this six
24 years after my mother was deceased.

1 And they took the property and then
2 sold it again to Martinez, who also
3 took the property and got \$50,000
4 loans from companies in New York.
5 And of course, this is the short
6 version.

7 But I wanted to make it
8 a point to show today and express
9 to the Community Legal Services,
10 because my family had ran at wits'
11 end being, I guess, detectives or
12 Sherlock Holmes trying to track
13 down the Wilson Group. And CLS
14 actually stepped in and helped us
15 out and we were able to track them
16 down and find out all the
17 fraudulent deals that they were
18 doing associated with stealing the
19 property. And it was a long drawn-
20 out process.

21 And certainly when I
22 heard about the aspect of the bill
23 today, I asked what could I do, how
24 can I support and they say, come

1 down and make a testimony. That's
2 the short version.

3 MS. DUGAN: If I could
4 ask Mr. Gilliam very quickly, would
5 receiving a cash refund into your
6 pockets help your family after you
7 had to do all that work getting the
8 deed back into your family's name?

9 MR. GILLIAM: Oh,
10 absolutely. We're in deep I guess
11 you want to say wits' end with some
12 other family members, money we had
13 to borrow and what have you, as it
14 stands. So haven't gone totally
15 bankrupt yet, but that would be a
16 tremendous help and support us, as
17 it stands.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Yes. Thank you. Thank
20 you very much for your testimony.
21 And thank you, Mr. Gilliam, for
22 coming to Council chambers to give
23 us a synopsis of your family's
24 story. Just wanted to ask you if

1 you could highlight for us the
2 total financial costs and burden
3 this was for your family?

4 MR. GILLIAM: I'm just
5 trying to calculate. That would be
6 hard because it is a combination of
7 things between an inordinate amount
8 of time spent, money that we paid
9 additional people, property, papers
10 that we filed, tools that were
11 stolen out of the property.

12 In fact, we actually
13 caught the people at the property
14 emptying all of the belongings out
15 of the property. We called the
16 police. We followed all the steps.
17 The police came. I think it was
18 the 16th District, 16th and
19 Montgomery, what have you. And
20 they told us there's nothing in
21 place that they can do to stop them
22 because I didn't have the papers, I
23 didn't walk around with deeds, and
24 the police let them drive away with

1 trucks, with everything inside the
2 building.

3 But the amount that you
4 asked for has got to be in excess.
5 If I picked a number, I would say
6 4,000 to 5000, probably more than
7 that. I couldn't account for the
8 time, but I would say 4,000 to
9 5,000 easy.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Well, thank you very
12 much for being here. We certainly
13 appreciate the time that you have
14 given to us and to the committee
15 today to explain what happened to
16 you and to your family. And we
17 thank CLS for being here.

18 I'd like to recognize
19 Councilmember Bass, Vice-Chair
20 Bass, and then Councilmember Jones.

21 COUNCILWOMAN BASS:

22 Thank you, Madam Chair.

23 And I wanted to thank
24 you, sir, for coming down today and

1 for your testimony. And I
2 appreciate that. When you heard
3 about this piece of legislation,
4 you reached out to CLS and said,
5 how can I help because I have that
6 lived experience. And it's so
7 important for people to hear from
8 someone like yourself who has
9 actually gone through this
10 unfortunate situation and how
11 you've come out on the other side.

12 So I just really wanted
13 to thank you and really send it out
14 as encouragement to other folks
15 that we need to hear from the
16 public. You know, we hear from a
17 lot of other folks, the subject
18 matter experts and the attorneys
19 and so forth. It's so important to
20 hear from the actual folks who are
21 going through that. I wanted to
22 say thank you for coming down.

23 And thank you so much to
24 CLS because I think that they're

1 there in my district and I think
2 that they're awesome. So great job
3 as always. Thank you.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Thank you. Thank you
6 very, very much.

7 The Chair recognizes
8 Councilmember Jones.

9 COUNCILMAN JONES: Thank
10 you, Madam Chair.

11 I mentioned to the
12 Commissioner a timeline or a
13 process chart of how these things
14 occur. My question is what
15 happened? Were there any charges
16 filed against some of these
17 unscrupulous actors? Did we ever
18 catch them?

19 And what I would want to
20 know is if we're just now stopping
21 them from getting a rebate, that's
22 one thing, but there should be
23 damages. Somebody's title company,
24 some processor is culpable in this

1 crime. And until we make everyone
2 on that step, if that got sold,
3 your property got sold to an
4 investment group, then the
5 investment group is liable.

6 Somebody needed a deed
7 clearance, a warrant. Somebody put
8 their signature on that deed
9 insurance and said that this was
10 clear, that this was a clear title,
11 that there were no liens, there
12 were no -- and so, they put their
13 name and reputation on a document
14 that was false.

15 And so, I'm asking CLS
16 to help us figure out who are the
17 other people that need to be kind
18 of held accountable. Because if we
19 do not up the penalties, if we do
20 not up the risk, then there's no
21 financial incentive for them to
22 stop doing this. Because if it's a
23 \$3,500 crap shoot, and I'm getting
24 \$100,000 worth of property, where's

1 the incentive for me not to do
2 that.

3 So whatever bank that
4 finances, whatever title company
5 that signed off on it, whatever
6 person that did the notary, we have
7 to kind of go up and down that food
8 chain and hold people accountable.
9 So in your experience, how does
10 that work? Did we catch anybody?
11 Did we sue anybody?

12 MS. DUGAN: That's a
13 great question. So to your
14 question about do we catch these
15 people, the answer is sometimes.
16 So occasionally, the DA will
17 investigate and find somebody who
18 is involved in deed fraud rings.
19 We do see those new stories come
20 out.

21 One of the things that
22 makes this challenging is a lot of
23 times bad actors use fake names,
24 fake LLCs, fake addresses on those

1 transfer tax forms and then sell
2 to, as you pointed out, a third
3 party investor, right. They leave
4 town with the money and we're left
5 without recourse.

6 The advantage of this
7 bill is that even if we are able to
8 get money judgments against the bad
9 actors, often those bad actors
10 aren't in town, are not findable.
11 Perhaps do not even have the money
12 anymore or it's just so
13 extraordinarily hard to find them.
14 So this bill puts a couple thousand
15 dollars in people's pockets.

16 But to your point of
17 should we be doing more work to
18 ensure that these fraudulent homes
19 are not transferred, I would
20 absolutely agree. I think when
21 we're litigating and we have a
22 third party purchaser as part of
23 the litigation, which is often the
24 case, often a title insurance

1 company will agree to quiet title
2 back to a victim. But that does
3 not mean the victim gets damages or
4 money put back in their pockets.

5 You know, that \$5,000
6 that Mr. Gilliam estimated that it
7 cost his family to do the work of
8 getting the title back, that's what
9 this is aimed at. But I would
10 absolutely agree that this is part
11 of what needs to be a bigger effort
12 to address deed fraud.

13 MR. GILLIAM: Excuse me.
14 That \$5,000 is just on my personal
15 tool --

16 COUNCILMAN JONES: Can
17 you come closer to the mic?

18 COUNCILWOMAN GILMORE
19 RICHARDSON: Pull the mic closer
20 and state your name.

21 MS. DUGAN: He was
22 saying that's probably an
23 underestimate.

24 MR. GILLIAM: I was

1 saying excuse me. That \$5,000 was
2 an estimate on my personal tools.
3 The actual cost, I would have to
4 sit down and sum up the amount of
5 money we paid to lawyers. Just on
6 presenting the situation to
7 lawyers, they charged us money just
8 to hear the situation and didn't
9 take the case. The only ones that
10 came in on, I guess you'd call it
11 the white horse, was Community
12 Legal Services.

13 COUNCILMAN JONES: So
14 again, I just think title insurance
15 companies should be liable for
16 their work and liable for your
17 damages. And I can only say that
18 during that time that \$5,000,
19 that's direct costs. Indirect
20 costs is you could have had a
21 tenant, you could have done other
22 things. You lost revenue that way.

23 And so, until we make it
24 prohibitive for a title company to

1 falsely affirm that this title is
2 good, then we're missing an
3 opportunity to stop the
4 profitability of this thing.

5 Thank you, Madam Chair.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Thank you. Thank you
8 so much, Councilmember Jones. And
9 thank you again to Kate Dugan from
10 Community Legal Services and
11 Mr. Gilliam for being here today.
12 We appreciate your testimony.

13 Are there any further
14 questions for this panel?

15 (No response.)

16 COUNCILWOMAN GILMORE

17 RICHARDSON: All right. Seeing
18 none, we will now proceed with the
19 first panel we have to testify on
20 251018.

21 THE CLERK: Will Gemela
22 McClendon and William Gallagher
23 please approach.

24 (Witnesses approached

1 witness table.)

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Thank you for being
4 here. Please state your name for
5 the record and proceed with your
6 testimony.

7 MS. McCLENDON:
8 (Inaudible).

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Hold on one moment.
11 Try it again.

12 MS. McCLENDON:
13 (Inaudible).

14 COUNCILWOMAN GILMORE

15 RICHARDSON: No.

16 MS. McCLENDON: Okay.
17 My name is Gemela McClendon. I'm
18 the Executive Director of the
19 Philadelphia Gas Commission. Good
20 morning, Chairwoman Gilmore
21 Richardson and members of the
22 committee. The gas commission
23 appreciates the opportunity to
24 testify in support of Bill No.

1 251018, which embodies its
2 recommendations to City Council
3 regarding the amendment of the
4 Philadelphia Gas Works Fiscal Year
5 2026 capital budget unanimously
6 adopted by the Commission.

7 PGW's testimony to
8 Council will provide the details of
9 the requested capital budget
10 amendment endorsed by the Gas
11 Commission. This testimony will
12 supplement PGW's testimony and we
13 respectfully request this committee
14 to report this bill with a
15 favorable recommendation together
16 with the suspension of the rules so
17 that it may have its first reading
18 at the next Council session.

19 On August 25, 2025, the
20 Philadelphia Gas Works filed its
21 Fiscal Year 2025 capital spending
22 forecast for the fourth quarter and
23 authorized spending reports for
24 April and May 2025. Within this

1 filing, PGW requested the amendment
2 of a 10-line item for
3 reauthorization, which would affect
4 line items from its Fiscal Year
5 2023, 2024 and 2025 budgets.

6 All 10 of these line
7 items only require additional time
8 for project completion and do not
9 require the approval of additional
10 funds. After completing its
11 standard due diligence review of
12 PGW's requests and the submission
13 of a joint proposal by PGW and the
14 public advocate as represented by
15 Community Legal Services, the Gas
16 Commission's professional staff
17 found that PGW's request to amend
18 its FY2026 capital budget was
19 reasonable and the Gas
20 Commissioners agreed and voted to
21 approve the same.

