

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, October 16, 2019
10:13 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA

BILLS 160710, 190382, 190506, 190551, 190601,
190611, 190612, 190613, 190638, 190655,
190659, 190660, and 190711

- - -

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: If we
3 could get started. I appreciate
4 everybody's appearance here.

5 Good morning. This is the
6 Rules Committee. We have attained a
7 quorum with Councilman Jones,
8 Councilwoman Sanchez, Councilman Henon,
9 Councilwoman Reynolds Brown, and myself,
10 Bill Greenlee.

11 Before we start the testimony,
12 there's three bills that will not be
13 heard today that will be held at the call
14 of the Chair.

15 Bill No. 190382, which is a
16 zoning bill dealing with multi-family and
17 single-family zoning areas. 160710 is a
18 zoning bill dealing with parking
19 regulations. And 190638, which is a
20 zoning bill in the Cedar Square area.
21 Those three bills will be held to the
22 call of the Chair at the request of the
23 sponsors. And if/when they are heard
24 again, they will be advertised, as they
25 were today.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Ms. Marconi, please, our first
3 bill.

4 THE CLERK: Bill No. 190711, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by Broad
9 Street, Oregon Avenue, 10th Street, and
10 the Schuylkill Expressway.

11 (Witness approached witness
12 table.)

13 COUNCILMAN GREENLEE: Good
14 morning, Mr. Gregorski.

15 MR. GREGORSKI: Good morning,
16 Chairman Greenlee, members of the Rules
17 Committee. Marty Gregorski, Division
18 Director with the Development Division of
19 the Philadelphia City Planning
20 Commission. I'm here to testify on Bill
21 No. 190711, which was introduced into
22 City Council on September 19th of this
23 year by Councilmember Johnson.

24 Bill No. 190711 amends the
25 Philadelphia Zoning Maps by changing the

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2 zoning designation of certain areas of
3 land located within an area bounded by
4 Broad Street, Oregon Avenue, 10th Street,
5 and I-76.

6 This bill proposes changes from
7 RM-1 Residential Multi-Family, RSD-3
8 Residential Single-Family Detached, and
9 CMX-1 and CMX-2 Commercial Mixed-Use
10 Commercial to primarily RSA-5 Residential
11 Single-Family Attached. This reflects
12 the current land use of the neighborhood
13 and is consistent with the South District
14 Plan's priority zoning recommendation A,
15 to preserve existing single-family
16 zoning.

17 The Philadelphia City Planning
18 Commission considered Bill No. 190711 at
19 its meeting of October 15th of this year
20 and recommended it for approval.

21 And I'd be happy to answer any
22 questions.

23 COUNCILMAN GREENLEE: Thank
24 you, sir. And I see there's an
25 amendment. It's making a change in the

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2 map?

3 MR. GREGORSKI: Map changes,
4 correct.

5 COUNCILMAN GREENLEE: Slight
6 change, not anything major?

7 MR. GREGORSKI: Yes.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Any questions for Mr. Gregorski
11 on this bill?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, anyone else here to testify on Bill
15 No. 190711?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing no
18 one, Ms. Marconi, our next bill, please.

19 THE CLERK: Bill No. 190601, an
20 ordinance amending Title 14 of The
21 Philadelphia Code, entitled "Zoning and
22 Planning," to revise certain provisions
23 of Chapter 14-200, entitled "Definitions"
24 and Chapter 14-600, entitled "Use
25 Regulations," by creating the use

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2 category "Smoking Lounge" and related
3 changes; all under certain terms and
4 conditions.

5 (Witness approached witness
6 table.)

7 COUNCILMAN GREENLEE: Thank
8 you.

9 Mr. Gregorski.

10 MR. GREGORSKI: Good morning.
11 Marty Gregorski with the Planning
12 Commission. I'm here to testify on Bill
13 No. 190601, which was introduced into
14 City Council on June 20th of this year by
15 Councilmember Henon.

16 Bill No. 190601 amends the
17 Philadelphia Zoning Code by creating a
18 new zoning district entitled "Smoking
19 Lounge" where the smoking of tobacco
20 products, electronic cigarettes, or other
21 substances is permitted. Examples of
22 smoking lounges include, but are not
23 limited to, cigar lounges, hookah
24 lounges, vape lounges, tobacco clubs,
25 tobacco bars, et cetera.

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2 The creation of this use
3 subcategory for smoking lounges will help
4 create an appropriate use for businesses
5 of this type that currently have
6 difficulty finding an appropriate use
7 classification. The staff believes that
8 while this use is a special exception in
9 many zoning districts, it should be
10 allowed by-right in more zoning districts
11 than the CMX-4 and CMX-5 Center City
12 Commercial Mixed-Use district. Only
13 permitting these uses in Center City
14 where the bulk of the CMX-4 and 5
15 districts are located basically blocks
16 them from virtually every other part of
17 the City, including large shopping
18 centers and commercial strips. So while
19 the staff is supportive of creating this
20 use, we believe that the list of
21 districts where they are permitted should
22 be expanded to include areas outside of
23 Center City.

24 The Philadelphia City Planning
25 Commission considered Bill No. 190601 at

1 10/16/19 - RULES - BILL 190506, ETC.
2 its meeting of July 20th of this year and
3 recommended it for approval.

4 And I'd be happy to answer any
5 questions.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Sarah, why don't you go.

9 MS. ADAMO: Good morning,
10 Chairperson Greenlee and members of the
11 Committee on Rules. My name is Sarah
12 Adamo and I am the Legislative Affairs
13 Manager for the Department of Licenses
14 and Inspections. Today I'm here to
15 provide testimony on Bill No. 190601,
16 which, if enacted, will amend Title 14 of
17 The Philadelphia Code, entitled "Zoning
18 and Planning."

19 The bill would amend the Zoning
20 Code by creating and defining a use
21 category called Smoking Lounge. In the
22 past, L&I has struggled to fit these
23 types of uses into one of the use
24 categories listed in the Code. This
25 legislation would provide an unambiguous

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2 use category which will result in more
3 predictable and consistent reviews and
4 enforcement efforts by the Department.
5 The creation of this use category also
6 makes the provisions of the Zoning Code
7 more closely aligned with the existing
8 regulations of the Health Department.

9 The Department of Licenses and
10 Inspections is supportive of this bill
11 and is prepared to enforce it should it
12 become law.

13 Thank you for the opportunity
14 to provide the Department's testimony.
15 I'm happy to answer questions at this
16 time.

17 COUNCILMAN GREENLEE: Thank you
18 both.

19 Councilwoman Sanchez.

20 COUNCILWOMAN SANCHEZ: Thank
21 you.

22 Marty, a question. You spoke
23 about its permitted use. The Commission
24 wanted to see it more broadly. This
25 doesn't eliminate people having the

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2 ability to do that through a special
3 exemption as long as they go through a
4 community process, right?

5 MR. GREGORSKI: That's correct.
6 It would require a trip to the Zoning
7 Board. We think that there should be
8 more matter-of-right opportunities.

9 COUNCILWOMAN SANCHEZ: Okay.
10 But the only difference is, they actually
11 have to go through a community process?

12 MR. GREGORSKI: That's correct.

13 COUNCILWOMAN SANCHEZ: Okay.
14 Thank you very much.

15 Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you, Councilwoman.

18 And there will be amendments on
19 this bill, which will be offered at the
20 meeting.

21 Councilman Jones.

22 COUNCILMAN JONES: Excuse my
23 voice in advance. I have grand-kids and
24 they are Petri dishes, but I love them
25 anyway.

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2 My question is, are you
3 categorizing hookah lounges, smoking bars
4 as you would bars almost?

5 MR. GREGORSKI: We're moving
6 towards that. However, the restriction
7 to only Center City doesn't allow them to
8 be completely comparable. We think that
9 bars, lounges where adults are making
10 their own adult decisions, they're
11 permitted throughout the City many
12 different areas. So these would not be
13 treated exactly the same as a bar.

14 COUNCILMAN JONES: So trendy
15 strips like Main Street, why would you
16 exempt them? Why would you not exempt
17 them?

18 MR. GREGORSKI: We would like
19 to see them more places like malls and
20 some commercial strips. Right now they
21 are -- they're basically blocked, without
22 a special exception in most areas of the
23 City. So CMX-4 and CMX-5 is almost
24 entirely located in Center City.

25 COUNCILMAN JONES: And so are

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2 you in a way marginalizing those small
3 businesses that can participate in a
4 Center City rent as opposed to a
5 neighborhood rent? That's been one of
6 the concerns that has come to my office.

7 MR. GREGORSKI: We don't want
8 to marginalize them.

9 COUNCILMAN JONES: I mean, is
10 this, I guess, more directed towards you?

11 I know you can't hear me.

12 MS. ADAMO: I'm sorry. Is this
13 bill marginalizing those uses?

14 COUNCILMAN JONES: Yes. So
15 only people who can afford Center City
16 rents are going to get by-right. People
17 who can afford neighborhood rents are
18 going to have to go through --

19 MS. ADAMO: Would have to go
20 through the zoning process.

21 COUNCILMAN JONES: Which is
22 costly.

23 MS. ADAMO: Right, and time
24 consuming. So if it were permitted
25 by-right in more districts, which is what

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2 City Planning is suggesting, then these
3 commercial areas would be able to have
4 these uses by-right.

5 COUNCILMAN JONES: Thank you,
6 Mr. Chair.

7 COUNCILMAN GREENLEE: And,
8 Councilman, I guess the counter-argument
9 would be that maybe there's communities
10 that do not desire these and thus the
11 businesses, as Councilwoman Sanchez
12 points out, could still get it, but they
13 would have to go through the Zoning Board
14 and the community would have to be
15 involved. I think that's the balance
16 they're trying to reach here.

17 Councilman Henon.

18 COUNCILMAN HENON: Thank you,
19 Mr. Chairman.

20 And I'm glad the Chairman just
21 made that comment, because this is
22 clearly regulated. It's not prohibited,
23 any kind of smoking lounges or hookah
24 lounges. What it does in neighborhoods
25 where the community doesn't have any kind

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2 of input, they don't understand the hours
3 of operation, they don't understand a lot
4 about the small businesses, it gives an
5 opportunity, just like most things that
6 we have when we reformed our Zoning Code,
7 and has tweaked them over the past
8 several years. As business models change
9 and new businesses come into our
10 communities, the community is repeatedly
11 asked how they can participate and what
12 they would like and/or conform into
13 surrounding areas.

14 So I think it's extremely
15 important to make sure that all our
16 communities in our neighborhoods have the
17 opportunity to weigh in and have input on
18 who their partners are and the places
19 that they live and the places where they
20 spend their money.

21 So I think this is a great
22 opportunity that is not just working with
23 elected officials, both state, city, and
24 federal and in this body, but as well as
25 our City departments such as L&I who

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2 strongly recommends it. So thank you.

3 COUNCILMAN GREENLEE: Any other
4 questions, comments?

5 (No response.)

6 COUNCILMAN GREENLEE: Thank you
7 very much. Thank you all.

8 Is there anyone else here to
9 testify on Bill No. 190601?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, Ms. Marconi, our next bill, please.

13 THE CLERK: Bill No. 190506, an
14 ordinance amending Section 14-303 of The
15 Philadelphia Code, entitled "Common
16 Procedures and Requirements," by allowing
17 certain letters submitted to the Zoning
18 Board to serve as an entry of appearance;
19 all under certain terms and conditions.

20 COUNCILMAN GREENLEE: Mr.
21 Gregorski, before you start, did you get
22 a copy of the amendment?

23 MR. GREGORSKI: I have it now,
24 but our testimony was written before I
25 saw it.

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2 COUNCILMAN GREENLEE: That's
3 fine. I just want to make sure you had
4 it. Okay. Thank you. Please proceed.

5 MR. GREGORSKI: Marty Gregorski
6 with the City Planning Commission here to
7 testify on Bill No. 190506, which was
8 introduced into City Council on June 6th
9 of this year by Councilmember Greenlee
10 for Council President Clarke.

11 Bill No. 190506 amends the
12 Philadelphia Zoning Code Section 14-303,
13 entitled "Common Procedures and
14 Requirements," by allowing certain
15 letters submitted to the Zoning Board to
16 serve as an entry of appearance; all
17 under certain terms and conditions.

18 For the purposes of providing
19 notices of the ZBA decisions, this bill
20 will work as intended, but we believe
21 that the bill may give Registered
22 Community Organizations a false
23 impression that the entry of appearance
24 alone satisfies the requirements for
25 standing to appeal ZBA decisions to the

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2 courts. The courts will look to whether
3 an appellant actually appeared at the
4 hearing regardless of whether an entry of
5 appearance was accepted. Additionally,
6 this bill suggests that RCOs will be
7 receiving preferential treatment over
8 other individuals who are also unable to
9 attend the hearings.

10 The Philadelphia City Planning
11 Commission considered Bill No. 190506 at
12 its meeting of August 20th of this year
13 and did not recommended it for approval.

14 And I'd be happy to answer any
15 questions.

16 COUNCILMAN GREENLEE: Thank
17 you, sir. And as I said, there will be
18 an amendment put in, which basically
19 takes out the phrase "shall serve as an
20 entry of appearance." And just in your
21 opinion -- I don't know if you can say
22 this -- does that seem to satisfy the
23 concern that was raised?

24 MR. GREGORSKI: It's moving in
25 the right direction for sure. One of our

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2 main concerns was that folks would think
3 that this would count in court in an
4 appeal, and the Law Department believes
5 that it wouldn't, and that's good that
6 you're moving that way.

7 COUNCILMAN GREENLEE: Because I
8 think the intent of the Council
9 President -- and, like you say, I put
10 this in for him -- was just to make sure
11 that the RCOs and the members that wrote
12 in, which used to be, I think, the
13 practice, would be notified of the
14 decision of the Zoning Board. I think
15 that's basically the reason behind this
16 bill. It wasn't to go any further.

17 MR. GREGORSKI: And it will do
18 that.

19 COUNCILMAN GREENLEE: Because
20 if people do want to be counted as being
21 in any kind of court challenge or
22 anything, they should be there. I think
23 we agree with that. But they can't come
24 to everything and at least to be notified
25 of what the decision of the Zoning Board

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2 was.

3 MR. GREGORSKI: Right.

4 COUNCILMAN GREENLEE: Okay.

5 Thank you.

6 Please let the record reflect
7 that Councilman Squilla, Vice Chair of
8 the Committee, and Councilman Johnson is
9 also present.

10 Any questions for Mr. Gregorski
11 on this bill?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, anyone else here to testify on Bill
15 No. 190506?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, thank you.

19 Ms. Marconi, our next bill,
20 please.

21 THE CLERK: Bill No. 190655, an
22 ordinance amending Title 14 of The
23 Philadelphia Code, entitled "Zoning and
24 Planning," to revise certain provisions
25 of Chapter 14-502, entitled "/CTR, Center

1 10/16/19 - RULES - BILL 190506, ETC.
2 City Overlay District," by amending the
3 Supplemental Use Controls for the Old
4 City Residential Area; all under certain
5 terms and conditions.

6 COUNCILMAN GREENLEE:

7 Mr. Gregorski.

8 MR. GREGORSKI: Good morning.
9 Marty Gregorski with the City Planning
10 Commission. I'm here to testify on Bill
11 No. 190655, which was introduced into
12 City Council on September 12th of this
13 year by Councilmember Squilla.

14 Bill No. 190655 amends the
15 Philadelphia Zoning Code by revising
16 certain provisions of Chapter 14-502,
17 entitled "Center City Overlay District,"
18 by amending the Supplemental Use Controls
19 for the Old City Residential Area.

