

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE OF THE WHOLE

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 11, 2024
9:10 a.m.

PRESENT:

COUNCIL PRESIDENT KENYATTA JOHNSON
COUNCILWOMAN NINA AHMAD
COUNCILWOMAN CINDY BASS
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN JIM HARRITY
COUNCILMAN CURTIS J. JONES, JR.
COUNCILWOMAN RUE LANDAU
COUNCILWOMAN QUETCY M. LOZADA
COUNCILMAN NICOLAS O'ROURKE
COUNCILMAN ANTHONY PHILLIPS
COUNCILMAN MARK SQUILLA
COUNCILMAN ISAIAH THOMAS
COUNCILMAN JEFFREY YOUNG, JR.

BILLS: 240966, 240967, 240968, 240969,
240970, 240971, 240972, 240973

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2 COUNCIL PRESIDENT

3 JOHNSON: Good morning, everyone.

4 (Morning.)

5 COUNCIL PRESIDENT

6 JOHNSON: Good morning, everyone.

7 (Good morning.)

8 COUNCIL PRESIDENT

9 JOHNSON: This is the public meeting
10 of the Committee of the Whole
11 regarding Bill Nos. 240966, 240967,
12 240968, 240969, 240970, 240971,
13 240972, 240973. I want to thank
14 everyone for being here today.

15 Before calling the roll,
16 I want to announce that we have
17 translation services available for
18 anyone present at today's meeting.
19 If needed, please go to the table to
20 my left. Services are being offered
21 in Mandarin and Cantonese.

22 Mr. Christmas, will you
23 please call the roll to take
24 attendance.

1 THE CLERK: Councilman
2 Squilla.
3 COUNCILMAN SQUILLA:
4 Present.
5 THE CLERK: Council Lady
6 Gauthier.
7 COUNCILWOMAN GAUTHIER:
8 Present.
9 THE CLERK: Councilman
10 Jones.
11 COUNCILMAN JONES:
12 Present.
13 THE CLERK: Councilman
14 Young.
15 COUNCILMAN YOUNG:
16 Present.
17 THE CLERK: Councilman
18 Driscoll.
19 COUNCILMAN DRISCOLL:
20 Present.
21 THE CLERK: Council Lady
22 Lozada.
23 COUNCILWOMAN LOZADA:
24 Present.

1 THE CLERK: Council Lady
2 Bass.
3 COUNCILWOMAN BASS:
4 Present.
5 THE CLERK: Councilman
6 Phillips.
7 COUNCILMAN PHILLIPS:
8 Present.
9 THE CLERK: Councilman
10 O'Neill.
11 (No response.)
12 THE CLERK: Council Lady
13 Gilmore Richardson.
14 COUNCILWOMAN GILMORE
15 RICHARDSON: Present.
16 THE CLERK: Councilman
17 Thomas.
18 COUNCILMAN THOMAS:
19 Present.
20 THE CLERK: Councilman
21 Harrity.
22 COUNCILMAN HARRITY:
23 Here.
24 THE CLERK: Council Lady

1 Ahmad.

2 (No response.)

3 THE CLERK: Council Lady

4 Landau.

5 COUNCILWOMAN LANDAU:

6 Present.

7 THE CLERK: Council Lady

8 Brooks.

9 (No response.)

10 THE CLERK: Councilman

11 O'Rourke.

12 (No response.)

13 THE CLERK: Council

14 President Johnson.

15 COUNCILMAN JOHNSON:

16 Present. Thank you. A quorum of

17 the Committee is present and this

18 meeting is now called to order.