22 The Commission's
23 specific recommendations to City
24 Council are detailed in the

1 Commission's resolution and order
2 dated November 18, 2025, which has
3 been attached to my written
4 testimony as Appendix No. 1. If
5 you have any questions, I'd be
6 happy to answer them. Thank you.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Thank you. Please
9 state your name for the record and
10 proceed with your testimony.

11 MR. GALLAGHER: Good
12 morning, Chairwoman Gilmore
13 Richardson and members of City
14 Council Finance Committee. My name
15 is William J. Gallagher. I am the
16 Vice-President of Budgeting and
17 Strategic Development for the
18 Philadelphia Gas Works. I am
19 appearing today on behalf of
20 support of Bill No. 251018, which
21 would amend the 2026 capital
22 budget.

23 Not to be redundant to
24 my friend here, however, just to

1 repeat, the first piece of this
2 legislation is associated with the
3 projects that Commission as well as
4 the City Council approved
5 previously, we're just asking for
6 the extension of one year to their
7 lifespan to keep us in compliance
8 with the ordinance to approving the
9 '26 capital budget.

10 There is also a request
11 here to amend the budget for
12 \$30 million associated with the CIS
13 project that PGW has under way at
14 this point in time. That \$30
15 million will be \$25 million of
16 immediate spending and \$5 million
17 of contingency funding. This
18 project is very critical to PGW in
19 serving our customers. It's
20 billing and all kinds of services
21 as far as replacing this program.

22 These amendments
23 basically allow us to run PGW
24 efficiently and serve our customers

1 as far as providing the best
2 service possible. As mentioned
3 before, PGW respectfully requests a
4 favorable report on Bill 251018
5 with the suspension of the rules so
6 the bill may have its first reading
7 at the next session of City
8 Council.

9 We'd also like to
10 express our appreciation to the Gas
11 Commission and its staff for the
12 conducting of this budget review.
13 It was done both timely, efficient
14 and very comprehensively. We're
15 also grateful to City Council,
16 their continued support of our
17 efforts to serve the citizens of
18 Philadelphia. I'm available to
19 respond to any questions you may
20 have on this request.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Thank you. Thank you
23 so much for your testimony and
24 thank you both for being here this

1 afternoon.

2 Are there any questions
3 for the panel for Bill No. 251018?

4 (No response.)

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Okay. All right.

7 Seeing none, we thank you so much
8 for being here and thank you for
9 your testimony. Thank you very
10 much.

11 Okay. We will now
12 proceed with Bill No. 250954.
13 Clerk, will you please call the
14 first panel we have to testify on
15 250954.

16 THE CLERK: Jacqueline
17 Dunn.

18 (Witnesses approached
19 witness table.)

20 COUNCILWOMAN GILMORE

21 RICHARDSON: We thank you all so
22 much for being here. You can state
23 your name for the record and
24 proceed with your testimony. And

1 in advance of your testimony, I
2 just wanted to thank our City
3 Treasurer, Treasurer Dunn, and her
4 team for meeting with my team prior
5 to the hearing. We appreciate the
6 work that you all are doing. So
7 state your name for the record and
8 proceed.

9 CITY TREASURER DUNN:

10 Thank you, Chair. Good morning.
11 Jackie Dunn, City Treasurer. Good
12 morning, Chair Gilmore Richardson
13 and members of the Committee on
14 Finance. Jackie Dunn, City
15 Treasurer. And with me this
16 morning are Shakina Clark, Deputy
17 City Treasurer for Banking, and
18 Sarah Cho, Chief of Staff in the
19 Treasurer's Office.

20 I'm here to testify
21 today in favor of Bill No. 250954.
22 This bill would provide
23 authorization to the Treasurer's
24 office, on behalf of the City, to

1 enter into an agreement with
2 Citizens Bank for the provision of
3 payroll banking services for an
4 initial term of January 1, 2026
5 through June 30, 2026, under
6 certain terms and conditions.

7 In June 2006, the city
8 enacted legislation that required
9 the Treasurer's office to implement
10 a request for a proposal process
11 seeking bids from qualified
12 institutions to provide banking
13 services for accounts related to
14 employee disbursements for payroll,
15 payroll deductions and payroll
16 taxes. This legislation also
17 required that no contract amendment
18 or no contract with a proposed
19 recipient for payroll banking
20 services be executed until it has
21 been approved by City Council with
22 an ordinance.

23 In late 2024, CTO issued
24 a payroll banking services RFP,

1 which resulted in Citizens Bank
2 ranking as the most qualified
3 institution of the applicants.
4 Citizens Bank had the most
5 competitive fee proposal, provides
6 superior service for the critical
7 function of employee payroll, has
8 an extensive branch network and the
9 largest network of any applicant,
10 maintains an outstanding Community
11 Reinvestment Act or CRA rating, and
12 regularly partners with the city on
13 local priorities.

14 Citizens Bank has served
15 as the city's payroll depository
16 since 2017 as a result of a prior
17 RFP and was again recommended
18 through a subsequent RFP and
19 approved by Council again in 2021.
20 The administration respectfully
21 recommends adoption of this
22 ordinance and respectfully requests
23 that the Committee give the bill
24 its favorable recommendation and

1 further that the Committee
2 recommends that the rules of
3 Council be suspended so as to
4 permit the first reading of the
5 bill at the next session of
6 Council. Thank you for your
7 consideration and opportunity to
8 testify. We are happy to answer
9 any questions.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Thank you. Thank you
12 very much for your testimony and
13 for your work. I wanted to ensure
14 that I did get a few questions on
15 the record regarding Bill No.
16 250954. I've shared this with you
17 all in the past relative to
18 ensuring that as our city
19 depository, that Citizens is
20 working with residents across the
21 city of Philadelphia around
22 residential mortgage lending,
23 particularly under the \$300,000,
24 \$250,000 mark.

1 And so, if you could
2 provide the recent numbers from
3 Citizens around their residential
4 mortgage lending for the record. I
5 know they shared in the quarterly
6 report that we received that I do
7 read, but I wanted to put that
8 information on the record.

9 And also, if you could
10 submit for the Committee the latest
11 quarterly report from Citizens that
12 shows not only the lower end
13 residential mortgages, but also
14 each area. I think they break it
15 down in three or four different
16 categories.

17 CITY TREASURER DUNN:
18 Sure. Thank you, Chair. I can
19 speak globally and I'll ask my
20 Deputy to pull up the specific
21 report if there's specific counts
22 you'd like us to read for the
23 record. But as you're aware, our
24 office produces an annual study

1 examining lending practices of
2 authorized depositories compared to
3 banking activity in the
4 Philadelphia market and we've done
5 that study annually since 2005.

6 And as you indicated,
7 investment back into the city and
8 in our residents is something that
9 we look at when we look at our
10 banking relationships, and we're
11 really proud that Citizens Bank has
12 consistently ranked as the first or
13 second among our depositories in
14 their efforts to lend on the
15 residential front for residential
16 products, whether it's home
17 purchase, home improvement loans,
18 home refinancing, although with the
19 interest rate environment the mix
20 of those products changes over time
21 or the volume, I should say.

22 They've also partnered
23 with the city on a lot of our
24 affordable housing programs that

1 are a priority, so Turn the Key,
2 for example, Restore Repair Renew.
3 And so, those are things that we
4 are really proud to bring to the
5 Committee when we bring this
6 opportunity. And would you mind
7 repeating your request for the most
8 recent quarterly statistics you'd
9 like us to read?

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Yes. The most recent
12 numbers for residential mortgage
13 lending for -- and I forget their
14 exact breakdown but it may be --
15 what's the first line in that
16 category? Is it 250,000 or
17 300,000?

18 CITY TREASURER DUNN:

19 By --

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Meaning, what's their
22 breakdown? In the report they
23 usually give us a breakdown and I
24 think it's at least three or four

1 categories. I think one of the
2 last ones is 700,000.

3 CITY TREASURER DUNN:

4 Sure. We may have to get back to
5 you on that front. But in terms of
6 annual counts on the residential
7 front, for 2005, to date it was 45
8 through September 30th so through
9 the last quarter. From 2024, it
10 was 97. And for 2023, 76. And
11 2022, 109, and this is for
12 residential home purchase only.

13 For home equity, they've
14 been around the 250 to 300 count
15 mark in the last three years. And
16 then -- and I think we'll need to
17 come back on the dollar amount
18 because I want to make sure we're
19 providing what you're requesting.

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Sure. And I just
22 wanted to share the additional
23 information with the Committee as
24 it relates to this bill and

1 underscore the importance of
2 whoever we're doing business with
3 to provide payroll depository
4 services for the City of
5 Philadelphia is adequately working
6 with residents across socioeconomic
7 status to ensure that they too can
8 achieve the dream of homeownership.

9 And particularly when a
10 typical rowhouse, obviously it's
11 increasing, but you can still buy a
12 rowhouse in Philadelphia for
13 \$150,000 or \$250,000. And so, we
14 want to ensure that those
15 individuals who may be eligible to
16 purchase a home on the lower end of
17 our market have the opportunity to
18 do that, and that Citizens is doing
19 all that they can to afford our
20 city residents that opportunity.

21 CITY TREASURER DUNN:
22 Absolutely.

23 COUNCILWOMAN GILMORE
24 RICHARDSON: All right. Thank you

1 very much. I just wanted to get
2 that on the record.

3 Are there any additional
4 questions for this witness?

5 Chair recognizes
6 Councilmember Ahmad.

7 COUNCILWOMAN AHMAD:
8 Thank you, Chair.

9 Just to follow up on her
10 comment, the Chair's comment, do
11 you have a sense of the zip codes
12 of where these loans have been
13 made?

14 CITY TREASURER DUNN:
15 Not with me, but we can provide
16 that. That's part of the annual
17 analysis that we undertake for that
18 lending study I referenced.

19 COUNCILWOMAN AHMAD:
20 That would be very helpful to
21 really address the issue of where
22 the resources are going and how
23 they're being leveraged. So thank
24 you. Appreciate that. That's it.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Thank you. Thank you
3 so much, Councilmember Ahmad.
4 Thank you very much for your
5 testimony.

6 Any additional questions
7 for this panel?

8 (No response.)

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Seeing none, we will
11 now proceed to Bill Nos. 250953
12 and 251019. Thank you all for
13 being here and thank you for your
14 work.

15 May you call the panel
16 for Bill Nos. 250953 and 251019.

17 THE CLERK: Emily
18 Schapira.

19 (Witnesses approached
20 witness table.)

