

Committee on Law and Government
February 13, 2017

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COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON LAW AND GOVERNMENT

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, February 13, 2017
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN HELEN GYM
COUNCILMAN BOBBY HENON
COUNCILMAN DAVID OH

BILLS 160095 and 160895
RESOLUTIONS 160104 and 160902

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1
2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the
4 Committee on Law and Government. We have
5 a quorum consisting of Councilman Oh,
6 Majority Leader Councilman Henon, and
7 Council President Clarke, and myself,
8 Bill Greenlee.

9 First, let me just announce
10 that Bill No. 160095 and Resolution
11 160104 are being held to the call of the
12 Chair at the request of the sponsor.

13 Ms. Marconi, will you please
14 read the bill and resolution before us
15 today.

16 THE CLERK: Bill No. 160895, an
17 ordinance providing for the submission to
18 the qualified electors of the City of
19 Philadelphia of the proposal set forth in
20 a Resolution approved by Council
21 proposing an amendment to The
22 Philadelphia Home Rule Charter to provide
23 for the creation, appointment, powers and
24 duties of a Philadelphia Community
25 Reinvestment Commission; and authorizing

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2 the appropriate officers to publish
3 notice and to make arrangements for the
4 special election; and

5 Resolution 160902, resolution
6 proposing an amendment to The
7 Philadelphia Home Rule Charter to provide
8 for the creation, appointment, powers and
9 duties of a Philadelphia Community
10 Reinvestment Commission; and providing
11 for the submission of the amendment to
12 the electors of Philadelphia.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 First, I want to recognize the
16 sponsor of the bill and resolution,
17 Council President Clarke.

18 COUNCIL PRESIDENT CLARKE: Good
19 morning, Mr. Chair and members of the
20 Committee and members of the audience.
21 Thank you very much for this opportunity
22 to testify on the bill and the
23 resolution.

24 This is actually legislation
25 that replicates legislation to a large

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2 degree of legislation that was introduced
3 some time ago. Under the statute, it
4 must be created by a Charter change. It
5 was put in the Code, but because it was
6 not created by a Charter change or the
7 executive branch, we were not able to
8 implement the program. And we looked at
9 it, and I want to give Councilwoman
10 Blackwell and Councilman Goode kudos for
11 having the vision to understand that we
12 needed to be in a position where we can
13 get everybody at the table.

14 Essentially what we're
15 attempting to do focuses primarily around
16 economic development. This Commission
17 will put in place the mechanism that will
18 allow individuals and organizations and
19 stakeholders to be a part of a commission
20 that will work on a strategy to, one,
21 allow us to talk about economic
22 development in a broad-based way in terms
23 of attracting jobs, in terms of creating
24 opportunities for those that are still
25 here to expand jobs, in terms of creating

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2 the level of educational opportunities in
3 the City of Philadelphia to take
4 advantage of our hopefully stimulating
5 economy, and it also creates an
6 environment where government can be a
7 part of this but not the sole driver.

8 Being in government for a
9 thousand years now, I have always
10 witnessed us, as in we and the
11 government, try to drive policy in terms
12 of how we create jobs in the
13 municipality, and the simple reality is
14 while we may be good to some degree on
15 some government-sponsored programs, the
16 simple reality is that the bulk of the
17 jobs are created by the private sector.

18 So we thought it was important
19 for the private sector to have this
20 vehicle to talk about how we do it in a
21 way that includes government and includes
22 all the institutions, non-profit,
23 foundations, and you'll see as we roll
24 out the participants. So this is
25 something that I'm very excited about.

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2 We actually have a quick
3 seven-minute film, Mr. Chair, if it's
4 okay, to kind of give you a perspective
5 on what is happening in the City of
6 Cleveland, and it kind of lays it out.
7 This is one particular category of
8 industry, but it kind of lays out what
9 can happen when the private sector --
10 when you have these public-private
11 partnerships with a clearly focused
12 intention on creating economic
13 development and participation across the
14 board. It's pretty slick, if I have to
15 say so.

16 So I just want to give you a
17 perspective on what has actually
18 happened. And this is actually something
19 that's in a number of municipalities
20 across the country, and it's time for us
21 to establish this in the City of
22 Philadelphia so we can move forward in a
23 very aggressive and productive way.

24 COUNCILMAN GREENLEE: Is LeBron
25 James in this film?

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2 COUNCIL PRESIDENT CLARKE: This
3 was actually -- he was on the road when
4 they filmed this, so he didn't get a
5 chance to discuss it, but I'm sure he
6 invested some money.

7 COUNCILMAN GREENLEE: I'm sure.
8 Okay. Thank you.

9 Unless the Committee has any
10 other comments and questions, maybe we
11 can run the film. Thank you.

12 Thank you, Mr. President.

13 (Video played.)

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Council President, do you have
17 anything else?

18 COUNCIL PRESIDENT CLARKE: Yes.
19 Thank you, Mr. Chairman. As you can see,
20 this was actually initiated by the
21 private sector and non-profit community.
22 The city figured out a way to get out of
23 the way and be supportive when called
24 upon, but this is what can happen when
25 there's this collaborative effort with

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2 all of the stakeholders and the
3 municipalities. So this is an example of
4 what we'd like to do. We may not grow
5 greens, but we're going to grow green as
6 in money.

7 So, Mr. Chairman, thank you
8 very much.

9 COUNCILMAN GREENLEE: We like
10 that kind of green. Thank you,
11 Mr. President.

12 Anything else from the
13 Committee?

14 (No response.)

15 COUNCILMAN GREENLEE: The
16 record will please reflect that
17 Councilwoman Gym, a member of the
18 Committee, is present.