19 Mr. Christmas, will you
20 please read the titles of the bills.

21 THE CLERK: Bill 240966,
22 to grant the necessary
23 authorizations for the City to help
24 facilitate development,

1 construction, and operation of a new
2 arena for the Philadelphia 76ers
3 professional basketball team and for
4 other uses, including authorizing
5 the Commissioner of Public Property
6 and such other City officials as may
7 be appropriate, on behalf of the
8 City, to enter into the following
9 agreements and take the following
10 actions: (1) acquire fee simple
11 title to all or portions of
12 1001-1025 Filbert Street, 1001-1019
13 Market Street, and 1025 Market
14 Street (together, the "Market and
15 Filbert Street Properties"); (2)
16 acquire fee simple title to other
17 parcels of land, aerial areas and
18 subsurface areas in the vicinity of
19 the Market and Filbert Street
20 Properties including, without
21 limitation, those areas reverting to
22 the City or other parties in
23 connection with the striking of
24 certain aerial portions of Tenth

1 Street between Market Street and
2 Filbert Street (the "Additional
3 Properties") and certain other
4 nearby parcels and areas; (3) enter
5 into a ground lease agreement (the
6 "Lease") with the Philadelphia
7 Authority for Industrial Development
8 ("PAID") under which the City would
9 lease to PAID all or a portion of
10 the Market and Filbert Street
11 Properties and the Additional
12 Properties, if any, and other
13 parcels and subsurface areas the
14 City now owns in the vicinity of
15 those properties, all of which
16 collectively would constitute the
17 "Arena Site"; (4) join in or consent
18 to a sublease and development
19 agreement (the "Sublease") between
20 PAID and either CBL Arena LLC
21 ("ArenaCo"), an entity affiliated
22 with the Philadelphia 76ers, L.P.
23 (the "76ers"), or another entity
24 affiliated with the 76ers, under

1 which ArenaCo or other 76ers related
2 entity would sublease the Arena Site
3 and cause an arena to be constructed
4 on it, including a multi-purpose
5 sports and entertainment facility
6 and ancillary, accessory, and
7 related amenities, improvements, and
8 infrastructure (the "Arena") and
9 agree to other related conditions;
10 (5) upon the expiration or
11 termination of the Sublease or other
12 circumstances set forth in the
13 Sublease, convey fee simple title to
14 the Arena Site to PAID for
15 disposition to ArenaCo; (6) grant,
16 accept, amend, relocate and
17 extinguish easements, agreements,
18 conditions, covenants and
19 restrictions encumbering or
20 benefiting the Arena Site and any
21 City owned property adjacent to the
22 Arena Site for the benefit of the
23 Arena Site to facilitate
24 construction and operation of the

1 Arena; (7) enter into a direct
2 operating covenants agreement among
3 the 76ers, PAID and the City, under
4 which the 76ers agree to play
5 substantially all of their regular
6 season and playoff home games in the
7 Arena; and (8) take all actions
8 necessary and appropriate to
9 accomplish the intent and purpose of
10 this Ordinance; all under certain
11 terms and conditions.

12 Bill No. 240967,
13 authorizing and approving the
14 execution and delivery of a Service
15 Agreement between the City of
16 Philadelphia and the Philadelphia
17 Authority for Industrial Development
18 relating to the provision by the
19 Philadelphia Authority for
20 Industrial Development of certain
21 project-related services to promote,
22 among other things, the growth and
23 expansion of business, commerce and
24 tourism within the City of

1 Philadelphia in connection with the
2 development of a multi-purpose
3 sports and entertainment facility,
4 including an arena to accommodate
5 National Basketball Association
6 games, and family entertainment,
7 community, retail and other uses;
8 authorizing and approving the
9 obligation of the City of
10 Philadelphia to pay in full when due
11 the Service Fee and other amounts
12 payable under the Service Agreement
13 and covenanting to make necessary
14 appropriations for such purposes;
15 and authorizing City officials to
16 take necessary or appropriate
17 actions to accomplish the intent and
18 purpose of the ordinance, all under
19 certain terms and conditions.

20 Bill No. 240968,
21 authorizing the revision of lines
22 and grades on a portion of City Plan
23 No. 307 by striking from the City
24 Plan and vacating Filbert Street

1 from 10th Street to 11th Street,
2 under certain terms and conditions.