20 The intent of this bill is to
21 promote active ground floor uses in Old
22 City. This bill modifies the Old City
23 Residential Area so that the first 30
24 feet in depth must be a use other than
25 residential or parking for 100 percent of

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2 the ground floor frontage on lots zoned
3 CMX-3 Commercial Community Mixed-Use on
4 certain streets.

5 The Philadelphia City Planning
6 Commission considered Bill No. 190655 at
7 its meeting of October 15th of this year
8 and recommended approval with two
9 amendments. First, a reduction in the
10 number of streets and overall area where
11 this provision will apply; second,
12 clarifications to allow for parking
13 access on certain ground floor frontages.

14 And I'd be happy to answer any
15 questions at this time.

16 COUNCILMAN GREENLEE: Thank
17 you, sir.

18 The Chair recognizes Councilman
19 Squilla.

20 COUNCILMAN SQUILLA: Thank you,
21 Mr. Chairman.

22 The two amendments that are
23 recommended, do you think that helps
24 clarify the legislation?

25 MR. GREGORSKI: It will for

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2 sure. There's problems when you don't
3 allow for any access for parking or
4 egress and ingress into the property.
5 The strictest interpretation would be
6 that any existing parking garage doesn't
7 comply, you'd have to go to the Zoning
8 Board to put a residential unit in. So I
9 think that that helps.

10 We looked at the areas, the
11 streets that were included, and not all
12 of them have commercial on them. So we
13 basically took out those areas that
14 didn't have commercial on them anyway.

15 COUNCILMAN SQUILLA: All right.
16 Thank you.

17 We're going to let Job testify
18 from Old City District and go from there.

19 COUNCILMAN GREENLEE: Okay. No
20 problem.

21 Any other questions for
22 Mr. Gregorski?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, Ms. Marconi, I think we have

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2 another witness here.

3 THE CLERK: Job Itzkowitz from
4 Old City Special Services District.

5 (Witness approached witness
6 table.)

7 COUNCILMAN GREENLEE: There he
8 is. Please proceed.

9 MR. ITZKOWITZ: Good morning,
10 Chairman Greenlee, Councilman Squilla,
11 and members of the Committee on Rules.
12 My name is Job Itzkowitz. I'm the
13 Executive Director of the Old City
14 Special Services District here to testify
15 in support of Bill No. 190655.

16 I see that you have a very busy
17 agenda today. I've submitted written
18 testimony. Just know that our Board
19 supports this bill.

20 COUNCILMAN GREENLEE: Thank you
21 very much.

22 Any questions for
23 Mr. Itzkowitz?

24 COUNCILMAN SQUILLA: No,
25 Mr. Chairman. One last thing is that we

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2 do support the amendments for this bill
3 and looking forward to passing this out.

4 Thank you.

5 COUNCILMAN GREENLEE: So will
6 they be offered now or today? Or they
7 could be amended on the floor, whichever
8 way you choose.

9 COUNCILMAN SQUILLA: We'll just
10 leave it as is.

11 COUNCILMAN GREENLEE: Leave it
12 as is, okay. Thank you.

13 Anyone else here to testify on
14 Bill No. 190655?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, Ms. Marconi, our next bill, but
18 before she -- actually, we're going to
19 hear three bills together, but before she
20 does, as we appreciate Mr. Itzkowitz just
21 putting in the written testimony, there
22 are a lot of people now that want to
23 testify on a number of these bills. If
24 you have put in written testimony, we
25 would ask that you summarize your

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2 testimony just in the interest of time
3 for everyone so everyone gets a chance to
4 speak and not have to leave before we
5 finish. That testimony will, in full, be
6 made part of the record, and we
7 appreciate your cooperation in that.

8 Ms. Marconi, our next three
9 bills, please.

10 THE CLERK: Bill No. 190611, an
11 ordinance amending Title 14 of The
12 Philadelphia Code, entitled "Zoning and
13 Planning," to revise certain provisions
14 of Chapter 14-800, entitled "Parking and
15 Loading," by amending parking standards
16 for historically designated properties
17 and making related changes; all under
18 certain terms and conditions.

19 Bill No. 190612, an ordinance
20 amending Title 14 of The Philadelphia
21 Code, entitled "Zoning and Planning," to
22 revise certain provisions of Chapter
23 14-600, entitled "Use Regulations," by
24 amending standards for accessory dwelling
25 units and making related changes; all

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2 under certain terms and conditions.

3 And Bill No. 190613, an
4 ordinance amending Title 14 of The
5 Philadelphia Code, entitled "Zoning and
6 Planning," to revise certain provisions
7 of Chapter 14-600, entitled "Use
8 Regulations," by amending use standards
9 for historically designated properties
10 and making related changes; all under
11 certain terms and conditions.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Mr. Gregorski.

15 MR. GREGORSKI: Marty Gregorski
16 with the City Planning Commission.

17 Bill No. 190611 amends the
18 Philadelphia Zoning Code by amending the
19 parking standards for historically
20 designated properties and making related
21 changes. The bill lowers the minimum
22 parking requirement for properties that
23 are locally designated historic or that
24 contribute to a local historic district.
25 This means that in existing historic

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2 structures, uses that are not allowed
3 by-right will not require a minimum
4 amount of parking. Also, for additions
5 or expansions to historic structures, the
6 base zoning district required minimum
7 parking requirement will be reduced by 50
8 percent.

9 The City Planning Commission
10 considered Bill No. 190611 at its meeting
11 of August 20th and recommended it for
12 approval.

13 For Bill No. 190612, it amends
14 the Philadelphia Zoning Code amending the
15 current standards for accessory dwelling
16 units such that they would be permitted
17 by-right within any locally designated
18 historic building or structure or any
19 building or structure that contributes to
20 a locally designated historic district.
21 In addition, the bill would exempt the
22 ADUs placed within such -- placed within
23 such structures from the restriction that
24 would otherwise limit ADUs to a maximum
25 size of 800 square feet.

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2 The City Planning Commission
3 considered Bill No. 190612 at its meeting
4 of August 20th and recommended it for
5 approval.

6 On Bill No. 190613, this will
7 allow locally designated historic
8 properties zoned residentially or CMX-1,
9 2, or 2.5 Commercial that meet certain
10 criteria to have the uses permitted in
11 CMX-3 Community Commercial District. The
12 existing buildings must be used for one
13 of the following uses to be eligible for
14 the CMX-3 upgrade:

15 An office use; retail sales;
16 commercial service; wholesale,
17 distribution, and storage use; or an
18 industrial use. Properties with no such
19 history of uses, as confirmed by the
20 Historical Commission, are not eligible
21 for the CMX-3 uses.

22 This new section will only
23 apply to existing principal structures
24 that meet the criteria, not to new
25 structures or expansions of existing

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2 structures. The regulated uses such as
3 adult uses or amusement arcades would not
4 be permitted and none of the new uses
5 would earn any zoning bonuses.

6 This bill was also amended to
7 create a 2,500 square foot minimum
8 threshold for these properties, so that
9 at least 2,500 square feet of the
10 property was currently or formerly used
11 for one of the qualifying uses, also to
12 allow the applicant to use the property
13 as currently zoned, and to prohibit
14 vehicular equipment and sales uses in
15 these properties.

16 These changes were the result
17 of some community comments on the
18 existing bill and will serve to make the
19 properties more compatible with
20 neighborhoods in which they are located.

21 This bill and the others are a
22 result of the recommendations of the
23 Historic Preservation Task Force. This
24 would expand the number of uses that
25 historic property could use in an effort

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2 to make keeping the building more
3 appealing to developers as opposed to
4 demolishing the structure for a new use.
5 Because so many uses would now be
6 available, the staff believes that it
7 will be very difficult for an owner to
8 use the financial hardship argument
9 before the Historical Commission
10 regarding proposed demolitions of locally
11 designated structures.

12 The Planning Commission at its
13 meeting of August 20th of this year
14 recommended Bill No. 190613 for approval,
15 with the understanding that the staff
16 would pursue the possible amendments to
17 clarify and improve sections of the bill
18 which were causes for concern in the
19 community.

20 And I'd be happy to answer any
21 questions.

22 COUNCILMAN GREENLEE: Thank
23 you, sir.

24 First, on 612, there is an
25 amendment. Have you seen that?

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2 MR. GREGORSKI: We have, yes.

3 COUNCILMAN GREENLEE: And that
4 addresses --

5 MR. GREGORSKI: Yes.

6 COUNCILMAN GREENLEE: And then
7 you talk about amendments in 613. Is
8 that the same ones that are being
9 offered?

10 MR. GREGORSKI: Yes, they are.

11 COUNCILMAN GREENLEE: So that
12 addresses a lot of the concerns you had
13 raised?

14 MR. GREGORSKI: I'll let them
15 speak for themselves, but it addresses
16 the concerns that we heard.

17 COUNCILMAN GREENLEE: Thank
18 you. Thank you very much.

19 Any questions for Mr. Gregorski
20 on these three bills?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, Ms. Marconi, we have a number of
24 witnesses on this one. Could you call
25 the first three, please.

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2 THE CLERK: Paul Steinke and
3 Patrick Grossi, David Feldman, and Gary
4 Jonas.

5 COUNCILMAN GREENLEE: And,
6 again, as I stated before, we have a lot
7 of people here, as you can see. If you
8 have written testimony, if you can
9 summarize that written testimony, we'd
10 appreciate it in the interest of
11 everybody being out of here at a
12 reasonable time.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: So please
16 identify yourself. And, again, your
17 testimony should be on all three bills,
18 if you have opinion on all three of
19 those.

20 MR. STEINKE: Good morning.

21 COUNCILMAN GREENLEE: Good
22 morning.

23 MR. STEINKE: My name is Paul
24 Steinke, Executive Director of the
25 Preservation Alliance for Greater

1 10/16/19 - RULES - BILL 190506, ETC.
2 Philadelphia, and the Preservation
3 Alliance is a member-supported non-profit
4 citywide advocacy group for historic
5 preservation issues in Philadelphia.

6 I want to thank you for having
7 me here today. I want to remind you that
8 these bills that Councilman Squilla
9 introduced all were recommendations of
10 the Mayor's Historic Preservation Task
11 Force. And I want to emphasize, as the
12 Planning Commission testimony did -- and,
13 by the way, you do have my written
14 testimony in front of you, but this only
15 applies to historically designated
16 properties in the City, and only less
17 than 3 percent of properties in the City
18 of Philadelphia enjoy historic
19 designation. So it applies to a very
20 small, very small subset of the
21 properties in the City.

22 There are currently no
23 preservation-specific incentives for
24 historic preservation in Philadelphia,
25 which is kind of shocking when you think

1 10/16/19 - RULES - BILL 190506, ETC.
2 about it, because we all know that
3 Philadelphia is among the, if not the
4 most, historic cities in the United
5 States of America, yet we have no
6 preservation-specific incentives.

7 These incentives are not
8 financial in nature. They are procedural
9 in nature, because they are amendments to
10 the Zoning Code, and they are all
11 intended to make it easier to maintain
12 and adapt historically designated
13 properties in the City. And, again,
14 that's fewer than 3 percent.

15 So very quickly, Bill 190611
16 would reduce or eliminate parking
17 requirements. Parking is an expensive
18 proposition in historic buildings.
19 Oftentimes historic buildings occupy 100
20 percent of their lot, 100 percent lot
21 coverage. So this bill, if it went
22 through, would enable the property owner
23 to devote more resources to the
24 renovation and adaption of their historic
25 property.

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2 Bill 190612, which would allow
3 accessory dwelling units, I always use
4 the example of a big, sprawling single in
5 Germantown, or you name your
6 neighborhood, Frankford or Mount Airy or
7 Wynnefield, that the house is really big.
8 There might be an empty-nester or a
9 couple there. There might be a young
10 couple. And allowing accessory dwelling
11 units in a residence like that would
12 provide an additional source of revenue
13 for that property owner to maintain their
14 home. It also increases housing supply
15 in those neighborhoods. So we think
16 that's a smart bill as well.

17 And, finally, Bill 190613,
18 which would apply to special purpose
19 buildings. I'm talking about buildings
20 like churches, schools, and industrial
21 buildings that are being converted to new
22 uses. I don't think I have to tell you
23 how many churches we have in this city
24 where congregations are dwindling,
25 buildings are being sold, and those

1 10/16/19 - RULES - BILL 190506, ETC.
2 landmark churches are being demolished,
3 because it's easier just to clear the
4 building away than it is to adapt them.
5 So passage of 190613 would make it easier
6 to instead of demolishing them, having
7 those church buildings, vacant former
8 schools, old factories turned into
9 housing or commercial uses, which would
10 add to the City's economy, add to street
11 life and, most importantly to us,
12 preserve those buildings' impact on the
13 historic character of our very historic
14 city.

15 Again, I just want to close by
16 saying these bills only apply to
17 historically designated properties. It's
18 not easy to get your building designated
19 historic, as Councilman Jones knows in
20 Overbrook Farms today. It takes a lot of
21 work to get buildings designated, and
22 only 3 percent of them are designated.
23 We need more buildings designated in the
24 City, and this would be a modest
25 incentive in that direction.

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2 So we do call on this Committee
3 to pass these bills out of Committee to
4 the full Council.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 MR. STEINKE: And thank you.

8 COUNCILMAN GREENLEE: We'll
9 hear from the whole panel.

10 Mr. Grossi, if you'd like to
11 please identify yourself and proceed.

12 MR. JONAS: Sure. My name is
13 Gary Jonas and I'm the Treasurer of the
14 Building Industry Association and I'm
15 here to testify on Bills 190611, 190612,
16 and 190613.

17 BIA fully recognizes the value
18 of historic preservation, celebrating
19 Philadelphia's history, cultural
20 identity, and the character of our
21 diverse neighborhoods. We support
22 measures that make restoration,
23 rehabilitation, and adaptive reuse of
24 designated historic buildings more cost
25 effective. We're, therefore, in full

1 10/16/19 - RULES - BILL 190506, ETC.
2 support of these bills.

3 The package of bills sensibly
4 reduces some of the challenges inherent
5 in preserving historic buildings and
6 returning them to active and under
7 current zoning and other regulations.

8 Bill No. 190611 relieves
9 historic buildings of parking and
10 building requirements, allowing for
11 flexibility of the site and the building
12 design and specifically reducing
13 development costs, which we think is
14 super important.

15 Bill No. 190612 permits
16 accessory dwelling units by-right in
17 designated buildings, enhancing the value
18 of the income potential, providing
19 homeowners with a revenue stream that we
20 think will be helpful in preserving them.

21 And Bill No. 190613 allows for
22 the by-right development of special
23 purpose historic buildings, typically
24 churches, schools, and industrial
25 buildings that pose particular challenges

1 10/16/19 - RULES - BILL 190506, ETC.
2 to adaptive reuse. By significantly
3 broadening the potential uses beyond what
4 the underlying zoning would allow, many
5 of these buildings can be saved.

6 So on behalf of the 350-member
7 companies, the BIA welcomes these
8 measures and looks forward to supporting
9 further incentives and regulatory changes
10 as outlined in the Task Force report.

11 COUNCILMAN GREENLEE: Thank
12 you, sir.

13 Mr. Feldman, please.

14 MR. FELDMAN: Good morning.
15 Thank you, Chairman Greenlee and members
16 of the Committee on Rules. I'm the
17 Executive Director of the Development
18 Workshop. We've submitted written
19 testimony, so I'll just quickly summarize
20 our three main points in support of all
21 three bills.