19 Ms. Marconi, will you please
20 call our first couple witnesses, please.

21 THE CLERK: Jeremiah White and
22 Dr. Judith Gay.

23 COUNCILMAN GREENLEE: And while
24 they're approaching, if I could just make
25 a general statement. I think for most of

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2 the witnesses, we have written testimony.

3 That testimony will be made part of the

4 record in full. We would appreciate,

5 because there are a number of people who

6 want to testify and some have time

7 issues, if you would like, particularly

8 if your written statements are a little

9 lengthy, to please summarize and then be

10 available for questions.

11 (Witnesses approached witness
12 table.)

13 COUNCILMAN GREENLEE: Whoever
14 would like to go first.

15 MR. WHITE: Good morning.

16 COUNCILMAN GREENLEE: Good
17 morning.

18 MR. WHITE: We're pleased to be
19 here, and that was a fantastic video. My
20 name is Jeremiah White and my testimony
21 is, Council President Darrell Clarke and
22 members of the Law and Government
23 Committee, I'm pleased to be here to
24 testify in support of Resolution 160902.
25 I would like to applaud the Council

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2 President for his foresight by proposing
3 the establishment of the Philadelphia
4 Community Reinvestment Commission.

5 For over 30 years, I have
6 worked in community and economic
7 development in the City of Philadelphia.
8 I have worked on the industrial corridors
9 on American Street and in West Parkside.
10 I ran the Philadelphia Development
11 Partnership, which spearheaded the
12 coordination of affordable housing
13 agencies, and was a strong advocate for
14 rebuilding neighborhoods through
15 community development corporations. We
16 eventually launched the Community
17 Development Corporation Association and
18 established initial core funding to
19 support CDCs. And the idea there was
20 that you get -- if you support and build
21 capacity in neighborhoods, neighborhoods
22 have a vision of what -- community people
23 have a vision of what neighborhoods
24 should be and, therefore, could create
25 that. Eventually Philadelphia

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2 Development Partnership morphed into a
3 micro-enterprise agency offering
4 micro-loans and business support to
5 micro-enterprises and is called
6 Entrepreneurial Works and is still a key
7 agency working with neighborhood
8 micro-businesses.

9 I also worked with Rouse and
10 Associates as we undertook the
11 revitalization of the Uptown Theatre and
12 the surrounding area, which was a project
13 that never really came to completion, but
14 the goal was to create an arts and
15 entertainment district and to have a
16 multi-faceted community and arts project
17 in North Philadelphia that was a
18 collaborative of neighborhoods, business,
19 government, et cetera. I worked closely
20 with Councilman Clarke on the project and
21 on the subsequent Empowerment Zone
22 project in North Central Philadelphia.
23 Finally, I worked closely with Kenny
24 Gamble and Rahim Islam on the Universal
25 Plan for South Philadelphia, which was a

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2 brilliant plan to revitalize the
3 neighborhoods in a comprehensive manner,
4 school reform, workforce, and business
5 creation to human growth and development.
6 And, again, it was a collaborative
7 partnership, which is something that is
8 proposed by the Philadelphia Community
9 Reinvestment Commission.

10 Many neighborhoods in
11 Philadelphia have made significant
12 progress over time and many have not.
13 Public and private investment
14 partnerships have brought new food
15 shopping to many that lived for years
16 without a supermarket. It has also
17 brought new affordable housing through
18 massive investments, and PHA has
19 reconfigured with mixed-income housing
20 and businesses. When you drive through
21 the City, you see a lot of changes.

22 But also you see where change
23 has not occurred. You see people
24 displaced because of increased property
25 taxes in their longtime neighborhoods.

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2 You see stretches of boarded up and
3 vacant structures. You see commercial
4 corridors untouched by this new
5 investment. You see physical
6 redevelopment occurring and many of the
7 people in the neighborhoods unable to get
8 the jobs that this development has
9 created, either in construction or in
10 business. You see adult and youth
11 unemployment in African American,
12 Hispanic, and poor white communities at
13 unacceptable levels. You see a poverty
14 rate that's approaching 30 percent. You
15 still see generations of youth either
16 dropping out or graduating from school,
17 unable to climb into the changing
18 workforce because they do not have the
19 skills and knowledge to compete. You see
20 the impact of technological change on our
21 workforce. And because of all these
22 things and many more is why Council needs
23 to act to create this Commission.

24 This Commission will not solve
25 all the problems, but it can make a

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2 measured step to define what can be done
3 if we're working together, if we're
4 mission focused and accountable for
5 results.

6 I could go on and on about what
7 we could not do, but we do have -- the
8 positive thing is we have a commitment of
9 people like the Council President who
10 appreciates the progress and understands
11 the need to keep moving forward by
12 implementing best practices as we saw in
13 the video and creating partnerships to
14 bring more people in the City along. In
15 my experience, broad partnerships have
16 amassed funding, talent, and political
17 will to create progress. I participated
18 in the creation of CDFIs and also
19 partnerships that fostered community
20 development, and I know from personal
21 experience, not something I read, that it
22 works.

23 But as we move forward and you
24 establish this Commission, I have a few
25 thoughts I'd like to share with you.

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2 First, more than ever today,
3 community and economic development needs
4 to elevate the importance of human
5 capital development. And what we saw in
6 the video is a clear example of a project
7 that fosters economic development, brings
8 in new technology, and we have a lot of
9 new technology that can do a lot of
10 things, not just in agriculture but in
11 energy and a number of other things. But
12 what we have to do is figure out a way to
13 have a significant portion of our
14 residents that need education, training,
15 and other supports to participate in the
16 benefits, and it has to be fast tracked.
17 If we're going to do major infrastructure
18 development -- and I'm not talking about
19 recreating or fixing bridges and rail
20 lines for 20 years from now. We're
21 talking about in the next century. It's
22 a major investment, and we have to have
23 people prepared, and this public-private
24 partnership is part of the way we have to
25 do this.

