

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON STREETS AND SERVICES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, December 2, 2025
10:28 a.m.

PRESENT:

COUNCILMAN JEFFREY YOUNG, JR., CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN NINA AHMAD
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KENDRA BROOKS
COUNCILMAN JIM HARRITY

ALSO PRESENT:

COUNCILWOMAN RUE LANDAU

BILLS: 250843, 250946, 250982, 251022,
251025, 251028

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2

COUNCILMAN YOUNG: Good

3

morning, everyone, and welcome to

4

Philadelphia City Council Committee

5

on Streets and Services. I note

6

that the hour has come.

7

Mr. Pullin, would you

8

please call the roll.

9

THE CLERK:

10

Councilmember Ahmad.

11

COUNCILWOMAN AHMAD:

12

Present.

13

THE CLERK:

14

Councilmember Bass.

15

COUNCILWOMAN BASS:

16

Present.

17

THE CLERK:

18

Councilmember Brooks.

19

COUNCILWOMAN BASS:

20

Present.

21

THE CLERK:

22

Councilmember Harrity.

23

(No response.)

24

THE CLERK: Vice-Chair

1 Squilla.

2 (No response.)

3 THE CLERK: Chair Young.

4 COUNCILMAN YOUNG:

5 Present. Thank you, Mr. Pullin.

6 Also joining us here today is

7 Councilmember Rue Landau.

8 I note for the record
9 that a quorum of this committee is
10 present and this hearing is called
11 to order. This is a public hearing
12 on the Committee on Streets and
13 Services considering testimony on
14 Bill Nos. 250843, 250946, 250982,
15 251022, 251025 and 251028.

16 Before we begin, do any
17 of my colleagues have any opening
18 remarks?

19 (No response.)

20 COUNCILMAN YOUNG:

21 Seeing none, Mr. Pullin, would you
22 please read the title of the first
23 bill.

24 THE CLERK: Bill No.

1 250843, titled amending Chapter
2 10-700 of the Philadelphia Code,
3 entitled "Refuse and Littering," to
4 require locking dumpsters; all
5 under certain terms and conditions.

6 COUNCILMAN YOUNG: Thank
7 you, Mr. Pullin. Would you please
8 call the first witness.

9 THE CLERK: First
10 witness to testify is Crystal
11 Jacobs Shipman, Commissioner of the
12 Department of Sanitation.

13 (Witnesses approached
14 witness table.)

15 COUNCILMAN YOUNG: Good
16 morning. Please state your name
17 for the record and begin with your
18 testimony.

19 COMMISSIONER JACOBS
20 SHIPMAN: Good morning. I'm
21 Crystal Jacobs Shipman,
22 Commissioner of the Department of
23 Sanitation. I'm joined today by
24 Deputy Commissioner Keith Warren.

1 Chairperson Young and
2 members of the Streets and Services
3 Committee, thank you for giving us
4 the opportunity today to testify in
5 support of Bill No. 250843,
6 sponsored by Councilmember Squilla
7 to address illegal dumping in the
8 city.

9 This bill amends Chapter
10 10-700 of The Philadelphia Code,
11 entitled "Refuse and Littering" to
12 require locking of dumpsters.
13 Under the bill, licensees must keep
14 dumpster lids locked except when in
15 use or when the dumpster must be
16 open to accommodate a trash chute.
17 The licensee must also keep the
18 area around the dumpster clean and
19 free of any refuse, non-grindable
20 garbage, spillage or overflow.
21 Currently, the code requires
22 dumpsters to be tightly secured.

23 However, we've seen many
24 incidents in which the dumpsters

1 are pilfered, which contributes to
2 illegal dumping and deteriorating
3 conditions across the city.

4 Unlocked dumpsters and by illegal
5 dumping in the right-of-way, in
6 many cases the unlocked dumpsters
7 lead to trash overflow and illegal
8 dumping surrounding the dumpsters
9 on the street. It leaves
10 commercial corridors, alleyways and
11 residential areas dirty and smelly,
12 often with unsightly trash.

13 In 2024; 3,877 code
14 violation notices and 243 contacts
15 and warnings were given for
16 dumpster lids being left open and
17 unsecured. In 2025, so far to date
18 5,207 CVNs and 229 contacts and
19 warnings have been given for
20 dumpster lids being left open and
21 unsecured. In 2024; 311 received
22 1,278 calls with the key word of
23 dumpster. And so far this year,
24 311 has received 1,229 calls

1 related to dumpsters.

2 Mayor Cherelle Parker's
3 vision is to ensure that
4 Philadelphia is the safest,
5 cleanest, greenest, big city in the
6 nation with access to economic
7 opportunity for all. In her first
8 100 days in office, Mayor Parker
9 established an action plan to help
10 implement the vision for the city.
11 The action plan has three major
12 goals:

13 One, to create a clean
14 and green cabinet consisting of
15 government officials, industry
16 professionals, businesses,
17 community-based organizations,
18 nonprofit organizations and
19 community leaders to develop best
20 practices for cleaning and greening
21 the city, combat illegal dumping,
22 reduce waste and improve the city's
23 environmental footprint.

24 Two, to create a new

1 approach to addressing persistent
2 quality-of-life issues, short-
3 dumping, litter, graffiti,
4 potholes, nuisance properties and
5 abandoned cars. Responding first
6 to the hardest-hit neighborhoods
7 using a public ticket to show
8 progress and partnering with
9 community-led cleanup efforts.

10 And three, to develop
11 and expand key litter prevention
12 programs such as the PHL Taking
13 Care of Business, programs to cover
14 more commercial corridors, more
15 frequent cleaning of existing
16 corridors and to increase the
17 number of participating
18 organizations.

19 This bill addresses Goal
20 No. 2, by adding another tool in
21 the toolbox to prevent littering
22 and illegal dumping, which will
23 keep commercial corridors and
24 residential areas clean and safe.

1 The combination of these programs
2 is anticipated to make a
3 significant and positive difference
4 and impact on litter, illegal
5 dumping and other quality-of-life
6 issues across the city.

7 We could not have made
8 progress without the support of the
9 honorable members of City Council
10 who have supported these efforts to
11 improve the quality of life for all
12 residents who live, work and visit
13 our city. Together we are making
14 Philadelphia safer, cleaner and
15 greener. Again, thank you for this
16 opportunity to testify. At this
17 time, Deputy Warren and I welcome
18 any questions that you may have.

19 COUNCILMAN YOUNG: Thank
20 you. Thank you for your testimony.
21 I do have one question. When there
22 are dumpsters that are in shared
23 use of say, for example, by tenants
24 inside of a plaza, these dumpsters

1 are locked, so now will we require
2 the landlord to provide dumpster
3 keys to all the tenants,
4 essentially to be able to access
5 those dumpsters?

6 And I just say that from
7 where my district office is,
8 there's a dumpster that we all have
9 to share in that plaza. And so, if
10 it's locked, then my staff will
11 have to have the key in order to
12 unlock it in order to dump our
13 trash in there. So can you just
14 talk to us about how that will
15 look?

16 MR. WARREN: Good
17 morning. I'm Keith Warren, Deputy
18 Commissioner for Sanitation. Yes
19 is the short answer to your
20 question, Councilman. The users of
21 the dumpsters as well as the
22 haulers will probably have to
23 provide keys to everyone.

24 COUNCILMAN YOUNG: And

1 do you think that in the passage of
2 this legislation, which I think the
3 goal is laudable, do we need to
4 kind of legislate that in order to
5 let landlords know that they will
6 now be required to provide keys to
7 these tenants? Because if not,
8 some of these tenants by my office
9 is next to Pizza Hut. They're just
10 going to throw the bags on top of
11 the dumpsters, next to the
12 dumpsters if they don't have a key,
13 if we don't have a good landlord
14 that's going to be providing them
15 with keys. So I just think that's
16 something practical that we just
17 have to think about in the
18 implementation of this particular
19 bill.

20 MR. WARREN: Generally
21 speaking, I do think that users of
22 the dumpsters now have a process
23 that they're following, and adding
24 a lot to it is just another step.

1 I don't know how detailed we are in
2 regulation for people using shared
3 dumpsters like behind locked fences
4 or in trash rooms, but somehow the
5 users and the haulers are able to
6 figure that out. So I don't know
7 if that would need to be regulated.
8 It should probably certainly be
9 mentioned.

10 But again, I gave you
11 the example. There are high-rise
12 buildings down here where several
13 tenants use dumpsters behind locked
14 fences. I don't know how they
15 distribute the keys, but it seems
16 to be working.

17 COUNCILMAN YOUNG: Thank
18 you.

19 Are there any questions
20 by members of the committee?

21 Chair recognizes Vice-
22 Chair and the presence of
23 Councilmember Squilla.

24 COUNCILMAN SQUILLA:

1 Thank you, Mr. Chair.

2 Thank you guys for being
3 here and your continued effort to
4 help make our city cleaner. I'm
5 very much supportive of this
6 legislation, but I did receive some
7 questions from some members and
8 providers and challenges. Will we
9 be willing to work with them on
10 basically how something like this
11 would be rolled out? Is it
12 possibly even to do like a pilot or
13 something in the meantime to check
14 out an area to see how it would
15 work logistically and to work with
16 these providers to see how they
17 handle it?

18 COMMISSIONER JACOBS

19 SHIPMAN: Yes, Councilman Squilla,
20 I do think that this is an
21 opportunity to work with the
22 haulers and work with other
23 partners possibly to pilot. We
24 could consider a pilot to see how

1 it works and test it out.

2 COUNCILMAN SQUILLA: All
3 right. Good. I mean, honestly we
4 know the challenges of open
5 containers. We know what happens
6 with people going in and throwing
7 trash out of them. We know
8 sometimes the owners of the
9 properties that fill these
10 containers overfill them, right.

11 You mentioned about the
12 citations and things that are
13 given. Sometimes people take that
14 as a cost of doing business. We
15 can't afford to have that as a cost
16 of doing business because it does
17 trash the city and makes it harder
18 even for the haulers to pick up the
19 trash.

20 So I think there's going
21 to have to be a shared
22 responsibility between the haulers
23 and the owners of these containers.
24 And years ago, we used to have a

1 medallion feature that was on there
2 so we knew exactly who the
3 containers are. Sometimes we
4 really are challenged to figure out
5 whose containers they are.

6 And then the other issue
7 would be with the toters, right.
8 So we have toters that are out
9 there. Some of the businesses now
10 use just toters only. I'm not sure
11 of a way of actually how though to
12 lock them. And is there something
13 that we could come up with that
14 looks at how those would be
15 secured?

16 And lastly, I just want
17 to bring up something that we've
18 been talking about, which is a
19 pilot in the Center City area for
20 new versions of trash pickup. Are
21 we anywhere near legislation to
22 look at that possibility to do a
23 pilot that would do either
24 underground storage or above-ground

1 storage in some of these containers
2 done like in Europe?

3 COMMISSIONER JACOBS

4 SHIPMAN: So I'll answer the
5 questions backwards.

6 COUNCILMAN SQUILLA:
7 Okay.

8 COMMISSIONER JACOBS

9 SHIPMAN: Yes, we have been in
10 discussion with the Law Department
11 to see what it would look like to
12 test out or pilot some of the newer
13 styled dumpsters that completely
14 hide the trash, either underground
15 or provide a more artistic look and
16 feel to a dumpster that is fully
17 enclosed when it's not being
18 operated or used.

19 COUNCILMAN SQUILLA:
20 Point of information. Those
21 dumpsters or containers are also
22 locked, right, because they have a
23 code and nobody could get in them.
24 And the great part about those

1 containers is when each user has a
2 code that they use, the amount of
3 trash can be calculated and you'll
4 know a tonnage for everybody who
5 puts whatever code they're in. So
6 if they share their code with
7 somebody else, they're going to
8 have to pay for that trash.

9 COMMISSIONER JACOBS

10 SHIPMAN: That's correct. The
11 model that we're looking at is a
12 shared use dumpster, so to speak,
13 or piece of equipment and it is
14 fully locked. A person either
15 comes up with a swipe badge or a
16 code. They type that in. It
17 opens. They can place their trash.
18 It closes behind them and they go
19 on their way.

20 We definitely do think
21 that -- and I'm answering Question
22 1. I should have written down
23 Question 2. But Question 1, we do
24 think this is a partnership. It

1 should be a partnership. All of
2 these efforts really should be a
3 partnership, and in this case
4 between the businesses and the
5 haulers who do have responsibility
6 to maintain those dumpsters in a
7 certain way, and then for the
8 businesses making sure that those
9 properties stay and remain litter-
10 free and are not inviting and
11 welcoming for conditions that are
12 not conducive for doing business or
13 for people to walk past and feel
14 safe and feel like our city is
15 clean. And you have to remind me
16 the second question, Councilman.

17 COUNCILMAN SQUILLA: The
18 second question was the toters.

19 COMMISSIONER JACOBS
20 SHIPMAN: Oh, yes. So I do think
21 there is an opportunity to -- you
22 may have to get creative and do a
23 little bit of work to see how you
24 possibly put locks on a smaller

1 tote or something that is usually
2 removed and emptied a little
3 quicker than, say, a dumpster.
4 Something that doesn't hold as much
5 space, that is something that we
6 could also look into.

7 COUNCILMAN SQUILLA:

8 Then would you be willing to meet
9 with some of these providers and us
10 to go over that to see how?
11 Because basically, I think a pilot
12 would be good, understanding who is
13 responsible for what and how this
14 would be rolled out. And so, I
15 would look forward to meeting with
16 you and some of the haulers to go
17 over those things as this
18 legislation moves forward. Thank
19 you.

20 COMMISSIONER JACOBS

21 SHIPMAN: Yes, thank you.

22 COUNCILMAN YOUNG: Thank
23 you. Just one more note on the
24 practicality of this legislation.

1 If dumpsters are required to be
2 locked, this is Philadelphia.
3 Folks will still come and try to
4 dump their household trash in these
5 dumpsters. And if they get to a
6 dumpster that's locked, they still
7 are going to just dump their trash
8 out there, which defeats the
9 purpose of what we're trying to do
10 here.

11 So how are we going to
12 kind of regulate or monitor that
13 situation as well?

14 MR. WARREN: I think we
15 both have a unique perspective on
16 that. I'll give my perspective
17 first and then the Commissioner.
18 And that's part of why this
19 regulation would be important.
20 It's not a punitive thing.

21 If we control access to
22 the dumpster, that eliminates one
23 of the possible perpetrators of the
24 situation. Our goal is to prevent

1 the litter condition around the
2 dumpsters, and currently trying to
3 determine who caused it is a big
4 part of it.

5 But if the dumpsters are
6 locked and the users are using a
7 secure dumpster, we can eliminate
8 them and concentrate our
9 investigations in other places and
10 get to our goal, which is resolving
11 the issue quicker. A lot of times
12 we get these complaints with litter
13 dumpsters and we have to spend so
14 much time investigating who put it
15 there, how did it get there. This
16 regulation will help us narrow that
17 down some and help us to remove the
18 condition sooner, if that makes
19 sense.

20 COUNCILMAN YOUNG: I'm
21 just letting you know I'll be
22 calling a lot because I got some
23 plazas in my district that are
24 frequent dump sites even with

1 dumpsters around it, right. So
2 I'll be giving you guys a call.

3 MR. WARREN: The hope is
4 that by the containers being
5 locked, some of the perpetrators
6 would then bypass it. When it's an
7 open dumpster, not necessarily --
8 we know it's not going to eliminate
9 the problem, right. We are aware
10 of that. But we're open to some
11 degree that it will deter and slow
12 down those offenders who see an
13 open door.

14 COUNCILMAN YOUNG: If I
15 have a bag of trash with me in my
16 car, I'm not just going to drive
17 somewhere else. I'm going to go to
18 my location where I plan to dump
19 that bag of trash and get that
20 trash out of my car.

