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COUNCIL OF THE CITY OF PHILADELPHIA

3

COMMITTEE ON FINANCE

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, December 6, 2007
9:15 a.m.

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PRESENT:

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COUNCILWOMAN JANNIE BLACKWELL, CHAIR

COUNCILMAN FRANK DiCICCO

COUNCILMAN W. WILSON GOODE, JR.

11

COUNCILMAN WILLIAM GREENLEE

COUNCILMAN BRIAN J. O'NEILL

12

COUNCILMAN JUAN RAMOS

COUNCILWOMAN BLONDELL REYNOLDS BROWN

13

COUNCILWOMAN MARIAN B. TASCO

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BILL 071082 - An ordinance authorizing The
Philadelphia Municipal Authority, incorporated
pursuant to the "Municipality Authorities Act
of 1945"...

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BILL 071083 - An ordinance authorizing the
Commissioner of Public Property, on behalf of
the City and in cooperation with The
Philadelphia Municipal Authority (the
"Authority"), to undertake a project
consisting of the acquisition...

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COUNCILWOMAN BLACKWELL: Good morning. Thank you all for coming out, especially in this weather, to deal with this important issue.

We will now call into session the Finance Committee to hear, quote/unquote, the Youth Study Center bills, Bill Nos. 071082 and 071083.

We will ask the Clerk to read the title of both bills.

THE CLERK: Bill 071082, an ordinance authorizing The Philadelphia Municipal Authority, incorporated pursuant to the "Municipality Authorities Act of 1945," Public Law 382, as amended, and an ordinance of Council, approved December 23, 1975, to acquire, hold, construct, improve, maintain, operate, own and lease, either in the capacity of lessor or lessee, to the City of Philadelphia or to others, the real property, facilities, equipment and the improvements thereon located at 91 North 48th Street, Philadelphia, Pennsylvania,

1 12/6/07 - FINANCE - BILL 071082
2 for a secure residential detention
3 facility providing educational, health
4 and social services to juveniles in the
5 City of Philadelphia and to be known as
6 the New Youth Center Facility, and to
7 exercise with respect to such Project all
8 powers granted by the Act, subject to
9 certain terms and conditions; and
10 further, authorizing an amendment to the
11 Articles of Incorporation of The
12 Philadelphia Municipal Authority to
13 extend the term of its existence to the
14 year 2054; and

15 Bill 071083, an ordinance
16 authorizing the Commissioner of Public
17 Property, on behalf of the City and in
18 cooperation with The Philadelphia
19 Municipal Authority, to undertake a
20 project consisting of the acquisition,
21 design, construction, equipping and
22 leasing of a youth center facility at 91
23 North 48th Street; authorizing and
24 approving the sale of the Property by the
25 City to the Authority; the entering into,

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execution and delivery of a Lease of the Project from the Authority to the City; the issuance by the Authority of lease revenue bonds in one or more series, to pay the acquisition price and costs of the Project, and arrangement of interim financing in connection therewith; the provisions for establishment of credit enhancement, exchange agreements and swaps; the assignment of the Lease by the Authority to a trustee; the obligation of the City to pay all obligations of the Authority incurred in connection with the issuance of the lease revenue bonds and interim financing, if any, including payments related to any credit enhancement, in the form of rent under the Lease when due; authorizing the Director of Finance and other officers of the City to take such other actions as may be necessary or appropriate to accomplish the intent and purpose of this Ordinance; covenanting that the City will make necessary appropriations in each of

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2 the City's fiscal years to provide for
3 rental payments due under the Lease; and
4 covenanting that the City will make
5 rental payments due under the Lease; all
6 under certain terms and conditions.

7 COUNCILWOMAN BLACKWELL: Thank
8 you very much.

9 Let me say by way of
10 introduction and repeat, this has been a
11 long time coming. Most of the press, I
12 suppose, has been okay. The person who
13 did write an editorial and called this
14 horse trading as usual would only write
15 such an editorial because they didn't use
16 their name. We don't have to horse trade
17 in City Council. So I say that to the
18 person who wrote the editorial dated
19 December 3rd in the Inquirer that they
20 should write their names and be the
21 person they say they are to call what we
22 do horse trading.

23 I make no apologies for all
24 that we've been able to accomplish, with
25 the creation of a Lucien E. Blackwell

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2 Community Center, a public safety high
3 school, to try to get a supersite in West
4 Philadelphia, the partnership we've
5 created, local, state and federal, across
6 the board, including the U.S. Attorney,
7 including both parties. I've never seen
8 it done before.

9 So we make no apologies. If
10 that's horse trading, perhaps we should
11 do more of same. So I hope that the
12 writer of that article heard exactly what
13 I say.

14 Let me say that this goes back
15 a long time. I can show you letters
16 dating, oh, gosh, from the Administration
17 dating from the President of Penn and
18 many others. In fact, during those
19 days -- and I have copies of documents
20 that perhaps I'll make part of the record
21 for us looking back where we called it
22 the Thurgood Marshall Youth Center. When
23 the Administration first approached us
24 about this -- and might I say that for
25 all the criticism we've received, that I

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2 haven't seen any other Councilperson
3 asking for a youth study center, nor has
4 it been agreed that it would be built up
5 there on Henry Avenue. They're still
6 fighting about that. They don't even
7 want to take that temporarily. But
8 people criticize Jannie Blackwell for
9 saying that we have to have certain
10 things in place before we can do that so
11 we protect the people who send us here
12 and the people in the City as well. So
13 when other people don't take it, it's
14 okay. When I don't take it, then I'm not
15 dealing with the good and welfare of the
16 City. I resent that. I will never give
17 in to that kind of thinking, and my
18 district, thank God, knows it's not true,
19 as do I.

20 We talked about a Thurgood
21 Marshall Youth Center. I'm sorry that
22 you all didn't bring the model here.
23 It's a beautiful model for the country,
24 no doubt about it. I thought you'd bring
25 a model or drawings.

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2 Having said that, we talked
3 about a Thurgood Marshall Youth Center
4 that would have a detention center
5 tangential to a community center. That
6 was what we talked about. And, of
7 course, when the drawing ended up, they
8 had one separate place for the community
9 that would hold 100 people, maybe ten
10 tables, have its own kitchen and its own
11 entrance. It was nice, but we did not
12 get -- we wanted a community -- I still
13 put this on the table. We wanted a
14 community advisory board. We wanted a
15 community advisory board that had 24-hour
16 access and entrance so that people would
17 know there was nothing to fear.

18 We talked about access to the
19 building in terms of a gym and other
20 facilities. All of these things are what
21 we talked about. We talked about a
22 homeownership program for employees. We
23 talked about minority inclusion and
24 community inclusion in jobs. We talked
25 about these things early on, said we are

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2 a team player, we're happy to work with
3 the City to take them off the spot. And
4 every time the Barnes Foundation was
5 mentioned, we said we supported it coming
6 to the Parkway. So that was always
7 ignored in the process, because then you
8 couldn't criticize me if I agreed with my
9 colleagues that it would be great to have
10 the Barnes collection here in our City.

11 And so we want to make the
12 record clear for those who have negative
13 things to say about it that we represent
14 a community, too. I have in my
15 possession flyers and other letters from
16 people who said, Murderers, rapists, how
17 can you bring them to West Philadelphia?

18 So, you know, for all of those
19 who say it's easy -- I have a community
20 who elects me. Granted, I break records
21 and we work hard to do that. I'm a
22 seven-day-a-week, 24-hour-a-day person,
23 but my people support me because I
24 support them.

25 And so it's taken a long time

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2 to get here for many, many obvious
3 reasons, but it wasn't Jannie
4 Blackwell -- if I hadn't agreed early on
5 that we would consider it, we would not
6 have because of all the negative talk,
7 the lies and the deceit that happened
8 with regard to the Youth Study Center
9 project. If we could have had a Thurgood
10 Marshall Center with a detention center
11 in it, if we could have had the employee
12 program, if we could have had answers to
13 all the impact study and the parking and
14 all of the community issues that we
15 raised that were never satisfactorily
16 answered, maybe it wouldn't have taken
17 this long.

18 And for those who say that
19 Jannie Blackwell changed her "ask,"
20 quote/unquote, that's not true either.
21 Anybody who knows me knows I have core
22 values, core issues that I always work
23 on, always will, in season and out of
24 season, as the Scripture says, and we
25 will do that. I've done this my whole 30

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2 years in career, working for Lucien
3 Blackwell from '76 to '92 when I
4 succeeded him in my own right as a member
5 of City Council.

6 So we're proud to serve. We're
7 proud to be a part of the City. We make
8 no apologies. We're very proud of the
9 unique and unfounded and unheard of
10 partnership we were able to create with
11 local, state and federal officials,
12 democrats and republicans and all else,
13 to help get us to this point.

14 With that, having said that, we
15 will still ask some questions after
16 testimony, but certainly, Commissioner
17 and Mr. Jannetti, we invite you to
18 identify yourself and testify.

19 Before you do, let me say we
20 have a quorum for the record. To my
21 left, Councilman Greenlee. To his left,
22 Councilwoman Tasco. To my right,
23 Councilman Goode, Councilman DiCicco and
24 Councilman Ramos. Thank you.

25 COMMISSIONER SCHLOTTERBECK:

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2 Good morning, Chairwoman Blackwell and
3 members of the Finance Committee. My
4 name is Joan Schlotterbeck. I'm the
5 Commissioner of Public Property. I'm
6 here today to testify in support of Bill
7 No. 071082 and Bill No. 071083.

8 Bill No. 071082 is an ordinance
9 authorizing the Philadelphia Municipal
10 Authority, incorporated pursuant to the
11 Municipality Authorities Act of 1945,
12 P.L. 382, as amended, (the "Act"), and an
13 ordinance of Council, approved December
14 23, 1975, to acquire, hold, construct,
15 improve, maintain, operate, own and
16 lease, either in the capacity of lessor
17 or lessee, to the City of Philadelphia or
18 to others, the real property, facilities,
19 equipment and improvements thereon
20 located at 91 North 48th Street,
21 Philadelphia, Pennsylvania, for a secure
22 residential detention facility providing
23 educational, health and social services
24 to juveniles in the City of Philadelphia
25 and to be known as the New Youth Center

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2 Facility (the "Project"), and to exercise
3 with respect to such project all powers
4 granted by the Act, subject to certain
5 terms and conditions; and further,
6 authorizing an amendment to the Articles
7 of Incorporation of the Philadelphia
8 Municipal Authority to extend the term of
9 its existence to the year 2054.