21 COUNCILWOMAN GILMORE

22 RICHARDSON: All right. Thank you
23 for being here and we appreciate
24 you very much. Please state your

1 name for the record and proceed
2 with your testimony.

3 MS. SCHAPIRA: Thank you
4 so much. Good afternoon, Chair
5 Gilmore Richardson, members of the
6 Committee. I'm Emily Schapira,
7 President and CEO of the
8 Philadelphia Energy Authority. I'm
9 testifying in support of Bills
10 250953 and 251019. I'll start with
11 250953.

12 That bill authorizes the
13 City to enter into an
14 intergovernmental agreement with
15 PEA, allowing PEA to then enter
16 into a Guaranteed Energy Savings
17 Contract for energy efficiency and
18 capital improvements at two
19 Philadelphia Water Department
20 Wastewater Treatment Plants,
21 Northeast and Southwest, designed
22 to reduce energy, water, wastewater
23 or other consumption or operating
24 costs. This will be the City of

1 Philadelphia's fifth Guaranteed
2 Energy Savings Act or GESA
3 performance contract for energy-
4 efficiency improvements.

5 Past projects include
6 the replacement of 130,000
7 streetlights citywide as well as
8 building improvement projects that
9 include the Philadelphia Museum of
10 Art, the Quadplex, health centers
11 and homeless services buildings.
12 All projects have lowered utility
13 costs while upgrading aging
14 infrastructure.

15 The goal of this
16 comprehensive project scope is to
17 use the GESA project model to
18 address deferred maintenance,
19 implement energy conservation
20 measures, improve plant operations,
21 future-proof the facilities for
22 anticipated regulations and
23 requirements, eliminate the flaring
24 of biogas and ensure productive use

1 of all produced biogas.

2 Biogas is a byproduct of
3 the wastewater treatment process.
4 PWD already uses biogas to run
5 onsite engines that power the
6 facility. With the current setup,
7 PWD is not able to use all of the
8 biogas and must flare or burn it
9 off when there is an excess.

10 Our goal is to eliminate
11 the need for flaring by bringing
12 online a new process to refine the
13 biogas to pipeline quality
14 renewable natural gas or RNG. The
15 RNG can be used to power PWD
16 facilities, can be piped directly
17 into PGW system and has the added
18 benefit of generating revenues from
19 credit markets that assign value to
20 volumes of RNG produced.

21 With approval to
22 contract, we'll kick off a
23 rigorous, multi-month investment
24 grade audit process that brings

1 together key city partners, PWD,
2 PGW, the Office of Sustainability,
3 and us at PEA to determine how we
4 can leverage each partner's needs
5 and strengths. Our selected
6 vendor, Johnson Controls or JCI,
7 will help us identify the optimal
8 technological solutions to improve
9 systems, reduce energy consumption
10 and maximize revenues from the
11 conversion of biogas to RNG.

12 In particular, the
13 energy savings and revenue
14 generation used to fund this
15 project will reduce PWD's need for
16 ratepayer-funded capital projects
17 to modernize its facilities and
18 meet regulatory requirements.
19 While this will be a long and
20 challenging technical evaluation,
21 we have high hopes that we can use
22 the GESA model in this cross-
23 departmental city partnership to
24 rethink the way we approach large

1 projects to limit the burden on
2 ratepayers and leverage the assets
3 and knowledge we have inhouse.

4 The project's prime
5 vendor JCI was awarded the project
6 through a public, transparent,
7 competitive RFP process led by a
8 selection committee that included
9 technical experts and advisors from
10 various city departments. JCI has
11 pledged to maximize opportunities
12 for local skilled workers and
13 businesses to gain experience and
14 build wealth by improving critical
15 energy infrastructure in the city
16 of Philadelphia.

17 Contractor selection has
18 not yet occurred and is a critical
19 part of the investment grade audit.
20 Contractor scopes will be bid out
21 publicly with assistance from PEA
22 to share these opportunities with
23 our broad network of capable local
24 partners.

1 We ask for your support
2 of Bill No. 250953 to kick off
3 energy efficiency and capital
4 improvements at the Northeast and
5 Southwest Wastewater Treatment
6 Plants. And we're excited to work
7 with our city partners at PWD, PGW
8 and OOS to make this ambitious
9 project a reality. I'm happy to
10 take questions on this or I can
11 move to my testimony related to the
12 other bill as well.

13 COUNCILWOMAN GILMORE

14 RICHARDSON: Sure. I have the same
15 questions for both of those bills
16 so you can proceed with your
17 testimony for 250981. And what
18 I'll do is I'll also call back our
19 City Treasurer, Treasurer Dunn, to
20 provide her testimony for 250981 so
21 that we finish 250953, 251019 and
22 250981 together.

23 MS. SCHAPIRA: Okay.
24 Perfect. So I'll just flag Bill

1 251019. This is a bill that
2 corrects typographical errors in a
3 previously approved contracting
4 ordinance for another project,
5 which is related to the next bill,
6 for the Quadplex Plus Community
7 Health project.

8 So this bill provides
9 technical fixes to a contracting
10 ordinance which was Bill No.
11 250103, approved by Council last
12 spring. This bill's approval must
13 accompany Bill 250981 in order to
14 issue financing in a timely manner
15 per the Law Department. We just
16 realized there were typos in there
17 recently. And so, we're making
18 sure that those get fixed before we
19 move on to financing.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Thank you very much
22 for your testimony. We'll take the
23 testimony now of Treasurer Dunn,
24 250981. And then we'll have

1 questions for this panel. Thank
2 you for the accommodation.

3 CITY TREASURER DUNN:

4 Good morning again, Chair Gilmore
5 Richardson and members --

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Hold on one moment
8 please, Treasurer Dunn. If you
9 could just switch microphones.
10 Thank you.

11 CITY TREASURER DUNN:

12 Good morning, Chair and members of
13 the Finance Committee. I'm Jackie
14 Dunn, City Treasurer. And with me
15 this morning are Matt Bowman,
16 Deputy City Treasurer for Debt
17 Management, and Sarah Cho, Chief of
18 Staff in our office.

19 I'm here to testify in
20 favor of Bill 250981. This bill
21 would authorize the City to enter
22 into a service agreement with the
23 Philadelphia Energy Authority
24 relating to the financing of the

1 construction, equipping,
2 installation and implementation of
3 energy conservation improvements
4 and other measures designed to
5 reduce energy, water, wastewater
6 and other consumption or operating
7 costs at 14 specified properties
8 owned or leased and operated by the
9 city.

10 City Council previously
11 approved Bill 250103, authorizing
12 the City to enter into the
13 Guaranteed Energy Savings Contract
14 for this project and is considering
15 related bill, Bill 251019 today.

16 The bonds would be issued an
17 aggregate amount up to \$40 million
18 plus related cost of issuance,
19 credit enhancement and discount.

20 The bonds would be
21 secured by the City's obligation
22 under the service agreement to
23 budget and appropriate annually
24 amounts necessary to pay the

1 service fee, which would be
2 sufficient to pay the debt service
3 on the outstanding bonds. The
4 administration respectfully
5 recommends the adoption of this
6 ordinance and respectfully requests
7 that the Committee give the bill
8 its favorable recommendation and
9 further that the Committee
10 recommends that the rules be
11 suspended so as to permit first
12 reading of the bill at the next
13 session of Council. Thank you for
14 your consideration and we're happy
15 to answer any questions.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Thank you very much
18 for your testimony. Again, thank
19 you for being here. I do have
20 questions that relate to 250981,
21 251019 and 250953. It's the same
22 question for all three of them.

23 If you could just share
24 for the record the percentages for

1 small and local business
2 participation on this project. If
3 you anticipate any changes, what is
4 the number that you anticipate
5 around local hiring? And what are
6 you all continuing to do to expand
7 opportunities for small and local
8 business owners? And I'm using
9 those words small and local
10 business owners, but you know what
11 I mean.

12 MS. SCHAPIRA: Yes.
13 Thank you so much for that
14 question. We can provide to the
15 Committee a full memo outlining the
16 details of each project, but I'll
17 share the highlights right now.
18 For the Quadplex Plus Community
19 Health Project, this is the second
20 round of improvements to the
21 Quadplex Plus, seven health centers
22 and four homeless services
23 buildings.

24 And so, as part of the

1 proposal package when this was bid,
2 this was before the City's most
3 recent changes to OEO's practices.
4 Johnson Control signed an economic
5 opportunity plan, which we will
6 continue to enforce, and that was
7 provided by the Office of Economic
8 Opportunity.

9 The goal that they
10 requested of us was 30% to 50%
11 participation. So after soliciting
12 subcontractor bids as part of that
13 investment grade audit process, JCI
14 is committed to 50% minority-owned
15 participation in this project and
16 20% at least local business
17 participation. Many of the other
18 contractors are also local
19 businesses but don't have the LBE
20 certification, so we're working on
21 that and can update that number.

22 JCI also signed a
23 voluntary EOP supplement. This has
24 become standard practice for us.

1 That commits them not only to local
2 business participation, but also
3 on-the-job training opportunities
4 for graduates of not only PEA's
5 workforce development programs, but
6 also many of our partner programs
7 that come from nonprofits and other
8 organizations citywide.

9 So this remains a top
10 priority for PEA in all of our
11 programming and all of our
12 projects. And of course, we will
13 adapt to the new rules and regs,
14 but we continue to look at
15 disadvantaged businesses and make
16 sure that they are participating in
17 these projects, and not just
18 participating but are taking key
19 roles and helping to really build
20 great projects.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: No, we thank you for
23 your continued work. I would just
24 request for this Committee that we

1 receive a full breakdown of every
2 single subcontractor that has been
3 selected, where they're located, if
4 they have information about their
5 leadership structure, any board
6 information, if applicable. And in
7 addition to that, if there are any
8 changes that take place from now
9 until the start of the project, if
10 we could receive that update as
11 well in writing. And I'll share
12 with all members of the Finance
13 Committee. But we thank you all
14 for your continued commitment.

15 Any additional questions
16 for this panel?

17 (No response.)

18 COUNCILWOMAN GILMORE

19 RICHARDSON: Okay. Seeing none, we
20 thank you very much for being here.
21 Thank you.

22 Okay. We'll now proceed
23 with Bill No. 250951.

24 THE CLERK: Will John

1 Mondlak, the Department of Planning
2 and Development please approach.

3 (Witnesses approached
4 witness table.)

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Please state your name
7 for the record and then you can
8 proceed with your testimony. Thank
9 you.