21 COMMISSIONER JACOBS
22 SHIPMAN: Well, we do always
23 encourage that you bring them to a
24 sanitation convenience center. We

1 got six all around the city and
2 we're open six days a week.

3 COUNCILMAN YOUNG: For
4 the record, could you give the
5 folks who are watching those
6 addresses. If you have them, let
7 them know where they are. Because
8 you can if you're a Philadelphia
9 resident, dump your trash for free.
10 I just want folks to know that.

11 COMMISSIONER JACOBS
12 SHIPMAN: Free, 3901 North Delaware
13 Avenue; Domino Lane in Umbria. I
14 mean, we can give you -- all across
15 the city, 2601 Glenwood. We are
16 here. We're open. Bring your
17 trash.

18 MR. WARREN: That
19 information is also available on
20 the city's website phila.gov. You
21 can search for a convenience center
22 and it's there, an authorized
23 sanitation drop-off center. I feel
24 compelled to say that today,

1 authorized sanitation convenience
2 center.

3 COUNCILMAN YOUNG: Thank
4 you. Chair recognizes
5 Councilmember Harrity.

6 COUNCILMAN HARRITY: No,
7 I just want to be recognized as
8 here.

9 COUNCILMAN YOUNG: Chair
10 recognizes the presence of
11 Councilman Harrity.

12 Are there any questions
13 of these witnesses?

14 Chair recognizes
15 Councilmember Ahmad.

16 COUNCILWOMAN AHMAD: Not
17 a real question, but like the most
18 beautiful block effort that you do,
19 which is fantastic, could we do
20 something with our owners of these
21 dumpsters to work with you to be
22 innovative and creative and then
23 keep it up to have some sort of
24 effort to incentivize them to kind

1 of do this?

2 Maybe this is an offline
3 conversation. But just to think of
4 other ways to engage our community
5 to say you're all in this, this is
6 your block or space or work with
7 the commercial people here to make
8 this and you'll get X or Y.

9 COMMISSIONER JACOBS

10 SHIPMAN: So I do think Andrew
11 Jacobs is one of the people, and
12 we're not related, but Andrew
13 Jacobs is one of the people that's
14 slated to testify. And he can
15 probably give a really clear
16 example of where we see our
17 haulers, our business owners coming
18 together, and where one of I'm
19 going to call it an alleyway or
20 service alley, for lack of a better
21 word, where you see a really good
22 example of how it was transformed
23 and folks work together and they
24 beautified that particular area.

1 You don't even know a dumpster
2 exists on that particular roadway.
3 But he can probably speak more to
4 that.

5 COUNCILWOMAN AHMAD:

6 Well, that can obviate the problem
7 that Councilmember Young was
8 talking about, people coming from
9 elsewhere and dumping because there
10 will be a sense of pride and
11 protection for their own space. So
12 anyway, I just wanted to make that
13 point.

14 Thank you, Chair.

15 COUNCILMAN YOUNG: Thank
16 you, Councilmember.

17 Are there any other
18 questions for these witnesses on
19 this panel?

20 (No response.)

21 COUNCILMAN YOUNG:

22 Seeing none, thank you so much for
23 your testimony today.

24 COMMISSIONER JACOBS

1 SHIPMAN: Thank you.

2 MR. WARREN: Thank you.

3 COUNCILMAN YOUNG:

4 Mr. Pullin, would you please call
5 the next witness to testify on this
6 bill.

7 THE CLERK: The next
8 witness to testify is Andrew
9 Jacobs, Vice-President of Planning
10 and Public Realm at Center City
11 District.

12 (Witness approached
13 witness table.)

14 COUNCILMAN YOUNG: Thank
15 you. Please state your name for
16 the record and begin with your
17 testimony.

18 MR. JACOBS: Andrew
19 Jacobs. Good morning, Chairman
20 Young and committee members. My
21 name is Andrew Jacobs and I'm the
22 Vice President of Planning and
23 Public Realm at the Center City
24 District. My colleague Prema Gupta

1 asked me to share her regrets for
2 not being able to attend today's
3 hearing, especially since alleys
4 and dumpsters are genuinely among
5 some of her favorite conversation
6 topics. I can truly attest to this
7 given the amount of trash and trash
8 containers and alley photos she
9 manages to send while she's on
10 vacation.

11 But I just want to say
12 thank you for the opportunity to
13 provide testimony in support of
14 Bill No. 250843, amending Chapter
15 10-700 of The Philadelphia Code to
16 require all dumpsters be locked.
17 This is an important and meaningful
18 first step toward improving alley
19 and sidewalk conditions in Center
20 City, helping create a cleaner,
21 safer and more welcoming
22 environment for residents,
23 businesses and visitors.

24 Center City District is

1 an independent private sector-
2 directed authority organized under
3 the Commonwealth Municipality
4 Authorities Act. We have spent the
5 last 33 years helping keep Center
6 City clean and safe with cleaning
7 crews, community service
8 representatives, homeless outreach
9 professionals, a relatively new
10 public safety patrol and a unique
11 partnership with the Philadelphia
12 Police Department that includes a
13 substation housed within our
14 offices. Our services supplement,
15 but do not replace those of city
16 government.

17 Since early 2024, the
18 Center City District has been
19 working in close partnership with
20 members of the Administration's
21 Clean and Green cabinet, leadership
22 from Sanitation, Licenses and
23 Inspections, the Philadelphia
24 Police Department and the Parking

1 Authority to confront the
2 persistent quality-of-life issues
3 that have long affected our alleys
4 and service streets, particularly
5 in Center City.

6 Many of Philadelphia's
7 skinny streets are among some of
8 the loveliest places. Take
9 Elfreth's Alley, for example, but
10 many are the exact opposite. I'm
11 also struck by the way dirty alleys
12 undermine the work of Center City
13 District's 100 hard-working
14 cleaners who manually or
15 mechanically sweep the sidewalks of
16 the district streets three times
17 daily.

18 Also recently, one
19 person emailed our team and wrote,
20 "We can walk the clean streets and
21 sidewalks and then, boom, we cross
22 a really disgusting back alley with
23 dumpsters, trash, graffiti and
24 filth all over." Seeking to learn

1 more about this issue, our team led
2 comprehensive on-the-ground surveys
3 of 45 alleys within the district,
4 evaluating dumpster conditions and
5 their immediate surroundings as
6 well as documenting additional
7 challenges such as homeless
8 encampments and the presence of
9 drug paraphernalia.

10 In June of this year, we
11 released a report titled Reclaiming
12 Alleys, which summarized some of
13 these findings and offered a series
14 of practical, implementable
15 recommendations aimed at improving
16 the conditions of the alley network
17 that supports the many offices,
18 restaurants, retailers and
19 residential buildings that drive
20 Center City's economy.

21 Of the 446 dumpsters we
22 surveyed within the study area, the
23 findings were clear. 68% were
24 unlocked or unsealed, 41% had trash

1 beneath or adjacent to them, and
2 77% lacked the required medallion
3 or visible permit holder
4 information. We also documented
5 homeless activity in 60% of the
6 alleys. And in those locations,
7 75% of the dumpsters were open or
8 unlocked.

9 These findings reflect
10 the persistent conditions of visual
11 disorder that characterize so many
12 of our alleys, and they have a
13 measurable impact on public
14 perceptions of crime, cleanliness
15 and safety in Center City. While
16 alleyways are traditionally viewed
17 solely as service corridors for
18 waste haulers, nearly 25% of alley
19 entry and exit points studied
20 actually serve as pedestrian
21 pathways to the primary entrances
22 for residents, employees and even
23 hotel guests.

24 It's evident that these

1 alleys, where most dumpsters are
2 located, serve a critical multi-
3 functional role in Center City's
4 infrastructure as part of the
5 pedestrian network that knits our
6 downtown together. Ultimately, our
7 work made clear that the core issue
8 is not the alleys themselves, but
9 the dumpsters.

10 The vast majority were
11 in violation of existing city code.
12 In response, representatives from
13 multiple city agencies launched an
14 outreach and enforcement campaign
15 along priority alleys to educate
16 business owners about their
17 responsibilities and proper
18 dumpster maintenance.

19 Follow-up surveys showed
20 measurable improvements. More
21 dumpsters were sealed or even
22 locked, litter levels declined, and
23 compliance with visible permit
24 holder requirements increased.

1 Simply put, this initiative is
2 working and increasing the
3 resources dedicated to outreach,
4 and enforcement around proper
5 dumpster maintenance at a
6 meaningful scale would produce
7 timely and significant improvements
8 in the conditions of our alleys and
9 service streets.

10 The amendment proposed
11 in this bill, which would require
12 dumpsters to be locked, represents
13 a decisive, practical and important
14 step toward reclaiming these
15 spaces, enhancing quality of life
16 and strengthening the pedestrian
17 network that supports Center City
18 businesses, residents and visitors.

19 We also recognize that
20 members of the Waste Hauling
21 Committee have raised operational
22 concerns about this requirement,
23 particularly regarding the addition
24 of locks to dumpsters and the extra

1 time needed to service them.

2 However, our extensive survey work
3 shows that many businesses have
4 already taken it upon themselves to
5 lock their dumpsters, using simple
6 chains and padlocks to reduce the
7 persistent quality-of-life
8 challenges in these alleys.

9 For example, of the 40
10 dumpsters recorded on the 1500
11 block of Moravian, not far from
12 this building, this past September
13 half are already locked. This
14 demonstrates that a workable system
15 is already in practice and this
16 bill would simply ensure a uniform
17 standard across the city.

18 Furthermore, reducing
19 litter and illegal dumping are core
20 priorities of the city's Clean and
21 Green Initiative, and this
22 legislation is essential to
23 achieving those goals, both on our
24 streets and throughout the public

1 right-of-way. We have a clear
2 choice before us. While requiring
3 dumpster lids to be locked will
4 introduce some operational friction
5 at the outset, the benefits of this
6 legislation will clearly surpass
7 those short-term inconveniences.

8 By ensuring a cleaner
9 and safer public realm, this
10 measure will deliver substantial
11 returns for business owners,
12 residents and visitors alike. In
13 short, the modest adjustments
14 proposed today will quickly prove
15 their worth.

16 As we approach 2026 with
17 millions of people expected to
18 visit Philadelphia for America's
19 250th, the World Cup, and other
20 major events, the urgency of this
21 work could not be clearer. Now is
22 the moment to act so that those
23 visitors return home eager to come
24 back and Philadelphians can look

1 ahead with renewed pride in the
2 cleanliness, safety and vitality of
3 our city.

4 Thank you, Chairman
5 Young, and thank you to the members
6 of the Committee, for your
7 commitment to addressing this issue
8 through the proposed legislation.

9 I also want to express my
10 appreciation for the opportunity to
11 testify this morning and for your
12 thoughtful consideration. Thank
13 you.

14 COUNCILMAN YOUNG: Thank
15 you so much for your testimony. In
16 your report Reclaiming Alleys, I
17 just saw that you observed 21
18 different waste hauling companies.
19 Could you talk about the effect
20 that many companies would have in
21 your jurisdiction in the city?

22 MR. JACOBS: Sure. And
23 just to clarify that, we counted
24 the labels on the dumpsters and

1 that qualified, so there could be
2 more. But of the 21, we also
3 noticed that 3 haulers represented
4 65% of the dumpsters. So
5 essentially, that led us to
6 understand that there are certain
7 blocks with 6 or 7 haulers on that
8 block, which means 6 or 7 trips
9 possibly in a single day to empty
10 those dumpsters. And so, we just
11 wanted to make aware of the sheer
12 number of waste haulers that are
13 operating within our district.

14 COUNCILMAN YOUNG: Thank
15 you.

16 Chair recognizes
17 Councilmember Squilla.

18 COUNCILMAN SQUILLA:
19 Thank you, Mr. Chair. We know that
20 some cities and municipalities have
21 zone pickup. Certain haulers have
22 certain zones. Do you think -- and
23 we could talk with Sanitation also,
24 do you think that zone hauling is

1 something that we could do here in
2 the city that make it easier and
3 cleaner to pick up?

4 MR. JACOBS: Yeah, I
5 think that there's some good
6 precedents in other cities that
7 this has been a very effective way
8 to manage the waste collection,
9 especially in dense urban areas.
10 So other cities have used an RFP
11 process, if you will, to sort of
12 get certain haulers to pick up
13 within certain districts, within
14 districts. So I think there's
15 certainly precedents to look
16 forward to potentially exploring
17 that option in Philadelphia, in
18 Center City in particular.

19 COUNCILMAN SQUILLA:
20 Yeah. And I think that looking --
21 we mentioned earlier with
22 Commissioner Jacobs the possibility
23 of doing a pilot for the European-
24 style trash pickups where they have

1 the containers that get hauled.
2 And I think maybe that would be a
3 good way to start the zones. You
4 know, certain haulers would be able
5 to compete or do an RFP for zones
6 and be able to select what zones
7 they could pick up trash. And
8 maybe that's another way that we
9 could look at this to improve our
10 trash pickup and the mess that's
11 associated with it.

12 Some of our alleys
13 actually look worse than third-
14 world countries when you go up
15 there. So I think we definitely
16 need to do something. And so, I'm
17 excited to hear these new ideas
18 come to fruition. So thank you.

19 MR. JACOBS: Absolutely.

20 COUNCILMAN YOUNG: Are
21 there any other questions of this
22 witness?

23 (No response.)

24 COUNCILMAN YOUNG:

1 Seeing none, thank you so much for
2 your testimony.

3 MR. JACOBS: Thank you
4 very much.

5 COUNCILMAN YOUNG:
6 Mr. Pullin, would you please call
7 the name of the next witness to
8 testify on Bill No. 250843.

9 THE CLERK: The next
10 witness to testify is Dominic
11 Fulginiti, Municipal Sales Manager
12 for Republic Services.

13 (Witness approached
14 witness table.)

15 COUNCILMAN YOUNG: Good
16 morning. Please state your name
17 for the record and your testimony.

18 MR. FULGINITI: Thank
19 you, Councilmember and Chair. My
20 name is Dominic Fulginiti and I
21 represent Republic Services. And
22 I'm here to testify regarding City
23 Council Bill 250843. And I'd first
24 like to state that all the goals

1 that have been outlined over the
2 past 10, 15 minutes we're in full
3 support of.

4 Everything that
5 Ms. Shipman spoke about, we agree
6 with in general. Really what we're
7 here to do today is basically ask
8 for the city to consider a pilot
9 program to test the effectiveness
10 of any type of legislation. And
11 the reason for that is, not to
12 reiterate, but all the questions
13 that we had laid out last night,
14 such as who'd be responsible for
15 the locks and who would install
16 them, who would lock, unlock the
17 containers, and specifically the
18 cart issue is probably the biggest
19 thing that is at the forefront of
20 our minds. We have about 5000
21 customers and that would mean about
22 10,000 carts. So it's a large
23 endeavor for any hauling company,
24 but us in particular.

1 And the main thing that
2 we're concerned with is that while
3 the goals are laudable, the devil's
4 in the details. So we want to make
5 sure that any legislation permits,
6 smooth and operationally, a good
7 way to collect the trash and keep
8 the streets clean. So if you have
9 any questions.

10 COUNCILMAN YOUNG: Thank
11 you.

12 Chair recognizes
13 Councilmember Squilla.

14 COUNCILMAN SQUILLA:
15 Yes. Thank you, Mr. Chair.

16 So you would be
17 supportive of a pilot to work this
18 out and work with the city on best
19 practices to move forward?

20 MR. FULGINITI: Yeah.
21 Due to the sheer number of
22 different types of containers, the
23 different types of street layouts,
24 a pilot program would be the best

1 way for us to evaluate what systems
2 and strategies would work best.
3 Again, we are in support of keeping
4 the streets and alleyways trash-
5 free.