22 The first point is our support
23 for the Historic Preservation Task Force
24 process for the 18 months, that a very
25 diverse and wide-ranging group of

1 10/16/19 - RULES - BILL 190506, ETC.
2 stakeholders got together and for
3 Council's work, and in this case
4 Councilman Squilla's work, to take the
5 information from the Task Force and apply
6 it appropriately to on-the-ground
7 solutions in support of our historic
8 infrastructure that we have.

9 And the two points on that is,
10 we applaud that these are sensible moves
11 to address what are really obstacles and
12 challenges for development in
13 Philadelphia for the cost of
14 construction, the cost of the process of
15 getting approvals, and the relatively low
16 return that buildings get. So this helps
17 address that to make historic
18 preservation of existing buildings
19 financially feasible to improve the
20 likelihood that those buildings will get
21 to stay as part of our physical and
22 cultural heritage.

23 And the final point we have is
24 that increasingly people are looking to
25 move to places that have authentic,

1 10/16/19 - RULES - BILL 190506, ETC.
2 historic, walkable, transit-oriented
3 neighborhoods. These are historic
4 neighborhoods. So this is a move that
5 helps bolster the ability to attracting
6 residents and also to retain our
7 graduates. The Commerce Department has
8 reported that we've done a great job sort
9 of doubling the percentage of college
10 graduates in the area who stay here.
11 This is the kind of thing that will help
12 continue to increase those people staying
13 in Philadelphia.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Thank you all. Stay. Don't go
17 anywhere. Hold on. A couple questions
18 or comments.

19 Councilman Jones, then
20 Councilwoman Reynolds Brown.

21 COUNCILMAN JONES: I want to
22 thank the sponsor of this bill for
23 raising these issues. I want to thank
24 the Historical Commission for being
25 patient with me to understand a lot of

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2 these issues. And there's a book called
3 The Geography of Nowhere. If we're not
4 careful, it shows where overdevelopment,
5 over-modernization has the unintended
6 consequence of erasing architectural
7 history. And if you look at some of the
8 sections of Philadelphia now, they look
9 like every other section of Philadelphia.
10 The character of certain neighborhoods is
11 diminished.

12 And so I want to thank
13 Councilman Squilla for this opportunity
14 to further the viability of buildings
15 like this through parking.

16 Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you, sir.

19 Councilwoman Reynolds Brown.

20 COUNCILWOMAN BROWN: Thank you.

21 Good morning. Good morning.

22 MR. STEINKE: Good morning. I
23 hear you now.

24 COUNCILWOMAN BROWN: I want to
25 salute the sponsor of this bill as well.

1 10/16/19 - RULES - BILL 190506, ETC.

2 And to Paul Steinke, I would like to
3 punctuate your point with regards to so
4 many of our historic churches and how
5 sadly they're being torn down for reasons
6 that you and I are at least aware of.

7 So let me ask, is there some
8 mechanism in place by which there's a
9 direct connect to the clergy community to
10 alert them that they need to consider
11 coming to your organization so that you
12 can help them meet the high standards and
13 requirements to become a historically
14 certified building?

15 MR. STEINKE: We do have strong
16 relationships with members of the
17 Philadelphia clergy for multiple
18 denominations, and we'd like to be able
19 to go back to them and say that City
20 Council is making it easier to adapt
21 these buildings and for them to consider
22 ways to make sure that happens even if
23 and when their tenancy in those buildings
24 is ending, yes.

25 COUNCILWOMAN BROWN: So once

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2 presumably passed, has there been some --
3 and this may be premature for us, but
4 presuming the bills become law, a means
5 by which that indeed happens? Because
6 lack of awareness has its consequences.

7 MR. STEINKE: We would be
8 looking to partner with our community
9 partners, Registered Community
10 Organizations, community development
11 corporations, networks of clergy and
12 religious organizations to get the word
13 out about this change.

14 COUNCILWOMAN BROWN: I would
15 submit that we would have to be
16 intentional about that, because it
17 won't -- it may happen coincidentally, if
18 you will, but if we really want to see
19 the value and impact of this, then a real
20 strategic plan around community awareness
21 will be important.

22 MR. STEINKE: Yes. And my
23 colleague David Feldman reminds of
24 Partners for Sacred Places, another group
25 that's active in this field that we would

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2 seek to partner with on this.

3 COUNCILWOMAN BROWN: Okay,
4 then. Thank you.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilwoman.

7 Councilman Squilla and then
8 Councilman Johnson.

9 COUNCILMAN SQUILLA: Thank you,
10 Mr. Chairman.

11 And I do want to thank you all,
12 the Preservation Alliance, along with the
13 Task Force the Mayor put together,
14 because these recommendations, among
15 others, are just the start of what we
16 could do to try to help preserve the
17 historic fabric of the City of
18 Philadelphia.

19 MR. STEINKE: Agreed.

20 COUNCILMAN SQUILLA: And
21 there's going to be hiccups and
22 unintended consequences, and we're going
23 to learn from them and we can adjust as
24 we move forward, but I know you were here
25 testifying last week on the possibility

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2 of a fund to also help people who are in
3 the underserved areas, but what do you
4 think would be, I guess, the pinnacle of
5 legislation in order to be able to
6 preserve the most possible buildings in
7 the City of Philadelphia?

8 MR. STEINKE: I think one --
9 thank you for that question. That's kind
10 of a softball question in a way.

11 One way that would be welcome
12 is if Council would take another look at
13 the budget that is devoted to the City's
14 Historical Commission and to increase
15 that to be more in keeping with the need
16 that we see in terms of vulnerable
17 historic properties around the City to
18 get more of them under protection. So
19 that would be number one.

20 Number two would be to look at
21 the various incentive programs that the
22 City offers to the development and
23 construction industry to see if there are
24 ways to make those incentives more
25 reflective of the historic character of

1 10/16/19 - RULES - BILL 190506, ETC.
2 Philadelphia. One of them that's often
3 been discussed is the ten-year tax
4 abatement, to find ways to make that more
5 powerful for incentivizing investment and
6 maintenance in historic buildings in the
7 City.

8 So there are two things that
9 come immediately to mind in answer to
10 your question, and probably as soon as I
11 stop talking, I'll think of several more.

12 COUNCILMAN SQUILLA: And there
13 are other recommendations from the Task
14 Force also. It was just a question to
15 see if -- we have more work to do, so
16 we're looking forward to doing it.

17 MR. FELDMAN: And I did want to
18 quickly point out, there's something that
19 few people seem to be aware of in the
20 City. Part of the Historical Commission
21 is -- I forget the exact name of it, but
22 a Hardship Task Force, Financial
23 Hardship. So, for instance, if there are
24 homeowners who live in a historic
25 district who need to do renovations to

1 10/16/19 - RULES - BILL 190506, ETC.
2 their home, they can look at alternative
3 windows or shingles or things like that
4 if they can't afford to, say, do a slate
5 roof, to have a slate-look roof, and
6 every month I believe that committee
7 meets. As needed. There might not be an
8 application every month. So that's
9 something that is in place also to help
10 make sure that there's no hardship
11 imposed by changes like this that are
12 made or expansion of historic
13 designation.

14 COUNCILMAN SQUILLA: Thank you
15 very much.

16 COUNCILMAN GREENLEE: Thank
17 you, Councilman.

18 Councilman Johnson.

19 COUNCILMAN JOHNSON: Thank you
20 very much, Mr. Chairman.

21 I want to thank Councilman Mark
22 Squilla for his leadership on this bill
23 and thank Paul and his team. I remember
24 meeting with you in my office some time
25 ago around this very same issue and you

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2 talked about this legislation coming
3 forward. And I think the trade-off
4 between the parking and the preservation
5 of historical buildings, there's a plus
6 in gentrifying neighborhoods.

7 I've been doing a lot of work
8 since I've been a Councilman, also a
9 State Representative, about development
10 equity and making sure that there's a
11 balanced approach, and one of the issues
12 that we deal with a lot in areas such as
13 Point Breeze and Grays Ferry is when we
14 see development taking place and the
15 changing of the neighborhood, the loss of
16 particularly the churches, and these are
17 historical churches that have been
18 inside -- have been the bedrock primarily
19 in the African American communities, but
20 also just in general throughout the
21 Second Councilmanic District as well.
22 And I know even in parts of Girard Estate
23 in the 40th Ward, we also have some
24 historical churches that we would like to
25 see preserved.

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2 So I think this is a plus. I
3 just want to just commend the Task Force
4 and commend Councilman Squilla for his
5 leadership on this issue, because it goes
6 a long way, but also just bridging what I
7 call sometimes a divide where we try to
8 bring people together. And a lot of
9 times the type of development that takes
10 place in a community can be the deciding
11 factor people get along or not get along,
12 and I think the more that you can
13 preserve the historical buildings, I
14 think it goes a long way in helping
15 people maintain their natural culture of
16 their neighborhood. And so I just want
17 to thank you for your leadership on that.

18 MR. STEINKE: You're welcome.
19 If I could just make a brief comment on
20 that. I spent about 11 years of my life
21 living in the Graduate Hospital
22 neighborhood, and so many of the churches
23 that were there when I moved in in the
24 late '80s are gone. Two of them, First
25 African at 15th and Christian, and First

1 10/16/19 - RULES - BILL 190506, ETC.
2 Colored Wesley at 17th and Fitzwater are
3 being adapted and preserved. We need to
4 change the balance there and have instead
5 of just two to point two, and especially
6 those other neighborhoods start getting
7 development pressure, to be able to point
8 to many more than that as being saved and
9 adapted to new uses as the neighborhood
10 changes.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 No further questions. The
14 record will reflect Councilwoman Bass, a
15 member of the Committee, is present.

16 Gentlemen, thank you very much.
17 (Thank you.)

18 COUNCILMAN GREENLEE: Ms.
19 Marconi, I think we have a couple more
20 people on record here.

21 THE CLERK: Eli Storch, Job
22 Itzkowitz, Katherine Dowdell, and Katie
23 Low.

24 (Witnesses approached witness
25 table.)

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2 COUNCILMAN GREENLEE: Whoever
3 would like to start. Mr. Storch.

4 MR. STORCH: Good morning. My
5 name is Eli Storch. It's a pleasure to
6 be here on behalf of the Design Advocacy
7 Group testifying in favor of all three
8 bills up for discussion.

9 The Design Advocacy Group,
10 which we call ourselves DAG, is a public
11 forum and advocate for design quality and
12 equity in the planning, architecture,
13 preservation, and physical development of
14 Philadelphia. We're a volunteer
15 organization of more than 1,700 members
16 from a broad spectrum of disciplines who
17 share an interest in promoting excellence
18 in Philadelphia's physical environment.

19 You have my written testimony,
20 so I'll keep it brief, but as an
21 organization, we're excited to see the
22 final recommendations of the Mayor's Task
23 Force evolving into practical policy,
24 which we believe each of these bills to
25 be.

1 10/16/19 - RULES - BILL 190506, ETC.

2 And in our public comments back
3 when we were reacting to the final draft
4 of the Mayor's Task Force report, I'll
5 just note that DAG stated that we were
6 especially enthusiastic about by-right
7 zoning for special purpose historic
8 buildings. These buildings are often the
9 most difficult to reuse, and this added
10 level of flexibility goes a long way to
11 giving them a fighting chance.

12 We thank you for addressing the
13 challenge of historic preservation in
14 Philadelphia head-on. We hope that
15 you'll support all three bills.

16 Thank you very much.

17 COUNCILMAN GREENLEE: Thank
18 you, sir.

19 Job.

20 MR. ITZKOWITZ: Good morning,
21 Chairman Greenlee, Councilman Squilla,
22 and members of the Committee. My name is
23 Job Itzkowitz. I'm the Executive
24 Director of the Old City Special Services
25 District here to testify in support of

1 10/16/19 - RULES - BILL 190506, ETC.

2 Bill No. 190611.

3 I've submitted written
4 testimony, and I'm happy to rely on that.
5 I'll just mention that we're not offering
6 positions on the other two bills, only
7 because they seemed a bit less applicable
8 ironically to Old City where our churches
9 are doing fine and there's not a lot of
10 room for ADUs, but for the parking bill,
11 we support that.

12 COUNCILMAN GREENLEE: Okay.
13 Great. Thank you.

14 Thank you both.

15 Any questions?

16 (No response.)

17 COUNCILMAN GREENLEE: I'm
18 sorry.

19 Please. Both of you please
20 come up. Thank you. Please identify
21 yourself and proceed.

22 MS. DOWDELL: Good morning. My
23 name is Kathy Dowdell and I am testifying
24 today on behalf of the Philadelphia
25 Chapter of the American Institute of

1 10/16/19 - RULES - BILL 190506, ETC.
2 Architects. AIA is Philadelphia's voice
3 for the architectural profession and
4 represents more than 263 member firms and
5 228 affiliate companies supplying
6 products and services to the region.

7 I'd like to thank Chairman
8 Greenlee for allowing me to testify and I
9 also want to thank Councilman Squilla for
10 introducing Bills 190611, 190612, and
11 190613, which AIA Philadelphia
12 enthusiastically endorses.

13 The recently concluded
14 Preservation Task Force accurately
15 pointed out the dearth of incentives for
16 historic preservation in Philadelphia,
17 and these three bills begin to address
18 that lack.

19 To briefly summarize, we
20 support the elimination of parking
21 minimums for historic buildings
22 undergoing adaptive reuse. We agree that
23 purpose-built historic properties should
24 be reused without requiring a zoning
25 variance, and we think this will

1 10/16/19 - RULES - BILL 190506, ETC.
2 incentivize the adaptive reuse of these
3 challenging structures. And we feel that
4 the provision for allowing accessory
5 dwelling units in large owner-occupied
6 homes will assist with affordability for
7 both homeowners and their prospective
8 tenants. We thank Councilman Squilla for
9 taking the lead on introducing and
10 championing these bills.

11 As important as these bills
12 are, though, they represent only a first
13 step in creating real incentives for
14 preservation and adaptive reuse of our
15 older buildings. The AIA both locally
16 and nationally is interested in and
17 committed to the sustainability of our
18 built environment. For new construction
19 projects, we embrace the latest in green
20 building standards. However, it's often
21 said that the greenest building is one
22 that's already here. Preserving the best
23 of our existing built environment will
24 contribute to the City's sustainability
25 and affordability goals. Therefore, in

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2 that spirit, we'd like to make a few
3 brief suggestions, with the hope that
4 City Council will consider and support
5 additional efforts in this regard.

6 Councilwoman Blackwell has
7 recently proposed creating a preservation
8 assistance fund to assist lower-income
9 homeowners with historically sensitive
10 repairs. At the same time, Councilman
11 Squilla and the City Planning department
12 had been working on a bill to create
13 something for preservation similar to the
14 Housing Trust Fund. Any program that
15 encourages the maintenance and repair of
16 historic buildings over deterioration and
17 demolition will have our support.

18 In addition, this kind of
19 assistance will allow lower-income
20 homeowners to remain in their houses and
21 in their neighborhoods, contributing to
22 the stability of those families and
23 neighborhoods.

24 We also enthusiastically
25 support the creation of a citywide survey

1 10/16/19 - RULES - BILL 190506, ETC.
2 of historic resources, a key
3 recommendation of the Task Force. Such a
4 survey would benefit the entire city
5 planning and development community, along
6 with assisting community groups who want
7 to understand what is significant in
8 their own neighborhoods. We strongly
9 encourage City Council to work with the
10 Administration to not only fund such a
11 survey, but to support it in other ways
12 that would bring this valuable tool to
13 fruition as soon as possible.