10 Bill No. 071083 is an ordinance
11 authorizing the Commissioner of Public
12 Property, on behalf of the City and in
13 cooperation with the Philadelphia
14 Municipal Authority (the "Authority"), to
15 undertake a project consisting of the
16 acquisition, design, construction,
17 equipping and leasing of a youth center
18 facility (the "Project") at 91 North 48th
19 Street (the "Property"); authorizing and
20 approving the sale of the property by the
21 City to the Authority; (ii) the entering
22 into, execution and delivery of a Lease
23 of the Project from the Authority to the
24 City; (iii) the issuance of the Authority
25 of the lease revenue bonds in one or more

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2 series, to pay the acquisition price and
3 costs of the Project, and arrangement of
4 interim financing in connection
5 therewith; (iv) the provisions for
6 establishment of credit enhancement,
7 exchange agreements and swaps; (v) the
8 assignment of the Lease by the Authority
9 to the trustee; (vi) the obligation of
10 the City to pay all obligations of the
11 Authority incurred in connection with the
12 issuance of the lease revenue bonds and
13 interim financing, if any (including
14 payments related to any credit
15 enhancement) in the form of rent under
16 the Lease when due; authorizing the
17 Director of Finance and other officers of
18 the City to take such other actions as
19 necessary or appropriate to accomplish
20 the intent and purpose of this Ordinance;
21 covenanting that the City will make
22 necessary appropriations in each of the
23 City's fiscal years to provide for rental
24 payments due under the Lease; and
25 covenanting that the City will make

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2 for the City of Philadelphia. I am here
3 this morning to testify in support of
4 companion Bills 071082 and 071083. Other
5 departmental representatives are here to
6 testify also concerning the Juvenile
7 Justice Center. Therefore, I will limit
8 my testimony to the financing of the
9 project.

10 Bill No. 071083 will authorize
11 the Municipal Authority, on behalf of the
12 City, to issue lease revenue bonds to
13 fund construction costs of approximately
14 \$97.5 million, plus costs of issuance.
15 Assuming a construction period of 30
16 months, we anticipate that interest will
17 be capitalized through the construction
18 phase so that the first lease payments
19 will occur in Fiscal 2011, when the
20 facility becomes operational. Lease
21 payments for this project will be built
22 into the Department of Human Services'
23 budget and will be incorporated into the
24 Five-Year Plan. DHS will request in its
25 needs-based budget reimbursement for all

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2 lease payments to the Municipal Authority
3 and expects to receive a 50 percent
4 reimbursement from the Commonwealth under
5 Act 148, the Child Welfare Act.

6 The Law Department has provided
7 the Committee an amendment to the
8 ordinance which corrects an error in the
9 lease that was submitted to the Clerk of
10 City Council.

11 Companion Bill 071082 will
12 extend the life of the Philadelphia
13 Municipal Authority until 2054 and will
14 empower the Authority to complete various
15 transactions to fulfill its obligations
16 relative to the Juvenile Justice Center
17 as outlined in the two ordinances before
18 you.

19 I would also like to request
20 suspension of the rules for Bill Nos.
21 071082 and 071083 to allow for first
22 reading at the next meeting of City
23 Council.

24 This concludes my written
25 testimony. I would be happy to answer

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2 any questions the Committee may have.

3 COUNCILWOMAN BLACKWELL: Thank
4 you very much.

5 We do have a few questions we
6 would like to ask. And as I've stated,
7 we did want this to be known as the
8 Thurgood Marshall Youth Center, but
9 nobody -- the City didn't even get the
10 family to agree to that. So it's still
11 the old Youth Study Center.

12 My first question is about
13 parking, and I've made it clear that
14 that's a big issue in and around that
15 area and in University City, and we want
16 to make sure that we have additional
17 parking for these employees. And maybe
18 you can tell us how many there will be
19 while you're coming forward.

20 Thank you.

21 MR. JANNETTI: Thank you, Madam
22 Chair.

23 COUNCILWOMAN BLACKWELL: Good
24 morning, Mr. Tustin.

25 MR. TUSTIN: Good morning.

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2 Good morning, Councilwoman
3 Blackwell and members of the Finance
4 Committee. I got a little bit of a cold,
5 so bear with me, please.

6 We have actually --

7 COUNCILWOMAN BLACKWELL: Please
8 identify yourself formally for the
9 record.

10 MR. TUSTIN: My name is Richard
11 Tustin and I'm the Director of the City's
12 Capital Program Office.

13 COUNCILWOMAN BLACKWELL: Thank
14 you.

15 MR. TUSTIN: To answer your
16 specific question, Councilwoman, we did
17 perform two traffic studies, one through
18 a company by the name of Orth-Rogers, who
19 is -- basically they're known for doing
20 traffic studies, and their study not only
21 looked at surface parking on the site but
22 also street parking in and around the
23 vicinity. It also looked at -- broke the
24 areas down into residential areas and
25 industrial areas and commercial areas so

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2 that we could see what parking impact
3 would have on those three individual
4 areas.

5 Based on the results of the
6 study, we were told that the new
7 facility, including the required parking
8 for staff and visitors, wouldn't have a
9 negative impact on the residential area
10 in the neighborhood.

11 COUNCILWOMAN BLACKWELL: My
12 question is -- I'm fine as long as you're
13 parking on the site, because, remember,
14 you all bought the site and didn't tell
15 me. So my question is, I'm fine as long
16 as you have parking on that site, but in
17 terms of parking on the streets in Spruce
18 Hill and on the other side near the
19 Nehemiah Home and others, as is all over
20 the City, we have parking problems as
21 well. Now, if you will have parking only
22 on the site where the Youth Study Center
23 is, that's one thing, we have no issue,
24 but if you're talking about parking in
25 the neighborhood, then we have a problem.

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2 MR. TUSTIN: Yes. We are not
3 talking about -- although we do have some
4 parking on the site itself, it's minimal
5 parking and it's basically for City
6 vehicles and court officials. Most of
7 the site -- most of the parking will be
8 street parking for both visitors and
9 staff.

10 We actually have a study that
11 was done that shows a picture of the site
12 and the areas that were looked at for
13 parking. As you can see, there's well
14 over --

15 COUNCILWOMAN BLACKWELL: But,
16 Mr. Tustin, people live there have cars.
17 You're near University City. Talk to
18 Spruce Hill Community Association. We
19 can't get permit parking there because in
20 many three-story homes, you may have four
21 people with cars.

22 You cannot park in the area.
23 You have to either build parking, create
24 parking on site, we have no problem. But
25 we want from you today -- and we can have

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2 another hearing and come back, but I
3 cannot approve you parking in the
4 neighborhood for the Youth Study Center.
5 We can't have it.

6 I told you, I told the Mayor, I
7 told the Commerce Director, I told
8 everybody in the City, be ready Thursday
9 to deal with parking. You cannot park in
10 the community. We don't have parking for
11 the people who live there now and work
12 there now. We have Community College
13 there. We don't have adequate parking
14 for people and businesses now. We cannot
15 have parking on those streets in the
16 neighborhoods. We can't have it. We
17 just don't have it.

18 This is an old issue. We
19 talked about the last time -- for all of
20 you who are here, these are the issues
21 that held up the project way back when,
22 not Jannie Blackwell. It's Jannie
23 Blackwell doing her job.

24 You cannot say you're just
25 going to park in the area for employees

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2 and parents and visitors. You can't do
3 that. You've got to create parking on
4 site or otherwise we have a problem here
5 this morning.

6 MR. TUSTIN: Okay.
7 Councilwoman, we do have the traffic
8 engineer here from Orth-Rogers, if you'd
9 like to hear from him specifically.

10 COUNCILWOMAN BLACKWELL: I
11 don't want to hear from him. I'm telling
12 you.

13 MR. TUSTIN: Okay.

14 COUNCILWOMAN BLACKWELL: I've
15 lived there. I'm a West Philadelphian.
16 I've been born and raised in
17 Philadelphia, born in Richard Allen
18 projects. It was called projects then.
19 Moved to West Philadelphia, my district,
20 when I was 13. I know the area. I was
21 married to Lucien Blackwell for 31 years
22 before he died two blocks from that
23 center.

24 I'm telling you, we cannot have
25 parking in the neighborhood. Can't do

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2 it. We want in writing from you before
3 this hearing is over that you will not
4 park in the neighborhood.

5 You've got to park on the site.
6 You've got to find a way to do that or
7 you have to create it. What's the cost
8 of this project? \$97.5 million? So
9 maybe you'd better spend another two
10 million and create it. You've got to do
11 what you have to do. We cannot permit
12 parking in the neighborhoods. I don't
13 have parking.

14 All my colleagues up here
15 understand what I'm saying when it comes
16 to parking. We all suffer with those
17 problems. I don't want to see a study.
18 I'm telling you what I have lived all my
19 life. And you've got to create a letter
20 for me saying that you will have parking
21 on site or you will build parking on site
22 or provide for it. How you do it is your
23 issue, but I will not entertain a
24 discussion about parking in the
25 neighborhoods. I can't do it.

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2 MR. TUSTIN: Okay.

3 COUNCILWOMAN BLACKWELL: If you
4 want it on first reading today, I'm
5 asking you to produce that letter
6 immediately, before we recess or hear
7 another hearing -- Councilman DiCicco has
8 a hearing -- and come back before
9 Council. If you want it in Council
10 today, you've got to deal with the issue
11 of parking. I've told everybody I see,
12 but as usual when it comes to the Youth
13 Study Center, we're only allowed to say
14 yes. I can't do that.

15 MR. TUSTIN: We'll have
16 somebody work on that letter right away,
17 Councilwoman.

18 COUNCILWOMAN BLACKWELL: Thank
19 you.

20 MR. TUSTIN: You're welcome.

21 COUNCILWOMAN BLACKWELL:
22 Councilman DiCicco.

23 COUNCILMAN DiCICCO: Thank you,
24 Madam Chair.

25 Mr. Tustin, I apologize. I was

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2 distracted while you were giving your
3 testimony. Will there be limited parking
4 on site? Did I hear you say that
5 correctly?

6 MR. TUSTIN: Yes.

7 COUNCILMAN DiCICCO: And that
8 will be limited to staff?

9 MR. TUSTIN: No. It won't be
10 staff. It's limited to City vehicles,
11 the vehicles required to support the
12 facility, which are usually City
13 vehicles. It's not private vehicles.
14 And will be some parking also for
15 court-related functions, but it --

16 COUNCILMAN DiCICCO: Judges and
17 stuff?

18 MR. TUSTIN: Correct.

19 COUNCILMAN DiCICCO: How many
20 spaces will there be?

21 MR. TUSTIN: There's
22 approximately 30 on-site parking spots.

23 COUNCILMAN DiCICCO: Thirty on
24 site. So the general public would not
25 have access to any of those 30?

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2 MR. TUSTIN: Correct.

3 COUNCILMAN DiCICCO: Do you
4 have any data as to the number of people
5 who would come on a regular basis to the
6 current facility and are coming by car,
7 vehicle?

8 MR. TUSTIN: Yes, we do.

9 COUNCILMAN DiCICCO: What is
10 that number?

11 COUNCILWOMAN BLACKWELL: The
12 Chair notes that Councilwoman Blondell
13 Reynolds Brown is here. Thank you.

14 While you're looking at that
15 answer, maybe you can give us the
16 information how many kids will be there,
17 the whole issue.

18 COUNCILMAN DiCICCO: That's
19 where I'm going.

20 COUNCILWOMAN BLACKWELL: Thank
21 you, Councilman.

22 MR. TUSTIN: For the
23 information concerning the children and
24 all, if possible, I'd like to have Deputy
25 Commissioner Randolph come up, who is in

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2 charge of operations of the facility, and
3 he can give you more accurate information
4 concerning the function and the use of
5 the facility itself, including number of
6 children. I'd be more than happy to
7 answer questions concerning design and
8 construction.