6 COUNCILMAN SQUILLA:

7 Thank you very much.

8 COUNCILMAN YOUNG: Thank
9 you, Vice-Chair Squilla.

10 Can you let us or talk
11 to us about the number of different
12 types of containers that are out
13 there?

14 MR. FULGINITI: Well,
15 you'd have three different types of
16 toters. So there's different
17 mechanisms there. And then you'd
18 have probably 10 different types of
19 commercial steel containers. And
20 they vary from front load to roll-
21 off, probably three different types
22 of trucks that collect them.

23 So again, the devil's in
24 the details of what it would look

1 like. And it may look different in
2 Fairmount than it would in, say,
3 east of Broad Street. So it's
4 going to be very localized.

5 COUNCILMAN YOUNG: Thank
6 you.

7 Are there any other
8 questions of this witness?

9 (No response.)

10 COUNCILMAN YOUNG:
11 Seeing none, thank you so much for
12 your testimony.

13 MR. FULGINITI: Thank
14 you.

15 COUNCILMAN YOUNG: Is
16 there anyone else in chambers
17 wishing to testify on Bill No.
18 250843?

19 (No response.)

20 COUNCILMAN YOUNG:
21 Seeing none, thank you.

22 Mr. Phillips, would you
23 please read the title of the next
24 bill.

1 THE CLERK: Bill No.
2 251022, titled Amending Section
3 9-208 of The Philadelphia Code,
4 entitled "Sidewalk Cafés," to
5 revise standards and requirements
6 associated with Sidewalk Cafés, all
7 under certain terms and conditions.

8 COUNCILMAN YOUNG: Thank
9 you. Would you please -- before we
10 start, the sponsor of the
11 legislation, Councilmember Landau,
12 is present. Would you like to make
13 some open remarks?

14 COUNCILWOMAN LANDAU: I
15 would. Thank you so much, Chair.
16 Thank you, Chair Young and the
17 entire Streets Committee.

18 Today my sidewalk cafe
19 bill will be presented to this
20 committee for your consideration.
21 Over the summer and throughout the
22 fall, I've been meeting with
23 restaurant operators and District
24 Councilmembers all over

1 Philadelphia.

2 Time and time again, I
3 heard the same story and saw the
4 same solution. Owners told us that
5 the current outdoor dining program
6 is not working for small
7 businesses. Most find it confusing
8 and cumbersome and changes must be
9 made. Many cited a need for
10 process improvements, legislative
11 amendments and a removal for the
12 need of an ordinance to put tables
13 and chairs on the sidewalk.

14 Outdoor dining can and
15 should be the easiest, lowest
16 barrier option for a restaurant or
17 cafe to offer outdoor dining to
18 their customers. But that's not
19 the case right now. Instead it can
20 take months to get a sidewalk cafe
21 ordinance, and that's the best-case
22 scenario.

23 Some stories we heard
24 cited that the process can take

1 over a year or more. My bill is
2 just a commonsense solution to a
3 problem that is affecting
4 businesses throughout the city.
5 It's cutting out red tape, making
6 this process easier to navigate,
7 simpler to understand and quicker
8 to service.

9 This program is a
10 low-cost, high-impact economic
11 development tool, especially when
12 it comes to job creation, boosted
13 revenue, commercial corridor
14 vibrancy and it bolsters disability
15 access.

16 Expanding outdoor dining
17 also supports local restaurants and
18 creates more opportunities for
19 neighborhood businesses to thrive
20 during peak tourism seasons, which
21 we're going to see a lot of in just
22 a few months. When summer 2026
23 rolls around, we need to have
24 tables and chairs outside to best

1 support these small businesses.

2 Tourists and visitors are expecting
3 to travel through our streets, sit
4 down for a nice meal and experience
5 all that Philly has to offer.

6 Other cities with
7 successful tourism economies have
8 leaned into outdoor dining as part
9 of their visitor experience. We
10 should too. Businesses still go
11 through all of the proper
12 application steps to get a license
13 to open a sidewalk cafe that meets
14 the guidelines. They still need to
15 go through Streets, L&I and Health.

16 This isn't removing the
17 need for an application. This is
18 clearing up the process to get
19 there. It's making streets safer,
20 businesses thrive and creating a
21 Philadelphia that people want to be
22 in. This does not get rid of the
23 need for a permit or the
24 application process. District

1 Councilmembers remain key partners.

2 The program is
3 structured to allow for
4 coordination with local priorities
5 and needs. Accessibility will not
6 be compromised. Community input
7 will not be compromised. We are
8 building a more inclusive
9 experience for Philadelphia, and I
10 appreciate all of those who have
11 come out to testify today.

12 Each member of this
13 committee has been given a letter
14 of support for the sidewalk cafe
15 legislation. These letters include
16 65 signatures from owners and
17 operators of various businesses all
18 over the city, Business Improvement
19 Districts and the Diverse Chambers
20 of Commerce. I look forward to
21 answering any possible questions or
22 clearing up any hesitations around
23 this bill. Thank you very much.

24 COUNCILMAN YOUNG: Chair

1 recognizes Vice-Chair Squilla.

2 COUNCILMAN SQUILLA:

3 Thank you, Mr. Chair.

4 And I do want to thank
5 Councilmember Landau for her
6 efforts. As you know, we met with
7 a lot of communities in my district
8 to be able to share this
9 opportunity. And even though some
10 are not on board yet, there were
11 some that wanted to join in and be
12 a part of this. And it's a credit
13 to Councilmember Landau and her
14 staff for taking the time to do
15 that, Jeff and the whole team that
16 was out there. It's important that
17 people's voices be heard in this
18 process, and we really appreciate
19 the effort made as this legislation
20 moves forward. So thank you.

21 COUNCILMAN YOUNG: Chair
22 recognizes Councilmember Bass.

23 COUNCILWOMAN BASS:

24 Thank you, Mr. Chairman.

1 And good morning,
2 everyone. And I too want to
3 applaud my colleague Councilwoman
4 Landau on working on legislation to
5 really cut red tape, because that's
6 what it is. It's so important that
7 folks have confidence in
8 government. And the amount of red
9 tape, the many, many steps it's
10 very, very frustrating. And
11 because bureaucracy and red tape is
12 so frustrating, it sends some
13 people to go elsewhere. It makes
14 people go elsewhere and do other
15 things.

16 But I would say equally
17 frustrating, if not more so, is
18 living near a bad neighbor who
19 happens to have a restaurant
20 license. Under the proposed bill,
21 that bad neighbor can now expand
22 their disruptive operation onto the
23 sidewalk. This is unacceptable,
24 and in my opinion this completely

1 cuts out the community from having
2 a say about this bad neighbor
3 having even more of an impact on
4 the neighbor's daily lives.

5 Anything or any bill
6 that essentially takes away a say
7 from the community in the 8th
8 District is unfortunately going to
9 be a no for me. So while I applaud
10 anyone who is supportive of this
11 effort, because I get what the
12 broader ideal is, but for me the
13 8th District will be excluded,
14 although I intend to support my
15 colleagues and vote the bill out of
16 committee.

17 I think of stop-and-goes
18 primarily who happen to have a
19 restaurant license. They'll be
20 able to now move their foolishness
21 from inside the stop-and-go out on
22 the sidewalk. And so, until we can
23 get better controls and better
24 handles and make sure that the

1 community has very much a say in
2 terms of what's going into their
3 neighborhood, because they're the
4 ones who are there, they're the
5 most affected. If something goes
6 wrong, they're the ones who are up
7 all night because the business is
8 having a party on the sidewalk all
9 night long.

10 And again, I know that
11 for the vast majority of businesses
12 that's not the case. I'm speaking
13 really specifically about a very
14 small number of businesses,
15 primarily stop-and-goes which have
16 restaurant licenses, which will be
17 able to qualify under this bill.

18 So unfortunately, the
19 8th District would be excluded, but
20 I applaud your effort in trying to
21 work on this. And also, I'll be
22 happy to work with you and any
23 others to address what is holding
24 up and what are the many, many

1 steps that send businesses
2 elsewhere rather than operating an
3 outdoor cafe -- rather than being
4 able to operate an outdoor cafe and
5 go through the steps that we
6 currently have in place.

7 So why is it taking so
8 long, why does it take months, why
9 does it take years, how do we fix
10 that I think is really something
11 that I'm happy to work with you on
12 in the future.

13 Thank you, Mr. Chairman.

14 COUNCILMAN YOUNG: Thank
15 you.

16 Chair recognizes
17 Councilmember Ahmad.

18 COUNCILWOMAN AHMAD:
19 Thank you, Chair.

20 And thank you, Member
21 Landau. You and I have had long
22 conversations about this, albeit
23 very recently. I have the same
24 concern my colleague has and I

1 expressed that to you. I just
2 wanted to see if there's a
3 mechanism put into place that could
4 respond to that.

5 So we're streamlining
6 this, making this easier for people
7 to enjoy and have larger footprint
8 for the restaurant. What are we
9 doing when things don't go well?
10 Is there something that we have set
11 in place that will go into
12 operation when there's a complaint,
13 there's a credible complaint and we
14 need to act on it?

15 What measures do we have
16 in place to address that and how
17 quickly will that happen? Because
18 we are streamlining this, we need
19 to have the entire process
20 streamlined. If you would respond
21 to that please.

22 COUNCILMAN YOUNG: Thank
23 you.

24 Chair recognizes

1 Councilmember Landau.

2 COUNCILWOMAN LANDAU:

3 Sure. Thank you both for this.

4 We've had -- Councilmember Bass,
5 you know you and I have talked many
6 times, and Councilmember Ahmad just
7 this morning on this. The District
8 Councilpeople who put areas into
9 the bill did their due diligence
10 before they did this. And so,
11 they're actively involved in this.

12 What I didn't say was
13 that I, through the months that we
14 have spent talking to restaurant
15 owners and the BIDs and the civics
16 and everyone else, is that I've
17 also had ongoing conversations with
18 Streets, L&I, Health and Commerce
19 often together talking about the
20 process, talking about how we're
21 going to streamline it and we'll
22 hear from them. I think they've
23 got real incentive now.

24 They know that the

1 Administration is supporting this.
2 They know that we're about to have
3 a half a million people here in
4 Philadelphia and that our process
5 has to go faster, that we can't
6 allow somebody to wait well over a
7 year to get a sidewalk cafe license
8 because they won't even have seats
9 outside for 2026 if they submitted
10 that application today.

11 What is the most
12 important thing is that we've heard
13 ongoing complaints about the city
14 not reacting quickly enough or
15 thoroughly enough on nuisance
16 businesses. Councilmember Bass,
17 you bring this up all the time, and
18 we have a Majority Leader Gilmore
19 Richardson, who has actually put in
20 some provisions to help curtail
21 this.

22 This is an ongoing issue
23 with nuisance businesses that we
24 need to get a handle of in general

1 with the Administration. This
2 doesn't have to do -- you know,
3 most bad actors are not asking
4 permission from the City of
5 Philadelphia to put some tables and
6 chairs outside. They don't follow
7 the rules. They break the rules
8 and they don't believe there's
9 consequences. We do have to show
10 them that there's consequences.

11 In my review of the
12 existing law in the Philadelphia
13 Code for sidewalk cafes, I believe
14 that there are provisions that the
15 city can use to remove, to disallow
16 outdoor seating and, in fact, in
17 particular says that the Department
18 of Licenses and Inspections, if
19 they determine that the sidewalk
20 cafe is no longer being used
21 properly or the sidewalk cafe is
22 being operated in violation of any
23 ordinance, rule or regulation of
24 the City of Philadelphia, that's

1 it.

2 I would actually suggest
3 that the L&I might have greater
4 authority to do more on a sidewalk
5 cafe than it does in our process of
6 giving people three chances to be,
7 you know, when they're deemed a
8 chronic nuisance before we go any
9 further.

10 So this is in the
11 sidewalk cafe ordinance as is.
12 What we need and what we've been
13 looking for is partnership with the
14 departments for increased
15 enforcement. I think we're getting
16 there. You'll hear from them. I
17 think we got them on the right
18 page.

19 And so, I would suggest
20 that the bad actors are not asking
21 permission anyway, the bad actors
22 are often not bringing their bad
23 actions outside, to remain outside.
24 And this is for the greater good

1 for the City of Philadelphia. Plus
2 every District Councilmember who
3 put in areas of their Districts did
4 so after a thorough process.

5 And so, we're really
6 happy and excited about who is in.
7 And I know that we will be
8 successful next year with the
9 partnership that we have with the
10 Admin. Thank you.

11 COUNCILMAN YOUNG: Thank
12 you. One thing I would like to
13 mention is that we all want greater
14 enforcement for a lot of the
15 quality-of-life issues that we face
16 here in the city of Philadelphia.
17 Unfortunately, we just haven't
18 gotten that opportunity, whether
19 it's L&I or the Police or whatever
20 other agency that does enforcement.

21 And so, I just want to
22 put that on record that we all
23 support that ultimately we have to
24 figure out how we can get there to

1 that greater enforcement by these
2 agencies that are tasked with
3 enforcing.

4 So Chair recognizes
5 Councilmember Bass.

6 COUNCILWOMAN BASS:

7 Thank you. And I applaud your
8 work. Clearly, you've done a lot
9 of research on this. I want to
10 speak just briefly though to the
11 practicality of what as a District
12 Councilmember I've been dealing
13 with for quite some time now.

14 We passed the Nuisance
15 Business legislation in 2016 and we
16 passed the Stop-and-Go legislation
17 in 2017. And we still cannot get
18 the level of enforcements from most
19 of the agencies in the city that
20 you mentioned. We have great
21 working relationships with them.

22 But when it comes to
23 closing nuisance businesses, it is
24 a problem. And we just have not

1 seen any level of enforcement. It
2 just does not exist. And until we
3 get the level of enforcement that
4 we need from -- listen, I've been
5 out on tours with L&I and with the
6 Health Department. I won't say
7 Commerce or Streets, but I know L&I
8 and Health, we've been out knocking
9 on doors, talking to business
10 owners and have not received any
11 level of enforcement that we
12 actually need to be able to address
13 what's happening in those
14 neighborhoods.

15 And so, while I get what
16 you're saying. But the
17 practicality of it is it's just not
18 happening and it's just not
19 working. And I'm just going to
20 leave it right there.

21 COUNCILMAN YOUNG: Thank
22 you, Councilmember.

23 Mr. Pullin, would you
24 please call the first witnesses to

1 testify on this bill.

2 THE CLERK: The first
3 witnesses to testify are Zach
4 Pyzik, Senior Director of Public
5 Affairs for the Pennsylvania
6 Restaurant and Lodging Association;
7 Yael Tacher, Program Manager for
8 the Greater Philadelphia Hispanic
9 Chamber of Commerce; and Ryan
10 Mulholland, Director of Operations
11 at CookNSolo Restaurants -- my
12 apologies. The first witness to
13 testify are Richard Montanez,
14 Deputy Commissioner of the
15 Department of Streets; Justine
16 Bolkus, Senior Director of Business
17 Advocacy for the Department of
18 Commerce; and Michael Newmuis, 2026
19 Director for the City of
20 Philadelphia.

21 (Witnesses approached
22 witness table.)

23 COUNCILMAN YOUNG: Good
24 morning, Mr. Montanez. Please

1 state your name for the record and
2 begin with your testimony.

3 MR. MONTANEZ: Good
4 morning, Chairman Young and members
5 of the Streets and Services
6 Committee. My name is Richard
7 Montanez. I'm the Deputy
8 Commissioner for the Department of
9 Streets. I'm here today to offer
10 testimony on Bill No. 251022,
11 introduced by Councilmember Landau.
12 This ordinance amends Section 9-208
13 of the Code, by expanding the
14 permitting of sidewalk cafes to be
15 maintained by right in various
16 Council Districts.