14 Lastly, linked to a citywide
15 survey of historic resources is our hope
16 that a more careful review of proposed
17 demolitions can be implemented,
18 particularly while such a survey of
19 resources is underway. Every
20 neighborhood is experiencing the loss of
21 character-defining buildings, in some
22 areas at a staggeringly rapid pace.
23 While not all demolitions can or should
24 be halted, we are inadvertently allowing
25 many historic buildings to be put at risk

1 10/16/19 - RULES - BILL 190506, ETC.
2 simply because we don't know what we
3 have.

4 The AIA supports Bills No.
5 190611, 190612, and 190613 as an
6 excellent first step in providing better
7 support for the rich built environment of
8 Philadelphia, and we ask that the
9 Committee and all of Council support them
10 as well.

11 Thank you for your time.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Please. Please identify
15 yourself and proceed.

16 MS. LOW: My name is Katie Low.
17 I'm just a regular old citizen here on my
18 own behalf, and I just want to say thank
19 you, Councilman Squilla and your team,
20 for bringing forward these bills. Any
21 movement in this direction is good.

22 I generally support all three
23 of them. I just have a comment about
24 190613, and it's possible that I just
25 don't understand the bill. My concern is

1 10/16/19 - RULES - BILL 190506, ETC.
2 that it only covers CMX-1, 2, and 2.5,
3 but there are parts of our city that have
4 historically valuable buildings that are
5 already at risk that are not in those
6 zoning categories. So I wonder if it
7 would be appropriate to broaden what it
8 covers.

9 COUNCILMAN GREENLEE:
10 Councilman Squilla might be able to
11 address that.

12 Councilman.

13 COUNCILMAN SQUILLA: Yes.
14 Basically the reason was to incentivize
15 the buildings who are at lower zoning
16 levels, because they're the ones who
17 usually have a harder time being able to
18 get reused and the funds available are
19 not available for those smaller zoned
20 buildings. People who do the bigger
21 buildings have the recourse to do that.

22 But I think during this
23 process, as you heard with the
24 Preservation Alliance, we are constantly
25 looking to fix things if they feel like

1 10/16/19 - RULES - BILL 190506, ETC.
2 there is something that is missed or an
3 unintended consequence that we did
4 something that we should pull back on.
5 So as this plays out and as we see how
6 the bills work, we can adjust them as
7 possible.

8 I'm going to ask Marty
9 Gregorski if he could come up and just
10 state as far as Planning's position.

11 (Witness approached witness
12 table.)

13 MR. GREGORSKI: Good morning.
14 Marty Gregorski with the Planning
15 Commission again.

16 This also includes
17 residentially zoned properties. So it's
18 not just CMX-1, 2, and 3. It's all
19 residentially zoned properties in the
20 City. So it covers many, many
21 properties.

22 MS. LOW: I'm thinking
23 specifically about some CMX-5 sections of
24 the City, like Jewelers' Row and all of
25 Chestnut Street from 7th to Broad.

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2 There's some buildings there that they're
3 there now, but we want them to stay. So
4 I wish they could be included in these
5 incentives.

6 MR. GREGORSKI: So for the
7 uses, CMX-3 is -- if you put them all
8 together in a line, 1 is the least -- it
9 gives the least amount of commercial; 5
10 gives the most. This is in the middle.
11 So having CMX-5 is already very good
12 zoning where you're permitted almost
13 every use you could have in the City. It
14 wouldn't make any sense to drop it down
15 to CMX-3. CMX-5 already has great number
16 of uses already. It's consistent with
17 everything downtown.

18 COUNCILMAN SQUILLA: I think
19 maybe the confusing part, this is an
20 incentive bill to incentivize it. So 5
21 already has those incentives in there.
22 So it's giving 3 and 2 more incentives to
23 keep them, but 5 already has the
24 incentives to keep them now. People may
25 choose to demolish them also, but

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2 hopefully we could do that through
3 historic designation and other things and
4 not so much by incentivizing them even
5 more, because there's not much more you
6 could do to incentivize a 5 building.

7 MS. LOW: And I apologize for
8 doing this in a public format here, but
9 so you're incentivizing -- I mean, the
10 CMX-5 incentive is that, yes, you can go
11 bigger.

12 COUNCILMAN SQUILLA: Higher,
13 bigger, more.

14 MS. LOW: But like the point is
15 to incentivize the preservation of these
16 places. Instead of being like, oh, this
17 is CMX-5, I can quadruple the size of my
18 building if I knock it down instead of
19 saving it, right?

20 MR. GREGORSKI: You would still
21 need to go to the Historic Commission and
22 have any additions to a CMX-5 building,
23 which could be a lot, they could be huge,
24 or to demolish any of those buildings.
25 The bill we're talking about, it only

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2 incentivizes the uses. So it's trying to
3 preserve by giving a residential property
4 owner more uses so that a church which
5 may be zoned residential, it doesn't have
6 to be used as a single single-family
7 dwelling. It would be used for other
8 uses, which would allow it to keep going
9 and not have to be demolished.

10 COUNCILMAN SQUILLA: I think
11 you may be looking at restrictions,
12 trying to restrict 5 to things if it's
13 historic or things like that. That's
14 something we're looking into too as these
15 bills move forward.

16 COUNCILMAN GREENLEE: Which is
17 a different issue.

18 COUNCILMAN SQUILLA: Which is a
19 different issue, yes.

20 COUNCILMAN GREENLEE: Thank
21 you.

22 MS. LOW: Thank you.

23 COUNCILMAN GREENLEE: Thank you
24 very much.

25 Are there any other questions

1 10/16/19 - RULES - BILL 190506, ETC.

2 or comments?

3 (No response.)

4 COUNCILMAN GREENLEE: Thank you
5 all.

6 Anyone else here to testify on
7 any of these three bills, 190611, 190612,
8 or 190613?

9 Please, if we could try to be
10 as brief as possible, because we're
11 really, as you see, a lot of people in
12 here.

13 (Witness approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 identify yourself and proceed.

17 MR. PASTORE: My name is Greg
18 Pastore. I live in Bella Vista. I was
19 on the Zoning Code Commission and the
20 Zoning Board, and I've actually taught
21 L&I inspectors.

22 So I just want to talk really
23 briefly to some of the things that --
24 technical aspects of the bills here that
25 I can tell you if you pass it like this

1 10/16/19 - RULES - BILL 190506, ETC.

2 you get ten different answers from ten
3 different plans examiners.

4 So taking these bills in order
5 very quickly, 611, the "notwithstanding"
6 clause in here is not necessarily going
7 to hold up against the zoning overlay,
8 and I think that needs to be either -- it
9 just has to be understood. And overlays
10 are going to take precedence over this,
11 and that is something you should
12 understand is going to happen and take
13 that into consideration.

14 Also, the portions of such
15 buildings and structures that are not
16 designated historical or considered
17 contributing, the way this reads it's
18 possible that you would get this benefit,
19 this parking benefit, on a vacant lot in
20 a historic district. I'm not sure that
21 was what's intended. Maybe it is. I'm
22 agnostic about what they're trying to do,
23 but you should be clear on that.

24 612, the accessory dwelling
25 unit -- and, again, I'm agnostic on this,

1 10/16/19 - RULES - BILL 190506, ETC.
2 but the way this is written, the way the
3 Code works as far as how it's laid out,
4 this only holds for things that are
5 semi-detached or detached housing, and
6 that would be your Mount Airy, that would
7 be lots of places out in West Philly, but
8 it wouldn't be RitFit or Society Hill.
9 That may be what you intend, but the way
10 this reads is if you're in a giant row
11 house in Society Hill, you're an attached
12 structure. You're not going to be able
13 to have an ADU. Again, that may be your
14 goal, is that they're not supposed to be
15 in row houses, but you want to know
16 whether or not you mean that.

17 COUNCILMAN SQUILLA: Could I --

18 COUNCILMAN GREENLEE: Do you
19 have anything else?

20 Why don't you let him finish.

21 COUNCILMAN SQUILLA: Are you
22 done?

23 MR. PASTORE: And then 613 is
24 more complicated and so it's got a lot
25 more sort of wrong with it. First of

1 10/16/19 - RULES - BILL 190506, ETC.
2 all, the Historical Commission just
3 confirms to L&I. You need to say
4 somewhere else in the Code, maybe in
5 14-1000 or something, that this is
6 something the Historical Commission does.
7 There's no nexus, there's nothing here
8 that would tell anybody at L&I to ask
9 someone in the Historical Commission to
10 tell them that, yeah, there used to be a
11 store here, because Historical Commission
12 stuff generally comes out of building
13 permits instead of the zoning permits.
14 So you're going to have to have some kind
15 of reference. It's also important for
16 any code user to look at 14-1000 as the
17 sum total of your zoning laws that relate
18 to Historical Commission.

19 This part about when they say
20 whether a current or existing use is one
21 of these many categories which allows you
22 to get a CMX-3 use, I don't know if that
23 includes modern uses. I don't know if it
24 includes variant uses. The way this
25 reads now is if somebody in 2014 got a

1 10/16/19 - RULES - BILL 190506, ETC.
2 daycare that's going to fall under public
3 civic, institutional, which I believe at
4 least in my reading is still in the
5 legislation, and that just means you can
6 have a hotel or a restaurant in that
7 house in Society Hill. Again, I'm
8 agnostic about it, but I think it's
9 important for everybody to understand
10 really what can come down the pike or
11 you're going to have a lot of heartache
12 going forward in a place like Society
13 Hill.

14 Some other people mentioned in
15 the past, I think, that the idea of
16 what's a less restrictive use is a very
17 difficult thing to understand in the
18 Code. So the part about how you can get
19 the CMX-3 uses when they're less
20 restrictive is something that probably
21 needs a little bit more verbiage here.
22 That may be simply that if you're in like
23 RSA-5 or something, you get to have a
24 single-family house, which is no longer
25 allowed in CMX-3. That may be what you

1 10/16/19 - RULES - BILL 190506, ETC.

2 consider less restrictive, but that also
3 is not clear.

4 The part about the limitations
5 in the exceptions not carrying over to --
6 only carrying to the portion of the
7 building that's already there, it's not
8 clear whether even with this amendment of
9 2,500 square feet, whether if the ground
10 floor of a big building was 2,500 square
11 feet and there was a store, are you
12 allowed to have a hotel in the entire
13 building. That's also not clear by the
14 legislation.

15 Regulated uses aren't in CMX-3.
16 Anyway, that's belt and suspenders, which
17 some people like. I just find that every
18 time you put belt and suspenders in a
19 code, you create questions down the line.

20 The exception that says it
21 doesn't apply to use-specific standards
22 or accessory uses in structures, an
23 exception to an exception is always a
24 difficult thing for L&I to understand.
25 It's not clear about whether the

1 10/16/19 - RULES - BILL 190506, ETC.
2 use-specific standards say spacing for
3 medical marijuana or something, which is
4 allowed in CMX-3 by special exception,
5 would not kick in if that bill were,
6 say -- well, that's actually in the
7 legislation now as far as a spacing
8 requirement. The same thing about roof
9 decks for commercial use is --

10 COUNCILMAN GREENLEE: Sir, talk
11 to us.

12 MR. PASTORE: I'm almost done.
13 I'm almost done.

14 COUNCILMAN GREENLEE: Well, let
15 me make it easy here. I think Councilman
16 Squilla, I know, has stated before, this
17 is an evolving process.

18 MR. PASTORE: I understand.

19 COUNCILMAN GREENLEE: All
20 right. Let me finish. I didn't
21 interrupt you. Thank you.

22 So, Councilman, I think if some
23 of the concerns that are raised, we can
24 always make certain amendments, certain
25 changes.

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN SQUILLA: And I'm
3 willing to work with you too on specific
4 language and work with Planning and L&I
5 to amend these bills as we move forward.
6 We're going to hopefully pass these out
7 of Committee, but looking to work on them
8 continuously. So I'd be happy to sit
9 down with you, go over what your concerns
10 are. If they're not clear, if we can
11 make them more clear, work with Planning
12 and L&I to make sure we're all on the
13 same page, because I think the intent,
14 everybody understands the intent, and
15 unfortunately sometimes we do have
16 unintended consequences when we do this
17 and then we have to try to go back. So
18 it's the least unintended consequences we
19 could come up with. We'll be happy to do
20 that, and if you want to e-mail me
21 afterwards, we could set up a time to sit
22 down and discuss it.

23 MR. PASTORE: Since it's in
24 Committee, I thought it was the proper
25 venue to start to question about --

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: I
3 understand, and as the Councilman said,
4 it's something we're going to keep
5 working on.

6 All right. Sir, can we move
7 forward? Because we really have a lot of
8 people here.

9 MR. PASTORE: Thank you.

10 COUNCILMAN GREENLEE: Thank you
11 very much, and the Councilman has said he
12 will continue to work with you.

13 COUNCILMAN SQUILLA: Thanks,
14 Greg.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 Anyone else here to testify on
18 these three bills?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, Ms. Marconi, our next bill, please.

22 THE CLERK: Bill No. 190659, an
23 ordinance establishing a neighborhood
24 improvement district, to be known as the
25 Fishtown Kensington Area Business

1 10/16/19 - RULES - BILL 190506, ETC.
2 Improvement District, in an area that
3 generally includes both sides of
4 Frankford Avenue from the west side of
5 Delaware Avenue to the southwest side of
6 Lehigh Avenue, both sides of North Front
7 Street from the north side of Poplar
8 Street to the south side of Montgomery
9 Street, both sides of East Girard Avenue
10 from Frankford Avenue continuing to the
11 west side of East Fletcher Street, the
12 north side of West Girard Avenue from
13 Frankford Avenue to Front Street, and the
14 south side of West Girard Avenue from
15 Frankford Avenue to Howard Street, and
16 certain blocks of streets that intersect
17 portions of these streets; designating
18 the Fishtown Kensington Area Business
19 Improvement District, Incorporated, which
20 has organized itself as a Pennsylvania
21 non-profit corporation, as the
22 Neighborhood Improvement District
23 Management Association for the District;
24 approving a plan for and report
25 concerning the District; authorizing the

1 10/16/19 - RULES - BILL 190506, ETC.
2 Director of Commerce, on behalf of the
3 City, to execute an agreement with the
4 Fishtown Kensington Area Business
5 Improvement District, Incorporated
6 relating to the District; and authorizing
7 the Fishtown Kensington Area Business
8 Improvement District, Incorporated to
9 assess property owners within the
10 District a special property assessment
11 fee to be used accordance with the
12 approved plan; all in accordance with the
13 provisions of the Community and Economic
14 Improvement Act, and under certain terms
15 and conditions.

16 COUNCILMAN GREENLEE: Ms.
17 Marconi, why don't you call the names of
18 who we have and then I'm sure if there's
19 more on record.

20 THE CLERK: Denis Murphy, Kae
21 Anderson, and Paul Kimport.

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN GREENLEE: Is that
25 who we have here? Okay. Great.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Mr. Murphy, why don't you
3 start.

4 MR. MURPHY: Good morning,
5 Councilman Greenlee and members of City
6 Council. My name is Denis Murphy. I'm
7 the Director of Corridor Development
8 within the Department of Commerce. I'm
9 here to testify regarding Bill No. 190659
10 establishing the Fishtown Kensington Area
11 Business Improvement District.

12 Creation of BIDs is in keeping
13 with our Department's support of business
14 and property owner-led efforts to improve
15 the environment within their areas.