9 Councilman, we had done a study
10 of the present facility, and
11 unfortunately, I don't have the numbers,
12 but I have percentage of use. We had
13 looked at both the existing facility and
14 the percentage of people that come
15 through driving and parking, public
16 transportation, walking, people that drop
17 off, bicycle, taxi, every aspect.

18 COUNCILMAN DiCICCO: I'm just
19 looking at people who come by private
20 vehicle. I don't care -- the walking and
21 public transportation doesn't mean
22 anything to this.

23 MR. TUSTIN: Right. I don't
24 have the number, but I can say that in
25 our study, 34 percent of the people that

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2 visited the site originally now comes
3 by --

4 COUNCILMAN DiCICCO: Private
5 car?

6 MR. TUSTIN: Private vehicle.

7 COUNCILMAN DiCICCO:
8 Thirty-four percent?

9 MR. TUSTIN: Thirty-four.

10 COUNCILMAN DiCICCO: Meaning 34
11 percent of --

12 MR. TUSTIN: The visitors.

13 COUNCILMAN DiCICCO: -- the
14 general population?

15 MR. TUSTIN: The visitors, yes.

16 COUNCILMAN DiCICCO: And how
17 many people are in the population at the
18 current facility?

19 MR. TUSTIN: You mean working
20 at the facility or children at the
21 facility?

22 COUNCILMAN DiCICCO: Children
23 in the facility. You're saying 34
24 percent of people who come by private
25 vehicle are coming there --

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2 MR. TUSTIN: To visit.

3 COUNCILMAN DiCICCO: -- to
4 visit, right? And how many children in
5 the present facility?

6 DEPUTY COMMISSIONER RANDOLPH:
7 Today we have about 120 kids at the
8 Center, the Youth Study Center currently.

9 COUNCILMAN DiCICCO: How many?

10 DEPUTY COMMISSIONER RANDOLPH:
11 Today we have about -- well, actually,
12 about 110 today.

13 COUNCILMAN DiCICCO: What's the
14 general number, average number? 110?

15 DEPUTY COMMISSIONER RANDOLPH:
16 Well, our mandated amount is 105.
17 Recently we've had higher than that
18 number at the Center. So today we have
19 about 110 kids there.

20 COUNCILMAN DiCICCO: So if my
21 math is right, you got around 37, 38
22 vehicles a day coming, if it's 34 percent
23 of the 110, right? How many children
24 will the new facility house?

25 DEPUTY COMMISSIONER RANDOLPH:

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2 The new facility is going to be designed
3 for 150 young people.

4 Excuse me. I'm Jim Randolph.
5 I'm the Deputy Commissioner of Department
6 of Human Services, the Juvenile Justice
7 Services.

8 COUNCILMAN DiCICCO: So if we
9 keep the average at 34 percent of the new
10 facility, that means the number of people
11 who will be arriving by vehicle is going
12 to be around 70, 71, almost double what
13 we have today.

14 DEPUTY COMMISSIONER RANDOLPH:
15 Yes. Doing that math, I guess that's the
16 number.

17 MR. TUSTIN: Councilman, the
18 survey that we did showed that by moving
19 the facility to an area that has better
20 public transportation, meaning the
21 Frankford Elevated, that the percentage
22 of people that would come by vehicle
23 would drop to 29 percent. So it's not
24 significant, but there is a drop. More
25 people would use public transportation,

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2 based on our study.

3 COUNCILMAN DiCICCO: But you
4 still would have 45 people per day.

5 MR. TUSTIN: Correct.

6 COUNCILMAN DiCICCO: So you are
7 going to have 45 additional cars. And is
8 there an average amount of time that they
9 stay or is that just the complete -- is
10 it a one-day period of visitation?

11 DEPUTY COMMISSIONER RANDOLPH:
12 Well, I think that the current average --
13 excuse me; average length of stay is
14 about eight days at the Youth Study
15 Center, but I think that -- all of those
16 people are not there all at the same
17 time.

18 COUNCILMAN DiCICCO: During
19 that period of when visitation hours are
20 permitted, there's that many people that
21 come in. And what is the average amount
22 of time that a person stays to visit?

23 DEPUTY COMMISSIONER RANDOLPH:
24 The average length of stay for a young
25 person at the Youth Study Center now is

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2 about eight days.

3 COUNCILMAN DiCICCO: No, no,
4 no. The visitor. I'm sorry. How
5 long --

6 DEPUTY COMMISSIONER RANDOLPH:
7 Visiting is limited to about an hour each
8 evening, an hour.

9 COUNCILMAN DiCICCO: So you got
10 a rotation going on all the time. Okay.
11 No further questions.

12 Thank you.

13 COUNCILWOMAN BLACKWELL: Thank
14 you.

15 Councilman Greenlee.

16 COUNCILMAN GREENLEE: Very
17 quickly, Madam Chair. Thank you.

18 And I guess I'm pretty familiar
19 with the present site because I don't
20 live far from there.

21 Isn't it true that -- it seems
22 to me that the reason that that immediate
23 area can handle some parking, you got the
24 Parkway right there. People don't live
25 right smack there, so they park along --

15 COUNCILMAN GREENLEE: Yeah, at
16 the current location, right.

23 So it seems to me that it's
24 not -- like right now it's in a remote
25 area for public transportation. So maybe

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2 it will change a little bit with cars,
3 but I would think it would be roughly --
4 if you're going to drive, you're going to
5 drive, and it would seem like that could
6 be a problem if it's in an area --
7 because right now I think it handles it
8 because of that Parkway situation.

9 MR. TUSTIN: I do have a sketch
10 I could make copies and share with you,
11 just as an information only to see what
12 we've done and how we've looked at it.

13 Nothing taking away from my
14 commitment to you, Councilwoman, that we
15 will provide you a letter. I'm just
16 saying if you'd like to see this, I have
17 it available and I can make additional
18 copies.

19 COUNCILMAN GREENLEE: Okay.
20 I'll look at it.

21 MR. TUSTIN: But it does show
22 the areas we looked at, considered for
23 parking and how we've stayed away from
24 all residential areas.

25 COUNCILWOMAN BLACKWELL: I have

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2 more paper on Youth Study Center than I
3 have money. I don't need any -- I know
4 what I know, and so we will wait to
5 receive that letter stating that parking
6 will be developed on site or will be
7 created or built on site. There will be
8 no parking in the neighborhoods. No
9 parking in the neighborhoods.

10 Councilwoman Tasco.

11 COUNCILWOMAN TASCO:

12 Mr. Tustin, what are the zoning
13 requirements for a facility of this
14 nature and are you all meeting the zoning
15 requirements for parking? Because
16 usually there's a requirement for a
17 number of parking spaces under the Code.

18 MR. TUSTIN: Yes. We're
19 looking at having the site rezoned to
20 C-3, which is -- which will accommodate
21 this type of facility, and under that
22 zoning, we, I think, satisfied the number
23 of parking on site with the 30 vehicles.

24 COUNCILWOMAN TASCO: What's the
25 C-3?

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2 MR. TUSTIN: I think it's a
3 commercial zone. It's a commercial
4 classification.

5 COUNCILWOMAN TASC0: And it
6 will require how many parking spots?

7 MR. TUSTIN: I don't know
8 exactly, but we have had the drawings
9 reviewed by L&I and this has not been an
10 issue as far as vehicles on site.

11 COUNCILWOMAN TASC0: What is
12 the zoning now?

13 MR. TUSTIN: I believe it's R-4
14 Residential.

15 COUNCILWOMAN TASC0: The site,
16 is it a psychiatric hospital?

17 MR. TUSTIN: I'm sorry,
18 Councilwoman.

19 COUNCILWOMAN TASC0: What is
20 the current use of that or was the
21 current use of that facility?

22 MR. TUSTIN: Originally it was
23 for Urban Education, has the primary
24 building on site. The area that we're
25 looking at right now is just an empty

22 MR. TUSTIN: We did look at the
23 area and the development of the area in
24 the neighborhood. Again, the area that
25 we're looking at, even though it's zoned

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2 R-4, is an institutional area. It's
3 bounded by the Kirkbride Institute, a
4 psychiatric institute, which is across
5 the street. It's also then the Urban
6 Education, which is also an institutional
7 use at this point in time. It's also
8 surrounded by fields. There is right now
9 a field, which is where we bought the
10 property, five acres of the property.
11 There is housing to the north, but it's a
12 block up and it's at least a block or a
13 block and a half east and west.

14 So even though we understand
15 the neighborhood is up and coming and it
16 will be developed, for someone to want to
17 park their car at the location of the
18 facility, they'd have to walk at least a
19 block, a block and a half to their house,
20 because there's no housing in that area
21 adjacent to the facility.

22 So we felt, again, through the
23 traffic study -- we also asked the
24 Philadelphia Parking Authority --

25 COUNCILWOMAN BLACKWELL:

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2 There's the Nehemiah Homes right there.

3 MR. TUSTIN: Correct, on the
4 other side of the street.

5 COUNCILWOMAN BLACKWELL: That's
6 right across the street.

7 MR. TUSTIN: Correct.

8 We did ask the Philadelphia
9 Parking Authority to come in and look at
10 the study that we had done to either
11 confirm or basically reject it, and they
12 basically came back and said they agreed
13 with the findings of our private parking
14 study, traffic study.

15 COUNCILWOMAN TASC0: What's the
16 parking capacity of the Urban Center and
17 the parking capacity of the Kirkbride
18 Center? Do they have enough on-site
19 parking or do individuals visiting those
20 sites have to also park on the street?

21 MR. TUSTIN: We didn't look at
22 the actual numbers, Councilwoman, on
23 that, but the Kirkbride in particular has
24 parking, I guess, off of 49th Street,
25 which is a block over, and they also have

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2 and their own parking. Now you say you
3 haven't done a study about the current
4 parking that exists. You have the
5 Nehemiah Homes right there along --
6 Councilwoman Tasco would know what I mean
7 when I say the Dusty. You have the
8 Nehemiah Homes there. So you're still
9 right there in the middle of a community.

10 All these years later, we still
11 don't have the answers, all these years
12 later.

13 COUNCILWOMAN TASCO: In your
14 design of the facility, is there
15 sufficient space to develop on-site
16 parking? Is there a height requirement
17 if you built parking up to accommodate
18 more than the 40 employees or City
19 vehicles?

20 MR. TUSTIN: My personal belief
21 is if we had to develop an on-site
22 parking, either a single level or multi
23 level, we would have to purchase
24 additional property. Our present
25 property that what we've purchased, five

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2 acres, is not big enough to accommodate
3 the design that we have, plus a parking
4 lot facility.

5 COUNCILWOMAN TASC0: Is there
6 space to buy more land for parking?

7 MR. TUSTIN: Pardon me?

8 COUNCILWOMAN TASC0: Is there
9 land available to purchase for parking?

10 MR. TUSTIN: There is land
11 adjacent to the site that we've
12 purchased, yes, there is.

13 COUNCILWOMAN TASC0: What's the
14 impediment to purchase that land?

15 MR. TUSTIN: I don't know of
16 any impediment. We'd have to have that
17 discussion with the owners of the
18 property to see if they'd be willing to
19 sell us additional property.