3 Bill No. 240969,
4 authorizing the revision of lines
5 and grades on a portion of City Plan
6 No. 307 by striking from the City
7 Plan and vacating certain aerial
8 portions of 10th Street between
9 Market Street and Filbert Street,
10 under certain terms and conditions.

11 Bill No. 240970,
12 authorizing CBL Arena, LLC. and its
13 successor(s) in interest to
14 construct, own, and maintain various
15 right of way encroachments in the
16 vicinity of 1001-19 Market Street,
17 1025 Market Street and 1001-25
18 Filbert Street, Philadelphia, PA
19 19107, under certain terms and
20 conditions.

21 Bill No. 240971, amending
22 Title 14 of the Philadelphia Code,
23 entitled Zoning and Planning, by
24 amending certain definitions

1 relating to signs; creating an
2 "Arena Area" within the "/CTR,
3 Center City Overlay District"
4 overlay; and making related changes,
5 including a master plan requirement
6 and changes to accessory sign
7 controls; all in connection with
8 zoning rules for a proposed arena in
9 Center City; and approving a master
10 plan for the Arena Area; all under
11 certain terms and conditions.

12 Bill No. 240972, amending
13 Title 14 of the Philadelphia Code,
14 entitled "Zoning and Planning," by
15 revising certain provisions of
16 section 14-906, entitled "Market
17 Street East Sign Regulations," all
18 under certain terms and conditions.

19 Bill No. 240973,
20 approving the amendment of a
21 neighborhood improvement district in
22 the area generally bounded by, and
23 including, 11th Street to the West,
24 Filbert Street to the North, 8th

1 Street to the East and Market Street
2 to the South, with the exception of
3 certain condominium units at 801
4 Market Street Condominium not
5 included in the District, known as
6 the Gallery Neighborhood Improvement
7 District, to remove certain portions
8 of such property generally bounded
9 by Filbert Street on the north, 10th
10 Street on the east, 11th Street on
11 the west, and Market Street on the
12 south from such District in
13 accordance with the provisions of
14 the Community and Economic
15 Improvement Act, and under certain
16 terms and conditions.

17 COUNCIL PRESIDENT

18 JOHNSON: Thank you very much,
19 Mr. Christmas.

20 (Background
21 interruption.)

22 COUNCIL PRESIDENT

23 JOHNSON: Y'all ready?

24 (No response.)

1 COUNCIL PRESIDENT

2 JOHNSON: This hearing will be
3 recessed until 4:00 p.m. today in
4 these chambers.

5 (Recessed until
6 afternoon.)

7 COUNCIL PRESIDENT

8 JOHNSON: Good evening, everyone.
9 (Good evening.)

10 COUNCIL PRESIDENT

11 JOHNSON: Good evening, everyone.
12 (Good evening.)

13 COUNCIL PRESIDENT

14 JOHNSON: Welcome back. I want to
15 recognize -- I recognize Councilman
16 Squilla for a motion to recess the
17 Committee of the Whole to Thursday,
18 December 12th at 8:30 a.m.

19 COUNCILMAN SQUILLA: So
20 moved.

21 (Duly seconded.)

22 (Background
23 interruption.)

24 COUNCIL PRESIDENT

1 JOHNSON: All those in favor will
2 signify by saying aye.

3 (Aye.)

4 COUNCIL PRESIDENT

5 JOHNSON: Those opposed?

6 (No response.)

7 COUNCIL PRESIDENT

8 JOHNSON: The ayes have it.

9 (Committee of the Whole
10 concluded at 5:15 p.m.)

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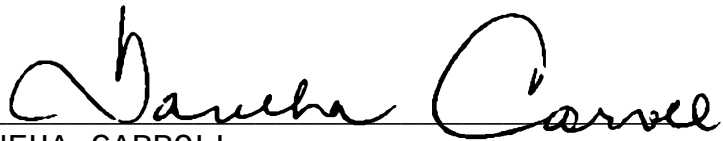
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

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

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