16 With planning grant funding
17 provided from our Department to New
18 Kensington CDC, property owners within
19 the area have worked as a Steering
20 Committee for the past year to explore
21 creating a BID. The result of this
22 process is the five-year plan found
23 within today's legislation.

24 Creation of a BID to serve this
25 area will benefit both businesses,

1 10/16/19 - RULES - BILL 190506, ETC.
2 property owners, and neighbors. The
3 proposed BID includes an unusual
4 concentration of small independently
5 owned and operated small businesses.
6 Despite the growth of the area, many of
7 these businesses still need the ongoing
8 support with marketing promotions and
9 advocacy that a business improvement
10 district can provide.

11 The area to be served by the
12 proposed BID has become one of
13 Philadelphia's most visited neighborhood
14 dining and nightlife destinations. As
15 we've seen in other areas of the City,
16 it's much easier to manage the public
17 safety issues, parking, and other issues
18 associated with nightlife when there's a
19 cohesive organization that includes
20 property owners and the business
21 community.

22 We commend property owners and
23 business people for addressing these
24 challenges together. This important
25 effort deserves your consideration.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Thanks for the opportunity to
3 testify. I'm happy to answer any
4 questions you may have.

5 COUNCILMAN GREENLEE: We'll
6 hear from all three, and both of you, I
7 think we have your written testimony. So
8 that will be totally part of the record.
9 If you could summarize, we'd appreciate
10 it.

11 Please, into the microphone.
12 Please identify yourself and proceed.

13 MR. KIMPORT: Good morning,
14 Chairman Greenlee and members of the
15 Rules Committee. I'd also like to thank
16 Councilmember Squilla for helping to
17 support this bill, sponsoring this bill.
18 My name is Paul Kimport. I am a Fishtown
19 resident and with William Reed, I am
20 co-owner of Johnny Brenda's and The
21 International, both of which are in the
22 proposed service area of the Fishtown
23 Kensington Area Business Improvement
24 District. While The International is a
25 relatively new venture, Johnny Brenda's

1 10/16/19 - RULES - BILL 190506, ETC.
2 has been partnering with the Fishtown
3 community for over 15 years. Mr. Reed
4 and I also own Standard Tap, a proud
5 20-year stalwart of the adjacent Northern
6 Liberties neighborhood, which has just
7 recently formed its own BID. It is our
8 hope to form a business improvement
9 district in the Fishtown/Kensington area
10 and to connect resources with Northern
11 Liberties along the shared Front Street
12 and Girard Avenue service boundaries.

13 In Fishtown, Johnny Brenda's
14 has grown from a small corner tavern with
15 less than a dozen employees to a
16 full-scale bar and restaurant with a
17 nationally recognized independent music
18 venue that now employs over 40 staff
19 members. I feel that the hospitality and
20 food service industry can really help to
21 express a community identity, and much of
22 Johnny Brenda's success is in this
23 connection to our neighborhood.

24 I've tried very sincerely to
25 identify my business with local pride.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Many current and past employees have
3 homes in Fishtown. And through the
4 years, Johnny Brenda's has hosted
5 numerous events to support local
6 institutions such as Lutheran Settlement
7 House and urban farms Greensgrow and
8 Emerald Street Community Farm, as well as
9 organizations in the Greater Philadelphia
10 area like The Bicycle Coalition of
11 Philadelphia and the Girls Rock Philly.
12 We have spearheaded neighborhood clean-up
13 and greening efforts and supported
14 Fishtown schools such as St. Laurentius,
15 Hackett, and Adaire.

16 In 2003, Johnny Brenda's first
17 year, I sat on the Board of the Girard
18 Coalition, a non-profit whose primary
19 mission was to connect multiple
20 communities through a public
21 transportation initiative. I felt that
22 participating in collective planning
23 along the Girard Avenue corridor could
24 help join Fishtown to adjacent
25 neighborhoods and that the strategic work

1 10/16/19 - RULES - BILL 190506, ETC.
2 from the larger united community could
3 help us all.

4 In 2006, with the help and
5 encouragement of New Kensington Community
6 Development Corporation, I started a
7 neighborhood business association.
8 Wisely, NKCDC's vision recognized the
9 need for an organized and stable business
10 community, and then I chose the name
11 Fishtown Area Business Association
12 because I wanted a name that felt
13 general, friendly, and inclusive. FABA
14 was active for a number of years and
15 served as a much-needed business
16 networking organization.

17 In 2016, I helped to create
18 Fishtown Co, a business association which
19 helps produce neighborhood seasonal
20 events and also partners with Fishtown
21 Neighborhood Association on public space
22 projects together. Our primary goal has
23 been to explore how to collectively
24 handle some of the common issues - daily
25 cleaning, improved lighting, and public

1 10/16/19 - RULES - BILL 190506, ETC.
2 safety - using our own investment of time
3 and money. However, we have come to
4 realize that our efforts alone are not
5 adequate enough without forming a BID.
6 We need to give greater structure to
7 these efforts and provide the necessary
8 support to make them ongoing and
9 sustainable.

10 I have served as the Chair of
11 the Fishtown Kensington Area BID Steering
12 Committee for the last year. I strongly
13 believe that Fishtown, like many
14 Philadelphia neighborhoods, has a unique
15 history and dynamism that exists between
16 the commercial avenue and the residential
17 community. Through the years, my work in
18 the various community and business
19 associations has enforced my conviction
20 that cooperation and shared visioning are
21 essential to building a thriving
22 neighborhood. I hope we can create a
23 greater community through shared
24 strategic planning and the targeted work
25 of this BID.

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2 The BID will go for the best
3 practices orthodoxy in conducting its
4 efforts while also striving to express
5 itself through diversity and creativity.
6 We want to help protect and cultivate a
7 unique, thriving, and proud, comfortable
8 place. We know that both intentional
9 planning and community engagement are
10 needed to assure this dual goal of
11 preserving values while improving a
12 community vision together.

13 Kae Anderson from NKCDC will
14 now speak about our planning process for
15 this BID. We also have other supporters
16 here that have offered verbal and written
17 testimony at the discretion of the Rules
18 Committee, and we will continue to share
19 with our Councilmembers copies of ballots
20 from our growing list of supporters,
21 businesses, and property owners, now
22 representing more than 90 properties, as
23 well as support letters from local
24 community organizations.

25 Thank you very much for your

1 10/16/19 - RULES - BILL 190506, ETC.
2 time and consideration.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Ms. Anderson. Again, we have
6 your written testimony.

7 MS. ANDERSON: Good morning,
8 everybody and members of the Rules
9 Committee. Just so everybody knows, my
10 name is Kae Anderson. I work at New
11 Kensington Community Development
12 Corporation. I've served as the Director
13 of Economic Development there for the
14 last two and a half years.

15 In addition to being an
16 assessment-paying organization through
17 three properties located at 2513, 2610,
18 2612 Frankford Avenue, NKCDC has assumed
19 responsibility for managing the corridors
20 of the Fishtown/Kensington area for over
21 ten years, primarily through funding from
22 the City of Philadelphia based on the
23 Community Block Grant eligibility. As we
24 know, over the next two to three years,
25 new census data will be coming out and we

1 10/16/19 - RULES - BILL 190506, ETC.
2 expect a lot of our funding to decrease
3 for the Fishtown area specifically.
4 Those funds are currently being used to
5 do programs like street cleaning as well
6 as our targeted corridor management
7 program.

8 The BID boundaries cover
9 Frankford Avenue from Delaware to Lehigh,
10 North Front Street from Poplar to
11 Montgomery, Girard from Front to
12 Aramingo, and this is about 790 assessed
13 properties with 325 current active
14 businesses, including restaurants,
15 retail, services, office space, boutique
16 hotels, and a small number of remaining
17 manufacturers, as well as community-based
18 organizations. This area includes the
19 26th District police station as well as
20 the very busy Girard El station as well.

21 The BID aims to help improve
22 and manage the Girard El stop and all
23 other busy gateways to the District to
24 ensure a safe and positive experience as
25 folk come in and out of our District.

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2 Over the past approximately 18
3 months, our group has engaged with a BID
4 consultant that has led to the creation
5 of the new Northern Liberties BID, which
6 is directly adjacent to our boundaries
7 and has held large introduction to BID
8 meetings in July of 2018 with more than
9 70 attendees; applied for and received a
10 \$25,000 planning grant from the
11 Philadelphia Department of Commerce;
12 formed a steering committee that has met
13 monthly since September 2018; launched a
14 website for all materials and meetings to
15 be shared online in the fall of 2018,
16 which has had 300 unique visitors to
17 date; conducted a needs assessment survey
18 completed by 529 people, including 88
19 commercial property and business owners
20 in the study area; formed a five-year BID
21 plan and budget based on the survey
22 responses; presented the plan at several
23 business and community meetings as well
24 as e-mailed updates to a large network of
25 business owners; held two community

1 10/16/19 - RULES - BILL 190506, ETC.
2 meetings in the spring, with a combined
3 attendance of more than 80 people, to
4 present the plan for feedback; small
5 meetings and conducted a corridor walk to
6 reach approximately 40 more businesses
7 and property owners over the summer;
8 mailed the BID packets to 2,200 owners
9 and tenants in our 790 property BID area
10 in order to increase the chances for
11 reaching the affected property owners and
12 their tenants. We held one more
13 community meeting in September after the
14 BID packet mailing went out with another
15 25 attendees and, since then, have also
16 distributed FAQs and other general
17 information flyers to all the commercial
18 properties in the BID two times leading
19 up to today's hearing.

20 Our budget of 544,000 for year
21 one includes 202,500 for cleaning,
22 maintenance, and greening; 36,140 for
23 capital improvements and parking to be
24 used for base funding to pair with
25 outside grants; 66,000 for economic

1 10/16/19 - RULES - BILL 190506, ETC.
2 development such as business recruitment
3 and retention and public safety; 47,000
4 for marketing and promotion for the
5 District; 192,000 for administration,
6 including 2.5 staff people to manage the
7 BID's programs and operations, and our
8 year one assessment rate is approximately
9 0.18 percent, with a cap of 2.5 percent
10 of the budget and a minimum of 365 for
11 any property with a structure.

12 The BID will also be governed
13 by a 15-member volunteer Board, with 80
14 percent representation from the
15 neighborhood, and Council President
16 Clarke, Councilmember Quinones-Sanchez,
17 and Councilman Squilla have all expressed
18 interest in being on the Board as well.

19 The overall budget is limited
20 to a maximum of a 3 percent annual
21 increase in order to limit increases for
22 property owners over the five-year term
23 of the BID, and at the end of each year,
24 an independent audit will be performed
25 and presented to the assessment payers at

1 10/16/19 - RULES - BILL 190506, ETC.
2 an annual meeting.

3 We hope that this BID is
4 successful and that the
5 Fishtown/Kensington area can continue to
6 grow through private investment, and we
7 applaud our fellow property owners for
8 their willingness to contribute to the
9 common good.

10 COUNCILMAN GREENLEE: Thank you
11 very much. Thank you for all the work
12 you're doing up there.

13 If there's no questions or
14 comments, I know -- also I should let the
15 record reflect -- hold on -- that Council
16 President Clarke is also present.

17 Here's what I would like to do
18 with the Committee. Mr. Kimport
19 mentioned there was a lot of people here
20 for verbal or written support. Are there
21 people here opposed to this bill?

22 (Hands raised.)

23 COUNCILMAN GREENLEE: Okay.
24 Here's what I'd like to do, I'd like to
25 have the people who have concerns to come

1 10/16/19 - RULES - BILL 190506, ETC.

2 up, give their testimony, hear from them,
3 and then figure out where to go from
4 there. Okay?

5 But, again, thank you all for
6 your work.

7 So I think I saw two hands
8 raised; is that right? Two, okay.
9 Please. Three? Okay.

10 Again, please come forward.
11 And, sir, you can come up too. The
12 numbers are growing. I think I see four.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 have a seat.

17 MS. SCHISLER: Thank you.

18 COUNCILMAN GREENLEE: Please
19 identify yourself and proceed, please.

20 MS. SCHISLER: Good morning.
21 My name is Zoa Schisler and I reside in
22 Fishtown. I'm familiar with the BID. It
23 was introduced to us some time ago.

24 My concern and the concern of
25 many people that belong to the Fishtown

1 10/16/19 - RULES - BILL 190506, ETC.
2 neighbors, live in Fishtown for some
3 years is, our neighborhood is becoming
4 not itself. We're losing a residential
5 stock. We're not gaining a residential
6 stock. We're losing a residential stock,
7 because the corridors, Frankford Avenue
8 and Girard Avenue, east and west, have
9 become businesses that attract a lot of
10 tourists. That's wonderful, at the place
11 where those tourists are, which is the
12 connection of the Front Street, Girard
13 Avenue, and Frankford, down where
14 Frankford Hall, Johnny Brenda's, the
15 Garage. That area does need help. It
16 needs the BID. Those are large
17 businesses with when I say thousands of
18 people there on a weekend, I'm not
19 exaggerating.

20 As you come up Girard Avenue;
21 for instance, the 700 block, those are
22 residents. Now, I know residents won't
23 be taxed and they won't have to
24 contribute, but as that business lane
25 encroaches, it's taking away residential

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2 stock, and as that lane encroaches on
3 those avenues, it comes in too. That
4 takes away residential stock.

5 Half of my block -- and that's
6 Berks Street -- half of my block are
7 people who have moved in because, thank
8 God, we've got much better schools.
9 We've got much better amenities. We've
10 got a lot to offer to residences who have
11 kids.

12 You're not going to attract
13 residences with kids to those blocks if
14 they've got large businesses and the
15 problems that come with large businesses
16 half a block away from their home.

17 So I say those areas in
18 Fishtown by the intersection of
19 transportation, they do need BID, but
20 above Columbia Avenue on Girard and above
21 Columbia Avenue on Frankford -- you can
22 go as far as you want on Front Street.
23 That needs everything. Above those two
24 streets, you have a lot of people who
25 might be exempt because they live there,

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2 but I'll give you one example, but this
3 is -- I can give you five of the same
4 examples in that four-block radius.

5 We have a senior who lives in
6 house A. He owns house B. It's a family
7 house, been there forever. His people
8 aren't making a thousand dollars a month.
9 The City is killing them on house B
10 taxes. He can't even afford to do the
11 survey to make both properties into one.
12 He don't have that kind of money, but he
13 has both of those. He's going to be
14 disadvantaged again. He's already
15 disadvantaged by the tax. He's going to
16 be disadvantaged again by now having the
17 BID come into his life.

18 What we want on a BID are,
19 don't come that far north. Things are
20 going to change over time and not over 20
21 years, probably over less than ten. Let
22 them change more naturally. Don't force
23 it down the residents' throat again.

24 COUNCILMAN GREENLEE: Okay.

25 Thank you.

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2 All right. Whoever would like
3 to go next, and if there's any questions,
4 we'll have it after all of you are heard.

5 MS. SCHISLER: Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 MS. BOSSARD: Good morning. My
9 name is Amanda Bossard. Thank you for
10 allowing me to speak.