10 MR. MONDLAK: Good
11 morning, Chairperson Gilmore
12 Richardson and members of the
13 Committee on Finance. I think it's
14 still morning. I hope it's still
15 morning. My name is John Mondlak.
16 I'm the First Deputy and Chief of
17 Staff in the Department of Planning
18 and Development, and I'm joined by
19 Michael Carroll, Deputy Managing
20 Director for the Office of
21 Transportation, Infrastructure and
22 Systems also known as OTIS;
23 Kathleen Grady, who is the Deputy
24 of Strategic Initiatives in the

1 Department of Planning and
2 Development; Nicola Mammes, who is
3 the Director of Strategic Programs
4 in OTIS and Guillermo Leiva, who is
5 the Intercity Bus Operations
6 Manager.

7 I'm here to testify in
8 support of Bill 250951, which
9 advances the city's efforts to
10 provide a welcoming, clean and safe
11 environment for bus passengers
12 arriving in Philadelphia.
13 intercity bus service is an
14 important mode of transportation
15 for Philadelphia, connecting people
16 to over 2800 sites nationwide.

17 Whether passengers are
18 traveling to see family, heading to
19 or from college or traveling for
20 work within the region, intercity
21 bus industry is a critical partner
22 ensuring that all Philadelphians
23 can access safe and reliable form
24 of transportation. Bus service is

1 also an economic driver. Studies
2 show that bus passengers spend
3 between \$125 and \$150 in
4 Philadelphia on food, shopping and
5 other expenses while in the City.
6 Intercity bus passengers, they're
7 our residents, they're our visitors
8 and they deserve a clean, safe,
9 accessible and inviting station to
10 welcome them to our city,
11 especially before the events of
12 2026.

13 The recent history of
14 bus service essentially was at the
15 Filbert Street Station at 1001
16 Filbert for about 35 years. Up
17 until June 2023, the majority of
18 regular trips started and ended
19 there. In 2023, Greyhound
20 terminated its lease on that
21 building, in keeping with the
22 parents company's business model of
23 divesting itself of real estate
24 throughout the country and

1 terminating leases where they can
2 terminate leases. This was not a
3 property they owned, but it was a
4 lease they were able to terminate.
5 Peter Pan, Martz and Fullington
6 were also subtenants of Greyhound
7 and they ceased operations there at
8 the same time.

9 Following an initial
10 move to 6th and Market, the City
11 required buses to move to Spring
12 Garden in November of 2023. The
13 shift was based on the availability
14 of manageable curb space, access to
15 public transit, access to
16 interstate highways, on and off
17 ramps and the ability to
18 accommodate a facility or an
19 activity this size near Center
20 City.

21 In spring of 2024, Mayor
22 Parker charged staff with providing
23 short-term improvements,
24 identifying options to increase

1 capacity for 2026 and to develop a
2 thoughtful long-term solution,
3 which Philadelphia can be proud of.
4 Intercity bus carriers are
5 currently operating curbside on
6 Spring Garden Street between North
7 Front and 2nd in Northern
8 Liberties, with several carriers
9 permitted to operate on Schuylkill
10 Avenue between Walnut and Chestnut
11 and University City.

12 City of Philadelphia
13 contracts with the Delaware River
14 Waterfront Corporation, DRWC, to
15 supply contracted personnel
16 referred to as ambassadors. The
17 ambassadors greet and orient
18 arriving and departing passengers
19 on Spring Garden and provide them
20 with a safe and clean bathroom that
21 is located a block south on Noble
22 Street. And the City has incurred
23 a total of about \$2 million of
24 expenses to provide services, with

1 a million going to DRWC and a
2 million for city activity.

3 The City has been able
4 to only capture about 88,000,
5 primarily because we don't have a
6 fee ordinance which is the point of
7 introducing this bill. While the
8 City invests in passenger service
9 at Spring Garden, we agree that the
10 situation is less than ideal. It
11 does not meet the standards that
12 residents and visitors of the City
13 deserve, passengers and the
14 surrounding community site, lack of
15 nearby ADA accessible transit,
16 potential conflicts between buses,
17 bikes and pedestrians, the lack of
18 wayfinding, the lack of amenities
19 for passengers, including climate-
20 control waiting rooms.

21 Moreover, Northern
22 Liberty's neighbors have shared
23 with us that the curbside model
24 results in added sanitation issues

1 in the neighborhood, increased
2 panhandling, damage to nearby park,
3 prevalence of trash and debris and
4 an increased presence of
5 individuals who are unsheltered in
6 need of connection to services.

7 Carriers have agreed
8 with our assessment that the
9 location, connectivity and
10 amenities provided at Spring Garden
11 are not the experience they would
12 like for their passengers. While
13 some of the challenges experienced
14 at Spring Garden can be attributed
15 to the curbside model, others have
16 emerged previously at Filbert
17 Street.

18 In discussions with
19 Philadelphia Chinatown Development
20 Corp related to reactivating bus
21 service in and around Chinatown,
22 they raised several concerns:
23 Primarily, they raised bus routing
24 through Chinatown. Prior to the

1 station closing in 2023, buses were
2 routinely traveling through
3 Chinatown to get to the bus
4 station. They also include similar
5 issues of panhandling, unhoused
6 people, increased litter, similar
7 issues that we've seen at Spring
8 Garden.

9 The City seeks to avoid
10 these pain points in the past by
11 implementing best practices, and
12 this ordinance will help us
13 generate the resources we need to
14 provide high quality experience for
15 passengers and proactively address
16 the concerns raised by prior
17 communities in this community a
18 couple years ago.

19 This legislation allows
20 the City to enter into a multi-year
21 agreement with the Philadelphia
22 Parking Authority to operate -- I
23 neglected to mention Rich Lazer,
24 Executive Director of the Parking

1 Authority is also here to answer
2 questions -- and they will operate
3 the intercity bus facility.

4 Under the agreement, PPA
5 will apply a bus fee to intercity
6 buses to finance the operations of
7 our intercity bus program, which
8 includes operation at both this
9 facility and some curbside
10 locations, if desired. If the bill
11 is passed, the City intends to
12 partner with PPA to reactivate this
13 station at 1001 Filbert Street, a
14 location in Center City that is
15 close to many modes of accessible
16 transit, including SEPTA's Market-
17 Frankford Line, trolley service,
18 the Broad Street Line and Regional
19 Rail service. It is literally
20 across the street from an
21 accessible elevator entrance to all
22 of these means of transportation.

23 A refresh of the
24 facility will include new exterior

1 public art, greening via planters
2 and new tree plantings, an updated
3 waiting room, indoor restrooms
4 updated, ticket counters that will
5 be available for bus operators and
6 office space for our supporting
7 personnel.

8 As the operator, PPA is
9 committed to creating a quality
10 experience for passengers, carriers
11 and the surrounding community. The
12 facility will have 24/7 security on
13 site, 16-hour daily custodial
14 coverage, maintenance staff and an
15 ongoing program manager. The City
16 will provide sanitation, police,
17 homeless outreach programs, street
18 support to the station and adjacent
19 area.

20 Additionally, the City's
21 intercity bus operations manager
22 will be located at the facility to
23 coordinate with carriers, PPA, city
24 departments and the community to

1 address concerns as they arise and
2 resolve them quickly. To
3 proactively avoid previous
4 challenges to the carriers
5 operating at the Filbert Street
6 location, the City will issue
7 intercity bus permits that define
8 permissible routing aimed to avoid
9 bus travel through Chinatown,
10 avoiding residential streets,
11 prioritizing direct connections to
12 the interstates and the Streets
13 Department intends to add left
14 turns off of Market Street so all
15 buses can enter and exit via Market
16 Street and 11th and out 10th back
17 to Market Street, so no buses will
18 go through Chinatown.

19 There will be a camera-
20 based enforcement system to ensure
21 that folks are following the
22 correct routing. In addition, PPA
23 and Streets will re-establish and
24 enforce taxi and rideshare zones on

1 Filbert Street to limit congestion
2 from passengers who arrive by
3 vehicle. We will also continue
4 working with PPA and engineers to
5 ensure that safety is a top
6 priority when accessing and
7 operating within the terminal, to
8 ensure buses have ample room and
9 turning radiuses when entering and
10 departing the facility and it
11 doesn't compromise safety,
12 passengers, staff and the terminal
13 itself.

14 Based on prior
15 complaints of panhandling and
16 unhoused, PPA will partner with
17 Mural Arts nationally recognized
18 program Color Me Back same-day work
19 and pay. The program will
20 proactively engage individuals who
21 are panhandling and who are
22 unhoused, providing a direct
23 referral pathway and a dedicated
24 peer specialist who will work to

1 make connections to services and
2 resources. This service-led
3 approach will not only address
4 community concerns, but will also
5 result in public art and
6 placemaking in and around the
7 station.

8 The fees proposed in the
9 original bill were developed by
10 taking the cost of the facility and
11 determining a per bus rate based on
12 the information that we could
13 identify. After introduction, city
14 staff has met with the carriers a
15 number of times. They're listed
16 out in the hearing. I'm not going
17 to go through them, but they are my
18 testimony that I formally
19 submitted.

20 Following discussion
21 with the carriers, the City is
22 proposing an updated fee that will
23 be circulated via amendment,
24 hopefully is being circulated, and

1 the fee essentially will be reduced
2 to \$65 a bus and \$16 a bus for
3 PennDOT-subsidized buses that run
4 rural routes throughout
5 Pennsylvania. There's not many of
6 them, but those that are subsidized
7 by PennDOT have a lower rate. It
8 will also lower the \$65 rate, I
9 believe, to 40 until the bus
10 station is operationalized in a
11 couple months.

12 The reduction of fees
13 represent an annual subsidy where
14 the City is contributing to the
15 operation of this, expenses that
16 would have been reimbursable but
17 will not seek reimbursement to help
18 subsidize these operations and
19 ensure that we have a good
20 solution.

21 There's a chart that I'm
22 not going to go through that talks
23 about the different fees and how it
24 works and we can answer questions.

1 The proposed annual local subsidy
2 demonstrates the City's commitment
3 to intercity bus passengers.

4 Unlike other locales in
5 similar situations, the City
6 doesn't -- we haven't benefited
7 from substantial federal or state
8 subsidies for intercity bus
9 facilities nor do we have tolling
10 authority that we can create a
11 dedicated revenue stream for
12 intercity bus operations.

13 The City's proposed
14 intercity bus fee is a singular
15 fee. Unlike other cities that
16 charge departure fees, license
17 fees, lease fees, passenger fees,
18 ours is all in one fee. Given the
19 demand on the City's financial
20 resources for many pressing needs,
21 the City is making a significant
22 investment in private industry to
23 ensure that we have something
24 better than the curbside model that

1 we have, particularly for the
2 summer of 2026.