17 Sidewalk cafes consist
18 of placing only tables and chairs
19 on the public right-of-way. Under
20 this bill, new geographic
21 boundaries for sidewalk cafes will
22 be established. These new
23 boundaries include Wadsworth Ave,
24 both sides, Michener Ave to

1 Cedarbrook Ave, Washington Ave,
2 both sides, Broad Street to 25th,
3 Snyder Ave, both sides, Broad
4 Street to 25th.

5 Within the geographic
6 boundaries of the 3rd Councilmanic
7 District, Market Street, north side
8 from 63rd Street to 54th Street,
9 Torresdale Ave from Unruh Ave to
10 Norris Street, Ridge Ave from South
11 Ferry Road to Calumet Street,
12 Midvale Ave from Ridge Ave to
13 Conrad Street, Washington Ave from
14 Broad Street to 25th, Washington
15 Ave from Broad Street to
16 Christopher Columbus Boulevard,
17 Point Breeze Ave from Federal
18 Street to Moore Street, West
19 Passyunk Ave from Broad Street to
20 23rd Street, Snyder Ave from Broad
21 Street to 25th Street, Woodland Ave
22 from 58th Street to 68th Street,
23 Ogontz Ave from Cheltenham Ave, t
24 67th Ave and within the geographic

1 boundaries of the Manayunk Special
2 Services District.

3 This bill also allows
4 the applicants to use the adjacent
5 property for the sidewalk cafe, so
6 long as the application abstains
7 permission from the business or
8 property owner adjacent. The hours
9 of operation would also change.

10 The sidewalk cafes can only operate
11 until 10:00 p.m. Sunday through
12 Thursday and 11:00 p.m. on Fridays
13 and Saturdays.

14 The Department of
15 Streets is not opposed to the
16 proposed legislation so long as the
17 sidewalk cafes comply with the
18 laws, rules and regulations of the
19 city and specifically those of the
20 Department of Streets, the
21 Department of Licenses and
22 Inspections and the Art Commission.

23 Maintaining accessible,
24 walkable right-of-way is important

1 to the Streets Department and we
2 encourage sidewalk cafes to comply
3 with the latest public right-of-way
4 accessibility guidance federal
5 regulations. Thank you for your
6 opportunity to appear before you.
7 I will be happy to answer any
8 questions at this time.

9 COUNCILMAN YOUNG: Thank
10 you.

11 Mr. Newmuis, please
12 state your name and begin with your
13 testimony.

14 MR. NEWMUIS: Thank
15 you, Chair Young, members of the
16 Committee and Councilmember Landau.
17 My name is Michael Newmuis, 2026
18 Director for the City of
19 Philadelphia testifying on Bill No.
20 251022.

21 Thank you to this
22 committee for your continued
23 leadership, including making
24 Philadelphia more accessible, more

1 business-friendly and more
2 competitive destination. As we
3 prepare to host so much, but also
4 really competing against other
5 cities across the country and North
6 America who are also hosting games
7 like the FIFA World Cup.

8 Thank you for the
9 opportunity to testify today in
10 support of this important
11 legislation to expand outdoor
12 dining opportunities across our
13 city. This initiative is an
14 important tool in preparing
15 Philadelphia, including our small
16 and local businesses, for the
17 historic year ahead as we
18 commemorate America's 250th
19 anniversary.

20 The 250th of our
21 nation's independence is so much
22 more than a moment to reflect on
23 the past. It is a mandate to
24 invest in our future. Philadelphia

1 is the birthplace of the nation,
2 will be the center of the
3 celebration, hosting major events
4 that will draw global attention,
5 including the FIFA World Cup and
6 its 500,000 expected visitors, MLB
7 All Star Game, a citywide Art
8 Philly Festival and so much more.

9 But in addition to these
10 temple events, we have a hyper-
11 local focus and spreading the
12 spirit of celebration across
13 Philadelphia through our Ring It On
14 Initiative and in partnership with
15 City Council. Our neighborhoods
16 will come alive with activations,
17 beautifications, celebrations
18 across our various commercial
19 corridors that we will showcase the
20 vibrancy of our neighborhoods
21 across every single Council
22 District, inviting visitors and
23 residents to explore what makes
24 Philly special. And there's really

1 no greater way to explore the
2 cultural vibrancy than through our
3 incredible, vibrant food
4 opportunities.

5 This legislation, which
6 seeks to streamline the process for
7 establishing sidewalk cafes, is a
8 critical tool to ensuring that the
9 benefits of 2026 expand to all
10 Philadelphians and that our
11 businesses can compete against
12 businesses in other cities who are
13 also marketing themselves to be
14 center stage for the World Cup.

15 By cutting red tape and
16 creating consistent rules, we are
17 empowering our local and small
18 businesses, the backbone of our
19 economy, to thrive and to compete.
20 Outdoor dining not only enhances
21 the vitality of our neighborhoods,
22 but also fosters economic growth,
23 strengthens community connections
24 and creates welcoming spaces for

1 residents and visitors alike.

2 The investments we're
3 making today are not simply because
4 companies are coming to
5 Philadelphia. They're because we
6 believe in the potential of our
7 city and its people and want to
8 continually position them to do
9 just that.

10 This legislation is
11 about positioning Philadelphia for
12 long-term success, ensuring that
13 our businesses and our communities
14 are empowered to benefit not just
15 in 2026 but for the years to come.

16 In closing, I encourage
17 you to support this legislation as
18 a vital step towards a stronger,
19 more vibrant Philadelphia. Let us
20 seize this moment to honor our
21 past, invest in our future and
22 ensure that the 250th America's
23 independence is celebration-worthy
24 of the city. Thank you for your

1 consideration. I'm happy to take
2 any questions.

3 COUNCILMAN YOUNG: Thank
4 you, Mr. Newmuis.

5 Ms. Bolkus, please state
6 your name for the record and begin
7 with your testimony.

8 MS. BOLKUS: Good
9 morning, Chairman Young and members
10 of the Streets and Services
11 Committee. My name is Justine
12 Bolkus. I'm Senior Director of
13 Business Advocacy for the
14 Department of Commerce. I'm here
15 to testify on Bill No. 251022,
16 which expands the commercial areas
17 in which sidewalk cafes can operate
18 byright.

19 The Department of
20 Commerce strives to expand economic
21 opportunity for all, including
22 making it easier to do business in
23 Philadelphia. This legislation
24 aims to minimize confusion on which

1 boundaries are attached to
2 particular outdoor dining type. We
3 appreciate City Council's continued
4 efforts to align outdoor dining
5 processes in Philadelphia.

6 As a reminder, sidewalk
7 cafes can only include tables and
8 chairs, not equipment like bus bins
9 or beverage tables. The Mayor's
10 Business Action Team continues to
11 be the Commerce Department's front
12 door for small businesses,
13 providing one-on-one assistance to
14 help businesses navigate city
15 services, programs, licenses,
16 permits and regulations, including
17 outdoor dining. Thank you for the
18 opportunity to testify. I'm happy
19 to answer any questions at this
20 time.

21 COUNCILMAN YOUNG: Thank
22 you. I just have a question about
23 the neighboring property owner. In
24 what form does the applicant need

1 to get permission of the
2 neighboring property owner?

3 MR. MONTANEZ: We will
4 be replicating the same form we
5 used during the COVID years, where
6 you could expand your sidewalk cafe
7 to to the adjacent property so long
8 as we got the approval from them.

9 COUNCILMAN YOUNG: And
10 is the neighboring property owner
11 allowed to charge the applicant for
12 the use of this space?

13 MR. MONTANEZ: That's a
14 thing between both property owners.
15 The city's just allowing you to
16 expand your sidewalk cafe.

17 COUNCILMAN YOUNG: And
18 whose respons -- so I guess they're
19 in the applications. Essentially
20 if someone were to get hurt on the
21 adjacent property from the sidewalk
22 cafe, I'm sure there's some
23 indemnity agreements or things like
24 that may be in place to indemnify

1 the adjacent property owner from
2 any suits that may arise from the
3 expansion?

4 MR. MONTANEZ: I know
5 that in the sidewalk cafe permit
6 they indemnify the city.

7 COUNCILMAN YOUNG: Okay.

8 MR. MONTANEZ: I'm not
9 sure if that indemnification also
10 expands to the adjacent property
11 owner.

12 COUNCILMAN YOUNG: And I
13 think that's a question I think
14 that we need to answer, because we
15 could be now opening up
16 non-restaurant owners, right, to
17 particular suits if something were
18 to happen from the expansion of
19 that restaurant next door.

20 So I do think that's
21 something that we need to explore
22 to make sure that if a neighbor
23 wants to be a good neighbor and
24 allow a restaurant to expand, that

1 they're indemnified, they're
2 covered, to make sure that they
3 don't have any additional expenses
4 that will be associated with that.
5 So I do think that's something that
6 we definitely should explore as a
7 body as well.

8 Any questions of these
9 witnesses, members of the
10 committee? The Chair recognizes
11 Councilmember Ahmad.

12 COUNCILWOMAN AHMAD:

13 Thank you, Chair.

14 Question about
15 demarcation of these areas because
16 they're specific areas within
17 districts, not the entire district.
18 Is there going to be a public kind
19 of engagement process to make sure
20 people don't think if it's one
21 location it's the entire space or
22 how will people know where the zone
23 ends and the other begins to make
24 sure there are no violations in

1 other spaces? Is there a way to
2 address that in this effort?

3 MR. MONTANEZ: Justine,
4 you want that one with your
5 corridor people?

6 MS. BOLKUS: Thank you,
7 Councilmember. The Department of
8 Commerce has our Mayor's Business
9 Action Team and they can inform
10 businesses if they are permitted to
11 operate a sidewalk cafe or not.

12 COUNCILWOMAN AHMAD: So
13 there will be some sort of
14 engagement process to let people
15 know who can and who cannot,
16 because obviously not in some of
17 the districts, it's not the entire
18 district, it's certain demarcated
19 areas, which means if you don't
20 know where that line is somebody
21 else might think, oh, I can too,
22 right, if you're outside that zone.

23 So I just want to make
24 sure people don't get into trouble

1 by thinking this is happening. And
2 so, we need a robust engagement
3 process to make sure people know
4 what they can or cannot do,
5 particularly businesses.

6 MS. BOLKUS: Yes, we can
7 look into that. And we will also
8 be creating a new sidewalk cafe
9 guide that can help inform people.

10 COUNCILWOMAN AHMAD: All
11 right. Thank you.

12 COUNCILMAN YOUNG: Chair
13 recognizes Councilmember Bass.

14 COUNCILWOMAN BASS: Just
15 a quick question. What has been
16 done by the city to ensure
17 community support, approval,
18 participation in the process to go
19 from what is currently a process
20 that does require community support
21 and participation to one that now
22 does not?

23 I don't know if Commerce
24 or has there been anything that

1 we've done to just ensure that
2 people in the neighborhood are okay
3 with let's say if you've got a
4 small corner bar with a restaurant
5 license and now they want to
6 operate on the sidewalk around
7 them, and it may be a very nice
8 operation or it might not be.

9 So how is Commerce
10 looking at that to ensure
11 participation? Is there a
12 mechanism at all or is that
13 something being worked on maybe?

14 MS. BOLKUS: Commerce
15 isn't a part of the permitting or
16 the licensing process, but I
17 believe there is a posting
18 requirement for sidewalk cafes.

19 COUNCILWOMAN BASS:
20 Okay. So that notifies the
21 community that it's coming. Thank
22 you.

23 COUNCILMAN YOUNG: Thank
24 you.

1 Any other questions of
2 these witnesses by members of the
3 committee?

4 (No response.)

5 COUNCILMAN YOUNG:

6 Seeing none, thank you for your
7 testimony.

8 MR. MONTANEZ: Thank
9 you.

10 MS. BOLKUS: Thank you.

11 MR. NEWMUIS: Thank you.

12 COUNCILMAN YOUNG:

13 Mr. Pullin, would you please call
14 the next witnesses to testify on
15 this bill.

16 THE CLERK: The next
17 witnesses to testify is Zach Pyzik,
18 Senior Director of Public Affairs
19 for the Pennsylvania Restaurant and
20 Lodging Association; Yael Tacher,
21 Program Manager for the Greater
22 Philadelphia Hispanic Chamber of
23 Commerce; and Ryan Mulholland,
24 Director of Operations at CookNSolo

1 Restaurants.

2 (Witnesses approached
3 witness table.)

4 MR. PYZIK: Zachary
5 Pyzik. Good morning, Chairperson
6 Young, Vice-Chair Squilla, members
7 of the Committee on Streets and
8 Services. Thank you for the
9 opportunity to testify today. My
10 name is Zachary Pyzik. I'm the
11 Senior Director of Public Affairs
12 for the PRLA, the Pennsylvania
13 Restaurant and Lodging Association.

14 We represent
15 restaurants, hotels, the broader
16 travel and tourism industry here in
17 Philadelphia and statewide
18 throughout the Commonwealth. This
19 past summer a small family-owned
20 restaurant in South Philly set out
21 a few tables on the sidewalk during
22 a weekend event. Much better
23 weather that day than we're seeing
24 today.

1 You know the name of the
2 restaurant, if I shared it, just
3 four or five seats, some string
4 lights and a handwritten menu. By
5 7:00 p.m. the block came alive.
6 Neighbors gathered, conversations
7 were flowing and the owner told us
8 that just those few outdoor seats
9 turned what would have otherwise
10 been a slow night into a much more
11 profitable one.

12 You've probably heard
13 similar stories like this, and it
14 reflects what we hear from
15 businesses across the city, that
16 outdoor dining helps create
17 vibrancy, support small businesses
18 and builds communities. For an
19 industry like ours, competing with
20 cities across the globe, there is
21 power to outdoor dining beyond just
22 the tables and the chairs. Outdoor
23 dining represents excitement,
24 vibrancy, safety, jobs and the

1 sense of a welcoming city.

2 And as we prepare to
3 welcome millions of international
4 visitors for a record-breaking
5 2026, these are either
6 opportunities or potentially missed
7 opportunities. If we get it right,
8 people come back and they spend
9 their money here in Philadelphia.
10 If we don't, then they won't.

11 Where they eat, and
12 particularly how they eat, is
13 critical to the stories that they
14 tell when they return home and the
15 memories that they make here in
16 Philadelphia. PRLA strongly
17 supports the proposed reforms to
18 the sidewalk cafe ordinance, and we
19 can't thank Councilmember Landau
20 and team enough for their
21 leadership and their efforts in
22 this space.

23 These updates are
24 necessary. We feel they're overdue

1 and central to ensuring that
2 Philadelphia presents its best self
3 to residents and visitors.
4 Sidewalk cafes should be the
5 easiest, most accessible way for a
6 restaurant to offer outdoor
7 seating.

8 Yet today, the processes
9 we've heard can be confusing, it
10 can be slow and too often far out
11 of reach, especially for smaller
12 businesses that are often times the
13 ones that are going to be more
14 underresourced. What should be a
15 straightforward permit process can
16 often take a year or more due to
17 legislative recess and consistent
18 communication or unclear
19 requirements.

20 This reality stifles
21 growth and it prevents too many
22 neighborhoods from enjoying the
23 cultural and economic benefits that
24 outdoor dining can bring. This

1 legislation helps fix that by
2 providing expanded byright access
3 to many more neighborhoods, from
4 Manayunk to North Philly, who can
5 now participate without the need
6 for individual ordinances.

7 A streamlined,
8 predictable application process
9 with clearer standards, aligned
10 operating hours and greater
11 transparency as applications move
12 through various departments in
13 government, better opportunity for
14 so many minority and immigrant-
15 owned restaurants, a citywide
16 readiness plan for 2026 when
17 outdoor dining will play a central
18 role in how Philadelphia looks,
19 feels and welcomes the world.