11 The first reason for opposition
12 to the proposed Fishtown Kensington Area
13 Business Investment District refers to
14 the 795 affected property owners. They
15 include both commercial property owners
16 and residential who rent the property, as
17 Ms. Schisler mentioned. And I did a
18 short survey on my own after realizing
19 that this proposal was going before the
20 Council. It was just before the last
21 meeting, before the September 24th
22 community meeting. I found the notice in
23 the mail and went and asked the property
24 owners of properties located near and
25 where the one my family owns, and I was

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2 only able to find two property owners who
3 were aware that this was happening out of
4 the 20 that I spoke with in my immediate
5 area, and one of them is actually one of
6 the advocates representing himself here
7 today and the other was actually opposed
8 to it. So of the 20 people I spoke to,
9 19 were opposed to it, and I had only
10 done a really brief search like based on
11 the awareness of the situation that as I
12 was made aware at the end of September.
13 And at that point, I had already been too
14 committed for the date in question of the
15 final meeting on September 24th to attend
16 that. So this has really been my first
17 opportunity to speak publicly and share
18 other concerns other than inadequate
19 notification to the affected property
20 owners.

21 The second one is really to the
22 point of the self-imposed tax, and that
23 that should not come as an external
24 vehicle to people who are unaware that
25 they're volunteering to allow a

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2 self-imposed tax. So that should be
3 something done organically and
4 collectively by the 795 property owners
5 as they need to, you know, together,
6 unifying them. If we do have a common
7 need, then we would recognize that on our
8 own and we would create this, but like 90
9 property owners within 795 doesn't
10 represent the majority of us and the rest
11 of us may not even -- I don't want a
12 self-imposed 1.8 percent property tax on
13 top of my ceiling list property taxes.

14 There's no limit to OPA right
15 now. I don't see anything being
16 discussed about what to look forward to
17 in terms of what would rein in a
18 realistic expectation of like normal
19 property tax increases. They could go on
20 indefinitely, for all I know, and they
21 have been consecutively for years. So a
22 surcharge on top of that seems really
23 unnecessary right now and especially one
24 that I'm not able to effect any
25 accountability for the quality of the

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2 services and the people in charge of
3 making those promises come true. They're
4 not elected. They're not representative
5 of me, and they wouldn't represent
6 anybody. Under the way the FKA BID is
7 designed, nobody will ever have elected
8 representation through that group.

9 And the other thing I don't
10 like is that it gives the FKA BID
11 permission to lien us if we decide to
12 financially opt out. They'd be able to
13 lien our properties. And maybe in 20
14 years' time when our children are ready
15 to inherent things or we're selling
16 things to pay for medical bills, that
17 they would have a windfall of money from
18 numerous liens of all 795 property owners
19 if we did all opt out and protest. I
20 feel like it's like they're trying to win
21 the lottery without really fully
22 explaining to everybody what is the
23 advantage of this risk.

24 The risk/reward balance has not
25 been presented objectively enough for 795

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2 people to make an educated decision. And
3 the risk is substantial to us and to our
4 heirs and to subsequent uses of the
5 property.

6 And our property is actually
7 rented right now. So I did ask the
8 business owner renting the space, and she
9 feels that the small footprint of the
10 space occupied by our property is
11 potentially maxed out as far as she can
12 tell. She gets a very high cost per
13 service in her service-oriented,
14 no-inventory-intense business. She
15 spends approximately the same amount of
16 money that the tax would demand, which is
17 about a thousand a year if you base it on
18 the current property value of that space.
19 She spends about a thousand a year in
20 cleaning and landscaping and safety, and
21 she feels as though it would dilute her
22 ability to provide those things and
23 assurance of that square footage by
24 giving it to somebody else to take
25 administrative and operational costs out

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2 of the quality of how far her thousand
3 dollars a year goes to make sure that it
4 looks good, it's clean, and it's safe and
5 that she's on top of those external
6 things related to having a successful
7 business on such a small square foot
8 area.

9 And she's not alone. Many of
10 the properties are just as small of a
11 footprint, and they don't represent the
12 same needs as the much larger businesses
13 also that were mentioned by Ms. Schisler.
14 It's very difficult economically to
15 maximize your return on a small footprint
16 and to share the cost and the burdens
17 that are really limited to a handful of
18 the much larger businesses and also to
19 not recognize how important these small
20 businesses are to the unique landscape
21 that make it a foot traffic, friendly,
22 and safe place where people like to live.

23 To come behind their purview
24 and awareness and charge them more as a
25 sort of -- almost could be perceived as a

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2 punishment, an obstacle to their success
3 even though they're part of the greatness
4 of the character and the wealth of the
5 community that makes people -- whatever
6 obstacles residential new homeowners
7 have, they at least like the area because
8 of these unique businesses. These are
9 not franchises and cookie cutters.

10 COUNCILMAN GREENLEE: Ma'am, I
11 understand. I want to hear from the
12 other people, though, too. Okay?

13 MS. BOSSARD: I could say more,
14 but thank you so much.

15 COUNCILMAN GREENLEE: I'm sure
16 you could. I know you're on a roll
17 there, but please, I just want, in the
18 interest of time, as I keep saying, we
19 have a lot of people here.

20 Ma'am, please identify yourself
21 for the record and proceed.

22 MS. LERRO: Good morning. My
23 name is Marianne Lerro. I'm a property
24 owner, a commercial property owner, on
25 the 600 block of Girard Avenue. And to

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2 kind of just piggyback off of that
3 conversation, I also oppose the bill, and
4 I think from my angle, I'm actually
5 questioning the sustainability of the
6 funds going into the neighborhood, only
7 because Fishtown and the adjacent areas
8 that are under discussion do border the
9 opioid epidemic areas of Kensington. So
10 are the funds that are going into this
11 bill and the rejuvenation of the area,
12 are they actually going to be sustainable
13 when the neighboring shadow areas are
14 still being highly developed? There is
15 still a lot of areas where rundown houses
16 are not being taken care of and
17 demographics kind of speak for themselves
18 when you look into these areas and say
19 some people are just not taking care of
20 their homes. The streets are not really
21 being well kept.

22 So are these funds going to
23 actually result in upkeeping the area the
24 way that we want it to look or is it kind
25 of like a long way out from the beauty

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2 that we want it to be currently?

3 COUNCILMAN GREENLEE: Okay.

4 Let me hear from the gentleman back
5 there, who is also I think in opposition,
6 and then if there's any questions or
7 comments, we'll try to address them.

8 Please. Thank you.

9 The rest of you can just stay
10 there. You can just stay in the area
11 right there. There you go. Thank you.

12 And let me before you start,
13 sir, if there's other people here that
14 want to testify in support, are there --
15 that's too many hands. Here's what I'm
16 going to suggest. Okay? If you could
17 work out with yourselves, Ms. Gilinger,
18 please, we had four people here. I want
19 to be fair. Could you pick four people
20 to come up and express the other
21 position, because otherwise we're going
22 to be back and forth all day. Okay?
23 Four people. I'll leave it up to you,
24 Renee, to figure it out. Okay?

25 Sir, please.

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2 MR. ARITAN: Hi. My name is
3 Murat Aritan. I own a property on Girard
4 Avenue. In fact, I own the property
5 right next to Johnny Brenda's, next to
6 Paul. He is my direct neighbor.

7 I have never once heard
8 anything about this until a couple weeks
9 ago. You think he would just come next
10 door and talk to me or my tenant about
11 what he's trying to push through here.
12 No, not once. He says he's -- what a
13 bunch of sham, what a bunch of lies and
14 deceit that this group has put forward.
15 They haven't gone and talked to nobody.
16 They've got all the time in the world.
17 You'd think they'd walk up and down
18 Girard Avenue and Frankford Avenue and
19 talk to actually the people that have the
20 businesses and properties? No. In fact,
21 I did my little walk around also, and out
22 of 20, 30 people that I talked to,
23 they're just hearing about it now.

24 We're all working people. We
25 don't have time to go to these meetings

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2 for these do-gooders, so-called
3 do-gooders, because they claim that
4 they're speaking for us. I didn't elect
5 him. I didn't elect Paul to be
6 Fishtown's Mayor. Nobody elected him.
7 He's Johnny Brenda, and he's the only one
8 pushing this through because of his
9 business and his chaos that he creates on
10 his corner, not the outskirts of Girard
11 Avenue or Front Street or Frankford
12 Avenue, all these mom and mop shops.
13 They're not represented by him. He
14 doesn't speak for us. In fact, he
15 doesn't even speak for me. I live right
16 next door.

17 And this undemocratic process
18 that we have going on here of we have to
19 opt out, how wrong is that? You don't
20 even vote for it to come in.

21 COUNCILMAN SQUILLA: Point of
22 information.

23 MR. ARITAN: You have to opt
24 out.

25 COUNCILMAN GREENLEE: Hold on

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2 one second.

3 Councilman Squilla.

4 COUNCILMAN SQUILLA: It's a
5 state ordinance. It's a state mandate.
6 We've actually worked -- it used to be 50
7 percent. Because of the opt out
8 procedures, it's now only a third. So
9 only a third of the people have to opt
10 out to defeat it. So talk about
11 democratic process, it actually benefits
12 the people who oppose it than the people
13 who actually support it. So if there's a
14 third of the people that support it, this
15 cannot move forward.

16 So it does give you that
17 ability to oppose something, and only a
18 third of you have to oppose it, and then
19 this bill cannot move forward under any
20 grounds.

21 So I understand your
22 opposition, and we try to be neutral in
23 this case, but there is a process to
24 defeat it if there's a lot of people that
25 you say do not want this and nobody knew

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2 about it. So I think that's something --
3 there is also -- we're going to have
4 somebody come up and answer if there's
5 notices that have been sent out to all
6 the property owners on this.

7 COUNCILMAN GREENLEE: That's
8 what I'd like to do, because I know the
9 concern was raised about people knowing.

10 Ms. Gilinger, I don't know -- I
11 just want one statement on how the
12 notices were sent out. Okay? You want
13 to do that? If you could just come
14 forward and put on the record.

15 MS. GILINGER: I'll be happy
16 to.

17 COUNCILMAN GREENLEE: If one of
18 you could just move, please. Thank you.
19 And then stay there in case there's other
20 questions or concerns.

21 MS. GILINGER: My name is Renee
22 Gilinger. I'm the consultant for this
23 business improvement district.

24 COUNCILMAN GREENLEE: Sit down,
25 Renee.

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2 MS. GILINGER: Thank you.

3 Since about the summer of last
4 year, we have held four large
5 BID-specific meetings and I would say
6 about four or five smaller meetings for
7 businesses or invites to other meetings,
8 RCO meeting, and we've hand-delivered
9 flyers along the entire area of the
10 boundaries before each one of those
11 meetings. So that's a total of four
12 drops, five full area hand-delivers, four
13 direct mail pieces to anyone that is not
14 in the business improvement district
15 outside of the packet mailing. So that
16 was one before our survey, one before our
17 first community meeting, one before our
18 second community meeting, and we have
19 spoke -- I have spoken with some folks
20 here, and they do recognize people get a
21 lot of mail, so we understand that is
22 difficult as well.

23 So that's four direct mail
24 pieces, four large community meetings,
25 and then I've done another two full

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2 distributions of our budget and services
3 with the assessment rate and a frequently
4 asked question document that kind of
5 addresses a lot of these things.

6 I'm making notes. I'm going to
7 do another one on some of these things
8 too just to clarify that we do have board
9 elections and that there is oversight and
10 to some of the things that I know that
11 are difficult always to convey along the
12 way, because these things are
13 complicated. So I'll do another one of
14 those.

15 So it's full -- I want to say
16 full literature drops, maybe seven times
17 now.

18 COUNCILMAN GREENLEE: Between
19 mail and hand drop?

20 MS. GILINGER: Four direct mail
21 pieces, seven literature drops.

22 COUNCILMAN GREENLEE: Seven
23 literature drops?

24 MS. GILINGER: Yeah.

25 MR. ARITAN: She's a liar.

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2 COUNCILMAN GREENLEE: Sir, we
3 don't operate like that. Nobody
4 interrupts anybody. Okay? Everybody has
5 a chance. And you don't call people
6 names. That's not the way we work in
7 here.

8 Please.

9 MS. GILINGER: And I have also
10 collected support ballots from every sort
11 of area of the BID boundary just as I
12 look at these things to make sure that
13 I'm getting communication back and I'm
14 getting attendance at meetings from all
15 the different areas of the district.
16 East Girard specifically. Every time I
17 have been told that there's an area that
18 maybe folks don't know, Kae just went out
19 on Friday again herself to go talk to
20 businesses. I know that folks get
21 inundated with things and that it's
22 difficult.

23 For the packet mailing, that
24 was sent to every address in the BID,
25 both to the owner and to a tenant, 325

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2 identified businesses as well as another
3 75 just tenant if we weren't sure who is
4 there, sent to all of the OPA mailing
5 addresses, was sent to the upstairs
6 tenants. I had two people come to a
7 meeting last week. They got four at
8 their property to different -- the
9 business, the owner, the tenant, the
10 upstairs tenant. I really did my best.
11 So out of 790 properties, that's 2,200
12 packets mailed out.

13 COUNCILMAN GREENLEE: And the
14 direct mail was sent to the registered
15 owner of the property?

16 MS. GILINGER: To the OPA
17 mailing address and then also I have
18 about 35 alternative mailing addresses
19 that I found from mail coming back,
20 because OPA mailing addresses aren't
21 always perfect, as we know. So we do our
22 best to look those up.

23 I can tell you I managed a BID
24 for eight years and that takes sometimes
25 years to find people if the addresses are

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2 wrong.

3 COUNCILMAN GREENLEE: Got you.

4 Okay.

5 I think Councilwoman Reynolds
6 Brown had a question. Councilwoman.

7 COUNCILWOMAN BROWN: I do.

8 Good morning. Good morning.

9 Clearly understanding Councilman
10 Squilla's, the sponsor of the bill's,
11 intentions and objectives, nothing is 100
12 percent, but we need to get as close to
13 that as possible, because what's
14 happening in these neighborhoods is real
15 and we need to be sensitive to that. So
16 75 percent doesn't get us there, 80
17 percent doesn't get us. It really needs
18 to be 90 or 95 percent to ensure that
19 citizens who pay their taxes and do the
20 right thing are not walked over by
21 anybody and, most importantly,
22 government.

23 And so I need to know what has
24 been the interface, the partnership, the
25 coordination, the linkage with the City

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2 agency that knows where everybody is, be
3 it L&I or Health, to ensure that we get
4 to that 90 or 95 percent?

5 MS. GILINGER: The only data
6 that I am provided is the Office of
7 Property Assessment data. I don't know
8 any way to get other data, but I'll take
9 it if I can have it. But like the
10 Revenue Department, we're not able to get
11 access to their mailing lists and to that
12 data. The only data that we get on our
13 own from the City of Philadelphia is from
14 the Office of Property Assessment,
15 because that is how we base everything
16 off of their valuation of these
17 properties. Everything else we do on our
18 own just through our own sleuthing and
19 our own homework and our own looking
20 things up as people do.

21 I don't know of any other way.
22 Denis Murphy is here from Commerce, and
23 maybe he can answer that, but it's a
24 conversation we all have a lot.

25 COUNCILWOMAN BROWN: I have a

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2 follow-up. You're the professional and I
3 understand -- I started out doing
4 knocking on doors and in your face on the
5 front line kind of activism. So what
6 type of feedback do you require of those
7 that you touch? Because that's where you
8 can only measure the level of touching
9 that you've done. I mean, is there
10 something in those packets that say
11 please get back to us, please affirm that
12 you got it, please let us know that
13 you're interested?

14 MS. GILINGER: So one thing
15 that we added before our last -- before
16 my last effort at creating a business
17 improvement district was to add a final
18 community meeting and to tie it to the
19 packet drop, because things that come in
20 the mail that have the word Fishtown on
21 them, we have a lot of RCOs. We have a
22 lot of things going out all the time. So
23 they're not always -- and Amanda and I
24 have spoken about this, that I did check,
25 she got four pieces of mail sent to her.