3 The City is eager to
4 work with PPA, intercity bus
5 carriers and the surrounding
6 community to bring this facility to
7 reality in time for the 2026
8 events, and the ordinance and fee
9 structure is critical to making
10 that a reality. While we work on
11 this interim solution, the City
12 through the Planning Commission
13 staff is about to launch community
14 engagement around our long-term
15 effort, and that public engagement
16 should begin in the beginning of
17 2026.

18 In sum, it's an
19 important mode of transportation
20 for the city. The ordinance is
21 critical for us being able to
22 change the way we deliver intercity
23 bus service. And again, thank you.
24 We're here to answer questions. I

1 would also respectfully ask that
2 you consider the amendment that has
3 been circulated. Hopefully, we can
4 come to an agreement on everything
5 that's in that. But I believe it
6 clarifies that the fee is lowered
7 to 65. It clarifies that it's
8 lowered further until the station
9 opens and it also clarifies the
10 starting date of January 1st.

11 We also respectfully
12 request that you suspend the rules
13 of Council so this bill can be read
14 at the first hearing -- the first
15 meeting, which is tomorrow.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Thank you. Thank you
18 very much for your testimony and
19 thank you both.

20 Do you have testimony to
21 provide?

22 MR. CARROLL: No, John
23 was covering all of that for us.

24 MR. MONDLAK: He's got

1 all the answers.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Okay. Well, thank you
4 very much for being here. We
5 appreciate all of you for all the
6 work that you've been doing in the
7 conversations that we've had over
8 the last several days. We were
9 just reviewing the amendments now
10 and seeking further clarification
11 on a few things.

12 So I wanted to recognize
13 Vice-Chair Bass for a question
14 relative to the business functions
15 at the facility, and then we'll
16 come back for the other questions.
17 Chair recognizes Vice-Chair Bass.

18 COUNCILWOMAN BASS:

19 Thank you, Madam Chair. And I
20 apologize. I have to leave for
21 other Council business.

22 So I did want to be on
23 the record asking according to the
24 memo that's been provided from the

1 administration, there was a list of
2 fees that were covered, and then a
3 statement, This fee is intended to
4 cover the cost of operations and
5 does not include the cost for
6 individual carrier business
7 functions. Everything that was
8 listed appears to be the individual
9 carrier business function. So is
10 there something else that we're
11 missing or could that be clarified?

12 MR. MONDLAK: Well, I
13 could tell you that the function,
14 when we refer to the business
15 function we're referring to the
16 bus, its operation, the driver and
17 any staff that the carriers would
18 like to have on site to sell
19 tickets. We'll provide the ticket
20 counter at no cost, but we won't
21 reimburse their staff to be there.
22 We won't sell tickets. They have
23 to -- many just sell online so many
24 will not take advantage of that.

1 But as far as the facility,
2 everything about the facilities,
3 custodial, maintenance, utility,
4 all that is covered by us.

5 COUNCILWOMAN BASS: The
6 same way that there was detail in
7 those sorts of items, the ticket
8 kiosk, the common space on site,
9 security, you just might want to
10 clarify in your document here what
11 the business functions are because
12 it just wasn't clear. That's all.
13 Thank you very much. Thank you for
14 your testimony.

15 Thank you, Madam Chair.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Thank you. Thank you
18 very, very much for being here.
19 And thank you, Vice-Chair Bass.

20 I also wanted to just
21 for the record -- because we're
22 just receiving this, this is what
23 we were discussing while you were
24 providing your testimony -- the \$40

1 fee would then be in effect on
2 January 1, 2026 until the bus
3 terminal becomes operational, at
4 which point the fee will change we
5 believe will be in May 2026 at the
6 latest.

7 And so, I just wanted to
8 provide further clarification on
9 what the change would be. Meaning,
10 what would the change be after May
11 2026 just in this document that we
12 have. We just want to make sure we
13 have that in writing. And I also
14 asked about the dedicated days for
15 the bus operators so that they are
16 able to comply with federal DOT
17 regulations regarding potential
18 switches if they have to do a
19 switch, and in the 15-minute
20 inspection for the bus when they do
21 the switch, I thought that was
22 reasonable in order for them to
23 comply with the federal DOT
24 regulations, even around the bus

1 operator breaks that may be
2 necessary.

3 So were you all able to
4 address that in the most recent
5 amendments and regulations that we
6 have received?

7 MR. CARROLL: My sense
8 is that that level of detail is
9 something we're going to have to
10 work out in the operation itself,
11 but we can put language in the
12 amendment that makes it clear that
13 we're committed to comply with all
14 federal law and regulations,
15 federal and state and local law and
16 regulations and that will be our
17 intention, and we'll resource that
18 appropriately.

19 COUNCILWOMAN GILMORE
20 RICHARDSON: Okay. Because I
21 thought that that was a reasonable
22 request, and particularly around
23 the dedicated bus bay. There were
24 specific examples that were

1 utilized, but I had the real life
2 experience over the summer. I was
3 up in Boston, flew into Boston and
4 was actually able to see some of
5 the operators -- not even knowing
6 about this legislation in advance.
7 So I had the experience to see and
8 wanted to ask about the dedicated
9 bus bay? Meaning, does that
10 present a challenge for the city in
11 any way?

12 MR. CARROLL: I don't
13 think so. I think we have
14 sufficient space. A lot comes down
15 to how you actually manage day-to-
16 day consistently, and this is good
17 information to go into making that
18 procedure, you know, something
19 that's firm, that's well-
20 documented.

21 We'll certainly provide
22 language that addresses that in the
23 amendment. And then we will have
24 what we're calling a code of

1 conduct, which applies to us and
2 everybody else that just makes it
3 clear what the operating procedure
4 will need to be. And so, of course
5 respecting the laws and regulations
6 has to be the foundation for that.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Okay. That'll be
9 great. And I also think the
10 dedicated bus bay would address the
11 challenge around the potential
12 switch and the mandatory pre-switch
13 inspection that needs to take place
14 to comply with the DOT standards.
15 I thought that was just reasonable.
16 We just want to get everything in
17 writing prior to us taking the
18 vote, which will be very soon.

19 MR. CARROLL: Okay.

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Okay. All right.

22 The Chair now recognizes
23 Councilmember Jones and
24 Councilmember Ahmad -- so,

1 Councilmember Jones, please forgive
2 me. Can I please start with
3 Councilman Driscoll, who is the
4 sponsor of the legislation, if you
5 don't mind?

6 COUNCILMAN JONES: Yes,
7 go ahead.

8 COUNCILWOMAN GILMORE

9 RICHARDSON: Thank you very much.
10 We'll start with Councilman
11 Driscoll who sponsored the
12 legislation. We also recognize in
13 his absence Councilmember Squilla,
14 whose district this facility would
15 be in.

16 Councilman Driscoll.

17 COUNCILMAN DRISCOLL:
18 Thank you, Madam Chair. And I'm
19 glad you mentioned Councilman
20 Squilla, who's not on this
21 committee, but is very much
22 affected by the operations of this
23 future facility and his
24 cooperation.

1 I want to thank the
2 members of this Committee for your
3 patience. This has been an ongoing
4 conversation. We've met with and
5 spoke with the leadership of the
6 Philadelphia Parking Authority Rich
7 Lazer, Michael Carroll from OTIS,
8 John Mondlak, Rich Montanez from
9 Streets. It's been a collaborative
10 effort.

11 I know we all have the
12 same goals, but we want to make
13 sure that our carriers were being
14 fair to them. We want to make sure
15 at the end of the day our enduser
16 has an affordable and comfortable
17 experience here in the city of
18 Philadelphia. Many times it's the
19 last resort that they have to get
20 from A to B in an affordable
21 fashion.

22 Sometimes we don't think
23 about these things, but we need to
24 think about these things and that's

1 why these fees are important. And
2 essentially, we're giving you the
3 authority through this enabling
4 legislation, but you also have the
5 authority vested in you at some
6 point to regulate. And I just ask
7 you in your leadership capacity
8 that that is always something that
9 you're mindful of and you take
10 serious.

11 And so, as we learn
12 through these processes, that we
13 get it right. And I know everyone
14 is well-intentioned, the committee,
15 the carriers and each of the
16 offices you represent. But I say
17 that on the record because I
18 believe it's very, very important
19 going forward.

20 Next year is a very
21 important year in the city of
22 Philadelphia as we all know. 2026
23 is the 250th anniversary of our
24 country. We have the FIFA World

1 Cup and a lot of other things we
2 all know about. A lot of people
3 will be coming here for the first
4 time. And when they're in that
5 station, they're going to get their
6 first taste of Philadelphia. And
7 we want to make sure that first
8 taste of Philadelphia is a good
9 one.

10 And when they leave, we
11 want to make sure when they leave
12 they have a good experience leaving
13 so that when they get to their
14 destination, they can tell folks
15 Philadelphia has their act
16 together, we had a wonderful time.
17 And you know what, taking a bus is
18 a pretty good experience.

19 Just a couple weeks ago,
20 unrelated to this hearing, I had
21 the experience of going to the
22 Greyhound terminal which is in my
23 district, where they repair the
24 buses. And boy, when I tell you

1 these buses, these new buses that
2 are coming out are spectacular.
3 The seating, the air conditioning,
4 the comfort, the coffee carriers,
5 the storage carriers, it's amazing
6 what this new technology that we
7 are getting to experience here in
8 Philadelphia.

9 So, Madam Chair, I just
10 want to end by saying that this is
11 an important step. I fully
12 recognize the urgency of this
13 Committee taking it to the next
14 step, but let's just make sure we
15 get it right. Thank you.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Thank you. Thank you
18 so much, Councilman Driscoll. We
19 thank you for all the work that you
20 have done on this legislation and
21 for guiding us through this
22 process.

23 The Chair now recognizes
24 Councilmember Jones and then

1 Councilmember Ahmad. We want to
2 thank Richie Lazer for being here
3 from the Philadelphia Parking
4 Authority. We appreciate you.

5 Councilman Jones.

6 COUNCILMAN JONES: Thank
7 you, Madam Chair.

8 And before Richie
9 leaves, I want to say I don't think
10 you guys know how incredible light
11 speed you took an issue I think
12 Isaiah and Jeffrey Young, you,
13 Madam Chair, and now Member
14 Driscoll introducing this bill, I
15 have never seen in my time here us
16 galvanize departments a rounded
17 issue, address the issue in a --
18 I'm not going to say you don't do
19 it, but in a timely fashion to be
20 able to address an upcoming
21 celebration nationally. And it
22 just shows you can't put that genie
23 back in the bottle. I know you can
24 cooperate now. And so, I'm

1 going -- that's the expectation
2 from now on.