20 And this bill doesn't
21 just serve Center City. It opens
22 the door for other neighborhood
23 corridors across the city. Outdoor
24 dining is economic development, it

1 is public safety and it is one of
2 the simplest tools we feel in the
3 industry that the city has to
4 strengthen our commercial
5 corridors.

6 The reforms before you
7 balance the needs of pedestrians,
8 accessibility and the public right-
9 of-way with the realities that are
10 facing small businesses. They
11 create standards that the city can
12 enforce fairly and consistently,
13 and they help Philadelphia compete
14 with peer cities that have already
15 modernized and embraced outdoor
16 dining as a core part of their
17 identity.

18 PRLA kindly urges the
19 committee to move the legislation
20 forward without delay. We hope to
21 give Philadelphia the outdoor
22 dining framework that it deserves,
23 one that works not only for owners
24 and operators, but also reflects

1 the city's future.

2 With the 250th
3 anniversary of our nation's
4 founding, the FIFA World Cup and
5 the MLB All Star Game all on the
6 horizon, Philadelphia will soon be
7 on the global stage again. We hope
8 to ensure that our streets and the
9 Michelin city that we are reflect
10 the energy and hospitality that
11 we've become known for.

12 Improvements to outdoor
13 dining is going to be one of the
14 clearest, most visible ways that we
15 can do that. So thank you very
16 much for your time and
17 consideration. We stand ready to
18 support implementation and outreach
19 in partnership with the city in any
20 way we can.

21 COUNCILMAN YOUNG: Thank
22 you so much for your testimony.

23 Ms. Tacher, please state
24 your name for the record and begin

1 with your testimony.

2 MS. TACHER: Thank you.

3 Good morning, Council. And thank
4 you, Councilmember Landau, for
5 introducing this important
6 legislation. My name is Yael
7 Tacher, Program Manager at the
8 Greater Philadelphia Hispanic
9 Chamber of Commerce.

10 We work closely with
11 many restaurants across the city
12 and are proud producers of Dine
13 Latino Restaurant Week, an
14 initiative we have carried out
15 since 2021 to promote and support
16 Latino-owned dining establishments.
17 Our experience and the voices of
18 the businesses we serve align with
19 the Diverse Chamber coalition.

20 Small business surveys
21 constantly show that most small
22 business owners would not recommend
23 Philadelphia as a place to do
24 business. The reasons are clear:

1 high cost, complex permitting and
2 public safety concerns. These
3 challenges create real barriers for
4 entrepreneurs, especially minority
5 and immigrant-owned businesses who
6 are vital to our city's economy and
7 cultural fabric.

8 The current approval
9 process for sidewalk cafes tells a
10 tale of two cities. In some
11 neighborhoods, often the more
12 affluent ones, business owners
13 enjoy streamlined byright
14 permitting. Meanwhile, in many
15 other corridors businesses face a
16 lengthy, costly and confusing
17 process that can take months or
18 even years to complete. This
19 disparity is not equitable. It
20 penalizes small businesses and
21 neighborhoods that need economic
22 development the most and reinforces
23 a system where opportunity depends
24 on the zip code your business is

1 located in.

2 Sidewalk cafes should be
3 the simplest way for a restaurant
4 to add seating, hire more workers
5 and serve its community. Instead
6 the current system stifles growth
7 and discourages investment.

8 Reforming this process is not just
9 about convenience. It's about
10 fairness, competitiveness and
11 preparing Philadelphia for 2026,
12 when the world will be watching.

13 Outdoor dining signals a
14 vibrant, welcoming city. It
15 strengthens commercial corridors,
16 improves safety and generates
17 revenue that supports essential
18 services. By passing this
19 legislation, City Council can
20 ensure that every neighborhood, not
21 just the wealthiest, has access to
22 these benefits. Thank you for your
23 leadership and for the opportunity
24 to testify. We stand ready to work

1 with you and the Parker
2 Administration to make Philadelphia
3 a city where small businesses can
4 thrive everywhere.

5 COUNCILMAN YOUNG: Thank
6 you.

7 Please state your name
8 and begin your testimony.

9 MR. MULHOLLAND: Ryan
10 Mulholland. Chairperson Young,
11 Vice-Chair Squilla and
12 Councilmember Landau and all the
13 members of the committee, thank you
14 for the opportunity. My name is
15 Ryan Mulholland. I'm Director of
16 Operations with CookNSolo
17 Restaurants, including Zahav,
18 Dizengoff, our newest restaurant,
19 Jaffa Bar, Goldie, K'Far.

20 As I'm sure many of you
21 know, restaurants are an incredibly
22 integral part of the fabric of
23 Philadelphia. We are the first
24 handshake for many visitors. We're

1 the first impression. We're often
2 the last impression before people
3 take off to the airport, get in
4 their car. Sidewalk cafes are part
5 of that fabric. They're part of a
6 first impression. They create
7 energy. They create comfort.

8 Some people see activity
9 outside of a restaurant and gives
10 them confidence to go in, whereas
11 they might be uncertain if they're
12 going to walk in the door. There's
13 nothing like seeing somebody
14 sitting on the sidewalk and
15 multiple neighbors greeting them as
16 they're walking by. It's a sense
17 of community. It's a place where
18 people can connect and help
19 establish that this restaurant is
20 part of their community.

21 The byright component of
22 the legislation I think is great to
23 make it easier. The component of
24 the legislation just making it

1 predictable is I think personally
2 much more intriguing. The idea
3 that I can lease a property, I can
4 look at the way that it's set up,
5 the sidewalk space, how it's
6 arranged and know based on the
7 legislation I can put six tables
8 outside.

9 Currently if I lease a
10 restaurant, there is an uncertainty
11 there that I might get turned down.
12 Maybe I can have tables outside.
13 Maybe the neighborhood says no.
14 I've been part of opening more than
15 seven concepts in the city since I
16 moved here in 2012. There hasn't
17 been a community meeting that I've
18 gone to where the acts of someone
19 else have slowed down my ability as
20 a good actor to be able to either
21 have tables or have music or even
22 have my windows open.

23 And I would encourage
24 you to not punish, if that's the

1 right word, or make the people that
2 are going through the proper
3 channels, behaving correctly,
4 creating what we want from our
5 restaurant community in the city,
6 to hold them back because of some
7 people that are behaving poorly.

8 Every community meeting
9 where I've been slowed down putting
10 tables outside, it's generally been
11 because of a nuisance bar somewhere
12 else that does have tables outside.
13 And for me to not have the ability
14 to do something because of another
15 bad actor when we're playing by the
16 rules and doing everything we can
17 to create a wonderful environment
18 for our community, it is a
19 frustrating thing as a business.

20 So I would urge you to
21 consider pushing this forward. I
22 think it's a benefit. Find other
23 avenues to correct the actions of
24 the people that are not behaving

1 and not have it be on the
2 businesses that are trying to do it
3 the right way, follow the rules, go
4 through all the steps. I
5 appreciate your time. Thank you
6 all.

7 COUNCILMAN YOUNG: Thank
8 you so much. Just a question for
9 Mr. Mulholland. You mentioned the
10 bad actors and how the city should
11 be finding ways to penalize and
12 target those specific bad actors.
13 But in the sense of where these
14 cafes and how these cafes are
15 opening up at, can you just talk to
16 us about what specifically you
17 think the city can do to target
18 those bad actors rather than how
19 you say penalizing the ones that
20 are good actors, right?

21 Because the ones
22 without -- before this legislation,
23 you have to apply there's a process
24 where the community has some say,

1 as you mentioned, right. You've
2 gone to these meetings. How can
3 the community then hold these
4 applicants accountable, right, to
5 the quality of life issues if the
6 process is a byright process?

7 MR. MULHOLLAND: So I'll
8 give you an example. Jaffa Bar on
9 North Howard Street, I sat in front
10 of a community board of about maybe
11 15 or 20 people, and that's just in
12 the -- we're in actually the
13 southeastern corner of Kensington
14 there. And they had no problem
15 with us as a restaurant group.
16 They were excited that we were
17 going to be there. Their issue is
18 with a bar down the street and with
19 parking.

20 And so, because of the
21 bar down the street and because
22 somehow seats outside maybe got in
23 the way of their parking, they
24 decided not to give us their

1 go-ahead. And I mentioned that
2 just to kind of point out that it's
3 not necessarily always a justified
4 reason for why places are being
5 slowed down.

6 Now, as far as the
7 penalty goes, I will tell you that
8 nobody values anything more as a
9 business owning a restaurant than
10 their Restaurant R License. And
11 I'm sure if there is a bunch of
12 other restaurants in here, they
13 would probably say do not say this.
14 But if you threaten their
15 Restaurant R License with how their
16 behavior is, that's how they make
17 money.

18 COUNCILMAN YOUNG: Yeah.
19 Unfortunately, we on the city level
20 don't have that ability, right.
21 That's a state-given, granted
22 license. So we don't have the
23 ability to threaten their license.
24 We have to call the Liquor Control

1 Board, state police, all those
2 types of folks to get involved
3 which then takes time. It just
4 doesn't allow us on a local level
5 to really enforce the things that
6 are happening.

7 So I understand what
8 you're saying. I get that concern
9 completely, but that doesn't help
10 us out. I'm just thinking about a
11 couple of restaurants that have R
12 Licenses in my district. But I
13 won't even call them a restaurant,
14 right, because they essentially
15 just sell alcohol and ramen
16 noodles, right. And if they're
17 allowed -- and I'm thinking of some
18 vibrant and up-and-coming
19 commercial corridors where these
20 stores still exist, and if they're
21 allowed to then set up shop outside
22 byright, all the quality of life
23 issues that you mentioned that
24 those residents complained about

1 are going to come to fruition.

2 I think that that's
3 something that we should take into
4 consideration because those
5 residents, they live there, they
6 live in that community. So parking
7 is a concern for them. I think
8 that's a legitimate concern. You
9 say it's not a business, you know,
10 it shouldn't be a business concern.

11 I think it is, right.
12 Because as a business owner, you
13 have to take those things into
14 consideration when you're deciding
15 to open up a restaurant where you
16 make that risk, right, that's
17 something that you have to take
18 into consideration in order as
19 you're costing out your business.
20 Those quality of life issues are
21 important to those residents who
22 are going to be your customers,
23 right.

24 And so, I think those

1 are things that we need to keep in
2 mind as we go through this process.
3 And I do think in certain places
4 it's great to have this byright
5 process, but I represent some of
6 the most challenging parts of this
7 city. And to have those byright
8 processes, there would create even
9 more quality of life issues in
10 those communities than already
11 existing now.

12 As you know, Philly is a
13 city by neighborhood, right. It's
14 neighborhood by neighborhood city.
15 If you cross the street, it's a
16 whole different area, whole
17 different feel in the community.
18 And I really think that some of the
19 places that are in this legislation
20 would be great. And I think
21 allowing the community to have some
22 say, I don't think it's a negative,
23 I'll say. I don't think that's a
24 bad thing.

1 And I think that the
2 communities, because they have to
3 live with the consequences of their
4 actions, whether they just vote for
5 it or not, but they had some say in
6 that. They had the ability to say,
7 you know what, we caused this on
8 ourselves, we decided to allow this
9 to happen in our community, right.

10 So I just want that to
11 be on the record so folks can get a
12 sense of where some of the -- I
13 won't say opposition to it because
14 there's no opposition to the bill,
15 right, folks support it. But some
16 of the concerns, right, that people
17 may have in some of the districts
18 throughout the city. Again,
19 certain places, certain
20 neighborhoods, it's great. But
21 other places, it will be a
22 nightmare to some community
23 members.

24 Chair recognizes

1 Councilmember Bass.

2 COUNCILWOMAN BASS:

3 Thank you, Mr. Chairman. And I
4 could not agree with you more.

5 And I love the idea of
6 it. Listen, I love dining
7 al fresco. You know, I love an
8 outdoor cafe. I love being out and
9 the vibrancy of it, but it has to
10 work for the community in which
11 it's in. It's got to be something
12 that is embraced by the community
13 in which it's in.

14 And I get it that -- you
15 know, listen, there should be
16 enforcement tools that work, that
17 can address when we have a problem,
18 we have a problem business, to get
19 them in line. It would be great if
20 we could just say to a bad
21 business, listen, get it together
22 or else we're going to send L&I out
23 or we're going to send Commerce out
24 or we're going to send, you know,

1 this one or that one out. They
2 don't care, and they don't care
3 because they don't get the level of
4 enforcement that I believe that
5 they deserve.

6 And I just wanted to
7 give you an example. This is not a
8 restaurant. I want to be clear on
9 that. It's a smoke shop. But I
10 just want to give you an example of
11 a business that my staff, we did a
12 community meeting around this bad
13 business in early March. I want to
14 say March 3rd or 4th of this year.

15 And so, we sent out a
16 notice afterwards based on our
17 findings when we went to this smoke
18 shop. And they were operating with
19 no license to operate, which is
20 required. No certificate of
21 occupancy which is required. They
22 had done construction without
23 required permits. There was
24 illegal signage. There was a sale

1 of tobacco without a license, which
2 is required.

3 There was a sale of
4 loose cigarettes, which is
5 prohibited. They had tobacco sales
6 on the same block as a school and a
7 church, which is prohibited. They
8 had a lack of heat and air
9 circulation, which is required.

10 There were exposed radiator pipes,
11 which is a plumbing code violation.

12 There were loose and exposed wires,
13 which are an electrical code
14 violation. There was drug
15 paraphernalia, which is illegal.

16 And they had the nerve to be
17 operating 24/7.

18 And so, you know, this
19 is real. You can go right now to
20 5950 Ogontz Avenue. And they
21 closed that day, and they haven't
22 been closed since then. And so, we
23 brought out L&I. We brought out
24 all the actors from the City of

1 Philadelphia. Help us, help us
2 enforce, help us figure out what
3 can we do about these bad actors
4 who are really disrupting
5 neighborhoods, commerce, you know,
6 just business on this little
7 commercial corridor strip. And
8 there has been nothing that has
9 been done to stop this flow of
10 activity at this business. And
11 there's other activity as well that
12 I'm not even going to get into
13 right here and now.

14 But we cannot get the
15 level of enforcement that we need.
16 And that's really what we're asking
17 for. So I applaud great businesses
18 like yours. You're doing the right
19 thing. You care about your
20 neighborhood. You care about your
21 community. You're not who we're
22 talking about here. We're talking
23 about somebody completely operating
24 in a different fashion.

1 MR. PYZIK: Yeah. If I
2 may, Councilmember Bass and
3 Chairperson Young, I just want to
4 note that we of course at PRLA, we
5 and the industry, we understand
6 your concerns and we appreciate
7 those concerns. I know we've had
8 some offline conversations,
9 Councilmember Bass. I know this is
10 an issue you've been navigating for
11 a while now and we understand those
12 concerns.

13 As you guys have noted
14 and I know Councilmember Landau had
15 noted earlier as well, there are
16 good actors out there, and in any
17 industry there are bad actors, as
18 you might imagine. The type of
19 operator and owner that often times
20 joins an association like ours over
21 at PRLA, not only do they follow
22 the rules, but that's part of the
23 reason they join an association
24 like PRLA because they take the

1 rules and the regulations and the
2 laws that are on the books very
3 seriously. And they work
4 aggressively and assertively and
5 double, triple check to make sure
6 that they are following the rules.

7 We've wrestled
8 internally at the association, not
9 just here in Philadelphia but with
10 members statewide as they've
11 explored this conversation here at
12 City Hall, in Pittsburgh, in other
13 regions like Harrisburg and
14 Scranton, but even at the Capitol
15 Building in Harrisburg. We
16 understand the stop-and-go issue.