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2 We can no longer -- and my
3 feeling is, we can no longer leave the
4 Community College of Philadelphia out of
5 the central conversation on how we do
6 that and how we use public-private
7 partnerships to support it.

8 So on Page 1 of the resolution
9 under the whereases, No. 4 whereas, I
10 would like to include education/workforce
11 and micro-enterprise lenders as a
12 category, because it's important that we
13 also focus on those people that are in
14 the informal economy that tries to move
15 to the formal economy and we have -- as
16 the Council President said, sometimes we
17 got to get government out of the way. We
18 can't work with micro-enterprises in the
19 City of Philadelphia and put the onerous
20 restrictions on them that other business
21 face when they're trying to get started.

22 On Page 3 under Chapter 9,
23 Departmental Boards and Commissions,
24 3-920, Philadelphia Community
25 Reinvestment members, there needs to be a

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2 category that's called higher
3 education/workforce training. This
4 category is distinct from simply
5 education. Too many times we say
6 education. What does that mean? Does
7 that mean the School District? Does that
8 mean Drexel, Penn? What does it mean? I
9 think we've got to get to the table the
10 people that are engaged in bringing the
11 people in the City of Philadelphia that
12 have a lot of challenges with skills and
13 knowledge and the ability to work in the
14 workforce, we've got to have them sitting
15 at the table when we talk about human
16 capital development.

17 The second point is, the only
18 diversity that I see in the document --
19 and I know this is setting a table,
20 right, it's setting a platform and it's
21 not down in the weeds per se, but I
22 thought it was important to raise this
23 question. The only diversity that's
24 recommended in the resolution is the type
25 of organizations selected, and I know

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from being in the Bankers Task Force and a lot of these other partnerships that the representation -- the question is, how do you ensure that there's diverse representation and inclusion that speaks to the needs of the communities directly? Often partnerships are driven by the resource providers, and the resource providers have a certain character to them. And while having incredible intentions, they can be top down, and the discussions about what is required and needed can be prescriptive and could be rigidly defined and possibly not changed with the evolving needs of the community. And I've seen that time after time after time. Hopefully this Commission can move us forward with tough conversations that can only occur if we have intentional inclusion. And I think that's the second point I want to make.

And the third point related to the Commission is that partnerships that work require supporting social

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2 entrepreneurship. We've had a shift in
3 the way we approach partnerships and
4 these relationships from thinking that
5 there is a group of people that know
6 everything and the community doesn't
7 necessarily have the insight and the
8 ability to do it, but over my 60-some
9 years experience, there are a lot of
10 people in communities that are social
11 entrepreneurs or business entrepreneurs
12 that know a lot, and community leaders
13 have insights and ideas that need to be
14 supported. Sometimes they're not as
15 sophisticated as everybody sitting at the
16 table, et cetera, but their ideas work.
17 A lot of kids and other people are
18 helped. And the reason why they're not
19 included is because of risk aversion.
20 One of the things that I've experienced
21 in these partnerships, particularly when
22 you get the banks and some other people
23 involved, it's about underwriting a
24 credit. Well, when you're trying to move
25 a group of people from one point to the

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2 other, you can't underwrite a credit in
3 the same way. So sometimes I think
4 there's too much risk aversion and it
5 kills good and workable ideas and
6 innovation.

7 And on that point is that what
8 we see what's going on in the country
9 today, young people are taking a
10 different kind of tack to the kind of
11 future they want to create, and I think
12 that if we create a Commission, we have
13 to figure out how to bring that view into
14 the realm.

15 So I'd like to thank you for
16 listening. I have a lot of ideas about
17 this, some experience that I would like
18 to lend to the process, if asked, and
19 thank you for listening.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 Dr. Gay, we'll hear from you
23 and then if there are any questions.

24 DR. GAY: Good morning to
25 Council President Darrell Clarke and

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2 members of City Council. Thank you for
3 allowing me to speak today. I'm, as you
4 said, Dr. Judith Gay, Vice President for
5 Strategic Initiatives and Chief of Staff
6 at Community College of Philadelphia. I
7 am pleased to be here on behalf of our
8 college President, Dr. Donald Guy
9 Generals, to support the proposal to
10 create a Philadelphia Community
11 Reinvestment Commission. The stated
12 purpose of the Commission is to identify
13 opportunities for private, public, and
14 philanthropic entities to collaborate and
15 leverage their resources for the public
16 good.

17 Our college believes creative
18 solutions are needed to solve community
19 problems and to foster economic growth
20 and development. Public-private
21 partnerships are an increasingly popular
22 vehicle for strengthening communities to
23 the benefit of all. Having a Commission
24 to vet strategies and make
25 recommendations will help ensure that the

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2 community is able to maximize
3 opportunities.

4 Our college recently created a
5 public-private partnership that will make
6 it possible for us to provide affordable
7 housing opportunities for Community
8 College students for the first time in
9 the history of the College. We look
10 forward to the completion of this
11 initiative in 2018.

12 Currently the College is
13 working on a proposal for a
14 public-private partnership to create a
15 Pathways in Technology Early College --
16 that's sometimes know as P-Tech -- to
17 create that 9 to 14 model school in
18 Philadelphia and other communities in the
19 Commonwealth. The P-Tech model was
20 developed by IBM Corporation in 2011.
21 The concept is to create a partnership
22 between a public high school, community
23 college, industry partners, and
24 government to develop a pathway to
25 in-demand entry-level STEM jobs. This

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2 model has been adopted in multiple states
3 and Australia as a vehicle for preparing
4 students for a viable future. We are
5 working with multiple partners, including
6 IBM Corporation, to further this
7 initiative in Pennsylvania.