20 COUNCILWOMAN TASC0: How much
21 space is that left?

22 MR. TUSTIN: Well, there's
23 significant amount of space left on the
24 site, but Urban Education, I don't know
25 what their plans are for developing the

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2 balance of their property, so we'd have
3 to talk to them about that and see if
4 there is enough space, even outside of
5 their own plans for developing the
6 property, to allow us to purchase
7 additional space for parking, on-site
8 parking. But we can have those
9 discussions.

10 COUNCILWOMAN TASC0: Maybe
11 that's what you all should talk about,
12 because parking -- I represent a district
13 too where -- we're landlocked in
14 Philadelphia all over the place, and
15 parking is a major issue. And I don't
16 know what it would add to the cost.

17 Is the Urban Education Center
18 the owner of that property?

19 MR. TUSTIN: Yes, they are.

20 COUNCILWOMAN TASC0: And you
21 haven't had any discussion with them
22 about purchasing the additional land?

23 MR. TUSTIN: Not about
24 purchasing additional ground, no, we have
25 not, Councilwoman.

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2 COUNCILWOMAN TASC0: Well, when
3 parking became an issue, wouldn't that
4 have been a natural next step?

5 MR. TUSTIN: Well, if the
6 parking or traffic and parking study had
7 come back and indicated to us that, yes,
8 it would have a negative impact on the
9 community, that would have been the next
10 step, is to say, Okay, we need to then
11 develop on-site parking, additional
12 on-site parking, so that we don't have a
13 negative impact on the community. The
14 last thing we want to do is have any sort
15 of a negative impact on the community
16 from a parking point of view or any other
17 point of view.

18 COUNCILWOMAN TASC0: But it
19 seems to me you have a negative impact on
20 the community when the on-site parking
21 only accommodates City vehicles, so any
22 person visiting that site has to find a
23 space on the street to park.

24 MR. TUSTIN: That's true,
25 Councilwoman.

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2 COUNCILWOMAN TASC0: So that
3 would seem to me that the accommodation
4 for parking was made for City employees
5 or City vehicles, but not for the
6 individuals who have to visit the site.
7 It's an inconvenience for them.

8 That's a large area out there.
9 When we go to 3801, if you can't get in
10 the parking lot, you have to find and
11 park someplace and walk a long distance
12 to the entrance to the building.

13 MR. TUSTIN: Correct.

14 COUNCILWOMAN TASC0: So that
15 consideration should have been taken --
16 that issue should have been taken into
17 consideration, because you have to allow
18 for the people who do visit, because then
19 they're subjected to go -- aren't those
20 homes Mill Creek? It used to be Mill
21 Creek over there right across the street.

22 COUNCILWOMAN BLACKWELL: That's
23 right.

24 COUNCILWOMAN TASC0: There's
25 not a lot of space out there for parking.

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2 I can understand Councilwoman's concern.

3 COUNCILWOMAN BLACKWELL:

4 Councilman DiCicco.

5 COUNCILMAN DiCICCO: Thank you,
6 Madam Chair.

7 I'm sorry. Did you want to
8 respond?

9 MR. TUSTIN: I just wanted to
10 also respond, checking with the Deputy
11 Commissioner, again, the visiting hours
12 are one hour a night from 7 to 8 o'clock
13 Monday through Friday. So the number of
14 vehicles that would be coming from people
15 visiting would be contained within one
16 hour every night between 7:00 and 8:00.
17 So when we say a lot of additional
18 traffic coming into the neighborhood,
19 it's confined to very specific --

20 COUNCILWOMAN TASC0: You have
21 visiting hours one hour a night?

22 DEPUTY COMMISSIONER RANDOLPH:
23 Yes.

24 COUNCILWOMAN TASC0: So you
25 have 150 juveniles there. What if all

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2 150 families decide to come that one-hour
3 time period or even ten of 15?

4 DEPUTY COMMISSIONER RANDOLPH:

5 We would love it, because that would
6 indicate the family commitment to young
7 people. However, we don't get anything
8 like that. We get 20 to 30 families who
9 meet --

10 COUNCILWOMAN TASC0: So 20 to
11 30 families are coming to the Youth Study
12 Center --

13 DEPUTY COMMISSIONER RANDOLPH:

14 Just for visitation.

15 COUNCILWOMAN TASC0: -- for
16 visitation between 7:00 and 8:00?

17 DEPUTY COMMISSIONER RANDOLPH:

18 That's right.

19 COUNCILWOMAN TASC0: Where do
20 they park?

21 DEPUTY COMMISSIONER RANDOLPH:

22 Currently now?

23 COUNCILWOMAN TASC0: No. Where
24 will they park at the new site?

25 DEPUTY COMMISSIONER RANDOLPH:

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2 They have to find a place to park, the
3 way our staff has to find a place to
4 park. They have to find a place to park
5 or they come by public transportation.

6 COUNCILMAN DiCICCO: Seven
7 o'clock at night?

8 DEPUTY COMMISSIONER RANDOLPH:
9 Yes.

10 COUNCILMAN DiCICCO: That's
11 generally when people who live in those
12 residences are home. I mean, during the
13 day, some people take their car and go to
14 work. I'm not familiar with the area,
15 but you may have some opportunities for
16 some free spaces during the day, or maybe
17 not. Again, I'm not familiar with it,
18 but generally people are home by 5, 6
19 o'clock, and I think neighborhood parking
20 is going to be extremely limited.

21 A question to follow up on
22 Councilwoman Tasco's question. The
23 parking lot that's in the design for
24 staff and deliveries, what-have-you, is
25 that a surface parking lot?

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2 MR. TUSTIN: Yes, it is.

3 COUNCILMAN DiCICCO: Was there
4 ever a consideration to put a second
5 level on that?

6 MR. TUSTIN: No, there was not.

7 COUNCILMAN DiCICCO: And I
8 understand that it drives the cost up in
9 today's markets probably \$25,000, \$30,000
10 per spot, based on some of the stuff I've
11 done in my district. So without having
12 to look to purchasing the adjacent land,
13 when you look at it, I think you need to
14 look at both and see which makes more
15 sense economically.

16 MR. TUSTIN: Okay.

17 COUNCILMAN DiCICCO: But,
18 again, depending on the cost, there may
19 be a solution.

20 I don't know if you heard that,
21 Councilwoman.

22 COUNCILWOMAN BLACKWELL: I
23 didn't.

24 COUNCILMAN DiCICCO: What I
25 suggested, the current parking lot that

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2 will provide spaces for staff and
3 personnel, what-have-you, is a surface
4 parking lot. I asked if they will look
5 at what the cost will be to put a second
6 level on that as opposed to purchasing
7 the adjacent land. It may actually be
8 cheaper to buy the adjacent land and do
9 surface parking. It may not be. Because
10 once you do above-ground parking, the
11 costs go up to about 25,000 or 30,000 per
12 spot to develop it. So I think --

13 COUNCILWOMAN TASC0: Well, it
14 seems to me --

15 COUNCILMAN DiCICCO: -- you
16 have two options here.

17 COUNCILWOMAN TASC0: The other
18 option is to look at the Urban Education
19 land to lease it for parking.

20 MR. TUSTIN: Yes.

21 COUNCILWOMAN TASC0: And then
22 you wouldn't have to put the money out
23 right away. Get a long-term lease with
24 the Urban Education, because I'm
25 certainly -- that's a huge facility they

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2 have out there and that additional income
3 could certainly support them. They would
4 be open probably.

5 I think you need to find some
6 space for this parking, because it's
7 going to be a problem. We all know that
8 who live in neighborhoods that are
9 congested.

10 MR. TUSTIN: Okay. Thank you.

11 We will --

12 COUNCILWOMAN BLACKWELL: Thank
13 you.

14 Councilman Greenlee.

15 COUNCILMAN GREENLEE: Just very
16 quickly. Not to belabor the point, but
17 just on the issue of the nighttime
18 parking, I would think right now, sir,
19 that that's not a problem where it is
20 now --

21 DEPUTY COMMISSIONER RANDOLPH:

22 Let me just say --

23 COUNCILMAN GREENLEE: --

24 because don't they park along the
25 Parkway?

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2 DEPUTY COMMISSIONER RANDOLPH:

3 No. We have people who do park along the
4 Parkway, but all of those are metered,
5 and those meters go to, I think, midnight
6 immediately around us. So when families
7 come to visit -- and that's not the
8 hindrance. I mean, we want them and we
9 encourage families to visit. We always
10 want as many -- we'd love to have all 110
11 families come and visit. However, the
12 20, 30 families who do come, they have to
13 hunt for parking. Sometimes they're
14 going to be able to park on the Parkway
15 if there's available space, but, you
16 know, where we are actually is a very
17 highly traveled area currently. You have
18 people visiting the Art Museum. You have
19 all of that. You have all of that going
20 on. So daily it's an issue for my staff
21 and for visitors.

22 COUNCILMAN GREENLEE: Daily. I
23 was just talking about the nighttime.

24 DEPUTY COMMISSIONER RANDOLPH:

25 Even in the evening.

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2 COUNCILMAN GREENLEE: Well, it
3 strikes me -- I haven't stood there and
4 studied it, but I walk by there enough.
5 It seems like the nighttime there's spots
6 along the Parkway, unless there's
7 something special going on at the Art
8 Museum, the Institute.

9 DEPUTY COMMISSIONER RANDOLPH:
10 That's true. Families are visiting
11 between 7:00 and 8:00. They're not
12 visiting after, but my staff --

13 COUNCILMAN GREENLEE: That's my
14 point.

15 DEPUTY COMMISSIONER RANDOLPH:
16 -- has to park around the clock.

17 COUNCILMAN GREENLEE: But if I
18 could just say generally -- and I think
19 the other members have said it, too. I
20 mean, I don't think there's ever an issue
21 that comes up these days that parking is
22 not an issue, and I guess I'm a little
23 surprised -- and I'm not trying to
24 lecture everybody or target you,
25 Mr. Tustin, but, geez, it doesn't look

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2 like you're prepared for that. I don't
3 know what else to say it. I know you
4 have your studies and all, but the
5 District Councilperson is telling you
6 that apparently -- she's not throwing
7 this on you right this moment.

8 We all want to move. We all
9 want to get the Barnes in. We all want
10 to do all that, but, geez. That's all
11 I'll say.

12 MR. TUSTIN: I can only say
13 that we did take the issue very
14 seriously. We did commission a traffic
15 study to be done. They've identified 567
16 parking spots within the immediate area
17 of the building that is not --

18 COUNCILWOMAN BLACKWELL:
19 Mr. Tustin, you cannot put those spaces
20 on the people who live there. We have
21 all said that.

22 MR. TUSTIN: I understand,
23 Councilwoman.

24 COUNCILWOMAN BLACKWELL: To
25 repeat that you have parking spaces in

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2 the area is only insulting.

3 MR. TUSTIN: I don't mean to
4 insult you, Councilwoman.

5 COUNCILWOMAN BLACKWELL: It's
6 very disappointing. Years and years
7 later, we're just where we were before.
8 That's why we're here in the first place.