17 What we often times, and
18 you kind of alluded to this as it
19 relates to the smoke shop, but it's
20 applicable in other sectors of the
21 economy as well, that often times
22 these operators are violating a
23 whole host of rules that are
24 already on -- we find some of these

1 stop-and-goes are perhaps not even
2 licensed in the first place. They
3 might not have the permits they
4 need. In many cases, they're
5 serving folks that are under age.
6 They're serving after hours.

7 What we've reflected on
8 at PRLA as we work with again
9 legislators in Harrisburg here at
10 City Hall, in Pittsburgh and
11 elsewhere, is as new regulations
12 and new rules are explored, in some
13 cases our members continue to
14 follow those rules, but the bad
15 actors continue to be bad actors.

16 So of course, we
17 understand your concern. And I
18 also wanted to just get on the
19 record if we could ever be a
20 resource at the association, if we
21 could ever be helpful, I know we've
22 worked with you, Councilmember
23 Bass, I know we've worked with
24 Councilmember Squilla and others on

1 Council to where we can help
2 mitigate some of the pressures you
3 all are seeing in your neighborhood
4 and your region, if we can -- with
5 a smoke shop, it might be more
6 challenging, but if it's in the
7 hospitality industry and if our
8 industry leaders like Ryan and
9 others, if we could ever be a
10 resource, maybe even just making a
11 connection, opening up a line of
12 communication, we want to be.

13 But we certainly
14 understand your concern about bad
15 actors and appreciate your comments
16 about the good actors out there as
17 well that are trying to follow the
18 rules.

19 COUNCILWOMAN BASS:

20 Thank you.

21 COUNCILMAN YOUNG: Thank
22 you. And I do want to note that I
23 understand how this process or
24 these restaurants, these small

1 businesses, for how much allowing
2 sidewalk cafes can increase the
3 capacity for the business, right.
4 Before I came to City Council, I
5 represented small businesses in
6 applying for these sidewalk cafes
7 so I know the process. I
8 understand how frustrating it can
9 be.

10 And I want to say that
11 when I'm out looking for a
12 restaurant, so you actually look
13 for outdoor dining. We will look
14 to see which restaurants have that
15 vibrancy, has that customer base,
16 right. Oh, if it's crowded, it
17 might be good. Let's try that out.

18 But again, that's only
19 in certain neighborhoods, right.
20 It's only in certain areas and it's
21 not something that I think can be
22 helpful throughout the entire city.
23 And I think it's up to -- again, I
24 applaud these District

1 Councilmembers who worked with
2 Councilmember Landau and her
3 legislation to ensure that those
4 communities where this will be a
5 net positive have the ability to
6 thrive, but we want to make sure
7 that it is a net positive
8 everywhere when we introduce or
9 implement this type of legislation.
10 So I just want to thank you all for
11 being here today.

12 Are there any other
13 questions of these witnesses by
14 members of the committee?

15 (No response.)

16 COUNCILMAN YOUNG:
17 Seeing none, thank you so much for
18 your testimony today.

19 Mr. Pullin, would you
20 please call the next witnesses to
21 testify.

22 THE CLERK: The next
23 witnesses to testify are Jess
24 Calter, Senior Vice-President for

1 Advancement and External Affairs
2 for Visit Philadelphia; and Nate
3 Hommel, Director of Planning and
4 Design at University City District.

5 (Witnesses approached
6 witness table.)

7 COUNCILMAN YOUNG: Thank
8 you. Please just state your name
9 for the record and begin with your
10 testimony.

11 MS. CALTER: Hello.
12 Jessica Calter. I'm the Senior
13 Vice-President for Advancement and
14 External Affairs at Visit
15 Philadelphia. Good morning,
16 Chairman Young and members of the
17 committee. Visit Philadelphia's
18 mission is to build Philadelphia's
19 image, drive visitation and spur
20 the economic vitality of our
21 region.

22 On behalf of Visit
23 Philadelphia, I'm here today to
24 offer our support for Bill 251022,

1 sponsored by Councilmember Landau.
2 This is an important piece of
3 legislation that seeks to simplify
4 and expand the availability of
5 byright sidewalk cafes. This bill
6 is a catalyst for economic equity
7 and essential preparedness for our
8 city's moment on the global stage
9 in 2026.

10 Making it easier for
11 neighborhood businesses to open
12 sidewalk cafes drives local
13 vitality and increase foot traffic,
14 which helps local businesses grow.
15 By adding commercial corridors to
16 the byright zones for sidewalk
17 cafes, this legislation levels the
18 playing field, making it
19 dramatically easier and more
20 equitable for small businesses to
21 add seating capacity.

22 For many of these small
23 establishments, an expanded
24 footprint means increased sales,

1 more stable staffing and ultimately
2 greater financial resiliency. A
3 thriving sidewalk cafe scene
4 transforms a street into a
5 destination. An increased foot
6 traffic means more vibrant
7 commercial corridors for all of us.

8 For our visitors, the
9 opportunity to dine al fresco is
10 precisely the kind of inviting,
11 authentic and memorable experience
12 that defines a world class city.
13 This legislation ensures that
14 tourists who explore Philadelphia
15 beyond Center City and our historic
16 core are invited into a lively
17 atmosphere, hospitable
18 neighborhoods and encourage them to
19 stay longer and spend more.

20 However, this
21 legislation can benefit more than
22 just tourists. This expansion,
23 combined with clear and consistent
24 operating hours, significantly

1 increases the quality of life for
2 residents, fostering a more
3 walkable, attractive and community-
4 focused commercial corridor right
5 in their own neighborhood.

6 Philadelphia will host
7 several major events in 2026,
8 welcoming a significant influx of
9 global visitors and media
10 attention. By passing this bill
11 now, we send a clear signal that
12 Philadelphia is open for business,
13 and the increase in sidewalk cafe
14 seats throughout the city will
15 accommodate the large number of
16 visitors expected.

17 And more importantly, it
18 will help to ensure that the
19 economic impact of 2026 is
20 distributed throughout the city,
21 reaching neighborhood businesses
22 that might otherwise have been
23 overlooked. Visit Philadelphia
24 urges the committee to vote in

1 favor of Bill 251022.

2 By removing unnecessary
3 hurdles and establishing clear
4 rules for byright operation, we can
5 support our small businesses,
6 enhance our competitive appeal to
7 visitors and build a more vibrant
8 and equitable city for everyone.

9 Thank you for your time and
10 consideration. I'm happy to answer
11 any questions.

12 COUNCILMAN YOUNG: Thank
13 you for your testimony.

14 Mr. Hommel, please
15 begin.

16 MR. HOMMEL: Thank you,
17 Councilmember Landau and Council
18 Committee on Streets and Services,
19 for this opportunity to testify in
20 favor of Council Bill 2501022.
21 Good morning, Councilmembers. My
22 name is Nate Hommel and I serve as
23 the Director of Planning and Design
24 for University City District, a

1 partnership of local anchor
2 institutions, real estate
3 developers and community
4 stakeholders that works to improve
5 the public realm and support our
6 local economy.

7 Part of what makes
8 commerce in West Philadelphia and
9 University City unique is a high
10 number of family and immigrant-
11 owned businesses, small businesses
12 that sometimes require additional
13 support to succeed. For the past
14 14 years, I have helped design
15 permit and manage parklets,
16 streeteries and sidewalk cafes
17 throughout University City.

18 And during the pandemic,
19 these tools became vital lifelines
20 for our small businesses. And I
21 personally assisted several
22 restaurants in navigating the
23 current sidewalk cafe permit
24 process. While the system works,

1 it can require a separate Council
2 ordinance on top of the permit,
3 which often adds many months to the
4 timeline and complicates things for
5 business owners trying to act as
6 owners, operators, bookkeepers and
7 sometimes even cooks and servers.

8 This bill changes that
9 by making more areas of the city
10 byright for sidewalk cafes. And as
11 I understand it, Council District 3
12 would allow sidewalk cafes
13 throughout the entire district.
14 University City District strongly
15 supports this. It will streamline
16 approvals, reduce uncertainty for
17 businesses and give our restaurants
18 a timely boost to set them up for
19 success when all eyes will be on
20 Philadelphia in 2026. Thank you
21 for the opportunity to testify and
22 for your work to strengthen our
23 small businesses and public spaces.

24 COUNCILMAN YOUNG: Thank

1 you both.

2 Are there any questions
3 of these witnesses?

4 (No response.)

5 COUNCILMAN YOUNG:

6 Seeing none, thank you so much for
7 your testimony.

8 MS. CALTER: Thank you
9 very much.

10 MR. HOMMEL: Thank you.

11 COUNCILMAN YOUNG:

12 Mr. Pullin, is there any other
13 witnesses to testify on Bill No.
14 251022?

15 THE CLERK: Can we get
16 Bonita Cummings and Peter
17 McDermott.

18 (Witnesses approached
19 witness table.)

20 COUNCILMAN YOUNG: Thank
21 you. Please state your name for
22 the record and begin with your
23 testimony.

24 MS. CUMMINGS: So good

1 morning, Committee Chairman and
2 members of the Streets Committee.
3 Thank you for having me here today.
4 My name is Bonita Cummings and I am
5 the Director of Strawberry Mansion
6 Community Concern. And I want to
7 start out by saying that I've tried
8 to do what is instructed to do, to
9 be a good citizen. And in that,
10 I've tried to be a good employee,
11 of many years of which I spent in
12 this body. I tried to be a good
13 mother and a good community leader.

14 But one of the things
15 that's very painful is that I
16 cannot have my friends come into my
17 community to a sidewalk cafe. I
18 can't invite them because my
19 neighborhood at Strawberry Mansion,
20 along a commercial corridor, say,
21 from 29th Street at Diamond to
22 Lehigh would not be treated the
23 same way as, say, Fairmount.

24 So I'm living --

1 although I've done what was asked
2 of me, to go to school, get
3 educated and all that kind of good
4 stuff, I'm living trapped in my
5 community not with the ability to
6 have these pleasures that other
7 neighborhoods are having.

8 So I just wanted to say
9 that I would love to have in my
10 neighborhood the opportunity to go
11 to dinner even with my husband to a
12 sidewalk cafe. But we're not able
13 to do that due to the nuisances,
14 the type of businesses. And what
15 would play out in my neighborhood
16 would be takeovers and business
17 owners would not be able to control
18 the people that would be sitting
19 outside at the sidewalk cafes.

20 So I just wanted to say
21 that I would hope that the
22 business, the Commerce, African
23 American Chamber and Hispanic
24 Chamber and all of the Chambers

1 could really take a look at how to
2 help a neighborhood like mine to be
3 looked at in a way where businesses
4 don't come near just to keep us
5 marginalized, to keep us trapped in
6 pockets of poverty, although we're
7 not poor people.

8 So I do appreciate this
9 legislation. I really do, because
10 I love it when I can come through
11 other neighborhoods and see how
12 other neighborhoods are blooming
13 and people can sit out and then my
14 heart aches for my own community
15 where we cannot do so. Because
16 right now, L&I is overwhelmed with
17 all kinds of things that this would
18 just compound for them in my
19 community of Strawberry Mansion.

20 So I just wanted to add
21 that because we're looking for help
22 and an opportunity. And no
23 legislation should be without
24 community input. This idea of

1 byright, the smartest people in the
2 room are the people who live there,
3 and mostly because they know all
4 the secrets. They could tell you
5 where that little hole is that you
6 shouldn't go that way because you
7 might fall down into something or
8 what went on over here and how
9 often and things of that nature.

10 So to bypass that just
11 by posting a sign and not really
12 making sure that the people see the
13 sign and that they come to a
14 meeting to help identify what would
15 be a problem for them, I think is
16 not a good step. And residents
17 should be respected more in terms
18 of being able to have a voice in
19 their community.

20 So, Councilman, I know
21 you represent us here in the 5th
22 District and hopefully you will be
23 able to bring to our neighborhoods,
24 particularly in Strawberry Mansion,

1 an opportunity to grow businesses
2 that want to come and do the right
3 thing that has been talked about
4 here by some of the
5 representatives. So I just thank
6 you all for allowing me to have a
7 voice today.

8 COUNCILMAN YOUNG: Thank
9 you for your testimony,
10 Ms. Cummings.

11 Chair recognizes
12 Councilmember Bass.

13 COUNCILWOMAN BASS:
14 Thank you for your testimony. And
15 I know, Ms. Cummings, we've spoken
16 before about the power of community
17 input and community involvement.
18 And I think that for those of us
19 who have excluded our district,
20 that's really what this is about
21 for us.

22 The community should
23 have the ultimate say about what
24 happens in their neighborhood, and

1 that's really what the exclusion is
2 about. It's not about keeping out
3 sidewalk businesses, because there
4 is a process to get a sidewalk cafe
5 operation going.

6 What we're saying is
7 that we just want you to go through
8 that apparatus and we want to work
9 to improve it so that it doesn't
10 take months and it doesn't take
11 years. There's no reason that it
12 should have to.

13 So I think that this is
14 something that we want to make sure
15 is heard. We want to make sure
16 people understand that we're not
17 against sidewalk cafes at all.

18 Like I said, I love an outdoor
19 cafe. But it's got to be in the
20 right space and the right place and
21 it cannot have a negative impact on
22 the community in which it operates.

23 And I'll just give you a
24 quick example. So I represent

1 Northwest Philadelphia starting at
2 Broad and Lehigh. And so, if you
3 go up to Broad and Butler, actually
4 the intersection of Germantown and
5 Butler, there is a little area that
6 the City of Philadelphia, we put in
7 plants and benches and it looks
8 really nice in the middle of this
9 commercial corridor and Broad
10 Street on one side and Germantown
11 Avenue on the other. And there is
12 a nuisance business at the corner
13 of Germantown and Butler.

14 And so, in the
15 summertime if you drive by that
16 location, all of their operation
17 from their horrible stop-and-go,
18 all of their business is in that
19 part. And so, they've created sort
20 of like an outdoor cafe on their
21 own. And so, it has totally taken
22 over during warm weather months by
23 the patrons of this particular
24 stop-and-go, who just moved the

1 party on right on down into the
2 park with a nice seating that we
3 provided, the nice renovation, the
4 fantastic look, but not the
5 intention.

6 It was supposed to be
7 about bringing community together
8 and a gathering space for
9 community. And it has turned into
10 a gathering spot aka outdoor cafe
11 for a stop-and-go. So that's what
12 we're trying to prevent from
13 happening --

14 MS. CUMMINGS: Right,
15 and I understand that.

16 COUNCILWOMAN BASS: --
17 but we're going to continue to work
18 with the community, and we're going
19 to continue to make sure first and
20 foremost that the community has a
21 say.

22 MS. CUMMINGS: And
23 that's important. I really
24 appreciate that.

1 COUNCILWOMAN BASS:

2 Thank you.

3 MS. CUMMINGS: Because
4 without a say, you meet with death.
5 And we do deserve better than that.
6 And hopefully, again my
7 neighborhood will grow out of the
8 marginalized state that it has been
9 placed in, from disinvestment and
10 all of the things that go with it.

11 We're not poor people
12 that should be trapped in poverty
13 with nuisance businesses that
14 already are so damaging to our
15 young children. Our female
16 children are being shot to death in
17 these businesses and things like
18 that.

19 So I thank you for
20 protecting us, having that concern
21 for your districts respectively
22 because you are elected
23 respectively in your districts.
24 And that the people I know that are

1 in your districts are thankful for
2 you all to maintain their voice.
3 So thank you.

4 COUNCILWOMAN BASS:

5 Thank you.

6 COUNCILMAN YOUNG: Any
7 other questions of this witness?

8 (No response.)

9 COUNCILMAN YOUNG:

10 Seeing none, thank you so much for
11 your testimony.

12 Is there anyone else in
13 chambers wishing to testify on Bill
14 No. 251022?

15 (No response.)