8 As the City's college,
9 Community College of Philadelphia's work
10 with public and private entities is born
11 out of the realization that we cannot
12 rely solely on any one sector in our
13 efforts to impact social and economic
14 change. The Commission's purpose and
15 proposed composition are aligned with the
16 approach we are taking as a college.

17 We are pleased to support the
18 proposal and are committed to working in
19 any way we can to ensure the success of
20 the Commission and the City of
21 Philadelphia.

22 Thank you.

23 COUNCILMAN GREENLEE: Thank you
24 both. Thank you for all you do at
25 Community College.

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2 Any questions or comments?

3 (No response.)

4 COUNCILMAN GREENLEE: Seeing
5 none, thank you both very much. Thank
6 you for your time.

7 Ms. Marconi, our next witness.

8 THE CLERK: Anne Fadullon.

9 MS. FADULLON: I'm waiting for
10 my partner here.

11 COUNCILMAN GREENLEE: That's
12 fine.

13 MS. FADULLON: He likes to make
14 an entrance.

15 (Witnesses approached witness
16 table.)

17 COUNCILMAN GREENLEE: Good
18 morning. Whoever would like to start.

19 MR. EPPS: Good morning.

20 MS. FADULLON: Good morning.

21 Good morning, Councilman
22 Greenlee and members of the Committee on
23 Law and Government. My name is Anne
24 Fadullon, Director of Planning and
25 Development, and I am joined this morning

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2 by Commerce Director, Harold T. Epps. We
3 appear before you on behalf of the
4 Administration to offer testimony on Bill
5 No. 160895 and Resolution No. 160902
6 introduced by Councilman Henon on behalf
7 of the Council President. Together, this
8 legislation would propose to the voters a
9 Charter amendment to create a 21-member
10 Commission on Community Reinvestment.

11 We believe that the goals of
12 this proposal are laudable since
13 public/private/philanthropic partnerships
14 have yielded many gains for
15 Philadelphians, including Market East,
16 the Gallery, the South Philadelphia
17 Center for Health and Literacy, and Paseo
18 Verde. We firmly believe there is the
19 opportunity to do more.

20 Moreover, forums for
21 collaboration between parties is how you
22 get things started. Getting a large
23 multi-party initiative off the ground
24 begins with putting the right people in a
25 room together to talk, to find

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2 commonality, and to commit not only to a
3 vision but the concrete means to realize
4 it.

5 That said, we respectfully
6 refer the Committee to Section 21-802 of
7 the Code which has already created the
8 Philadelphia Community Reinvestment
9 Commission. We believe with some
10 updating, this is the vehicle for
11 convening the players in a systemic way.
12 Updating and carrying forward the current
13 provision is an equally viable approach
14 to realizing the vision of this
15 Commission.

16 Indeed, we respectfully suggest
17 that amending 21-802 to substantially
18 match the proposal contained in
19 Resolution 160902 would be the best way
20 to go. If the need for a Charter change
21 were to prove necessary as the
22 Commission's work unfolds, we could
23 explore the possibility at that time.

24 Nevertheless, should the
25 sponsor and the Committee elect to pursue

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2 the Charter change at this time, we have
3 proposed amendments necessary to clarify
4 the composition and functions of the
5 Commission over the long term with
6 respect to future Administrations and
7 future Councils.

8 We share the sponsor's desire
9 to foster a coordinated dialogue across
10 multiple stakeholder groups to effect
11 positive change for our city. The Kenney
12 Administration is ready to join with
13 Council in updating and implementing the
14 existing process that Council has already
15 enacted. The Administration will partner
16 with Council to identify and convene
17 stakeholders around the vision of
18 revitalizing the City we cherish. We are
19 ready now, without waiting for a Charter
20 amendment, to create and institutionalize
21 an ongoing forum that will be an
22 effective way to bring Council, the
23 Administration, other levels of
24 government to work more closely together
25 with private and philanthropic

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2 stakeholders to find the common interests
3 and make the commitments on vision for
4 Philadelphia and how to make it real.

5 I just want to state that while
6 we in Planning and Development are
7 honored that the thought is to house this
8 Commission within it and to have that
9 vote of confidence, you've heard of peak
10 oil. We are at peak commission. With
11 the reinstatement of the Community
12 Reinvestment Commission, we will have ten
13 boards or commissions that are part of
14 Planning and Development. And I urge you
15 all to remember, it's one thing to set up
16 a commission; it's another thing to make
17 sure that that commission is functional
18 and operational, because we don't want
19 people to just come up with great ideas.
20 We then want to have the resources to be
21 able to implement those great ideas.

22 With that, I thank you for the
23 opportunity to testify this morning.

24 COUNCILMAN GREENLEE: Mr. Epps,
25 do you have anything to add?

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2 MR. EPPS: Nothing to add.

3 COUNCILMAN GREENLEE: First of
4 all, Ms. Fadullon, if I could ask, we
5 were just given a copy of the proposed
6 amendments. Have you seen those?

7 MS. FADULLON: I have not
8 personally seen proposed amendments. I
9 believe there's something about making
10 it -- making sure it's advisory and I'm
11 not sure what else.