9 I hope all of you who are
10 interested in this project take note of
11 that. That's why we're here, not because
12 Jannie Blackwell doesn't care about her
13 City and hasn't been willing to take the
14 hard issues, take the hard projects, deal
15 with issues and this project that nobody
16 on Council would consider taking. And
17 you all still don't want to be fair,
18 still don't want to deal with the issues
19 that we raise.

20 Don't tell me about studies you
21 did. I wasn't elected because we have no
22 idea what we're doing up here or how our
23 people feel or what the conditions are at
24 the site.

25 Some things never change, it

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2 seems. We're going to do right by the
3 people who live there. Again, we ask for
4 that letter. If you want this passed
5 out, you give us our letter promising
6 that you will deal with this parking
7 issue. They've given you alternatives to
8 either get permission to lease or buy the
9 site there or else to build on top of the
10 parking you have.

11 If you have 150 kids there and
12 50 of them have visits at night, that's
13 something. You want them parking in your
14 neighborhood? No. You just want them
15 parking in mine. Can't do that. I love
16 my people, too.

17 Councilwoman Tasco.

18 COUNCILWOMAN TASCO: I would
19 also -- and maybe you said it,
20 Councilwoman.

21 I think you ought to go back to
22 the Urban Education Center and talk to
23 them about the possibility of leasing
24 some of the space out there. That would
25 be less costly and the cost wouldn't

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2 begin until you -- I don't know when the
3 cost would begin.

4 MR. TUSTIN: Thank you,
5 Councilwoman.

6 COUNCILWOMAN TASC0: But
7 certainly you'd have an easier "out" than
8 trying to build up.

9 But I'd suggest you investigate
10 all of that. And I'm surprised at this
11 point that we're here talking about
12 parking. It seems to be an issue that
13 was ongoing from the beginning. You know
14 District Councilpeople know parking.

15 COUNCILWOMAN BLACKWELL: Thank
16 you very much.

17 While we're talking about it,
18 let's get some basic information on the
19 record. We heard that you're saying
20 there would be 150 kids here, and you're
21 talking an average of how long?

22 DEPUTY COMMISSIONER RANDOLPH:
23 Currently our average length of stay is
24 eight days.

25 COUNCILWOMAN BLACKWELL: Now,

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2 what is their background? Are these kids
3 who have been shooting beebie guns or are
4 they murderers or rapists? Give us the
5 profile of the kids at the Youth Study
6 Center for the record.

7 DEPUTY COMMISSIONER RANDOLPH:
8 We deal with young people who are alleged
9 delinquent.

10 COUNCILWOMAN BLACKWELL: Please
11 pull the mike closer.

12 DEPUTY COMMISSIONER RANDOLPH:
13 Certainly. We deal with young people who
14 are alleged delinquent. Murder is
15 defined as not a delinquent act. Any
16 young person who kills anyone is
17 immediately transferred to State Road.
18 We don't deal with them. Murderers are
19 not --

20 COUNCILWOMAN BLACKWELL: At the
21 point of being charged or at the point of
22 being adjudicated? A kid who is accused
23 of murder, what happens?

24 DEPUTY COMMISSIONER RANDOLPH:
25 He goes to State Road.

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2 COUNCILWOMAN BLACKWELL: So he
3 doesn't even wait at Youth Study Center?

4 DEPUTY COMMISSIONER RANDOLPH:
5 Does not come to the Youth Study Center.
6 Does not come to the Youth Study Center.

7 COUNCILWOMAN BLACKWELL: Okay.

8 DEPUTY COMMISSIONER RANDOLPH:
9 It's not a delinquent act. Murder is
10 defined out of the Juvenile Act.

11 COUNCILWOMAN BLACKWELL: Okay.
12 How many new jobs will be created? We
13 were told six three years ago.

14 DEPUTY COMMISSIONER RANDOLPH:
15 I'm sorry. How many new jobs?

16 COUNCILWOMAN BLACKWELL: New
17 jobs. How many jobs will be transferred?

18 DEPUTY COMMISSIONER RANDOLPH:
19 In the Center itself in terms of what we
20 do at the Center in terms of operating
21 the Center?

22 COUNCILWOMAN BLACKWELL: How
23 many new jobs can people in that area
24 apply for?

25 DEPUTY COMMISSIONER RANDOLPH:

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2 Well, we have an extensive array of jobs
3 at the Youth Study Center for the folk
4 who actually operate the facility. We
5 have youth detention counselors. We have
6 food care.

7 COUNCILWOMAN BLACKWELL: How
8 many new may be available?

9 DEPUTY COMMISSIONER RANDOLPH:
10 I guess I'm having trouble with your
11 definition of "new."

12 COUNCILWOMAN BLACKWELL: They
13 told us six. I just wanted to get on the
14 record that we get the Center and we
15 don't get jobs either.

16 What about the issue of
17 community access and a neighborhood
18 advisory board, a community advisory
19 board?

20 DEPUTY COMMISSIONER RANDOLPH:
21 We're definitely supportive of that. We
22 have plans for that. We currently have a
23 Friends of the Youth Study Center group.
24 We intend in moving to have an expanded
25 outreach to the community to have -- we

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2 have a facility within the facility
3 available for the community.

4 COUNCILWOMAN BLACKWELL: I want
5 to be involved in any "friends of" group,
6 in any community advisory board.

7 DEPUTY COMMISSIONER RANDOLPH:
8 Councilwoman, you've been to the Center.
9 So you have already been a friend. So we
10 welcome you and we welcome the folk who
11 are in that neighborhood to participate
12 and working with us.

13 COUNCILWOMAN BLACKWELL: But I
14 don't want a community advisory board
15 that's not working with me. I don't want
16 the problems later. You've got it?

17 DEPUTY COMMISSIONER RANDOLPH:
18 That's fine.

19 COUNCILWOMAN BLACKWELL: I want
20 to be in front of the community advisory
21 board.

22 DEPUTY COMMISSIONER RANDOLPH:
23 You've been at the Center. You know that
24 you're welcome.

25 COUNCILWOMAN BLACKWELL: No.

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2 I'm talking about for 4601, I want to, as
3 the District Councilperson, to be in
4 charge, to be in front of, ahead of any
5 community advisory board that's chosen.
6 I want to lead that. I don't need all
7 the "yes" people who go along with
8 whatever you say and then come to me when
9 the problems occur.

10 DEPUTY COMMISSIONER RANDOLPH:

11 No, we have no problem with that. What
12 we're saying is that we encourage
13 involvement with the community, and your
14 leadership is welcome.

15 COUNCILWOMAN BLACKWELL: Now,
16 you said you already have plans for that.
17 Do you have one already or are we talking
18 about forming a community advisory board,
19 as I've asked for for years?

20 DEPUTY COMMISSIONER RANDOLPH:

21 We're talking about for this specific
22 move, we'll have an advisory board with
23 the community members there. That's what
24 we're talking about. We planned for it.

25 COUNCILWOMAN BLACKWELL:

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2 Councilman.

3 COUNCILMAN DiCICCO: Thank you.

4 I think what the Chair is
5 asking you is, is there a formula for the
6 governance or is there a governance plan
7 in place for that advisory? I mean,
8 there's some situations -- I know there
9 was a project I did in my district where
10 we set up a board, and it was specific
11 that the District Councilperson, whoever
12 he or she would be, would be a member of
13 that board. Is there anything like that
14 in place now or was that --

15 DEPUTY COMMISSIONER RANDOLPH:

16 We have a Child Welfare Advisory Board
17 for the Department of Human Services.
18 That's an advisory board that's
19 established by the Mayor that oversees
20 our entire operation. Specifically for
21 the Youth Study Center for this move to
22 48th Street, we will create an advisory
23 board specifically for the Center.

24 COUNCILMAN DiCICCO: I think
25 what the Councilwoman is asking is she

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2 wants somehow to memorialize that. I
3 don't know if it's --

4 DEPUTY COMMISSIONER RANDOLPH:

5 I have no problem in doing that.

6 COUNCILMAN DiCICCO: I'm not a
7 lawyer. I don't know if it can be part
8 of this document or an addendum to this
9 that the governance would be established,
10 so many people from the community, so
11 many people from the detention center and
12 the District Councilperson would have
13 standing on that.

14 DEPUTY COMMISSIONER RANDOLPH:

15 We have no problem in doing such.

16 COUNCILWOMAN BLACKWELL: Thank
17 you very much.

18 Maybe, Mr. Tustin, before we
19 recess, in addition to the letter on
20 parking, you can include that language
21 similar to that which the Councilman just
22 articulated.

23 And let me ask you while we're
24 here about security. How many people
25 will be on site and will it be around the

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2 clock? We assume it will, but we want
3 that on the record as well.

4 DEPUTY COMMISSIONER RANDOLPH:
5 We have round-the-clock staffing for the
6 Center. We have security staff who are
7 not necessarily working with the young
8 people who do the perimeter checks.

9 COUNCILWOMAN BLACKWELL: How
10 many?

11 DEPUTY COMMISSIONER RANDOLPH:
12 And we also have security monitoring folk
13 who come through the building. So we
14 have security 24/7, 365 days a year.

15 COUNCILWOMAN BLACKWELL: How
16 many? How many inside, how many outside?

17 DEPUTY COMMISSIONER RANDOLPH:
18 Well, currently we have a staff of about
19 280 staff who work at the Center. In
20 terms of our security force, at this
21 point we have about 12 security officers.
22 Where we'll look at that in terms of how
23 many we'll need with the expanded
24 population. Security will not be an
25 issue in terms of that's what we do.

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2 That is our job. That is our ultimate
3 job.

4 MR. JANNETTI: Madam Chair?

5 I'm sorry.

6 COUNCILWOMAN BLACKWELL: Yes.

7 Mr. Jannetti.

8 MR. JANNETTI: Before we finish
9 this, I'd like to offer an amendment to
10 Ordinance 071083 that would authorize the
11 Commissioner of Public Property and the
12 Philadelphia Municipal Authority to
13 acquire and lease up to two additional
14 acres of land in the vicinity of the New
15 Youth Study Center and provide for
16 on-site parking for the project. Upon
17 lease or purchase, the additional parking
18 area would be included in the project.

19 COUNCILWOMAN BLACKWELL: Thank
20 you. That's good. The Clerk will come
21 get the amendment and copy it, the
22 proposed amendment. Thank you.

23 Now, in terms of the security,
24 Councilman DiCicco.

25 COUNCILMAN DiCICCO: Thank you,

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2 Madam Chair.

3 That security, is that a
4 private security or is that --

5 DEPUTY COMMISSIONER RANDOLPH:

6 No. Our staff is City employees.

7 COUNCILMAN DiCICCO: City
8 employees. Okay. Thank you.

9 COUNCILWOMAN BLACKWELL: Thank
10 you.

11 And we need to know how many
12 people will be outside on the grounds,
13 because you're across the street from
14 housing, from neighborhoods, and how many
15 people will be inside. As I said, we
16 even met with the union on this project
17 and had their concerns after somebody --
18 after a youngster escaped from the Youth
19 Study Center and got through a window,
20 and they didn't even want civilians in
21 the building.

22 But there are a lot -- there
23 are many complicated issues about this
24 that unfortunately the City has still
25 opted not to correct and not to deal with

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2 on this.