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2 We all get a lot of mail. So that was
3 one thing at Council President Clarke's
4 request before I worked on Northern
5 Liberties, that we had that last meeting.
6 So that postcard was sent to everybody in
7 advance of the packet drop to come and
8 come to this meeting with the packet and
9 ask all the questions, because now this
10 big scary document just came from the
11 Clerk's Office and it is sometimes the
12 first thing people see.

13 People call me. Our phone
14 number is on everything, and I've gone to
15 meet with a ton of businesses now. Kae
16 Anderson from NKCDC is here. She went
17 out on another corridor walk on Friday.
18 So she's walked East Girard, the northern
19 end of Frankford Avenue before we
20 expanded our boundaries to Lehigh. Kae
21 went door to door to each one of those
22 businesses where she's worked for seven
23 years, she's been with NKCDC.

24 So any time there's any sort of
25 change that we make or any sort of area

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2 that we feel like maybe we don't have
3 enough of the outreach done, I'm not
4 seeing like support ballots from that
5 area, we have gone out in person just to
6 go talk to people again, one more flyer
7 drop with our phone number.

8 I've spoken with a lot of
9 people. I was on the phone yesterday. I
10 mean, people call. It's not that --
11 they're not not getting the information,
12 because I'm definitely talking with
13 folks, meeting with folks at their
14 businesses, and between the two of us,
15 we're pretty accessible to get to
16 someone's place of work in a pretty quick
17 time.

18 COUNCILWOMAN BROWN: Well,
19 that's helpful to know and it's important
20 for citizens in that community to know
21 that the level of -- because it has to be
22 layered, period. Social media doesn't
23 get us there and snail mail doesn't get
24 us there. It really has to be a blend of
25 the two in this new world that we live

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2 in.

3 MS. GILINGER: Yes. I mean,
4 we've had social media. We have a
5 website, and we have -- actually 1,300
6 people come on that website, and I
7 checked and they're from Philadelphia.
8 So we have all those things. But I
9 managed a district for eight years and so
10 I know that like paper in the shop is
11 usually the best way to get things to
12 business owners, because it comes -- now,
13 granted, they get a lot of paper, but
14 that's why I'm always doing these hand
15 deliveries into the businesses, into the
16 place of business, because that just
17 tends to often just be the thing that
18 they see the most.

19 The one I did last week was in
20 full color, our budget, our assessment
21 rate, our phone number is on there, the
22 website is on there. I've really just
23 done my best. And I'm going to do one
24 more. I'm going to try to answer some of
25 the questions that were brought up today,

1 10/16/19 - RULES - BILL 190506, ETC.
2 because obviously there is still time for
3 people to object.

4 COUNCILWOMAN BROWN: Very
5 helpful. Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Here's what I'd like to do. If
9 the four that said they wanted to speak
10 in support, I'd like them to come up.
11 And we don't want a back and forth,
12 because we'll be here all day.

13 I appreciate all your comments.

14 MR. ARITAN: I got one thing --

15 COUNCILMAN GREENLEE: Just very
16 quickly, sir, please.

17 MR. ARITAN: They never -- I
18 live right next door to Johnny Brenda's
19 and not one person has ever come. And
20 just recently we've come to find out that
21 this group is working towards a 2 percent
22 tax on our property. They didn't say
23 that before, the whole two years, not
24 until just recently. Now we're finding
25 out, oh, well, they're not just going

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2 around talking to people saying we want
3 to be doing this and this for your
4 community. They never once say would you
5 like your tax raised, not once.

6 COUNCILMAN GREENLEE: All
7 right, sir. I got you.

8 MR. ARITAN: So they can go
9 talk all their stuff and say how great
10 they're going to do, but they don't say
11 what they're actually going to do. The
12 first sentence they should say is, I want
13 to come raise your taxes.

14 MS. SCHISLER: I have one
15 question.

16 COUNCILMAN GREENLEE: Hold,
17 hold, hold, please. Not everybody can
18 talk at the same time. We gave everybody
19 a chance to speak. I'm going to give one
20 more panel -- ma'am, really, because then
21 somebody else will want to speak. One
22 more panel the chance to speak briefly.
23 Okay? I want everybody to be brief and
24 then the panel --

25 MS. SCHISLER: I just have a

1 10/16/19 - RULES - BILL 190506, ETC.
2 question. When do you want our petitions
3 and where do we deliver them?

4 COUNCILMAN GREENLEE: You can
5 deliver them to me as the Chair or the --
6 I'm sorry.

7 COUNCILMAN SQUILLA: They get
8 mailed to the Clerk's Office.

9 COUNCILMAN GREENLEE: Oh,
10 that's right. I'm sorry.

11 COUNCILMAN SQUILLA: Point of
12 information. They get mailed to the
13 Clerk's Office. Anybody who has
14 information or needs information on
15 opposing it, you could reach out to our
16 office, e-mail me or my --

17 MS. SCHISLER: When is our
18 deadline on that, Councilman?

19 COUNCILMAN SQUILLA: You have
20 45 days.

21 MS. SCHISLER: From here? Got
22 it. Thank you.

23 COUNCILMAN GREENLEE: Thank
24 you. Thank you very much.

25 (Applause.)

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: We got
3 four people, and I'm really asking you to
4 be brief, really brief, please. Because
5 the folks have presented the case
6 already, but I'm giving you a chance just
7 to -- I see three coming up. Is that it?
8 One more? One more. Come on up. One
9 more. One more. Thank you. Not six or
10 seven, because otherwise we're going to
11 have a back and forth, and that's not
12 fair to people.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: Please
16 identify yourself and proceed.

17 MS. MAZZOLA: Hi. My name is
18 Lisa Mazzola. I'm the owner of Mazzola
19 and Company on Front Street. I'm here to
20 testify in support of Bill 190659,
21 establishing the Fishtown Kensington Area
22 Business Improvement District.

23 I could read you my statement,
24 but I'm not going to. I'm going to
25 address the four people who just spoke

1 10/16/19 - RULES - BILL 190506, ETC.
2 here, who clearly must have had their
3 head in the sand for the past year,
4 because --

5 COUNCILMAN GREENLEE: Ma'am,
6 really, we're not going to go insulting
7 people back and forth. I called him on
8 calling somebody a liar. Please don't
9 say that.

10 MS. MAZZOLA: I'm not insulting
11 them. I'm saying that I have been --

12 COUNCILMAN GREENLEE: Just the
13 facts. Get the facts out, that's all,
14 please.

15 MS. MAZZOLA: They are the
16 facts. The facts are that this
17 organization is an elected organization.
18 People are elected. That means you
19 volunteer. I guess that the people who
20 were not here who didn't know about it
21 purposely did not choose to volunteer
22 their time to support this organization,
23 to support this neighborhood.

24 This neighborhood needs support
25 and they need time, Councilwoman Brown.

1 10/16/19 - RULES - BILL 190506, ETC.

2 They need to put energy forth, people who
3 are not paying attention, who are not
4 volunteering their time, who are not
5 going to meetings, who are not opening
6 their mail and receiving it.

7 I am a recipient of those
8 mailings. I live in Fishtown and my
9 business is on North Front Street. I see
10 the trash that is all over the streets
11 that no one takes care of, abandoned lots
12 across the street from our business that
13 is owned by the City that no one takes
14 care of, and the only thing that is going
15 to get this done is the BID.

16 We absolutely need the support
17 of people, like myself, who have been
18 volunteering for many years in the
19 Fishtown area to make this a better
20 place. I spend the time. I clean the
21 streets with the 26th District. I go to
22 meetings. I take my own free time to be
23 informed, and I think that that should
24 count more than people who don't read,
25 who don't care, who don't spend time to

1 10/16/19 - RULES - BILL 190506, ETC.
2 go to these meetings.

3 COUNCILMAN GREENLEE: All
4 right, ma'am.

5 MS. MAZZOLA: And I really
6 think I should be allowed the same seven
7 minutes that Amanda received.

8 COUNCILMAN GREENLEE: Well,
9 when you start saying about people not
10 caring, they have the right to their
11 opinion. You have the right to yours,
12 and that's the way we're going to do it.
13 I'd like to move to the next people,
14 please. Thank you.

15 Please identify yourself and
16 proceed.

17 MR. SCHWARZMAN: Certainly.
18 Good morning, Chairman Greenlee and
19 members of the Rules Committee. My name
20 is Seth Schwarzman and together with my
21 wife, Lynn Buono, I own Feast Your Eyes
22 Catering and Front and Palmer, an event
23 venue within the proposed Fishtown
24 Kensington Area Business Improvement
25 District. We're located literally at

1 10/16/19 - RULES - BILL 190506, ETC.
2 Front and Palmer Streets, directly across
3 from Kensington CAPA where we arrived ten
4 years ago in 2009 after having been in
5 Northern Liberties for 20 years. We
6 employ about 45 people full time.

7 Over the years, besides my
8 position on the BID Steering Committee,
9 my wife, Lynn, and I have been involved
10 with various community organizations and
11 projects, including Les Dames d'Escoffier
12 Scholarship, the Lighthouse, Fishtown.co.
13 I'm on the Board of the Northern
14 Liberties CDC, which has not really been
15 active for many years, the Sustainable
16 Business Network, and neighborhood
17 projects such as the South Kensington
18 Community Partners outdoor dinner for 300
19 on American Street, along with assisting
20 Kensington CAPA and other organizations
21 as needed.

22 I'm proud to say the 26th
23 Precinct recently honored Feast Your Eyes
24 at their most recent annual gala for our
25 work with them and the community

1 10/16/19 - RULES - BILL 190506, ETC.
2 relations officers for over 20 years.

3 Not quite three years ago, the
4 Chamber of Commerce held their most
5 successful event ever that was held
6 outside of Center City. It was held at
7 our place at Front and Palmer. We saw
8 this as a sign of what was to come for
9 the Fishtown Kensington area. Until
10 then, our neighborhood was viewed as
11 Outer Siberia by the business community.
12 Now we're part of an expanded Center
13 City.

14 As Fishtown and surrounding
15 neighborhoods have exploded in
16 popularity, that's only become more true.
17 As Philadelphia works to bring the
18 economic vitality of Center City to
19 outlying neighborhoods, it's important
20 that neighborhoods like ours be able to
21 invest in improving their future, and
22 that's what this BID will do for
23 Fishtown/Kensington area, and of course
24 we support it.

25 A business improvement district

1 10/16/19 - RULES - BILL 190506, ETC.
2 does much more than just keep the streets
3 clean, of course, but as reflected in our
4 proposed budget, it's top of the project
5 list. Not only will an established BID
6 make a difference in the physical
7 condition of our district, but visible
8 BID workers cleaning the streets will
9 also create a positive sense of
10 community, along with the proposed plans
11 for street furniture, neighborhood
12 branding, and special event coordination.

13 It's to our advantage at Front
14 and Palmer to have clean streets for
15 guests to drive down on their way to us,
16 but more than that, we believe thriving
17 communities, neighborhoods that are both
18 self-sustaining with a wide variety of
19 businesses serving local residents and an
20 attraction to visitors, are a benefit to
21 Philadelphia overall.

22 The Fishtown Kensington Area
23 BID will help make this happen. We are
24 committed to helping this effort succeed
25 now and as the BID does its work in the

1 10/16/19 - RULES - BILL 190506, ETC.
2 years to come.

3 Lynn and I appreciate the
4 assistance provided by Council President
5 Clarke, Councilwoman Quinones-Sanchez,
6 Councilman Squilla and their staff and
7 request your support in authorizing the
8 Fishtown Kensington Area BID.

9 You have my full testimony.

10 COUNCILMAN GREENLEE: Thank
11 you. That will be made part of the
12 record. Thank you very much.

13 And let me just say, the other
14 people who wanted to speak, if you just
15 put your name in and if you have any
16 written comments, they will also be made
17 part of the record, but, again, we're
18 trying to move this process along.

19 Ma'am, if you could take one of
20 these seats up here.

21 And, ma'am, you please state
22 your name and proceed, please.

23 MS. De PIETRO: Good morning,
24 Chairman Greenlee and members of the
25 Rules Committee. I'm Bianca De Pietro.

1 10/16/19 - RULES - BILL 190506, ETC.

2 I'm the owner of Toile on Frankford
3 Avenue. I am a small retail store. I've
4 been open over six years now. I've been
5 living in Fishtown for 12 years. I
6 feature all local designers and I can
7 probably say I'm one of the smallest
8 businesses in Fishtown, and I highly
9 support the BID, mainly because we are
10 trying -- we've been trying for many
11 years to do so many things that are just
12 not able to get done. I work 15-hour
13 days. I run everything by myself, so
14 taking four hours to come here today is
15 actually hurting my business, but that's
16 how important it is for me and for a lot
17 of other small business owners that we
18 actually get this done.

19 Just to reiterate to anyone who
20 has questions about it, residents do not
21 get taxed. This is solely business
22 owners and commercial properties. So I
23 understand it's very heated and I
24 apologize for everyone getting very
25 upset, but it's a passionate discussion.

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: We're
3 used to hearing up here. It's part of
4 the job.

5 MS. De PIETRO: I mean, we
6 can't -- like the BID again is not
7 something that controls the development
8 of the area. Obviously the development
9 and bursting development in Fishtown is a
10 hot topic right now, but this is to
11 ensure that all the development that
12 happens is being put to a good use and
13 taking care of the area. I mean, Old
14 City, Center City, Headhouse District,
15 they all have BIDs that help the areas,
16 and Fishtown deserves that same
17 opportunity.

18 I think a big part that
19 concerns me is retail retention and
20 recruitment for the area. We have a lot
21 of vacant spaces right now, and having a
22 BID will really help bring quality
23 businesses to the area, and there's a lot
24 of small independently owned businesses
25 just like myself, but like I said, I'm a

1 10/16/19 - RULES - BILL 190506, ETC.
2 one-woman-run business and there's only
3 so many things I can do in the hours of
4 the day and the BID would definitely help
5 out myself as well as a lot of other
6 business owners in Fishtown.

7 Thank you.

8 COUNCILMAN GREENLEE: Thank you
9 very much. Thank you for your time
10 coming down here.

11 Ma'am, please, our final
12 speaker, please.

13 MS. RYAN: Hello. My name is
14 Stefanilee Ryan. I am co-owner of Joe's
15 Steaks and Soda Shop in Fishtown, and I
16 am in full support of this BID. I
17 started out at our original location
18 about 15 years ago. That shop opened up
19 in 1949, and business was great in the
20 '40s, '50s, '60s, '70s, even the '80s,
21 but I watched firsthand what could happen
22 to a neighborhood without the support and
23 services that a BID could offer. I
24 watched the neighborhood diminish, small
25 businesses close down and leave, even the

1 10/16/19 - RULES - BILL 190506, ETC.
2 post office and the deli and the florist.
3 Just the neighborhood, it lost a lot of
4 residents and, in turn, the corridor lost
5 a lot of its businesses.

6 I'm just here to say I think
7 the BID is a really good thing for the
8 neighborhood of Fishtown with the
9 increase in traffic, especially on the
10 weekends. Just the cleaning and safety
11 measures that the BID would offer would
12 just take a lot off our shoulders as
13 small business owners just to help to
14 keep the neighborhood clean and safe and
15 keep the momentum going but in a safe way
16 where it helps everyone, residents and
17 business owners alike.