12 COUNCILMAN GREENLEE: Because
13 there will be amendments offered at the
14 meeting stage.

15 MS. FADULLON: Right.

16 COUNCILMAN GREENLEE: All
17 right.

18 Any questions, comments?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, thank you both.

22 MS. FADULLON: Thank you.

23 COUNCILMAN GREENLEE: Thank you
24 very much.

25 Ms. Marconi, who is next?

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2 THE CLERK: Rick Sauer and
3 Steven Bradley.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN GREENLEE: Again, I
7 think we have both your written
8 testimony. That will be made part of the
9 record. Whoever would like to go first.

10 MR. BRADLEY: Good morning. My
11 name is Steven Bradley. I'm Chair of the
12 African American Chamber of Commerce of
13 Pennsylvania, New Jersey, and Delaware.
14 Council Chairman Greenlee and Council
15 President Clarke, it's a privilege to be
16 here today.

17 I am here today to provide
18 testimony in support of Bill 160895 and
19 Resolution 160902. I am appearing today
20 on behalf of the Chamber to briefly
21 express the benefits of amending the Home
22 Rule Charter to revamp the Philadelphia
23 Community Reinvestment Commission and to,
24 more importantly, place the proposed
25 change on the ballot for electors.

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2 I would like to applaud Council
3 President Clarke and members of City
4 Council for recognizing the importance of
5 collaboration, innovation, and benefits
6 that this will bring to the community
7 throughout this Commission. The work is
8 aligned with the African American
9 Chamber's mission to strengthen economic
10 conditions in areas through empowerment,
11 which is very important. We are happy to
12 utilize our network of minority
13 businesses to be change agents in
14 strengthening the economic climate in our
15 city by providing outreach and engagement
16 to our members of the Chamber and the
17 Philadelphia community, in addition to
18 providing resources so these businesses
19 can grow. This ultimately will provide
20 additional revenue for our city through
21 direct and indirect employment
22 opportunities for employees. When
23 businesses thrive, communities grow and
24 benefit.

25 Establishing a 21-member

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Commission would essentially create an opportunity for the City to leverage and maximize resources in underserved communities who need it most. With local governments experiencing reduced funding from federal, state, and local resources for stabilization and sustainable revitalization, the formation of this Commission will provide a chance for the City to partner with organizations across different sectors, both public, private, and philanthropic. With the Commission in the forefront to develop strategies and review best practices, we in our city can create an opportunity that will interact quite differently than government to bring new ideas and fresh approaches to issues that plague our city, such as poverty, education, economic and workforce development, and public health.

I think with the engagement of businesses, colleges and universities of higher learning, financial institutions,

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2 and private corporations, you have a
3 unique opportunity to build upon the
4 success of each to produce optimal
5 results. I believe the Commission will
6 add value to not only existing
7 initiatives but create innovations that
8 could place our city on the map to
9 provide insights to improving conditions
10 of our residents just not locally but in
11 our state and throughout our nation.

12 It is very important to note
13 that in today's political climate,
14 entrepreneurship is becoming an
15 occupation of choice. In 2016,
16 Philadelphia was voted No. 25 of cities
17 as far as young entrepreneurs. The
18 creation of this Commission will not be
19 innovative but will attract new
20 businesses and young entrepreneurs, which
21 in turn improve our economic development
22 of the City of Philadelphia.

23 It is imperative that we
24 continue to meet the needs of the
25 community that we serve, and I humbly

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2 request that you vote in support of Bill
3 160895 and Resolution 160902 out of
4 Committee at the conclusion of this
5 hearing.

6 Thank you very much, and I'm
7 here if you have any questions.

8 COUNCILMAN GREENLEE: Thank
9 you, Mr. Bradley.

10 Why don't we hear from
11 Mr. Sauer and then if there's any
12 questions.

13 MR. SAUER: Good morning,
14 Chairman Greenlee, Council President
15 Clarke, and members of the Committee. I
16 want to thank you for the opportunity to
17 testify. My name is Rick Sauer and I'm
18 the Executive Director of the
19 Philadelphia Association of Community
20 Development Corporations. PACDC
21 represents 115 organizations, including
22 50 CDCs, that are working to advance
23 equitable development, revitalize
24 Philadelphia neighborhoods, and improve
25 the quality of life for our residents.

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2 PACDC supports the goals of
3 Resolution 160902 because we believe
4 bringing together private-sector entities
5 such as financial institutions,
6 foundations, anchor institutions, and
7 citywide non-profit organizations in
8 partnership with the public sector can
9 lead to a more coordinated strategy and
10 leverage additional resources in support
11 of community reinvestment that will
12 improve neighborhoods and expand economic
13 opportunities for our residents.

14 As we seek to address key
15 challenges facing the City, there is a
16 need to be able to identify and scale up
17 successful innovative models both here in
18 Philadelphia but from other cities around
19 the country. Philadelphia has an
20 abundance of both non-profit and
21 for-profit entities that bring a wealth
22 of knowledge and experience on this
23 front. And creation of a commission of
24 practitioners and experts will ensure
25 ongoing, consistent input on the

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2 development and implementation of a
3 community reinvestment strategy for
4 Philadelphia and could also help
5 facilitate the leveraging of additional
6 private-sector resources to support these
7 efforts.

8 While I'm not sure we need to
9 amend the City Charter to achieve this
10 goal, regardless of how such an entity is
11 formed, there needs to be a clear
12 commitment on behalf of the Kenney
13 Administration to work with City Council
14 and the private sector, including
15 non-profits, to convene such an entity
16 and empower it to achieve its mission.