3 So we need to have that
4 discussion, and we will put on the table
5 that we want that to be an open-ended
6 discussion so that we are satisfied that
7 there is adequate security both inside
8 and outside.

9 Are we clear on that,
10 Mr. Tustin and Jannetti?

11 MR. JANNETTI: Yes, ma'am.

12 MR. TUSTIN: Yes.

13 COUNCILWOMAN BLACKWELL: And I
14 say that for the record to my colleagues,
15 that they have agreed to have follow-up
16 discussions about adequate security
17 inside and outside. So I want that on
18 the record so that all of you know that
19 as well.

20 The Chair now recognizes
21 Councilwoman Tasco for some other
22 questions.

23 COUNCILWOMAN TASCO: I had some
24 questions for the Property Commissioner.
25 Maybe Mr. Jannetti or you could answer.

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2 When she read the ordinance, I
3 just wanted her to walk us through what
4 the terms are in the ordinance in a
5 layman's term, layperson term. What does
6 all of that mean? The City is going to
7 enter into an agreement with the
8 Municipal Authority and then they are
9 going to --

10 MR. JANNETTI: If I may,
11 Councilwoman.

12 COUNCILWOMAN TASCO: Yeah.
13 Would you walk through it for me, tell me
14 what we're voting on.

15 MR. JANNETTI: The site is
16 currently owned by the City. The site
17 will be -- the ownership of the site will
18 be transferred to the Municipal
19 Authority. The Municipal Authority will
20 actually build the facility. Before
21 that, the Municipal Authority will issue
22 bonds to finance and build the facility.
23 They'll build the facility, and then the
24 City of Philadelphia, through the
25 Department of Public Property, will lease

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2 the project or lease the building, the
3 facility, from the Municipal Authority.

4 The lease payments will run for
5 30 years. At the end of 30 years, the
6 ownership of the building will revert to
7 the City. That's the simple --

8 COUNCILWOMAN TASC0: And so now
9 you have to also go back and calculate,
10 before you issue the bonds, the cost of
11 the parking? Do you have to sort of --
12 won't it increase the cost?

13 MR. JANNETTI: It may increase
14 the cost a little bit, but we think that
15 we can fit it into the budget or find
16 other funds for it.

17 COUNCILWOMAN TASC0: And so the
18 Department of Human Services will pay the
19 lease cost each year?

20 MR. JANNETTI: Yes, ma'am. The
21 Department of Human Services will make
22 the lease payments on the building, which
23 the lease payments will mirror the debt
24 service payments on the bonds, and the
25 Department of Human Services will apply

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2 those lease payments to Act 148 and get
3 reimbursement for, I think it's, 50
4 percent of the lease payments currently.

5 COUNCILWOMAN TASC0: Reimbursed
6 from where?

7 MR. JANNETTI: From the state
8 under Act 148.

9 COUNCILWOMAN TASC0: Are they
10 capital dollars or operating dollars?

11 MR. JANNETTI: It's operating
12 dollars.

13 COUNCILWOMAN TASC0: Does it
14 have any budget impact on their providing
15 services? Does it cut their dollars of
16 funding for services to the --

17 MR. JANNETTI: It will impact
18 DHS's budget, yes, because currently the
19 lease payments are estimated at about
20 \$6.6 million a year, and so the impact on
21 the budget net of reimbursement would be
22 around \$3.3 million.

23 COUNCILWOMAN TASC0: So the
24 total cost?

25 MR. JANNETTI: The total

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2 cost --

3 COUNCILWOMAN TASC0: The total
4 cost they will pay will be 6.6 million?

5 MR. JANNETTI: Per year.

6 COUNCILWOMAN TASC0: That's for
7 the lease as well as the debt service?

8 MR. JANNETTI: Well, the lease
9 payments mirror the debt service
10 payments.

11 COUNCILWOMAN TASC0: So they'll
12 be \$6.6 million short in their funding
13 from the state?

14 MR. JANNETTI: No. In the
15 appropriations, they will have 6.6
16 million. They will pay \$6.6 million in
17 lease payments. We will be reimbursed
18 from the state for 3.3 million.

19 COUNCILWOMAN TASC0: Thank you
20 very much.

21 MR. JANNETTI: You're welcome.

22 COUNCILWOMAN BROWN: Good
23 morning, gentlemen. Let me beat a dead
24 horse for a moment around this issue of
25 parking. The Fourth Councilmanic

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2 District just endured what some might
3 call an injustice with regards to the
4 expansion of St. Joe where for five years
5 that community had to negotiate and
6 renegotiate with the old leadership, with
7 the new leadership in the ultimate
8 construction of a parking lot. They
9 wanted it to be eight stories. The
10 community said three stories. They ended
11 up at five stories, and today there's
12 still parking on streets in and all
13 around that neighborhood, wherein
14 residents come home 9, 10 o'clock at
15 night and can't park in front of their
16 own house.

17 So I will underscore as a
18 resident of West Philadelphia the
19 importance of being very, very, very,
20 very thoughtful and being sure to make
21 sure that Senator Vincent Hughes and
22 those who run the building on the back
23 end of 48th Street are part of those
24 discussions so that it's a plan that has
25 long-term implications as well.

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2 MR. TUSTIN: Understood.

3 COUNCILWOMAN BROWN: Any other
4 questions of members of the panel?

5 (No response.)

6 COUNCILWOMAN BROWN:

7 Mr. Tustin, please proceed with your
8 testimony.

9 MR. TUSTIN: Thank you. I
10 will. Could I just make one correction
11 to the statement I made earlier?

12 COUNCILWOMAN BROWN: Of course.

13 MR. TUSTIN: Someone had asked
14 me about the zoning for the property.
15 Councilwoman Tasco. I need to make a
16 correction to that. We're not going to
17 get it rezoned to C-3. The objective is
18 to keep it at R-4 and just get a
19 certificate of use. We looked at the
20 advantages of both zoning classifications
21 and we believe the R-4 is actually better
22 for our intended use with certain --
23 well, we're going to ask for a
24 certificate of use to use our type of
25 facility in an R-4 zoning, and we've

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2 talked to L&I about it. I must apologize
3 for the mistake I made earlier.

4 COUNCILWOMAN TASC0: Thank you.

5 COUNCILWOMAN BROWN: You're
6 welcome now to please proceed with your
7 testimony.

8 MR. TUSTIN: Thank you.

9 Good morning, Council and
10 members of the Finance Committee. My
11 name is Richard Tustin. I'm the Director
12 of the Capital Program Office.

13 Over the last several years, we
14 have been working closely with DHS,
15 Councilwoman Blackwell's staff and
16 community leaders in West Philadelphia in
17 the design of a new Youth Study Center.
18 From its conception, Councilwoman
19 Blackwell and Senator Vincent Hughes have
20 asserted that the project include
21 employment opportunities for the local
22 residents and businesses. To that end,
23 CPO has met three times with the
24 community as a whole and twice with the
25 West Philadelphia Business Coalition.

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2 This coalition is an organization that
3 represents 150 organizations, including
4 the West Powelton Concerned Community
5 Council, Mill Creek Council, Dunlap
6 Community Citizens and the Nehemiah West
7 Homeowners Association, not only to
8 discuss the intent of the design of the
9 new facility, but also --

10 COUNCILWOMAN BLACKWELL: We do
11 not support the Coalition. I said that.
12 We already talked about having language,
13 that you write that up as well that
14 Councilman DiCicco referenced. We have
15 not agreed now to any agreement with any
16 group. We want our community advisory
17 board and we'll go from there. We don't
18 want the City agreeing to work with any
19 specific organization.

20 MR. TUSTIN: Okay.

21 COUNCILWOMAN BLACKWELL: I'm
22 the Councilperson. We don't want it. I
23 don't need you to read on the record who
24 you're going to work with. You got to
25 work with us, the City and whomever is

8 MR. TUSTIN: Councilwoman, we
9 work for City Council.

12 MR. TUSTIN: And that's who
13 we'll work with on this project. I only
14 meant as past history as to what has
15 happened to date.

18 COUNCILWOMAN BROWN: So let's
19 be clear on what that means. That means
20 that any reference of the West
21 Philadelphia Business Coalition in this
22 document will be deleted?

23 MR. TUSTIN: It will be. I
24 won't reference it at all going forward
25 for this project at all. We will be

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2 working strictly with Councilwoman
3 Blackwell as head of any committee.

4 COUNCILWOMAN BROWN: Thank you
5 very much.

6 MR. TUSTIN: So I will skip
7 over some of my testimony and get to EOP,
8 which I think is an important issue for
9 the Council.

10 The item we want to address is
11 the EOP plan for the contractors. At
12 this time, without any detailed analysis
13 of the available workforce, we have an
14 aspiration goal of 40 percent for
15 minority and five percent for women
16 participation. In addition, MBEC has
17 established the goals of 20 to 25 percent
18 minority and 10 to 15 percent for women
19 for general contracting/subcontracting
20 opportunities. So they are business
21 opportunities as opposed to EOP, which is
22 workforce opportunities.

23 Using the template already
24 established by NTI and New River City
25 project, we will require the contractor

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2 to work with the construction manager,
3 who I should say our construction manager
4 on the job is the Temple Group. They are
5 a 100 percent minority women-owned firm
6 who have done a lot of work in West
7 Philadelphia in particular, and they will
8 act as our construction management firm
9 on the project.

10 We will work with the Council
11 headed up by Councilwoman Blackwell, and
12 we would also expect to work with private
13 organizations like DAP, which is
14 Diversified Apprentice Programs, to
15 sponsor local residents in pre-apprentice
16 training programs. In addition, the
17 contractor will be required to work with
18 our construction manager again and the
19 construction trade unions to identify
20 existing minority and women members in
21 all categories, apprentices, journeymen,
22 masters, for employment on this project.
23 In addition, the contractor will also be
24 required to work with our construction
25 manager to assist local residents with

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2 construction experience, but who may not
3 be a member of the local union, to obtain
4 temporary membership or waivers to work
5 on this particular project.

6 So this will be a joint venture
7 between our construction manager, our
8 trade unions, local trade unions who will
9 participate on the project, as well as
10 the committee headed up by Councilwoman
11 Blackwell.

12 We wanted to talk a little bit
13 about how we are going to monitor
14 participation, because without
15 monitoring, how are we going to know how
16 we're performing? We have worked
17 together with the Managing Director's
18 Labor Standards Division, MBEC, Law and
19 MOIS in developing a new certified
20 payroll form that we will give to our
21 contractors.

22 As you may know, Labor
23 Standards already receives certified
24 payroll from all contractors working on
25 jobs, which identifies by name the people

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2 that work on the job, what their trade
3 classification is, what their payroll is
4 and other information as well. We've
5 modified that form to now include also
6 race and gender. So we'll be able to
7 capture in race the five classifications:
8 African-American, Asian, Hispanic, Native
9 American and Caucasian.

10 COUNCILWOMAN BROWN: That's a
11 substantial improvement.

12 MR. TUSTIN: We are going to
13 capture all that information on the form.

14 That form then we'll be able to
15 use -- we'll be able to use that form and
16 that information gathered to run reports,
17 monthly reports, on how well the
18 contractor is complying with our
19 requirement for EOP.