3 It is truly impressive
4 for us to go from a problem to a
5 solution. And I listened to the
6 testimony given about the
7 comprehensive nature of how this
8 bus shelter operates. I used to
9 put my son on the bus, Madam Chair,
10 to go to FAMU. That's 1100 miles
11 on the bus. My boy left as a boy
12 and came back as a man off of that
13 bus ride.

14 And I'm saying to you
15 some of the things when we would
16 drop them off were pretty hairy.
17 And I expect, as Member Driscoll
18 just mentioned, that out of a
19 crisis we came up with a solution
20 that is going to elevate bus riding
21 in the city of Philadelphia that
22 makes us more of a destination.

23 So, Richie, now I know
24 you can do it so the genie cannot

1 go back in the bottle, gentlemen,
2 ladies. Thank you.

3 MR. MONDLAK: Thank you,
4 Councilman. And I just wanted to
5 say we'll take that, but it's
6 important to point out that you're
7 talking to us but the people behind
8 us did more work than we did so
9 they really deserve the credit.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: I'm sorry. I'm
12 working on the amendment, I
13 apologize, in realtime trying to
14 get this done.

15 So thank you very much,
16 Councilmember Jones, and thank you
17 for providing that information
18 regarding your experience and your
19 family's experience with the buses.

20 Okay. The Chair
21 recognizes Councilmember Ahmad.

22 COUNCILWOMAN AHMAD:

23 Thank you, Madam Chair.

24 Thank you for being

1 here, for your testimony. And
2 finally, we are hopefully
3 proceeding to an intercity bus
4 terminal, which is critical city
5 infrastructure. And we're the
6 sixth largest city in the country.
7 We are on the Northeast corridor.
8 For us not to have this, it's just
9 beyond me why it's taking us here
10 right before 2026 to rush to this.
11 So there's an element of rush that
12 I'm feeling that is happening with
13 this, which I'm hoping I understand
14 the urgency, but in that urgent
15 need we don't overlook things that
16 we should be doing to make it a
17 really a TOD-oriented development.
18 That's what this should be.

19 We should look at how
20 not only are we servicing it for
21 people traveling, but all the
22 ancillary things that we could have
23 a mixed retail space there. We
24 could have air rights on top. We

1 could have housing on top. We
2 could really do Tokyo, what Tokyo
3 has, Shibuya, and we need to think
4 like that. We need to think in a
5 global manner. And I'm very glad
6 we have Richie Lazer here from the
7 PPA.

8 A couple of questions,
9 which one is about the budget. I
10 heard there's this fee structure
11 coming from the bus lines, right.
12 What is the budget and who is
13 feeding into it? Outside of that,
14 is there a state component? So
15 there's a city component, state
16 component and the bus lines. I
17 wanted to know what the total
18 budget is for operating this
19 terminal and how sustainable is
20 this going to be?

21 MR. MONDLAK: So I will
22 answer one question, but then ask
23 for help on the budget because I
24 don't have the budget information

1 in front of me. But there is no
2 state component currently. We're
3 going to be looking for any
4 opportunity for a state or federal
5 grant. But at the moment, there is
6 no -- it's us, and that's part of
7 why the fee needs to be where it is
8 because there is no subsidy.

9 Other states and other
10 jurisdictions, they dedicate tolls.
11 The state does subsidize.
12 Unfortunately, that is not the
13 situation we have here. And so,
14 we're doing the best we can with
15 the resources that we have.

16 COUNCILWOMAN AHMAD: So
17 is that because we have asked and
18 they've said no or we have not
19 asked in a clear manner or is it
20 just because of the timing?

21 MR. CARROLL: We asked
22 and said no, and it was a very hard
23 no. That came up back in 2024 --
24 no, '23. In the original move to

1 Spring Garden Street, we asked
2 PennDOT if they could help us in
3 any way. They had a little bit of
4 help they could give us in terms of
5 potentially converting some space
6 next to I-95.

7 They already subsidize
8 intercity travel throughout the
9 Commonwealth. There's a lot of
10 subsidy that goes for specific
11 lines to get people connected from
12 Royersford to Philadelphia. I
13 think one in particular goes from
14 Williamsport. So there is a budget
15 that exists in the state budget and
16 has for many decades for intercity
17 bus travel, but it's dedicated to
18 those service subsidies, not to
19 capital subsidies.

20 COUNCILWOMAN AHMAD:
21 That's something to be discussed at
22 a later time. Yeah, I was going to
23 get the budget numbers.

24 MR. CARROLL: Yeah. So

1 combining the capital and the
2 operating year 1 figure, which is
3 probably the best number to share
4 with you, it's about \$4.7 million,
5 \$4.8 million.

6 COUNCILWOMAN AHMAD: And
7 that's going to be generated --
8 this projection is coming purely
9 from the bus fees?

10 MR. CARROLL: No, that
11 includes the figure that we have
12 agreed to continue subsidizing
13 through the City budget. And some
14 of that's in direct costs, but some
15 of that's actually money that we've
16 had budgeted, which is part of FY24
17 asks that we had currently been
18 using to work on Spring Garden
19 Avenue to make improvements and
20 operations.

21 COUNCILWOMAN AHMAD: So
22 will we be getting what is coming
23 from the bus fees for this upcoming
24 year, what is coming from bus fees?

1 And also, this would end in June,
2 right. So this is for this coming
3 six months we're talking about.

4 MR. CARROLL: There will
5 be an annual fee, so there will be
6 a constant dedicated stream of
7 resources to operate and maintain
8 the facility. So what you'll see
9 in the amendment is based on the
10 conversations we've had. There is
11 an initial fee, which begins the
12 effective date. That first has to
13 jump up by agreement when we occupy
14 the Filbert Street site. And then
15 year by year, it will come down as
16 the costs are covered.

17 COUNCILWOMAN AHMAD: And
18 I know PPA is the one who is giving
19 us the lease, correct, in order to
20 operate this. Does PPA kick in
21 anything?

22 MR. CARROLL: So PPA is
23 dedicating their own staff, time,
24 indirect cost to this. They

1 possess the authority and they
2 possess the sort of mechanical
3 operational capacity to run a
4 facility. And we're very grateful
5 that they agreed to play that role
6 because they run facilities like
7 this and the City doesn't. So
8 that's the main ask for PPA, not to
9 make an additional financial
10 commitment on their own.

11 COUNCILWOMAN AHMAD:

12 Maybe later.

13 MR. CARROLL: Well, I
14 mean, I will speak for Richie a
15 little. It all comes to the City,
16 you know, after they cover costs in
17 the school district. And so, it's
18 the left hand and the right hand in
19 some respect.

20 COUNCILWOMAN AHMAD: So
21 it's 4.7 million for this upcoming
22 year. Most of the money coming
23 from the fees, some of it coming
24 from the City. And that's it at

1 the moment. In terms of this
2 future -- for this to be a transit-
3 oriented development have you had
4 time to even have the conversation
5 about what we do around that to
6 really increase the revenue? Just
7 like the airport, you know, we have
8 retail, we have the airlines, the
9 retail and other ancillary things
10 that help.

11 For example, if we have
12 charging stations, if we have -- I
13 don't know what we're doing with
14 the bus fleet in terms of
15 encouraging those to be electric
16 buses. We have a lot of
17 opportunities to really make
18 revenue here.

19 MR. CARROLL: I'm going
20 to give an overview answer. I
21 might ask Mr. Lazer to speak a
22 little bit about the fit-out of the
23 facility and some of the
24 programming architecturally and

1 then turn it over to John to talk a
2 little bit about how this sits as a
3 land use, as a parcel, as a land
4 use question and the longer term.

5 But just to give a bit
6 of an overview, we have a 10 year
7 lease. It's a privately-owned --

8 COUNCILWOMAN AHMAD: I
9 had a question. Sorry to
10 interrupt. Why is it 10 years and
11 not longer?

12 MR. CARROLL: That was
13 what the property owner was open
14 to. There is an option for an
15 extension of that. Part of what
16 made this come together quickly,
17 which we felt good about, but it
18 did contribute to some of the rush
19 is that we got a sense that there
20 was openness by this property owner
21 I'd say some time in the late
22 summer to have a conversation.

23 When the arena option
24 expired, we were all kind of aware

1 this is a property that isn't
2 generating value for the owner of
3 the property. So there was always
4 a prospect of having a conversation
5 with them. My sense, and John can
6 elaborate on this a little bit
7 more, is that they have longer-term
8 vision for a sale, which is
9 basically their windfall.

10 We're not in a position,
11 especially in the time that we're
12 working with, to negotiate anything
13 like that, but we could provide
14 them with some value as the owners
15 of the property and then at that
16 point, they want to manage their
17 risk. And so, that 10-year time
18 frame is where you hit the sweet
19 spot between them getting some
20 value, being comfortable with the
21 risk and us having a meaningful
22 basis to invest in improvements and
23 address this problem for a
24 meaningful period of time.

1 And so, at that 10-year
2 mark, there's decisions that need
3 to have been made about whether
4 this is a site that forever works
5 best for Philadelphia or whether
6 there's a better site that we've
7 discovered, we've all agreed to,
8 we've got capital, we've got
9 grants, and that's where we're
10 moving in 2036.

11 And so, what made that
12 all work, like I said, was an
13 opportunity that kind of came from
14 the heavens, but also -- and John
15 can speak to this and his staff --
16 have been working on the longer-
17 term prospects as well. And I
18 don't want to share too, too much,
19 but there is a lot of interest in
20 being close to 30 Street Station.
21 That comes up a lot. That's not a
22 possibility in the short-term.
23 There's bridge construction. You
24 know, 30th Street is under

1 construction. There's a lot going
2 on. There's a lot of engagement
3 that would have to take place for
4 that to even get off the starting
5 line.

6 But that kind of idea,
7 you know, people talk about stadium
8 district, there's not a corner of
9 the city where someone hasn't had a
10 thought, oh, it should go there.
11 And we need the time to vet all of
12 those ideas and this gives us that
13 time, and that's why we're very
14 grateful.

15 And I think to kind of
16 preempt maybe what John may say, if
17 we're going to talk about TOD
18 operations, really long-term
19 activation that I think you're
20 thinking about, that's the
21 opportunity that makes that happen,
22 and this is the bridge that gets us
23 that opportunity. Maybe that
24 answers your question.

1 COUNCILWOMAN AHMAD:

2 That's it exactly and the profit
3 sharing with the owner becomes a
4 reality for them. So they
5 should --

6 MR. CARROLL: And the
7 way I thought about that is a
8 public-private partnership, right.
9 And it could be an entity that is
10 the embodiment of that public-
11 private partnership, and that
12 springs to life when you've got
13 this land use that goes with it.
14 And that's not what we're doing
15 now, but we can certainly see that
16 that's a vision for where we will
17 want to go.