17 It will be important to ensure
18 there is adequate financial and staff
19 support for the Community Reinvestment
20 Commission, similar to the need for
21 support for the Housing Advisory Board
22 that was authorized in 2015 in
23 conjunction with the creation of the
24 City's Department of Planning and
25 Development. While the missions of these

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2 two entities are related, their focus and
3 proposed makeup are different. The
4 12-member Housing Advisory Board is
5 charged with improving coordination
6 across City housing agencies and the
7 development of a long-term strategic
8 housing plan for the City, while the
9 21-member Community Reinvestment
10 Commission is charged with bringing
11 together private, public, and
12 philanthropic entities to collaborate and
13 leverage their resources for the public
14 good around a broad range of community
15 reinvestment and economic development
16 issues.

17 We support the important roles
18 these two entities can play in
19 strengthening Philadelphia's
20 neighborhoods and improving the quality
21 of life for our residents, and we
22 encourage the Kenney Administration to
23 work with City Council and outside
24 stakeholders to make them a reality.

25 Thank you.

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2 COUNCILMAN GREENLEE: Thank you
3 both.

4 Any questions or comments?
5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, thank you both very much.

8 Ms. Marconi, I believe our last
9 two.

10 THE CLERK: Brian Emmons and
11 Karen Lewis.

12 COUNCILMAN GREENLEE: Is there
13 anyone else here who wants to testify
14 other than those two?

15 (No response.)

16 COUNCILMAN GREENLEE: Okay.
17 Very good.

18 Ms. Lewis, come forward too,
19 please.

20 (Witnesses approached witness
21 table.)

22 COUNCILMAN GREENLEE:
23 Mr. Emmons, please. We have your written
24 testimony. We also have Ms. Lewis's.
25 Please proceed.

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2 MR. EMMONS: Thank you. My
3 name is Brian Emmons and I'm here today
4 on behalf of the Building Industry
5 Association of Philadelphia, which
6 represents the Philadelphia region's
7 residential home builders, contractors,
8 and suppliers. Thank you, Councilman
9 Greenlee and the members of the Law and
10 Government Committee, for the opportunity
11 to speak before you today.

12 I am here to testify regarding
13 Bill No. 160902 introduced by Council
14 President Clarke to amend the
15 Philadelphia Home Rule Charter. We
16 appreciate the Council President's
17 interest in this issue as well as his
18 leadership and consistent advocacy for
19 our industry, and we look forward to
20 working together with him in the future.

21 The BIA strongly supports this
22 legislation's premise as ensuring the
23 City of Philadelphia has a clear and
24 consistent plan for implementing
25 community reinvestment strategies that

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2 benefit everyone in our city.

3 The BIA applauds Council
4 President Clarke's underlying goal of
5 increasing public and private
6 partnerships which will strengthen our
7 community, create jobs, and economic
8 opportunity. We believe a coordinated
9 plan between public and private
10 stakeholders is always the best option to
11 achieve a better Philadelphia.

12 The BIA does remain concerned
13 that seating a 21-person commission,
14 finding proper funding, as well as the
15 staff resources to devote the necessary
16 time is problematic. Simply put, we
17 don't believe the resources are there
18 now. We also do not believe that waiting
19 for this to be voted on in the next
20 election is in the best interest of
21 Philadelphians.

22 Fortunately, the BIA believes
23 that waiting for a vote on a Charter is
24 not needed to implement such an important
25 and worthy cause. The Philadelphia Code

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2 Section 21-802 already allows for the
3 creation of the Philadelphia Community
4 Reinvestment Commission. As currently
5 drafted, the Code allows the Council
6 President and other City department heads
7 as well as local business leaders to
8 either sit on or appoint their designee
9 to sit on the Philadelphia Community
10 Reinvestment Commission.

11 The BIA and our members believe
12 that appointing members to sit on the
13 already Code-approved Philadelphia
14 Community Reinvestment Commission and
15 ensuring it's properly funded is the
16 quickest way for Council to achieve what
17 the BIA believes to be the underlying
18 goal of this legislation, which is to
19 ensure that there is a clear and
20 consistent plan for implementing
21 community reinvestment strategies that
22 benefit everyone in the City.

23 Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you.

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2 Why don't we hear from
3 Ms. Lewis, and I think the Council
4 President has a response to that.

5 But please, go ahead.

6 MS. LEWIS: Good morning.

7 Thank you, Chairman Greenlee and Council
8 President and members of City Council,
9 for convening this hearing and inviting
10 Drexel University to provide testimony in
11 support of the Philadelphia Community
12 Reinvestment Commission.

13 Public-private partnerships,
14 also known as P3s, serve to leverage the
15 assets of each participant, thereby
16 improving the likelihood that some
17 community-based initiatives even get
18 started, let alone completed. Through
19 this legislation, the skills and assets
20 of each sector, public and private, may
21 be identified, catalogued, and
22 prioritized, with the goal of delivering
23 a community service or facility to
24 benefit the general public.

25 In addition to sharing of

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2 resources, Drexel University specializes
3 in intellectual capital. Each party
4 shares in the responsibility of
5 developing community services and/or
6 facilities to meet the needs of our
7 residents. Early involvement of the
8 private sector can bring creativity,
9 efficiency, and capital to address
10 complex problems facing federal, state,
11 and local government leaders.

12 Since the Great Recession,
13 interest in public-private partnerships
14 has grown due in part to limited public
15 funds to meet current and future
16 community needs. Public-private
17 partnerships are becoming one of the most
18 innovative and promising forms of
19 collaboration. It is based on the
20 recognition that both public and private
21 sectors can benefit from pooling their
22 financial resource, experience, know-how,
23 and expertise to improve the delivery of
24 basic services and improve the quality of
25 life of all citizens. In essence,

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2 public-private partnerships provide a
3 positive framework for cities to compete
4 in the global market by combining private
5 resources and expertise with the power
6 and influence of government.