16 COUNCILMAN YOUNG:

17 Seeing none, thank you so much.

18 Mr. Pullin, would you
19 please call the title of the next
20 bill.

21 THE CLERK: Bill No.
22 250946, authorizing encroachments
23 in the nature of a sidewalk café in
24 the vicinity of 4435-37 Baltimore

1 Ave, Philadelphia, PA 19104, under
2 certain terms and conditions.

3 COUNCILMAN YOUNG: Thank
4 you, Mr. Pullin. Please call the
5 witnesses for this bill.

6 THE CLERK: The first
7 witness to testify is Noelle
8 Marconi, Legislative Affairs
9 Director for the Department of
10 Streets; and Sarah Chiu,
11 Development Director for the City
12 Planning Commission.

13 (Witnesses approached
14 witness table.)

15 COUNCILMAN YOUNG: Good
16 afternoon, Ms. Marconi and
17 Ms. Chiu. Please state your name
18 for the record and begin with your
19 testimony.

20 MS. MARCONI: Good
21 afternoon, Chairperson Young and
22 members of the Streets and Services
23 Committee. My name is Noelle
24 Marconi and I'm the Director of

1 Legislative Affairs for the
2 Department of Streets. I'm here to
3 offer testimony on Bill No. 250946.
4 Introduced by Councilmember
5 Gauthier.

6 This bill authorizes
7 Thomas F. Donatucci, III and Robert
8 Donatucci, the owners, to install,
9 own and maintain encroachment in
10 the nature of a sidewalk cafe at
11 Mill Creek Cafe located at 4435-37
12 Baltimore Avenue. A total of 6
13 tables and 12 seats for a sidewalk
14 cafe will be located along the
15 north sidewalk of Baltimore Avenue,
16 along the property line of 4435
17 Baltimore Avenue and the East
18 sidewalk of South 45th Street.

19 Along the property line
20 of 4435 Baltimore Avenue, 4 tables
21 and 8 seats will be located
22 adjacent to the property line,
23 leaving 9 feet of unobstructed
24 footway. Another 2 tables and 4

1 seats will be located adjacent to
2 the property line, leaving 6 feet 6
3 inches of obstructed footway.

4 The Department of
5 Streets is not opposed to this
6 proposed encroachment, as the
7 minimum unobstructed footway will
8 be maintained. This concludes my
9 testimony and I'm pleased to answer
10 any questions you may have.

11 COUNCILMAN YOUNG: Thank
12 you.

13 Ms. Chiu, please state
14 your name and begin with your
15 testimony.

16 MS. CHIU: Good morning,
17 Chairmember Young and members of
18 the Committee on Streets and
19 Services. I'm Sarah Chiu, City
20 Planner Manager with the
21 Philadelphia City Planning
22 Commission. I'm here to testify on
23 Bill No. 250946. Introduced by
24 Councilmember Gauthier on October

1 30, 2025. This bill allows a
2 sidewalk cafe at 4435-37 Baltimore
3 Avenue.

4 A minimum of 6 feet 6
5 inches of a clear sidewalk space is
6 to remain after the installation.
7 This will meet the Complete Streets
8 Policy. The City Planning
9 Commission at its meeting on
10 November 20, 2025 recommended Bill
11 No. 250946 for approval. I'll be
12 happy to answer any questions.

13 COUNCILMAN YOUNG: Thank
14 you.

15 Are there any questions
16 of these witnesses on this bill?

17 (No response.)

18 COUNCILMAN YOUNG:
19 Seeing none, thank you for your
20 testimony.

21 Mr. Pullin, would you
22 please read the next bill.

23 THE CLERK: Bill No.
24 251028, titled Authorizing the

1 installation, ownership and
2 maintenance of various
3 encroachments in the vicinity of
4 510 N. Christopher Columbus Blvd,
5 Philadelphia, PA 19123, under
6 certain terms and conditions.

7 COUNCILMAN YOUNG: Thank
8 you. Mr. Pullin, please call the
9 witnesses.

10 THE CLERK: The first
11 witness to testify is Noelle
12 Marconi, Legislative Affairs
13 Director for Department of Streets;
14 and Sarah Chiu, Development
15 Director for the City Planning
16 Commission.

17 COUNCILMAN YOUNG: Thank
18 you, Ms. Marconi. Please begin
19 your testimony.

20 MS. MARCONI: Good
21 afternoon, Chairperson Young
22 members of the Streets and Services
23 Committee. My name is Noelle
24 Marconi and I'm the Director of

1 Legislative Affairs for the
2 Department of Streets. I'm here
3 today to offer testimony on Bill
4 No. 251028. Introduced by
5 Councilmember Squilla.

6 This bill authorizes 500
7 NCCB Unit A Fee Owner LLC, the
8 owner, to install, own and maintain
9 encroachments in the nature of a
10 building access ramp and elevator
11 located in the vicinity of 510
12 Christopher Columbus Boulevard.

13 A proposed building,
14 ramp and elevator will be located
15 along the property line of 510
16 North Christopher Columbus
17 Boulevard and will encroach a
18 distance of approximately 9 feet 4
19 inches towards the east, along the
20 west footway of North Columbus
21 Boulevard. The Department of
22 Streets is not opposed to these
23 encroachments, as 9 feet 7 inches
24 of clear and obstructive footway

1 will be maintained. This concludes
2 my testimony. I'm pleased to
3 answer any questions you may have.

4 COUNCILMAN YOUNG: Thank
5 you so much.

6 Ms. Chiu, please state
7 your name and begin your testimony.

8 MS. CHIU: Good morning,
9 Chairmember Young and members of
10 this Committee on Streets and
11 Services. I'm Sarah Chiu, City
12 Planning Manager with the
13 Philadelphia City Planning
14 Commission. I'm here to testify on
15 Bill No. 251028. Introduced by
16 Councilmember Squilla on November
17 20, 2025.

18 This bill allows an
19 existing ADA accessible pedestrian
20 platform and building entrance
21 steps, including a handicap lift at
22 510 North Christopher Columbus
23 Boulevard, a minimum of 9 feet 6
24 inches of clear sidewalk spaces to

1 remain after the installation.

2 This meets the Complete
3 Streets Policy. The City Planning
4 Commission is scheduled to consider
5 this bill at its meeting on
6 December 4, 2025 with the staff
7 recommendation for approval. I'll
8 be happy to answer any questions at
9 this time.

10 COUNCILMAN YOUNG: Thank
11 you so much.

12 Are there any questions
13 of these witnesses on this bill?

14 (No response.)

15 COUNCILMAN YOUNG: Is
16 there anyone else in chambers
17 wishing to testify on 251028?

18 (No response.)

19 COUNCILMAN YOUNG:
20 Seeing none, thank you.

21 Mr. Pullin, would you
22 please read the title of the next
23 bill.

24 THE CLERK: Bill No.

1 251025, titled Regulating the
2 direction of movement of traffic on
3 Ryan Avenue between Leon Street and
4 Frankford Avenue.

5 COUNCILMAN YOUNG: Thank
6 you. Mr. Pullin, please call the
7 first witness to testify.

8 THE CLERK: Noelle
9 Marconi, Legislative Affairs
10 Director for the Department of
11 Streets.

12 COUNCILMAN YOUNG:
13 Ms. Marconi, will you please begin
14 with your testimony.

15 MS. MARCONI: Good
16 afternoon, Chairperson Young and
17 members of the Streets and Services
18 Committee. My name is Noelle
19 Marconi and I'm the Director of
20 Legislative Affairs for the
21 Department of Streets. I'm here to
22 offer testimony on Bill No. 251025.
23 Introduced by Councilmember
24 Driscoll.

1 This bill establishes a
2 one-way regulation on Ryan Avenue
3 between Leon Street and Frankford
4 Avenue one-way eastbound. This is
5 a capital project managed by
6 PennDOT. Signage for the one-way
7 regulation will be posted by a
8 contractor as part of a PennDOT
9 safety improvement project for
10 Frankford, Ryan and Cottman Avenues
11 with construction expected to begin
12 in 2026.

13 The Department of
14 Streets is not opposed to the
15 one-way regulations. This
16 concludes my testimony. I'm
17 pleased to answer any questions you
18 may have.

19 COUNCILMAN YOUNG: Thank
20 you so much, Ms. Marconi.

21 Are there any questions
22 of this witness on this bill?

23 (No response.)

24 COUNCILMAN YOUNG:

1 Seeing none, is there anyone else
2 in chambers wishing to testify on
3 Bill No. 251025?

4 THE CLERK: Peter
5 McDermott.

6 (Witness approached
7 witness table.)

8 COUNCILMAN YOUNG: Good
9 afternoon. Please state your name
10 for the record and begin with your
11 testimony.

12 MR. McDERMOTT: My name
13 is Peter McDermott. I'm a Board
14 member of the Mayfair Community
15 Development Corporation. I'm a
16 Board member of the Mayfair Civic
17 Association and I'm a lifelong
18 resident of Mayfair. I have some
19 exhibits here that I can share with
20 you regarding this testimony.

21 COUNCILMAN YOUNG: Would
22 the Clerk -- I mean, would the
23 Sergeant-at-Arms please bring forth
24 the documents.

1 MR. McDERMOTT: It will
2 be easier to follow along with the
3 handout.

4 COUNCILMAN YOUNG: Okay.

5 MR. McDERMOTT: So this
6 is a report from the Delaware
7 Valley Regional Planning Commission
8 regarding the Frankford Avenue
9 Multimodal Study. It was a study,
10 right, June 2021. If you flip
11 through, it talks about when this
12 study began.

13 This Frankford Avenue
14 Multimodal Study began Spring 2019
15 where there was a series of
16 community meetings that were going
17 to be scheduled to make sure that
18 everybody was engaged. I'm the
19 only person here talking about it
20 from the community, but everybody
21 was supposed to be engaged, right.

22 So if you look going
23 through these pages, there was a
24 North Delaware District Plan, of

1 which I was on the committee, where
2 we were going to make sure that the
3 zoning for this neighborhood was
4 right. Okay. And this is all
5 prefacing this reversal of Ryan
6 Avenue, where there was a lot of
7 interactive groups where we had the
8 North Delaware District Plan. It
9 was 2035, right.

10 And there was mention of
11 this area, if you look at the one
12 bullet point of which I'm in the
13 picture, okay, it's Page 6. We
14 were going to create a gathering
15 space at Frankford Avenue and Ryan
16 Avenue. That's what we were
17 talking about. We have a little
18 bit of a plaza there. We put a
19 holiday tree up. We do a lot of
20 interactive things there. We have
21 night markets. Okay.

22 One of the problems with
23 this reversal of Ryan Avenue, one
24 of the problems, is we have a

1 trackless trolley system up there,
2 Route 66. Okay. It's one of the
3 oldest operating systems in the
4 country, of which there's only five
5 of them operating.

6 Those trackless
7 trolleys, which you can see on this
8 exhibit here, have a turning radius
9 of 44 feet. Okay. I love math.
10 44 feet. Leon Avenue or Leon
11 Street, whatever we're going to
12 call it, is only 30 feet wide.

13 So right now, the
14 express service proceeds northbound
15 up Cottman Avenue, makes a left
16 onto Ryan Avenue westbound and
17 makes another left onto Leon, able
18 to stay out nice and wide to make
19 these turns. Okay. Then it
20 subsequently makes an additional
21 left on the Cottman Avenue, nice
22 and wide, big long turns.

23 The proposed plan to
24 make this street eastbound is going

1 to require that trackless trolley
2 at 40 feet long with a turning
3 radius of 44 feet to then make a
4 left onto Cottman Avenue, of which
5 there are no overhead wires which
6 power these trackless trolleys.
7 There are no overhead wires in that
8 westbound lane on Cottman Avenue.
9 That's going to have to be added to
10 this project.

11 But even after it makes
12 that turn, which will be no problem
13 on Cottman Avenue, it is then going
14 to make a right on Leon. And this
15 map is in there by the way.
16 There's a map in there from this
17 report. It's the second to last
18 page.

19 So this trackless
20 trolley will make a left off of
21 Frankford onto Cottman. And then
22 it'll attempt to make a right-hand
23 turn onto Leon Street, which is 30
24 feet wide, and has metered parking

1 on one of the sides of the street
2 and two lanes of traffic going
3 northbound and southbound.

4 How they're going to
5 attempt to do it, I don't know. I
6 did it in my Ford Bronco Sport,
7 very tight. And I did it in my
8 Ford Edge, very tight. Neither of
9 which are 40 feet long. Neither of
10 which have a 44 degree turning
11 radius -- 44 foot turning radius,
12 my apologies. And then it's going
13 to have to make a right on Ryan
14 Avenue to go back down towards the
15 Market-Frankford Transportation
16 Center for the express service.

17 Again, I like math.
18 That don't add up. That does not
19 add up. But the residents would
20 have told them that if they ever
21 had the third meeting which they
22 did not have. Okay.

23 So let's go back again.
24 We talked about a gathering place

1 at Ryan Avenue. Okay. We didn't
2 talk about reversing the street.
3 We talked about gathering. If you
4 look at the page after 6 or after
5 18, there's a page here that says
6 public outreach. They had a whole
7 section on it, public outreach.

8 There was a meeting
9 scheduled for the Thursday after
10 and we all know Philadelphia. We
11 all love our shore points, a
12 meeting scheduled for the Thursday
13 after Memorial Day weekend, which
14 had I believe 20-plus members at
15 it -- no, 17, less than 20.

16 So on the next page,
17 public outreach it talks about May
18 30, 2019, 17 community members
19 attended, 17. We have a pretty
20 active area pre-COVID. Okay. And
21 we talked about -- then one of the
22 bullet points in the right-hand
23 side says the westbound bike lane
24 on Ryan Avenue between Frankford

1 Avenue and Leon Street needs an
2 eastbound pair.

3 Listen, if that bike
4 lane going westbound was actually
5 utilized, maybe it would need an
6 eastbound pair. Nobody uses it,
7 and I mean nobody. If you ever
8 want to fall asleep, sit out there
9 with a clicker and count how many
10 bikes go past it every day. The
11 number will be easy. It's going to
12 be a circular motion with a pen,
13 zero. Nobody uses it.

14 So how we need an
15 eastbound lane when nobody uses the
16 westbound lane, unless we have a
17 flood of people coming from
18 Rhawnhurst going to come into our
19 area, I don't see it. Okay. It's
20 not used. It'd be like me putting
21 a trapeze set in my backyard. It's
22 not going to be used. Okay. I am
23 not a trapeze artist. All right.
24 But still, we're not talking about

1 reversing Ryan Avenue. We weren't
2 talking about reversing Ryan
3 Avenue. We're talking about a
4 westbound bike lane. Okay.

5 Now, the next page talks
6 about public open house No. 2.
7 This is even more disturbing. So
8 public open house No. 2 was
9 scheduled for March 4, 2020. Do we
10 all know what happened in 2020?
11 COVID. We know the city shut down
12 about a week and a half later.
13 Okay.

14 Now, 28 people showed up
15 at that. Most of them were on
16 their bicycles. Most of them
17 didn't live in the area, but that's
18 okay. That's okay. This is a
19 city, right. We do things at a
20 greater size. The meeting was held
21 at a place called King's Highway
22 Tavern, not really inclusive for
23 people that are in recovery.

24 We shouldn't really be

1 having a bar hosting a meeting on
2 the first floor where people don't
3 feel comfortable going to that have
4 problems with addiction, that have
5 problems being around places where
6 they dispense drinks. Not a good
7 idea, not a good idea. But let's
8 keep going because there's a lot of
9 bad ideas with this one.

10 If you look at the next
11 page, it actually has a photograph
12 inside the bar of where they had
13 their easel set up with the display
14 boards. Now, there is actually a
15 function room in the basement of
16 this where they could have held it
17 and people wouldn't have felt like
18 they were compromised or impacted.