20 Again, based on these reports,
21 we will be able to monitor the
22 contractors' participation on performance
23 and assist the contractor in moving
24 forward if anticipated goals are not
25 being reached.

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2 Lastly, if the contractor
3 should fail with his best and good-faith
4 efforts, the City will have the right to
5 withhold funds from their monthly invoice
6 for labor costs proportionate to the
7 participation goals until the oversight
8 committee, which will be chaired by
9 Councilwoman Blackwell and the City and
10 our construction manager, will have an
11 opportunity to resolve any of these
12 issues that the contractor is facing in
13 his ability to achieve our percentages
14 that we're shooting for.

15 And then, finally, the CPO or
16 the City will have the authority under
17 the contract to withhold all payments to
18 contractors until all EOP compliances
19 have been met, declare the contractor in
20 default of the contract as a last resort
21 and also declare the contractor
22 ineligible to receive any award on future
23 contracts affiliated with any EOP plan.

24 Basically, that summarizes my
25 testimony. It's not word for word. I've

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2 modified it as per our previous
3 conversations.

4 COUNCILWOMAN BROWN: Your third
5 paragraph on the bottom up on this page,
6 the procedure you just referenced here,
7 that is a new procedure, is it not, in
8 the Capital Program Office wherein you
9 now have modified the form to reflect
10 both race and gender?

11 MR. TUSTIN: Yes. We've met
12 with Law, MOIS, MBEC and Labor Standards
13 to try to determine which is the best way
14 of capturing this information, because
15 unless we monitor it on a regular basis,
16 it's easy for the contractor to slip and
17 us not be aware of it.

18 COUNCILWOMAN BROWN: We know
19 too many stories like that.

20 MR. TUSTIN: Right. So we feel
21 this is a very good way of making sure
22 the contractor stays on track. Without
23 certified payroll, the contractor doesn't
24 get paid. So this certified payroll form
25 will also capture this additional

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2 information. And we'll be getting that
3 on every invoice the contractors submit
4 and their subcontractors. All the
5 subcontractors are also required to
6 submit certified payroll identifying by
7 name everybody that's working on that job
8 site. So we feel this is a good way of
9 capturing that information. It is new.

10 COUNCILWOMAN BROWN: Any other
11 questions for this witness?

12 Chairwoman Jannie Blackwell.

13 COUNCILWOMAN BLACKWELL: Thank
14 you.

15 Mr. Tustin, in terms of this
16 plan, we certainly want the language
17 changed, as we said. We want where it
18 said community organization/community
19 organizations, we want any reference to
20 specific organizations deleted so that we
21 can work with the organizations. We
22 don't want more confusion and people
23 co-opted in this manner. So we want this
24 language changed.

25 We're trying to deal with

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2 passing this out today, but as you know,
3 if it is to pass next, we need all of
4 this -- we need the language changed and
5 we will modify and monitor this language.

6 MR. TUSTIN: I will change this
7 today and have it submitted to your
8 office, have it resubmitted to your
9 office.

10 COUNCILWOMAN BLACKWELL: Thank
11 you.

12 And also with regard to the
13 amendment for two additional acres, how
14 much parking would that provide?

15 MR. TUSTIN: Councilwoman, I
16 can't tell you off the top of my head,
17 but we want to make sure -- based on
18 information I've just received, that will
19 be adequate to provide on-site parking
20 for all of our parking, both staff
21 parking, visitors parking and -- well, we
22 already have accommodated the parking for
23 the --

24 COUNCILWOMAN TASCO: Is it
25 possible to leave the number of acres out

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2 of the amendment and just amend it to say
3 that you will lease additional acres, and
4 then you can work out the number of acres
5 you need later based on what we're
6 looking for?

7 Could we do that, Mr. Jannetti?

8 MR. JANNETTI: Yes,
9 Councilwoman. We could say "lease
10 additional land to accommodate parking."

11 COUNCILWOMAN TASC0: Yes. I
12 will leave the number out in case it's
13 not adequate.

14 MR. JANNETTI: It was supposed
15 to be "up to two acres," not to --

16 COUNCILWOMAN TASC0: Well, you
17 might need four acres.

18 MR. JANNETTI: Yes, ma'am.

19 COUNCILWOMAN TASC0: You might
20 need four acres. You don't know how much
21 you're going to need. I mean, you just
22 did this this morning. We appreciate the
23 accommodation.

24 MR. JANNETTI: That makes
25 sense. I agree with that.

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2 COUNCILWOMAN TASC0: But I
3 think we ought to just leave that vacant.

4 MR. JANNETTI: To acquire
5 sufficient space to accommodate parking.

6 COUNCILWOMAN TASC0: Right.

7 COUNCILWOMAN BLACKWELL: Or
8 sufficient acres. We don't want you to
9 think space means one parking space. You
10 know, you folks have not been very fair
11 today in reviewing our concerns. And, as
12 I said, we agree we would try to work
13 with this Administration. I don't know
14 how many years it's been. Maybe four. I
15 don't know. But one would think that
16 these questions would have been answered
17 and we wouldn't have to take the Council
18 time on a Thursday morning to deal with
19 these important issues, but obviously
20 they have not been.

21 So we will entertain this
22 amendment "or lease additional acres" and
23 then you can work with my office and with
24 my staff, John Christmas and Jeff Felder,
25 to make sure that we have this in the EOP

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2 stuff correctly written so that it works
3 for everyone concerned and that we won't
4 have these problems as we see moving
5 forward.

6 Are there further questions
7 here?

8 (No response.)

9 COUNCILWOMAN BLACKWELL: Any
10 further questions?

11 (No response.)

12 COUNCILWOMAN BLACKWELL: Okay.
13 Thank you very much. We look forward to
14 that. As I said, we're going to try to
15 pass this out for first reading, but we
16 still have second reading and final
17 passage next week. So we really -- if we
18 want to get it done, then everybody has
19 got to work in good faith. And we are
20 doing that. We're doing the same.

21 MR. JANNETTI: Thank you,
22 Councilwoman.

23 DEPUTY COMMISSIONER RANDOLPH:
24 Thank you.

25 COUNCILWOMAN BLACKWELL: We

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2 will now call other people here to
3 testify while we deal with some of the
4 language here.

5 Theresa Sims, CPA.

6 (No response.)

7 COUNCILWOMAN BLACKWELL:

8 DeBorah Giles, Giles and Associates?

9 These are individuals who likewise had
10 questions about parking. I know I've
11 spoken with them.

12 Tracy Gordon, community
13 activist. Tracy, thank you. You're
14 next.

15 And afterwards, is Shirley
16 Kelly here?

17 (No response.)

18 COUNCILWOMAN BLACKWELL:

19 Shirley Kelly?

20 (No response.)

21 COUNCILWOMAN BLACKWELL: Okay.

22 Thank you, Tracy.

23 Tracy, you're next. Thank you.

24 Is there anyone else after

25 Ms. Gordon who would like to testify on

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2 this?

3 (No response.)

4 COUNCILWOMAN BLACKWELL: Thank
5 you.

6 COUNCILWOMAN BROWN: Please,
7 you may proceed with your testimony.

8 MS. GORDON: Thank you. Good
9 morning, Councilmembers.

10 I became interested in this
11 project for several reasons. I grew up
12 in the area. My great-grandmother
13 purchased a home two blocks from the
14 area. My sister now lives in the Lucien
15 Blackwell homes in the area. I do a lot
16 of work, social service work, in the
17 area.

18 I seen a massive transformation
19 of a neighborhood that when they had the
20 old Lex Street homes or the projects they
21 used to call, it was just like a
22 nightmare, and I have to pinch myself
23 every time I drive around the area,
24 because it's like totally transformed.

25 I did get interested in this

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2 particular project primarily because of
3 the attack that was launched at
4 Councilwoman Jannie Blackwell for I
5 believe her justifiable holdout of the
6 building of this facility without having
7 any respect for her constituents in the
8 neighborhood.

9 For as long as I've known it, a
10 Councilperson has the right and should
11 have the right to demand certain
12 amenities in their councilmanic district.
13 I never see any problems with it when
14 it's other Councilpeople, and I think
15 that this attack from the media was
16 unfounded, which prompted me to write an
17 editorial in response of the attack.

18 And I say this to Councilwoman
19 Blackwell, don't worry about the attacks
20 from the media. Most of them don't live
21 in your district. Continue to worry
22 about your constituents, those who
23 unanimously vote for you every term.

24 Having said that and having
25 listened to the previous testimonial, I

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2 hope to give you a little bit of facts.

3 I want to focus on five issues, but I'm
4 not going go in that order, because I
5 don't want to lose track.

6 But I would like to see that
7 traffic and the parking study, because
8 the way the City just presented it is as
9 if it's just a big area that is
10 industrial and it's just -- no mention of
11 residents. In this particular two- to
12 three-block radius -- it is probably more
13 of a one-block radius, Councilmembers.
14 You have an elementary school, you have a
15 nursing home, you have a senior citizens
16 complex, you have a medical health
17 center, you have a mental institution,
18 you have a charter school. Not the one
19 that was there. The one that you were
20 previously asking about, Councilwoman
21 Tasco, was Renaissance Charter School,
22 which my children attended. That's where
23 they're planning to put that particular
24 facility at.

25 COUNCILWOMAN BROWN: What's the

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2 location of Renaissance Charter School?

3 MS. GORDON: It's like 48th and
4 Haverford.

5 COUNCILWOMAN BROWN: That's
6 right.

7 MS. GORDON: It's Haverford and
8 then there's Market. It's real tricky.
9 I'm going to give you some streets, too.

10 You have a supermarket, you
11 have a new total residential area,
12 homeowners, slash, you have the rentals
13 too, but there's a lot of homeowners in
14 that district. This is within a
15 three-block radius of where this facility
16 is intended to go. You have a recreation
17 center, you have the Community College
18 there, where Haverford Avenue is a
19 highway now.

20 COUNCILWOMAN BROWN: That's
21 what it is.

22 MS. GORDON: Now, it was a
23 highway before the Market-Frankford El or
24 hell disaster, Market Street, because
25 that's closed off. That 46th Street is

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2 closed off. It was always a highway. It
3 was a highway for people from the suburbs
4 coming up Haverford Avenue to come
5 through the City. Now it's really a
6 highway. I mean, really literally from
7 46th to 52nd Street, it takes you at
8 least 20 minutes during rush hour to get
9 from a five-block radius. That's how
10 encroached it is. So if you decide to
11 put parking there and people that are
12 stopped to park, imagine the traffic
13 disruption that's going to happen there.
14 It's going to be a nightmare. I don't
15 know when the study was done.

16 If that's going to take a
17 three-year project, Lord knows when
18 they're going to finish that 46th Street
19 Market-Frankford El. There is no parking
20 there. And it's not two lane. It's one.
21 And it used to be one big lane, but now
22 they put the bicycle, which makes it even
23 narrower.