7 There are many benefits to a
8 university in seeking a private partner
9 as they seek opportunities to educate
10 their students, conduct scholarly
11 research, engage in civic activities and
12 volunteer in our communities, and expand
13 to redevelop their facilities. Reduced
14 budgets, hiring freezes, and capital
15 cutbacks mean many university departments
16 are already working at capacity.
17 Identifying public-private partnerships
18 is, therefore, a key to Drexel's success.
19 We cannot go it alone.

20 As a comprehensive research
21 institution that attracts over 100
22 million in extramural funding from
23 federal government, foundations, private
24 philanthropy, and corporate donors,
25 Drexel is able to form partnerships

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2 locally with community organizations in
3 the City of Philadelphia and private
4 businesses to leverage the strength and
5 expertise of each in applying some of
6 these precious resources to areas of
7 Philadelphia in critical need of
8 assistance. Drexel University's Dana and
9 David Dornsife Center and the Steve and
10 Sandy Sheller 11th Street Family Services
11 are two examples of public-private
12 partnerships successfully delivering
13 community health, job, legal, and
14 educational services that impact tens of
15 thousands of Philadelphia's residents in
16 positive ways every day.

17 In addition, Drexel in
18 partnership with the City of
19 Philadelphia, the School District of
20 Philadelphia, Wordsworth Academy, and
21 many other community partners was
22 recently awarded a \$30 million five-year
23 Promise Neighborhood Grant from the U.S.
24 Department of Education. Over the next
25 five years, Drexel expects this

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2 initiative made possible by the grant
3 will prove life-changing for thousands of
4 students at seven schools in the West
5 Philadelphia area.

6 As an institution of higher
7 education, Drexel believes this type of
8 partnership is essential to supporting an
9 educational model that fosters
10 innovation, creativity, teamwork,
11 critical thinking, and civic engagement.
12 With this in mind, Drexel's successful
13 co-op education program includes
14 partnerships with over 2,500 businesses,
15 providing three six-month real-world
16 access to work for students in their
17 professional fields, helping to prepare
18 them for future careers.

19 Drexel University, like many
20 other academic institutions, believes the
21 P3 strategy for large-scale development
22 projects has the potential to create
23 broad-based benefits by enhancing the
24 campus environment, surrounding
25 communities, and the City through job

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2 creation, business attraction, and
3 economic vitality. In addition, Drexel's
4 intellectual capital - law, business,
5 education, health, research, and
6 science - is a tremendous asset in
7 attracting investment and creating
8 successful P3s.

9 Most recently, Drexel
10 University entered into two such
11 agreements - the 30th Street Station
12 District Plan and the Schuylkill Yards
13 Development Project. Both projects would
14 be extremely difficult to conceive
15 without a P3 strategy.

16 The 30th Street Station
17 District Plan envisions 40 new acres of
18 open space and 18 million square feet of
19 new development, including an entirely
20 new mixed-use neighborhood anchoring the
21 district atop 88 acres of rail yards
22 along the western bank of the Schuylkill
23 River. With a proposed \$2 billion
24 investment in roads, utilities, parks,
25 bridges, and extension of transit

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2 services, the plan has the potential to
3 unlock 4.5 billion in private real estate
4 investment with robust and widespread
5 economic benefits. An estimated 3.8
6 billion in City and State taxes and
7 40,000 new jobs would be created.

8 Recently, the 30th Street
9 Station District Plan was honored with
10 the architecture industry's most
11 prestigious award, a 2017 Institute Honor
12 Award for Regional and Urban Design from
13 the American Institute of Architects.
14 The District Plan was selected from more
15 than 700 submissions from around the
16 world. The award underscores the
17 importance of collaboration among the
18 project principals - Amtrak, Brandywine,
19 City of Philadelphia, Drexel University,
20 PennDOT, and SEPTA - in developing the
21 plan, with guidance from a coordinating
22 committee and input from members of the
23 public.

24 Drexel University's 20-year
25 plan for Schuylkill Yards is a \$3.5

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billion and 14-acre project that will aim to transform West Philadelphia into a leading innovation hub of the region with thousands of jobs and business opportunities. The initial phases of the projected 20-year development plan will consist of 5 million gross square feet of mixed-use real estate on a 10-acre site next to Drexel's main campus and adjacent to Amtrak's 30th Street Station and Brandywine's Cira Centre. This collaborative neighborhood will feature entrepreneurial space, educational facilities and research laboratories, corporate offices, residential and retail spaces, hospitality and cultural venues, and public open spaces. This is a long-term investment in Philadelphia and its University City neighborhood, with master developer Brandywine leading the development.

These are just a few examples of why we believe public-private partnerships are important and,

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2 therefore, support the Bill 160895 and
3 Resolution 160902.

4 COUNCILMAN GREENLEE: Thank you
5 very much, Ms. Lewis.

6 Council President Clarke, I
7 think you have a clarification on this
8 issue of the Commission.

9 COUNCIL PRESIDENT CLARKE: Yes,
10 Mr. Chairman. Thank you very much.

11 Thank you for your testimony.
12 I just wanted to respond to the issue
13 with respect to the Council's ability to
14 create commissions. The framers of the
15 Charter, in their infinite wisdom,
16 required that we do a number of things to
17 create commissions, and it's a good thing
18 they did that, because we would be
19 creating a commission every week. They
20 require that we actually get a Charter
21 amendment that has to be done through a
22 Charter change and through an election
23 process. So it has to be a ballot
24 question. And I actually agree, having
25 been a member of Council for 16 years, we

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2 do come up with a lot of issues, and our
3 ability to change the Charter and create
4 commissions simply by an ordinance would
5 not be a good thing. So that's why we
6 have to go this direction. When it was
7 done years ago, well intentioned, the
8 whole nine yards, but it is not legal
9 because Council could not create it by
10 ordinance, so it has to be a Charter
11 amendment.