18 I'm going to maybe speak
19 a little bit where -- or you want
20 to go. Well, Rich will get a
21 chance to talk.

22 COUNCILWOMAN AHMAD:

23 Thank you.

24 MR. LAZER: Rich Lazer,

1 Philadelphia Executive Director,
2 Philadelphia Parking Authority.
3 Thank you to the Chair and the
4 members of the Committee. Just to
5 give you a little oversight, our
6 team has been in there, Capital
7 Projects and maintenance team have
8 been in the facility, put together
9 a plan, aesthetically clean the
10 building up, fix some core
11 functions of the building upgrade
12 and the heating and air systems,
13 redo the bathrooms, the flooring,
14 kind of beautify the space. It's
15 been dormant for some time. Clean
16 out the outside. Do outside facade
17 work to beautify that. Hopefully
18 theme it more for 2026, making it
19 welcoming, light it, landscaping.

20 On the operational
21 internal side, we'll manage and
22 oversee the custodial because you
23 want the building to be clean. You
24 want it to be safe. So we'll have

1 security in conjunction with
2 working with PPD. We'll also have
3 mechanical staff on in case heat
4 goes down, air goes down. You want
5 to get that stuff fixed right away.

6 We also will have
7 additional -- we have a big
8 presence there. We have the garage
9 across the street and then the PPA
10 main offices are right down the
11 street. So Filbert Street from 7th
12 all the way to 10th, there's a lot
13 of saturation of PPA offices and
14 staff.

15 So we're going to have
16 PEOs. We're going to work with
17 Streets to make sure there's
18 loading in front of the building
19 for taxis, limos, TNCs, because we
20 oversee them now in the city of
21 Philadelphia. We regulate those
22 industries. So we'll have TLD
23 staff out front to make sure that
24 nobody's kind of idling, we're

1 moving traffic, we're moving folks.

2 Same thing with PEOs, we
3 do this down at the airport now
4 where we're constantly keeping
5 traffic moving so the flow is
6 moving. So we'll have that same
7 type of operation out front of the
8 building as well. Plus dedicated
9 staff, that will be in the building
10 full-time to make sure that we stay
11 on top of any issues, and that
12 there is no kind of other things
13 that will happen if we didn't have
14 folks there.

15 So the goal is have it
16 be a welcoming experience, make it
17 the best facility we can and make
18 sure like Mike -- like the
19 Councilman said, this is the folks'
20 first interaction with the city,
21 coming through that terminal.

22 But also, Councilwoman,
23 like you said, I agree. We are
24 looking at advertising for revenue

1 sources as well as a food and
2 beverage component as well. And
3 we're looking at space, whether a
4 retail option for Philly-themed
5 merchandise, things like that as
6 well. But there are things that my
7 team is working on to see how do we
8 generate more revenue to help
9 offset costs as well.

10 COUNCILWOMAN AHMAD:

11 Thank you. It'd be great to have
12 an actual master plan of
13 understanding. And I don't know,
14 right now I understand the urgency
15 of getting this done. But we can't
16 lose sight that we are always
17 responding and being reactive
18 instead of being proactive. And we
19 need to have -- and Planning is
20 here, so we need a really proactive
21 view of how we're doing intercity
22 transit. So thank you for that,
23 Mr. Lazer.

24 COUNCILWOMAN GILMORE

1 RICHARDSON: Thank you so much,
2 Councilmember Ahmad. And thank you
3 all so much for being here. We are
4 working this out in realtime, so we
5 appreciate all the work that you're
6 doing.

7 And once again, I just
8 want to get on the record about the
9 dedicated bus bays. Can you just
10 address that for the record?

11 MR. CARROLL: Yes. So
12 based on your question, my
13 understanding is that you would
14 like to see language about
15 dedicated bus bays so that we're
16 compliant with US DOT regulations.
17 And I think it certainly makes
18 sense to include a larger statement
19 that we will be compliant with all
20 appropriate federal, state and
21 local laws.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: And I don't know that
24 specifically having the bus bays do

1 that outside of ensuring that it
2 gives them the time necessary if
3 there needs to be a switch and a
4 pre-switch inspection. But I think
5 separate from that portion of
6 adhering to all the federal, state
7 and local regulations that I'm
8 putting the plug in for the
9 dedicated bus bays, because I do
10 think that would be helpful to them
11 in complying with those regulations
12 as the operators and not as you all
13 operating the facility. Okay?

14 MR. CARROLL: All right.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: So thank you all so
17 very much.

18 Any additional questions
19 for this panel?

20 (No response.)

21 COUNCILWOMAN GILMORE

22 RICHARDSON: All right. Seeing
23 none, we thank you very much for
24 being here. We appreciate your

1 work and we look forward to the
2 continued work that will take place
3 in anticipation of the opening of
4 the facility in Calendar Year 2026.
5 Okay. Thank you very much.

6 MR. CARROLL: Thank you.

7 MR. MONDLAK: Thank you,
8 Councilwoman.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: All right. Is there
11 anyone additional to testify for
12 this bill?

13 (No response.)

14 COUNCILWOMAN GILMORE

15 RICHARDSON: Seeing no further
16 testimony, we will begin the public
17 comment portion. Given that we
18 have another hearing this
19 afternoon, we have the Rules
20 Committee this afternoon, public
21 comment will be limited to two
22 minutes.

23 Clerk, will you please
24 read the names of the individuals

1 who signed up for public comment.

2 THE CLERK: Steven

3 Bronskill and Benjamin She.

4 (Witnesses approached
5 witness table.)

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Please proceed to the
8 witness table. State your name for
9 the record and then you can proceed
10 with your testimony. Thank you for
11 being here and thank you for your
12 patience.

13 MR. BRONSKILL: Thank
14 you so much, Madam Chair. Thank
15 you for having me. My name is
16 Steven Bronskill and the Coalition
17 Manager for Transit Forward
18 Philadelphia. We are a coalition
19 of 38 organizations here in Philly,
20 grassroots folks, riders, workers,
21 transit advocates. We're here to
22 also speak in support of Bill
23 250951. Really grateful for this
24 Committee and this Council and the

1 City's leadership in support of a
2 new intercity bus terminal.

3 I really hope everyone
4 had a wonderful Thanksgiving and
5 safe travels to loved ones if you
6 were traveling, even though the
7 Birds didn't do so well Friday. I
8 certainly support the Council and
9 the testimony here talking about
10 2026. But there were thousands of
11 Philadelphia families who also
12 spent their Thanksgiving on an
13 unsheltered curb at Spring Garden
14 in the snow, in the sleet, in the
15 rain and the cold, and over 1
16 million riders, both in Philly and
17 coming to Philly since the closure
18 of the Greyhound station.

19 This is the City of
20 Brotherly Love. As we know, folks
21 have not always felt that love not
22 having the dignity of an accessible
23 restroom, shelter from the heat --
24 and Sisterly Affection, yes, ma'am,

1 absolutely -- shelter from the heat
2 and the cold, the closest
3 accessible rail station being miles
4 away. This is a huge step forward
5 for us, but it is the floor, not
6 the ceiling.

7 And so, I want to urge
8 this Committee and the Council to
9 pass this legislation as urgently
10 as possible, but also to think how
11 can we shape this proposal to
12 support transit riders here in
13 Philadelphia, but also folks coming
14 to our city.

15 I think there is a lot
16 of opportunity here to make sure,
17 as folks have mentioned, that there
18 is clear, accessible wayfinding to
19 transit connections like Jefferson
20 Station close by, that we have safe
21 intersections and a clear flow to
22 get there, and that we also make
23 sure that we learn the lessons of
24 the last few years, that we don't

1 ever have this happen again and
2 have the opportunity to build a
3 long-term, permanent bus shelter
4 for riders.

5 Nearly half of
6 Philadelphians either do not own a
7 car or live in a household where
8 there are more people than cars.
9 Intercity bus travel gives people
10 that freedom, and this also gives
11 us an opportunity to look bigger.

12 You all have been
13 incredible advocates for SEPTA and
14 state funding this year. Now that
15 we have a runway to really build
16 trust and confidence in mobility in
17 the city of Philadelphia, this is
18 an opportunity to make sure people
19 can, yes, visit, but also for
20 Philadelphians to travel up and
21 down the Northeast corridor.

22 It's also an opportunity
23 to look at the trolley riders who
24 are stranded at 40th and Market

1 right now on diversion, Regional
2 Rail riders underneath this
3 building who are wondering if their
4 train is going to come, to make
5 sure that we have a vision for
6 mobility in Philadelphia, to invest
7 in every type of transit and giving
8 people the freedom to get to jobs,
9 opportunities, schools, all across
10 this great city.

11 I'm really grateful for
12 each of you, your attention to this
13 issue. I hope you'll work to pass
14 this urgently. I hope you'll also
15 work to pass a Transit Access Fund
16 that makes sure there's
17 affordability for everyone to
18 access transit in Philadelphia,
19 preserve the Zero Fare Program.

20 We certainly stand with
21 you and support this legislation
22 and look forward to working with
23 you in the year to come on these
24 other projects. Thanks so much.

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Thank you. Thank you
3 for being here and thank you for
4 your continued advocacy and the
5 work of all the organizations that
6 you represent. We too are all very
7 excited about the prospect of
8 having a dedicated bus facility
9 back in the city of Philadelphia
10 and back at a space that folks are
11 already familiar with.

12 And so, we thank you for
13 your continued advocacy, not only
14 for the visitors but also for those
15 who will utilize this facility on a
16 more regular basis. Thank you very
17 much for being here.

18 Okay. Are there any
19 further witnesses to provide public
20 comment this afternoon?

21 THE CLERK: Benjamin
22 She. Is Benjamin She present?

23 (No response.)

24 THE CLERK: There are no

1 further names.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Okay. There being no
4 further witnesses to provide public
5 comment, we appreciate you all for
6 being here.

7 Is there anyone else to
8 give public comment or testify on
9 any of the aforementioned bills?

10 (No response.)

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Okay. Seeing none, we
13 will conclude the public hearing
14 and now move into the public
15 meeting.

16 Clerk, will you please
17 call the roll to take attendance.
18 Members that are in attendance will
19 please indicate that you are
20 present when your name is called.

21 THE CLERK:

22 Councilmember Jones.

23 COUNCILMAN JONES:

24 Present.

1 THE CLERK:

2 Councilmember Thomas.

3 (No response.)

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Councilmember, Ahmad.