24 So I just wanted that for the
25 record to say that I believe the studies

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2 are probably outdated for the traffic and
3 the parking, and I believe that -- I
4 wanted to include for the record that the
5 City should not just state that this is
6 not -- this is a residential area. We
7 have little kids that are crossing the
8 street there. We have a daycare center
9 that's been there for years. So the
10 parents are going to have to leave them
11 there. I mean, everything around that
12 area is, you know -- this is going to be
13 quite different for me, because I know
14 most of the City and this is going to be
15 something like, to me, a pilot program if
16 they're going to put a municipal
17 functioning building in the middle of a
18 community that was once probably vacant,
19 but now it's no longer vacant.

20 Another thing that I wanted to
21 note, inside this municipal building -- I
22 know the Councilwoman had already
23 negotiated some things that she wanted as
24 far as the center for her husband and the
25 school, but I will propose that I would

25 MS. GORDON: The medical center

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2 is on 46th and Haverford. Well, the
3 school is right there on the corner and
4 then the medical center is right there.
5 And then you have that large project. I
6 forgot to even mention that. I think
7 Drexel bought that.

8 But I was saying that my
9 grandmother and a lot of people I know
10 frequent that area a lot, and they have
11 SEPTA there. It's going to be a
12 nightmare, because you have SEPTA -- I
13 forget the bus that comes down there. So
14 if they're going to park anywhere there,
15 that's going to disrupt traffic. So,
16 like I said, I would like to see that
17 study. And I know for a fact that all
18 these public City properties is going to
19 make it a nightmare if they park on the
20 street.

21 Another concern that I have
22 about this particular project and mainly
23 all the projects that I see, I guess the
24 new thing they do now is they block --
25 you used to see inside a construction

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2 site, but now the new thing, they put up
3 tarp so you can't see in, but I usually
4 go peek behind the tarp. And I'm really
5 concerned about the amount of qualified
6 African-American contractors, and I would
7 like to see in the language "minority"
8 like blackened out. I think that's a
9 trick word. It's been tricked on us for
10 a long time. I want to see in that
11 language -- I would like to see
12 African-American, qualified
13 African-American, contractors building
14 this building that's going to be
15 primarily housed of African-American in
16 an African-American district. You can
17 put the tarp up there, but when I look
18 behind the tarp, I would like to see
19 African-American men and women working.
20 That "minority" needs to be scratched off
21 all City capital projects, because it's a
22 trick word. It's a trick word to get
23 women, white women, in there, and then
24 next thing you know, it's none of our
25 people working.

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2 We have qualified people down
3 there trying to say that they're not
4 journeymen and apprentice and they not
5 getting -- and it's just too much tricks,
6 and I'm sure that Councilman Goode would
7 do good with looking into that language.

8 COUNCILWOMAN BROWN: Allow me
9 to put a fact on the record. You should
10 be encouraged to know that the Temple
11 Group is a qualified, experienced
12 African-American, female-owned general
13 contracting company with a huge track
14 record, and I think it's great,
15 remarkable that finally they're able to
16 do business in Philadelphia, because most
17 of their work has been done in
18 Washington, DC. So with that as the
19 first door of this enormous project, be
20 encouraged to know that they get it when
21 it comes to ensuring that people of color
22 and women get fair opportunity.

23 MS. GORDON: People of color,
24 but black people. Thank you. Black
25 people.

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2 And, finally, there's a safety
3 issue that really needs to be seriously
4 addressed, because you have the
5 elementary school that's not going
6 anywhere that's there, then you have a
7 nursing home, you have a daycare. This
8 is all within a half a block radius of
9 where this proposed facility is going.
10 So you have a lot of strangers coming in
11 that area to visit their children in the
12 evening, et cetera, et cetera, and the
13 safety shouldn't just be confined to that
14 building. It needs to be a study or it
15 needs to be safety confined within a two-
16 to three-block radius, because you have
17 your senior citizens, you have the
18 medical center where senior citizens
19 frequent there every day.

20 So that area is -- this is
21 going to be a tricky type of development,
22 because, like I said, you're having
23 people from all over the City and
24 sometimes out of the City coming to visit
25 this particular neighborhood and you have

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2 the charter school that's directly across
3 the street.

4 I did want to note that the
5 Urban Center, they don't have parking
6 space.

7 COUNCILWOMAN BROWN:
8 Ms. Gordon, if you could proceed in your
9 testimony and try to avoid the repeat of
10 facts you've put on the record already.

11 MS. GORDON: Okay. Thank you.

12 Again, the Urban Center -- so
13 he can scratch that out. They don't have
14 enough parking spaces over there.

15 But I just wanted to conclude
16 with this, that this is a neighborhood.
17 It's not like it's downtown or anything
18 like that. We putting a jail, so to
19 speak, in the middle of a neighborhood
20 and we need to really, really consider
21 the people that are living in that
22 community and the disruption that's going
23 to happen, because if I quote
24 Councilwoman Blackwell previously, I
25 didn't see too many people volunteering

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2 in their councilmanic district to have
3 that particular facility in their
4 neighborhood.

5 COUNCILWOMAN BROWN: We thank
6 you for your important testimony, your
7 perspective, on why the parking issue has
8 to be resolved.

9 MS. GORDON: Thank you.

10 COUNCILWOMAN BROWN: Very well.

11 COUNCILWOMAN BLACKWELL: Is
12 there anyone else here to testify on the
13 bills?

14 (No response.)

15 COUNCILWOMAN BLACKWELL: We
16 thank you all, and I hope that as we are
17 working on these amendments, we need a
18 moment to do that to see if we need one
19 or two amendments.

20 (Pause.)

21 COUNCILWOMAN BLACKWELL: Thank
22 you very much.

23 Is there anyone else here to
24 testify?

25 (No response.)

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2 COUNCILWOMAN BLACKWELL: Thank
3 you, Ms. Gordon, for coming.

4 And I hope that all of you have
5 heard everything she mentioned about
6 schools, Catholic schools, charter
7 schools, health facilities, housing, all
8 of that in the immediate area.

9 And, again, we say before we
10 conclude this and go into our stated
11 meeting that we will look forward to
12 working, Mr. Tustin and Mr. Jannetti, in
13 terms of your testimony to dealing with
14 the issues mentioned. Certainly we would
15 also like to receive an updated
16 traffic/parking study that we will make
17 available too to Ms. Gordon.

18 And certainly we agree with all
19 that you said about a mini City Hall.
20 There's been so much talk, and I've had
21 people over the years call and request
22 that, and we've tried to get that as
23 well. That would be a perfect location.
24 We agree with all that you have stated.

25 Thank you very much. Any other

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2 questions or comments?

3 (No response.)

4 COUNCILWOMAN BLACKWELL: That
5 means we will end our hearing section of
6 this meeting and go into formally our
7 stated meeting.

8 We have two amendments to Bill
9 No. 071083. Therefore, we will go
10 immediately to request a motion for Bill
11 No. 071082, and we will call on
12 Councilman Greenlee and ask him to report
13 this out with a favorable recommendation.
14 That is for Bill No. 071082. No
15 amendments on this bill.

16 COUNCILMAN GREENLEE: Thank
17 you, Madam Chair. I move that Bill No.
18 071082 be reported out of this Committee
19 with a favorable recommendation and that
20 the rules of Council be suspended to
21 allow for first reading at our next
22 session of Council.

23 (Duly seconded.)

24 COUNCILWOMAN BLACKWELL: It has
25 been moved and seconded that Bill No.

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2 071082 be reported out of Committee with
3 a favorable recommendation and,
4 furthermore, that the rules of Council be
5 suspended so as to permit first reading
6 at our next session of Council.

7 All in favor will say aye.

8 (Aye.)

9 COUNCILWOMAN BLACKWELL:

10 Opposed?

11 (No response.)

12 COUNCILWOMAN BLACKWELL: The
13 ayes have it and so the bill is reported
14 out.

15 The next bill to be considered
16 is Bill No. 071083. We have two
17 amendments. We will call the detailed
18 document Amendment No. 1, which is the
19 lease. The lease agreement is Amendment
20 No. 1. Maybe we'll read both amendments
21 and then do a motion on both.

22 So Amendment No. 1 is the lease
23 agreement. Amendment No. 2 I will read
24 into the record. Amendment No. 2 amends
25 Section 13 to include, one, "authorize

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2 the Commissioner of Public Property or
3 PMA to acquire or lease additional land
4 in the vicinity of the property to
5 provide for on-site parking for the
6 project. Upon lease or purchase, the
7 additional parking area shall be included
8 in the project." And No. 2, Section 13
9 will now be called Section 14. "This
10 ordinance shall take effect immediately."

11 Are there questions? Is that
12 acceptable to everyone?

13 COUNCILMAN GREENLEE: Yes.

14 COUNCILWOMAN BLACKWELL: Having
15 said that, the Chair calls on Councilman
16 DiCicco for an adoption of Amendments 1
17 and 2 for Bill No. 071083.

18 COUNCILMAN DiCICCO: Thank you,
19 Madam Chair. I move for the adoption of
20 the amendments to Bill No. 071083.

21 (Duly seconded.)

22 COUNCILWOMAN BLACKWELL: It has
23 been moved and seconded that the
24 amendments to Bill No. 071083 be adopted.

25 All in favor will say aye.

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2 (Aye.)

3 COUNCILWOMAN BLACKWELL:

4 Opposed?

5 (No response.)

6 COUNCILWOMAN BLACKWELL: The
7 ayes have it and so the amendments are
8 adopted.

9 The Chair now calls on
10 Councilman DiCicco to report out the bill
11 as amended, 071038.

12 COUNCILMAN DiCICCO: Thank you,
13 Madam Chair. I move for the adoption of
14 Bill No. 071083 as amended and be
15 reported out of this Committee with a
16 favorable recommendation and a further
17 recommendation that the rules of Council
18 be suspended.

19 (Duly seconded.)

20 COUNCILWOMAN BLACKWELL: It has
21 been moved and seconded that Bill No.
22 071083 as amended be reported out of
23 Committee and, furthermore, that the
24 rules of Council be suspended so as to
25 permit first reading at our next session

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2 of Council.

3 All in favor will say aye.

4 (Aye.)

5 COUNCILWOMAN BLACKWELL:

6 Opposed?

7 (No response.)

8 COUNCILWOMAN BLACKWELL: The
9 ayes have it and so both bills are
10 reported out of Committee.

11 Let me thank all of you for all
12 your work on this, and I especially want
13 to thank my colleagues for their
14 important questions and for working with
15 us to get this done, and certainly we
16 thank all of you who have come to deal
17 with these Youth Study bills.

18 Our hearing is recessed and we
19 will turn this mike over to Councilman
20 DiCicco.

21 COUNCILMAN GREENLEE: It's
22 Councilwoman Brown. Parks and Recreation
23 is next.

24 COUNCILWOMAN BLACKWELL: Oh,
25 dear. We have so many hearings today.

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2 All right. Parks and Recreation is next,
3 I take it. So we will turn it over to
4 Councilwoman Blondell Reynolds Brown.

5 Thank you all for coming. We
6 look forward to working with the City.
7 We want to get it done next week. We
8 have a lot of work to do during this next
9 week. Thank you all.

10 (Committee on Finance adjourned
11 at 10:50 a.m.)

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foregoing matter on December 6, 2007, and that

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RPR-Notary Public

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