12 MR. EMMONS: So what you're
13 saying is even though the City Code
14 allows for the Commission right now, the
15 Charter does not allow you to actually
16 appoint?

17 COUNCIL PRESIDENT CLARKE:
18 Exactly. It does not allow us to create
19 it. So we created it, and if you look
20 through the Code, there's a number of
21 things that we've created that are kind
22 of iffy if you apply the Charter to the
23 particular Code, but that's what we do.
24 Sometimes we do stuff to get people's
25 attention, but in this case, the

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2 importance and the significance of what
3 this can ultimately be, we thought we'd
4 probably want to do it the right way,
5 particularly since stakeholders are on
6 board with this, along with the
7 Administration.

8 The other thing with respect to
9 the funding, because it is a challenge
10 when you create these entities, we do
11 have issues with respect to making sure
12 that the workforce is there to implement
13 these programs, as you can -- and, again,
14 thank you all for supporting the Office
15 of Planning and Development. We had to
16 figure out a way to fund that particular
17 initiative. Probably use a little more
18 money and understand it, but we're
19 working our way towards full funding on
20 this particular issue. We believe that
21 some of the existing departments will be
22 able to do the work. I'm sure those
23 department heads will continue to ask for
24 additional funding, but that's what the
25 budget process is for, which we'll be

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2 starting relatively shortly.

3 Without going too far, there
4 will be a Part 2 to this, because we need
5 to talk about the specific nature of how
6 we stimulate the economy. I don't want
7 to get too far ahead of myself. Assuming
8 this passes, there will be this
9 conversation about how this organization
10 talks about revenue sources and
11 generating revenue sources that will
12 allow us to truly create a stimulus type
13 effect.

14 Back in the old days, if you
15 remember -- and you're probably too
16 young, you all, but when Ed Rendell was
17 the Mayor --

18 MS. LEWIS: Thanks for that
19 compliment.

20 COUNCIL PRESIDENT CLARKE: I
21 know you worked for Ed Rendell. Ed
22 Rendell and John Street actually had a
23 thing called the Stimulus Fund. The
24 press probably called it Slush Fund, but
25 the simple reality was that we had the

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2 wherewithal to stimulate the economy by
3 having the ability to access revenue to
4 fund that small part of a major economic
5 development initiative, and this will
6 probably need it even more so because of
7 the significant decline in federal and
8 state funding.

9 At the end of the day, without
10 getting political, very concerned about
11 this particular Administration and its
12 willingness to create additional
13 opportunities for us here locally. At
14 some point we have to figure out a way to
15 do it ourselves. So a part of this
16 process -- and we'll be discussing that
17 in the second phase -- is to figure out a
18 way to create more revenue opportunities
19 to allow us to stimulate the economy and
20 stimulate local businesses as it relates
21 to putting resources on the table, and we
22 will clearly need you all's support for
23 that. So thank you.

24 Thank you, Mr. Chairman.

25 COUNCILMAN GREENLEE: Thank

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2 you, Council President.

3 Any other questions or
4 comments?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, once more, anyone else here to
8 testify on this bill and resolution?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, just for the record, there will be
12 as part of the record a letter from the
13 Development Workshop, in essence raising
14 the same concerns that Mr. Emmons did as
15 far as the actual setting up of the
16 Commission.

17 With that, that concludes the
18 hearing of the Committee on Law and
19 Government. We will now move into our
20 public meeting, and the Chair recognizes
21 Councilman Henon.

22 COUNCILMAN HENON: Thank you,
23 Mr. Chair. I make a motion 160895 be
24 voted out of Committee with a favorable
25 recommendation and suspend the rules as

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2 to be heard at our next Council session.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been
5 moved and seconded.

6 All in favor?

7 (Aye.)

8 COUNCILMAN GREENLEE: Opposed?

9 (No response.)

10 COUNCILMAN GREENLEE: Hearing
11 none, Bill No. 160895 is reported out of
12 this Committee with a favorable
13 recommendation with a rules suspension to
14 allow for first reading at the next
15 session of Council.

16 Councilman Henon on the
17 amendment for the resolution.

18 COUNCILMAN HENON: Thank you,
19 Mr. Chairman. I offer an amendment to
20 Resolution 160902. The amendment has
21 been circulated to all members of the
22 Committee and I ask that it be adopted.

23 (Duly seconded.)

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

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2 Hold one second.

3 The record will just reflect in
4 the amendment that was put in, the
5 numbers were reversed, but it is
6 Resolution 160902.

7 It's been moved and seconded
8 that the amendment is adopted.

9 All in favor?

10 (Aye.)

11 COUNCILMAN GREENLEE: Opposed?

12 (No response.)

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

15 Councilman Henon.

16 COUNCILMAN HENON: Thank you,
17 Mr. Chair. I move that 160902, as
18 amended, be voted with a favorable
19 recommendation.

20 (Duly seconded.)

21 COUNCILMAN GREENLEE: It's been
22 moved and seconded that Resolution
23 160902, as amended, be approved by this
24 Committee.

25 All in favor?

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1 2/13/17 - LAW & GOV. - BILL 160895, ETC.

2 (Aye.)

3 COUNCILMAN GREENLEE: Opposed?

4 (No response.)

5 COUNCILMAN GREENLEE: Hearing
6 none, so moved, and Resolution 160902, as
7 amended, is reported out of this
8 Committee favorably.

9 That concludes the business of
10 the Law and Government Committee today.
11 Thank you all very much.

12 (Committee on Law and
13 Government concluded at 11:05 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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