19 Again, if you look
20 through this, I have a provider for
21 you, and I can provide the link to
22 the whole entire report, nothing's
23 talking about reversing the
24 direction of Ryan Avenue. Again, I

1 want to mention that this trackless
2 trolley system is a system with
3 overhead catenary wires that
4 support it. They energize these
5 trackless trolleys.

6 There are no lines on
7 the Cottman Avenue block 3500.
8 There are no lines going westbound
9 to support this redirection of this
10 express route. None whatsoever.
11 Now, they mentioned the Ryan Avenue
12 reversal will alter express
13 operation for Route 66, as I just
14 talked about, in the proposed
15 design, the northbound trolleys
16 turn left onto Cottman Avenue,
17 right onto Leon, right onto Ryan
18 and right onto Frankford Avenue for
19 the same purpose.

20 There was a gentleman
21 who just retired who used to
22 operate these things. He was a
23 SEPTA transit worker. He operated
24 them. He was hysterical laughing

1 when I showed him this. But we
2 have inclement weather. And it
3 talks about how this was field
4 tested and trolley turning radii
5 will be incorporated into the final
6 design.

7 They're taking property.
8 There's no other way to make these
9 turns. They're going to have to
10 take property. They're going to
11 have to take the metered parking,
12 which supports those stores in that
13 commercial corridor, right.

14 The proposed design --
15 this is on Page 55. The proposed
16 design for the block of Ryan Avenue
17 between Frankford Avenue and Leon
18 Street replaces the existing
19 westbound conventional bicycle lane
20 with a two-way parking-protected
21 bike lane.

22 In the short term, this
23 bicycle facility will terminate at
24 Frankford Avenue. Potential future

1 expansion of the facility across
2 Frankford Avenue would require
3 additional intersection protections
4 such as conflict markings and a
5 bicycle light.

6 The last thing I want to
7 touch on here is the very last page
8 where it says No. 2, Project
9 Context. If you look at the last
10 shaded block, it says PennDOT
11 Highway Safety Improvement Program,
12 also known as HSIP, from Spring
13 2019 to Spring 2021. And it goes
14 into depth about what they're going
15 to do and what they're not going to
16 do, right.

17 At the bottom of this
18 arrowed timeline says, Public
19 meeting 1, May 30, 2019, which I
20 talked about. 17 people showed up.
21 It was the week of Memorial Day at
22 the Mayfair Community Center. The
23 second meeting, which has a little
24 star next to it, I don't know why,

1 is at King's Highway Tavern. Not
2 inclusive for people in recovery
3 that aren't going to feel
4 comfortable going there.

5 The last meeting, if you
6 look at it, says Public Meeting No.
7 3, May 2020, location to be
8 determined. The neighborhood was
9 never heard. We never had the
10 third meeting ever. And as you can
11 see from the text I provided you,
12 we talked about a gathering place
13 at Ryan Avenue and we talked about
14 a bicycle lane. We never talked
15 about reversing the direction.

16 This is going to greatly
17 impact not only the -- we have a
18 senior population that are not
19 going to get really acclimated to
20 these traffic studies before they
21 drive into buildings because
22 they're going to get panicked when
23 people are coming at them that used
24 to be going with them.

1 I would ask that we look
2 at this properly, re-engage the
3 community and let's get our third
4 meeting minimally before we do
5 something that's going to be
6 irreversible. The reversal of the
7 street is going to be irreversible.

8 I mean, right now this
9 street works. Listen, I am fully
10 on board with traffic calming
11 measures. I'm fully on board with
12 reducing -- I have a 6-year-old --
13 reducing speeds. I am fully on
14 board with making sure that we make
15 Frankford Avenue, Cottman Avenue as
16 safe as possible. I don't see how
17 this does this.

18 I hear about adding a
19 bike lane. And I mean, if we have
20 any kind of -- we do actually. The
21 Mayfair Business Improvement
22 District has a camera system out
23 there. So let's review the cameras
24 and see how many people are using

1 this bike lane. And if it's well
2 traveled, then maybe we do need
3 another bike lane.

4 But that doesn't mean we
5 reverse the street and now put
6 SEPTA in a bind for how they're
7 going to actually service riders.
8 And this is a highly road -- Route
9 66. It's in this package of the
10 amount of people that travel
11 Frankford Avenue northbound and
12 southbound.

13 So I would like to see
14 our community get a third meeting
15 before we start reversing streets.
16 We never got it. Okay. I know
17 COVID happened. COVID happened
18 five years ago. We could have
19 scheduled a meeting in 2021, 2022,
20 2023, 2024. Now, we're in 2025.
21 We're at the end of 2025, the whole
22 hallway is decorated for Christmas.
23 This is not going to make a Merry
24 Christmas for Mayfair. I

1 appreciate you all seriously.

2 Thank you.

3 COUNCILMAN YOUNG: Thank

4 you so much for your testimony.

5 Were you able to speak with the

6 sponsor of the legislation

7 regarding your concerns or issues?

8 MR. McDERMOTT: I

9 didn't, no.

10 COUNCILMAN YOUNG: I

11 would suggest to reach out to the

12 sponsor of the legislation to

13 express your concerns, the District

14 Councilmember.

15 MR. McDERMOTT: Thank

16 you. Appreciate it.

17 COUNCILMAN YOUNG: Thank

18 you.

19 Are there any other

20 questions of these witnesses

21 regarding Bill 251025?

22 (No response.)

23 COUNCILMAN YOUNG:

24 Seeing none, thank you all.

1 Is there anyone else in
2 chambers wishing to testify on
3 251025?

4 (No response.)

5 COUNCILMAN YOUNG:

6 Seeing none, Mr. Pullin, would you
7 please read the title of the next
8 bill.

9 THE CLERK: Bill No.
10 250982, titled Authorizing the
11 installation, ownership and
12 maintenance of various
13 encroachments in the vicinity of
14 510 N. Christopher Columbus Blvd,
15 Philadelphia, PA 19123, under
16 certain terms and conditions.

17 COUNCILMAN YOUNG: Thank
18 you, Mr. Pullin. Would you please
19 call the witnesses to testify on
20 this bill.

21 THE CLERK: First
22 witness to testify is Noelle
23 Marconi, Legislative Affairs
24 Director for the Department of

1 Streets.

2 (Witness approached
3 witness table.)

4 COUNCILMAN YOUNG:

5 Ms. Marconi, please begin with your
6 testimony.

7 MS. MARCONI: Good
8 afternoon, Chairperson Young and
9 members of the Streets and Services
10 Committee. My name is Noelle
11 Marconi and I'm the Director of
12 Legislative Affairs for the
13 Department of Streets. I'm here
14 today to offer testimony on Bill
15 No. 250982. Introduced by
16 Councilmember Gauthier on behalf of
17 Council President Johnson.

18 This bill establishes a
19 one-way regulation on LeCount
20 Street between South Street and
21 Bainbridge Street, one-way
22 northbound and Bainbridge Street
23 between South Street and Bainbridge
24 one-way northbound.

1 The Department of
2 Streets is not opposed to these
3 one-way regulations, as these
4 direction changes will eliminate
5 cut-through traffic and ensure
6 safer and efficient traffic
7 circulation. Directional signage
8 has already been installed and will
9 remain in place. This concludes my
10 testimony and I'm pleased to answer
11 any questions you may have.

12 COUNCILMAN YOUNG: Thank
13 you so much for your testimony.

14 Are there any questions
15 of this witness regarding this
16 bill?

17 (No response.)

18 COUNCILMAN YOUNG:
19 Seeing none, Mr. Pullin, is there
20 anyone else here to testify on this
21 bill.

22 (Witness approached
23 witness table.)

24 COUNCILMAN YOUNG:

1 Please state your name for the
2 record and begin with your
3 testimony.

4 MS. LEPERA: Ashley
5 Lepera and then my husband.

6 MR. BIRNHAK: David
7 Birnhak.

8 MS. LEPERA: We live
9 outside that -- we live at the
10 house where all the accidents kept
11 happening. I work as an ICU nurse,
12 so I kept having to go out, like be
13 late for work. Basically we just
14 kept having people get hit outside
15 our house and I kept being late to
16 work. And I had to keep
17 stabilizing all these people and I
18 kept having to watch people get
19 broken bones, get intracranial
20 bleeds and then go to work and then
21 stabilize other people.

22 But I couldn't even
23 sleep because I worked night shift.
24 So I would have to -- I'd hear

1 people get outside my house. It
2 was almost like a baby monitor.
3 And I'd have to -- people were
4 getting hit, like pedestrians,
5 children, adults, like everybody,
6 whether you were on a bike, whether
7 you were a pedestrian. Everybody's
8 just getting hit.

9 So, we'd have to go
10 outside and stabilize them. My
11 husband's not even in the medical
12 field and now he knows how to hold
13 C-spine and T-spine and do a
14 Glasgow Coma Scale, like to assess
15 someone's neurological status. So
16 we were just doing this for two
17 years. And finally, we got this
18 street direction changed. So
19 please don't change it back.

20 Please keep it the same
21 because I'm moving. So now since
22 we got the street changed, there's
23 been no accidents. It used to be
24 people were getting hit once a day,

1 a couple times a week, and it was
2 just constant. And so, I'm going
3 to be moving so there's not going
4 to be a nurse or a doctor at that
5 area anymore to stabilize anybody.
6 So, yeah. Please do not move it
7 back because it takes sometimes 15
8 minutes for the ambulance to come.
9 So that's it.

10 COUNCILMAN YOUNG: Thank
11 you so much for your testimony. I
12 do believe that this legislation
13 will legalize the changes that have
14 already been made to keep it the
15 current direction that it's in now.
16 I just want to make that clear for
17 the record.

18 Are there any questions
19 of these witnesses on this bill?

20 (No response.)

21 COUNCILMAN YOUNG:
22 Seeing none, is there anyone else
23 in chambers to testify on Bill No.
24 250982?

1 (No response.)

2 COUNCILMAN YOUNG:

3 Seeing none, thank you for your
4 testimony.

5 We will now
6 transition -- Mr. Pullin, is there
7 anyone on the public comment list?

8 THE CLERK: There are no
9 speakers on the public comment
10 list.

11 COUNCILMAN YOUNG: Thank
12 you. So I would like to thank all
13 of our witnesses for joining us
14 today.

15 We will now end the
16 public hearing and go into the
17 public meeting. I note for the
18 record that a quorum of the
19 committee is present.

20 The Chair recognizes
21 Councilmember Squilla for a motion
22 on the amendment to Bill No.
23 251028.

24 COUNCILMAN SQUILLA:

1 Thank you, Mr. Chairman.

2 I offer an amendment to
3 Bill No. 251028. A copy of the
4 amendment has been circulated to
5 all members of the Committee. I
6 move that the amendment to Bill No.
7 251028 be adopted.

8 (Duly seconded.)

9 COUNCILMAN YOUNG: Thank
10 you. The bill has been moved and
11 properly seconded.

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

15 (Aye.)

16 COUNCILMAN YOUNG: Those
17 opposed?

18 (No response.)

19 COUNCILMAN YOUNG: The
20 ayes have it. Bill No. 251028 has
21 been -- the amendment to Bill No.
22 251028 has been adopted.

23 The Chair recognizes
24 Councilman Squilla for a motion on

1 the amendment to Bill No. 251022.

2 COUNCILMAN SQUILLA:

3 Thank you, Mr. Chairman.

4 I offer an amendment to
5 Bill No. 251022. A copy of the
6 amendment has been circulated to
7 all members of the committee. I
8 move that the amendment to Bill No.
9 251022 be adopted.

10 (Duly seconded.)

11 COUNCILMAN YOUNG: Thank
12 you. It has been moved and
13 properly seconded that the
14 amendment to Bill No. 251022 be
15 adopted.

16 All those in favor will
17 signify by saying aye.

18 (Aye.)

19 COUNCILMAN YOUNG: Those
20 opposed?

21 (No response.)

22 COUNCILMAN YOUNG: The
23 ayes have it and the amendment to
24 Bill No. 251022 has been adopted.

1 The Chair recognizes
2 Councilmember Squilla for a motion
3 on Bill Nos. 250843, 250946,
4 250982, 251022 as amended, 251025
5 and 251028 as amended.

6 COUNCILMAN SQUILLA:

7 Thank you, Mr. Chairman.

8 I move that Bill Nos.
9 250843, 250946, 250982, 251022 as
10 amended, 251025 and 251028 as
11 amended be reported from this
12 committee with a favorable
13 recommendation and further move
14 that the rules of Council be
15 suspended as to permit the first
16 reading of the next session of
17 Council.

18 (Duly seconded.)

19 COUNCILMAN YOUNG: Thank
20 you. It has been moved and
21 properly seconded that Bill
22 Nos. 250843, 250946, 250982, 251022
23 as amended, 251025, 251028 as
24 amended be reported from this

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

7 All those in favor of
8 the motion will signify by saying
9 aye.

10 (Aye.)

11 COUNCILMAN YOUNG: Any
12 opposed?

13 (No response.)

14 COUNCILMAN YOUNG: The
15 ayes have it. Bill Nos. 250843,
16 250946, 250982, 251022 as amended,
17 251025 as amended, 251028 as
18 amended -- I'm sorry, 251025 and
19 251028 as amended will be reported
20 from this committee with a
21 favorable recommendation and
22 further request that the rules of
23 Council be suspended to permit the
24 first reading at the next session

1 of Council.

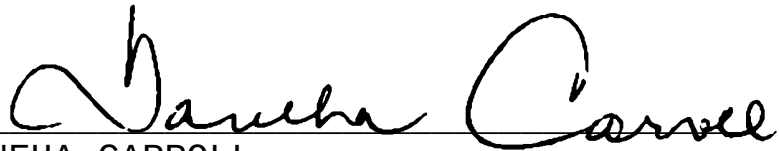
2 This concludes the
3 business before the Committee on
4 Streets and Services. Thank you
5 all for being here today.

6 (Committee on Streets
7 and Services concluded at
8 1:00 p.m.)

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

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

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

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1 1 17:22,23 153:19 1,229 6:24 1,278 6:22 10 42:2 44:18 10,000 42:22 10-700 4:2 5:10 28:15 100 7:8 30:13 10:00 67:11 11:00 67:12 12 132:13 14 118:14 15 42:2 97:11 163:7 1500 35:10 17 147:15,18,19 153:20 18 147:5 19104 131:1 19123 135:5 158:15 1:00 169:8	2022 156:19 2023 156:20 2024 6:13,21 29:17 156:20 2025 6:17 134:1,10 137:17 138:6 156:20,21 2026 36:16 48:22 58:9 64:18 68:17 71:9 72:15 84:5 86:16 91:11 114:9 116:7,19 119:20 140:12 2035 143:9 21 37:17 38:2 229 6:18 23rd 66:20 24/7 105:17 243 6:14 25% 32:18 2501022 117:20 250843 3:14 4:1 5:5 28:14 41:8,23 45:18 167:3,9,22 168:15 250946 3:14 130:22 132:3 133:23 134:11 167:3,9,22 168:16 250982 3:14 158:10 159:15 163:24 167:4,9,22 168:16 250th 36:19 69:18,20 72:22 88:2 251022 3:15 46:2 65:10 68:20 73:15 113:24 117:1 120:14 130:14 166:1,5,9, 14,24 167:4,9,22 168:16 251025 3:15 139:1,22 141:3 157:21 158:3 167:4,10,23 168:17,18 251028 3:15 134:24 136:4 137:15 138:17 164:23 165:3,7,20,22 167:5,10, 23 168:17,19	25th 66:2,4,14,21 2601 23:15 28 149:14 29th 121:21 3 3 38:3 119:11 154:7 3,877 6:13 30 134:1 144:12 145:23 147:18 153:19 311 6:21,24 33 29:5 3500 151:7 3901 23:12 3rd 66:6 104:14
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