6 COUNCILWOMAN AHMAD:

7 Present.

8 THE CLERK:

9 Councilmember Driscoll.

10 COUNCILMAN DRISCOLL:

11 Present.

12 THE CLERK: Vice-Chair

13 Bass.

14 (No response.)

15 THE CLERK: Chair

16 Gilmore Richardson.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: I am present. Thank
19 you. A quorum of the Committee on
20 Finance is present.

21 The Chair now recognizes
22 Councilmember Driscoll for a motion
23 on Bill No. 250574.

24 COUNCILMAN DRISCOLL:

1 Thank you, Chair.

2 I move that Bill No.
3 250574 be reported from this
4 committee with a favorable
5 recommendation and further move
6 that the rules of Council be
7 suspended to permit first reading
8 of this bill at the next session of
9 Council.

10 (Duly seconded.)

11 COUNCILWOMAN GILMORE

12 RICHARDSON: The Chair notes for
13 the record that Councilman Jones
14 seconded. It has been moved and
15 properly seconded that Bill No.
16 250574 be reported from this
17 committee with a favorable
18 recommendation and further move
19 that the rules of Council be
20 suspended as to permit first
21 reading of this bill at the next
22 session of Council.

23 All those in favor will
24 indicate by stating aye.

1 (Aye.)

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Those opposed?

4 (No response.)

5 COUNCILWOMAN GILMORE

6 RICHARDSON: The ayes have it and
7 the motion carries. Bill No.
8 250574 will be reported from this
9 committee with a favorable
10 recommendation with a request that
11 the rules of Council be suspended
12 as to permit first reading at the
13 next session of Council.

14 The Chair now recognizes
15 Councilmember Driscoll for a motion
16 on Bill No. 251018.

17 COUNCILMAN DRISCOLL:

18 Thank you, Madam Chair.

19 I move that Bill No.
20 251018 be reported from this
21 committee with a favorable
22 recommendation and further move
23 that the rules of Council be
24 suspended to permit first reading

1 of this bill at the next session of
2 Council.

3 (Duly seconded.)

4 COUNCILWOMAN GILMORE

5 RICHARDSON: The Chair notes for
6 the record it's been seconded by
7 Councilmember Jones.

8 It has been moved and
9 properly seconded that Bill No.
10 251018 be reported from this
11 committee with a favorable
12 recommendation and further move
13 that the rules of Council be
14 suspended as to permit first
15 reading of this bill at the next
16 session of Council.

17 All those in favor of
18 the motion will indicate by stating
19 aye.

20 (Aye.)

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Those opposed?

23 (No response.)

24 COUNCILWOMAN GILMORE

1 RICHARDSON: The ayes have it and
2 the motion carries. Bill No.
3 251018, will be reported from this
4 committee with a favorable
5 recommendation with a request that
6 the rules of Council be suspended
7 as to permit first reading at the
8 next session of Council.

9 The Chair now recognizes
10 Councilman Driscoll for a motion on
11 Bill No. 250954.

12 COUNCILMAN DRISCOLL:
13 Thank you, Chair.

14 I move that Bill No.
15 250954 be reported from this
16 committee with a favorable
17 recommendation to further move that
18 the rules of Council be suspended
19 to permit first reading of this
20 bill at the next session of
21 Council.

22 (Duly seconded.)

23 COUNCILWOMAN GILMORE

24 RICHARDSON: The Chair notes for

1 the record that Councilmember Ahmad
2 seconds.

3 It has been moved and
4 properly seconded that Bill No.
5 250954 be reported from this
6 committee with a favorable
7 recommendation and further move
8 that the rules of Council be
9 suspended and ask to permit first
10 reading of this bill at the next
11 session of Council.

12 All those in favor of
13 the motion will indicate by stating
14 aye.

15 (Aye.)

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Those opposed?

18 (No response.)

19 COUNCILWOMAN GILMORE

20 RICHARDSON: The ayes have it and
21 the motion carries. Bill No.
22 250954 will be reported from this
23 committee with a favorable
24 recommendation with a request that

1 the rules of Council be suspended
2 as to permit first reading at the
3 next session of Council.

4 The Chair now recognizes
5 Councilman Driscoll for a motion on
6 Bill No. 250953.

7 COUNCILMAN DRISCOLL:
8 Thank you, Chair.

9 I move that Bill No.
10 250953 be reported from this
11 committee with a favorable
12 recommendation and further move
13 that the rules of Council be
14 suspended to permit first reading
15 of this bill at the next session of
16 Council.

17 (Duly seconded.)

18 COUNCILWOMAN GILMORE
19 RICHARDSON: The Chair notes for
20 the record that Councilmember Ahmad
21 seconds the motion.

22 It's been moved and
23 properly seconded that Bill No.
24 250953 be reported from this

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

7 All those in favor of
8 the motion will indicate by stating
9 aye.

10 (Aye.)

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Those opposed?

13 (No response.)

14 COUNCILWOMAN GILMORE

15 RICHARDSON: The ayes have it and
16 the motion carries. Bill No.
17 250953 will be reported from this
18 committee with a favorable
19 recommendation with a request that
20 the rules of Council be suspended
21 as to permit first reading at the
22 next session of Council.

23 The Chair recognizes
24 Councilmember Driscoll for a motion

1 on Bill No. 250981.

2 COUNCILMAN DRISCOLL:

3 Thank you, Chair.

4 I move that Bill No.
5 250981 be reported from this
6 committee with a favorable
7 recommendation and further move
8 that the rules of Council be
9 suspended to permit first reading
10 of this bill at the next session of
11 Council.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: The Chair notes for
14 the record it's been seconded by
15 Councilmember Jones.

16 It has been moved and
17 properly seconded that Bill No.
18 250981 be reported from this
19 committee with a favorable
20 recommendation and that the rules
21 of Council be suspended as to
22 permit first reading of this bill
23 at the next session of Council.

24 All those in favor will

1 indicate by stating aye.

2 (Aye.)

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Those opposed?

5 (No response.)

6 COUNCILWOMAN GILMORE

7 RICHARDSON: The ayes have it and
8 the motion carries. And Bill No.
9 250981 will be reported from this
10 committee with a favorable
11 recommendation with a request that
12 the rules of Council be suspended
13 as to permit first reading at the
14 next session of Council.

15 The Chair now recognizes
16 Councilman Driscoll for a motion on
17 Bill No. 251019.

18 COUNCILMAN DRISCOLL:

19 Thank you, Chair.

20 I move that Bill No.
21 251019 be reported from this
22 committee with a favorable
23 recommendation and further move
24 that the rules of Council be

1 suspended to permit first reading
2 of this bill at the next session of
3 Council.

4 (Duly seconded.)

5 COUNCILWOMAN GILMORE

6 RICHARDSON: The Chair notes for
7 the record that Councilmember Jones
8 seconds the motion.

9 It has been moved and
10 properly seconded that Bill No.
11 251019 be reported from this
12 committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended as to permit first
16 reading of this bill at the next
17 session of Council.

18 All those in favor of
19 the motion will indicate by stating
20 aye.

21 (Aye.)

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Those opposed?

24 (No response.)

1 COUNCILWOMAN GILMORE

2 RICHARDSON: The ayes have it, and
3 the motion carries. Bill No.
4 251019 will be reported from this
5 committee with a favorable
6 recommendation with a request that
7 the rules of Council be suspended
8 as to permit first reading of this
9 bill at the next session of
10 Council.

11 Prior to recognizing
12 Councilman Driscoll for a motion to
13 amend Bill No. 250951, I want to be
14 sure that we received everything we
15 needed for Bill No. 250951. And we
16 have received the utmost up-to-date
17 circulated amendment?

18 THE CLERK: Yes.

19 COUNCILWOMAN GILMORE

20 RICHARDSON: Okay. Excellent. And
21 we have the additional email from
22 the administration as well,
23 colleagues. All right.

24 The Chair recognizes

1 Councilman Driscoll for a motion on
2 the amendment we received to Bill
3 No. 250951.

4 COUNCILMAN DRISCOLL:

5 Thank you, Madam Chair.

6 I offer an amendment to
7 Bill No. 250951. A copy of the
8 amendment has been circulated to
9 all members of the committee. I
10 move that the amendment to Bill No.
11 250951 be approved.

12 (Duly seconded.)

13 COUNCILWOMAN GILMORE

14 RICHARDSON: The Chair notes for
15 the record that Councilman Jones
16 seconds the motion.

17 It has been moved and
18 properly seconded that the
19 amendment to Bill No. 250951 be
20 approved.

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

24 (Aye.)

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Those opposed?

3 (No response.)

4 COUNCILWOMAN GILMORE

5 RICHARDSON: The ayes have it and
6 the amendment to Bill No. 250951
7 has been approved.

8 The Chair now recognizes
9 Councilman Driscoll for a motion on
10 Bill No. 250951 as amended.

11 COUNCILMAN DRISCOLL:

12 Thank you, Chair.

13 I move that Bill No.
14 250951 as amended be reported from
15 this committee with a favorable
16 recommendation and further move
17 that the rules of Council be
18 suspended to permit first reading
19 of this bill at the next session of
20 Council.

21 (Duly seconded.)

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Chair notes for the
24 record that Councilman Jones

1 seconds the motion.

2 It has been moved and
3 properly seconded that Bill No.
4 250951 as amended be reported from
5 this committee with a favorable
6 recommendation and further move
7 that the rules of Council be
8 suspended as to permit first
9 reading of this bill at the next
10 session of Council.

11 All those in favor of
12 the motion will indicate by stating
13 aye.

14 (Aye.)

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Those opposed?

17 (No response.)

18 COUNCILWOMAN GILMORE

19 RICHARDSON: All right. The ayes
20 have it and the motion carries and
21 Bill No. 250951 as amended will be
22 reported from the committee with a
23 favorable recommendation with a
24 request that the rules of Council

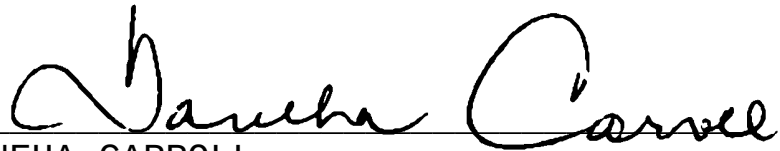
1 be suspended as to permit first
2 reading of this bill at the next
3 session of Council.

4 There being no further
5 bills or resolutions on the agenda,
6 this concludes the business before
7 the Committee on Finance this
8 afternoon. We thank you all so
9 very much for your attendance today
10 and for your hard work to see this
11 through to the end. Thank you very
12 much. Have a wonderful day.

13 (Committee on Finance
14 concluded at 12:28 p.m.)
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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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