18 COUNCILMAN GREENLEE: Thank you
19 very much. Thank you.

20 Okay. Just to reiterate, for
21 people who have opposition to this --
22 Councilman, correct me if I'm wrong -- 45
23 days to communicate to the Chief Clerk,
24 Room 402, City Hall any opposition to
25 this. Okay? So that's the law. That's,

1 10/16/19 - RULES - BILL 190506, ETC.

2 I believe, the state regulation. So you
3 have time to do that.

4 So, again, I appreciate
5 everybody else coming down.

6 Councilman.

7 MS. GILINGER: That information
8 is available on our website as well.

9 There's a button that says "objection."

10 COUNCILMAN GREENLEE: Please,
11 in the microphone.

12 MS. GILINGER: That information
13 is also available on the home page of our
14 website, FishtownBID.org and there's a
15 button that says "objection" in the
16 button for the cover letter that was sent
17 out in the packet. Anyone can also
18 contact me. My cards are here. I'll
19 give them out. You can ask anyone that's
20 called, I explain thoroughly the
21 objection process, because I want
22 everyone to be well informed.

23 COUNCILMAN SQUILLA: And our
24 office will also assist in opposition.

25 COUNCILMAN GREENLEE: Great.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Thank you. Okay. We're going to move on
3 to our next bill. Thank you all for
4 coming.

5 Let's get more people mad at
6 me. Our next bill, please.

7 THE CLERK: Bill No. 190660, an
8 ordinance establishing a neighborhood
9 improvement district, to be known as the
10 South Philly Market District, in an area
11 that generally includes both sides of
12 South 9th Street from the south side of
13 Fitzwater Street to the north side of
14 Federal Street, both sides of Christian
15 Street from west side of South 7th Street
16 to east side of South 10th Street, both
17 sides of Montrose Street from South 8th
18 Street to South 10th Street, both sides
19 of Carpenter Street from South 8th Street
20 to South 10th Street, both sides of
21 Washington Avenue from west side of South
22 8th Street to east side of South 11th
23 Street, both sides of Ellsworth Street
24 from East Passyunk Avenue to South 10th
25 Street, both sides of East Passyunk

1 10/16/19 - RULES - BILL 190506, ETC.
2 Avenue from south side of Washington
3 Avenue to north side of Federal Street,
4 both sides of South 10th Street from the
5 south side of Christian Street to the
6 north side of Ellsworth Street, both
7 sides of South 8th Street between the
8 south side of Christian Street and the
9 north side of Carpenter Street and
10 between the south side of Washington
11 Avenue and the north side of Ellsworth
12 Street, the west side of South 8th Street
13 between the south side of Carpenter
14 Street and the north side of Washington
15 Avenue, and certain blocks of streets
16 that intersect portions of these streets;
17 designating the South Philly Market
18 District, Incorporated, which has
19 organized itself as a Pennsylvania
20 non-profit corporation, as the
21 Neighborhood Improvement District
22 Management Association for the District;
23 approving a plan for the District,
24 including a list of proposed improvements
25 and their estimated cost, and providing

1 10/16/19 - RULES - BILL 190506, ETC.
2 for assessment fees to be levied on
3 property owners within the District;
4 authorizing the Director of Commerce, on
5 behalf of the City, to execute an
6 agreement with the South Philly Market
7 District, Incorporated, relating to the
8 District; and authorizing the South
9 Philly Market District, Incorporated to
10 assess property owners within the
11 District a special property assessment
12 fee to be used in accordance with the
13 approved plan; all in accordance with the
14 provisions of the Community and Economic
15 Improvement Act, and under certain terms
16 and conditions.

17 (Witnesses approached witness
18 table.)

19 COUNCILMAN GREENLEE: Okay.
20 Before we start with these two witnesses,
21 it looks like there's a lot of people
22 opposed here. About how many people want
23 to speak in opposition to this?

24 (Hands raised.)

25 COUNCILMAN GREENLEE: Well,

1 10/16/19 - RULES - BILL 190506, ETC.
2 okay. We're going to try to cut that
3 down a little bit.

4 Who is here to speak in
5 support? Are there any other people
6 speaking in support?

7 (Hands raised.)

8 COUNCILMAN GREENLEE: Okay.
9 Here's what I'm going to ask. Similar to
10 what we did last time, okay, because I
11 know after a while people basically say
12 the same thing, we'll have two panels,
13 one in favor, one opposed. Okay? You
14 could pick four people on both sides.
15 Okay? Four people. Those of you who
16 don't get a chance to testify personally,
17 please get your name into me or to
18 Councilman. They will be made part of
19 the record. If you have any written
20 testimony either way, that would also be
21 part of the record.

22 So what we're going to do is
23 hear from these two gentlemen, then we're
24 going to hear from a panel of four people
25 who are opposed to the plan and then four

1 10/16/19 - RULES - BILL 190506, ETC.
2 people that support the plan and we're
3 going to call it that way. Because
4 otherwise we're going to go back and
5 forth.

6 Councilman.

7 COUNCILMAN SQUILLA: And also I
8 just want to state for the record that we
9 have these BIDs go out throughout Council
10 and throughout votes. Some are
11 supported, some are opposed; some pass,
12 some fail. And we just want to make sure
13 if we can, just keep it as calm as
14 possible and as respectful as possible
15 even though you're upset or you're
16 opposed or supportive. We don't want to
17 go back and forth like we did last time
18 with actually making it personal. That's
19 all.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 And, Mr. Anastasio, you have
24 quite a long testimony, so I would
25 appreciate you --

1 10/16/19 - RULES - BILL 190506, ETC.

2 MR. ANASTASIO: I'm going to
3 wrap it up.

4 COUNCILMAN GREENLEE: --
5 shortening that. Okay. Very good.
6 Mr. Murphy, why don't you
7 start.

8 MR. MURPHY: Good morning,
9 Mr. Chairman and members of City Council.
10 My name is Denis Murphy. I'm the
11 Director of Corridor Development with the
12 Department of Commerce. I'm here to
13 testify regarding Bill No. 190660,
14 establishing a business improvement
15 district called the South Philly Market
16 District to serve the area in and around
17 the 9th Street Market.

18 Creation of BIDs is in keeping
19 with our Department's support of business
20 and property owner-led efforts to improve
21 the environment within their areas. Over
22 the past year, property owners within the
23 proposed BID have worked as a Steering
24 Committee to explore creating a BID. The
25 result is today's legislation, including

1 10/16/19 - RULES - BILL 190506, ETC.
2 their five-year plan.

3 9th Street is a unique
4 destination that serves neighbors,
5 shoppers from throughout the City, and
6 tourists. The shared challenges of
7 trash, parking, and blight and the
8 appearance of the area are the kinds of
9 things that BIDs are often organized to
10 address. These kinds of challenges are
11 best addressed in a coordinated and
12 cooperative way, and a BID is one proven
13 way to do that.

14 Long-term and consistent
15 attention to conditions within the 9th
16 Street area will be key to maintaining
17 this unique area into the future. In
18 other areas of the City, creating a BID
19 has provided tremendous benefits to small
20 business owners due to the advocacy and
21 the staff attention that a BID can
22 provide. This effort deserves your
23 consideration.

24 Thanks for the opportunity to
25 testify. I'm happy to answer any

1 10/16/19 - RULES - BILL 190506, ETC.

2 questions you may have.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Mr. Anastasio.

6 MR. ANASTASIO: Thank you,
7 Mr. Chairman. As noted, I've submitted
8 my written testimony, so I will be brief,
9 but also informative of the process.

10 I'd like to, first and
11 foremost, thank Councilmember Squilla for
12 his leadership and courage on this issue.

13 My name is Vern Anastasio and I
14 chair the volunteer committee proposing
15 the South Philly Market Improvement
16 District. We started this process about
17 18 months ago, but in fact, it's ten
18 years in the making. It was first
19 floated in 2009. Subsequently there was
20 a grant in 2010, I believe, and then in
21 2016 the BID was proposed. It did not
22 succeed, with about 34 percent of the
23 property owners at the time in
24 opposition. So what we did 18 months ago
25 was speak to most of those folks who were

1 10/16/19 - RULES - BILL 190506, ETC.

2 in opposition and we've revised our plan.

3 I understand that there are
4 folks here who are in opposition as well
5 as support. There are 440 affected
6 properties. Based on the surveys we have
7 done, there's less than 50 folks who
8 oppose this plan today.

9 Let me speak to you about how
10 we did our outreach, because I think
11 that's most important. To date, we have
12 held four large community-wide meetings
13 for impacted property owners, those
14 living within the District. We made
15 available translation services and free
16 childcare. We also mailed the full
17 District plan, an additional eight
18 separate pieces of material in several
19 languages to all impacted property
20 owners. We also sent a separate mailing
21 of each address and the amount of dues
22 the owner would pay into the District
23 plan. So that was never a hidden number.

24 We employed canvassers,
25 District ambassadors, leaflet droppers,

1 10/16/19 - RULES - BILL 190506, ETC.
2 many in several languages. We hosted a
3 luncheon exclusively for the Asian
4 property owners and merchants. We
5 dispatched Spanish-speaking volunteers to
6 engage Spanish-speaking owners and
7 shopkeepers to personally engage them.
8 And as I deliver this testimony this
9 morning, two members of my staff are
10 distributing additional flyers to the
11 street and will continue to do mailing to
12 educate as many people as we can about
13 the plan itself. The entire plan is also
14 available at SouthPhillyBID.com and has
15 been for quite some time.

16 The plan has been changed based
17 on the opponents of 2016 and their input.
18 As a result of that meeting, we have
19 first over the course of five years,
20 we're going to invest over a half a
21 million dollars in direct physical
22 improvements to real estate that's owned
23 by the paying members who fund the
24 District. Dozens of boarded-up
25 properties and blighted commercial and

1 10/16/19 - RULES - BILL 190506, ETC.
2 residential properties will be
3 transformed. Many more will benefit from
4 connecting with existing municipal
5 programs to improve their facades. All
6 properties will be brighter, safer by
7 lighting up the dark places and
8 installation of security cameras. Dozens
9 of dead, inactive, vacant curb stands,
10 lots, and other areas will finally be
11 activated and beautified with the money.

12 Secondly, over \$400,000 will be
13 invested in addressing the decades-old
14 dilemma of litter and commercial trash
15 management along the service areas.

16 Third, we'll dedicate thousands
17 in special promotional programming that
18 celebrates the culture of fine food and
19 the diversity of the District.

20 Lastly, our plan will finally
21 direct shoppers in cars to the four
22 parking lots in the service area, with
23 now absent signage, and it will launch a
24 pilot valet parking program during
25 daytime hours for visitors to the

1 10/16/19 - RULES - BILL 190506, ETC.
2 District.

3 Today, we're not Fishtown.
4 Today, the area is littered with blight,
5 boarded-up windows, empty storefronts.
6 Almost every month another business
7 closes. Falling fences, litter, trash,
8 vacancy, filth are almost everywhere.
9 Today, blight and garbage outnumber
10 shoppers and visitors most days of the
11 week.

12 116 years ago, folks took big
13 steps, took risks and came to that area.
14 The second generation, the members of the
15 greatest generation, their children took
16 a local market and made it nationally
17 known. The third generation tried their
18 best, but were too timid. Supermarkets
19 and malls ended up dominating the scene.
20 Walk 9th Street today, it's a patient on
21 life support.

22 Today, the fourth generation
23 now sits before you. We are now ready,
24 willing, and able to take the big risks
25 and make the gigantic leaps of faith to

1 10/16/19 - RULES - BILL 190506, ETC.
2 turn the tide and make the improvements
3 so desperately needed. It's a risk worth
4 taking and a leap of faith that future
5 generations deserve.

6 Please help us in doing so and
7 move this legislation out of Committee.

8 Thank you.

9 COUNCILMAN GREENLEE: Thank
10 you. Thank you, sir.

11 Any questions or comments?

12 (No response.)

13 COUNCILMAN GREENLEE: If not,
14 again, thank you both. Thank you for the
15 work you're doing.

16 All right. For the opponents,
17 you have your four people. Please, four
18 people. Please come up.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE: I'm
22 seeing four. Wait. Four people, sir.
23 Four. Work it out with yourselves.
24 Okay? I want to be fair to everybody.
25 And for any supporters, same number, no

1 10/16/19 - RULES - BILL 190506, ETC.

2 more. Okay?

3 So please, whoever would like
4 to start, please speak right in the
5 microphone. Identify yourself for the
6 record and proceed. Sir.

7 MR. GEROTTO: My name is Mario
8 Gerotto. I'm a merchant on South 9th
9 Street for many, many years, and we are
10 opposed to the BID program, as we were in
11 2016, because we don't feel that it's
12 really going to help us. And I would
13 also like to say that us that are opposed
14 to it realize that whoever is for it, we
15 respect that, but we also want them to
16 respect the fact that we're opposed to
17 it, because we don't feel like it's going
18 to do us, you know, any good, what it's
19 going to cost.

20 And as far as the opposition,
21 Councilman Squilla said that we need 30
22 percent or 30-some percent of the vote to
23 oppose it. We have that -- I have that
24 right here in my bag. I have 50 percent
25 that oppose it. And, you know, by the

1 10/16/19 - RULES - BILL 190506, ETC.
2 time these 45 days go by, we're going to
3 have much more. We're shooting for like
4 70 percent opposition to this. So, I
5 mean, that's all I got to say.

6 COUNCILMAN GREENLEE: Okay. I
7 appreciate that. And, again, any
8 opposition can be expressed to the Chief
9 Clerk, and that's the way the law works.

10 MR. GEROTTO: Right.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Ma'am, please state your name
14 and proceed, please.

15 MS. QUA: My name is Chao Qua.
16 Good afternoon, Chairman.

17 COUNCILMAN GREENLEE: Yeah,
18 it's afternoon.

19 MR. QUA: Yes, it's already
20 afternoon. City Councils and good
21 afternoon, everyone.

22 The homeowners affected by the
23 proposed Bill 190660, establishing a
24 neighborhood improvement district, to be
25 known as the South Philly Market District

1 10/16/19 - RULES - BILL 190506, ETC.
2 Business Improvement District (BID),
3 strongly oppose the increasing taxes. We
4 are composed of nearly 160 residents,
5 businesses, and property owner working
6 together to ensure we are not burdened by
7 additional taxes for the area, which may
8 prevent growth in the community. We are
9 writing to express our appreciation for
10 Bill No. 190660 and believe individual
11 businesses should be responsible for
12 their advertising, promotions,
13 appearance/looks, and their trash.

14 Adopting a BID in South Philly
15 should require the approval of 80 percent
16 of individual property owners and
17 commercial properties. This high
18 approval threshold would ensure the
19 community approves of the changes and
20 will not tear the community apart.

21 This BID proposal information
22 should be translated into Chinese and
23 Vietnamese to ensure the Asian American
24 community is fully informed of the
25 effects of this bill in the South Philly

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2 area.

3 It is critical that the BIDs do
4 not bankrupt homeowners and lose their
5 home who are retired veterans or who have
6 fixed income with severe medical
7 conditions if they are to create a
8 successful diverse urban community.

9 We strongly oppose the passage
10 of Bill No. 190660 because it would not
11 help to facilitate economic development,
12 but would, one, displace local businesses
13 and homeowners suffer as large
14 competitors start opening shops; two,
15 remove community focus, culture, and
16 safety nets; and, three, put undue
17 financial burdens on the community.

18 Thank you in advance for
19 opposing Bill 190660. If you have any
20 questions, please feel free to contact
21 us.

22 Thank you.

23 COUNCILMAN GREENLEE: Thank
24 you. Thank you, ma'am.

25 Sir, please identify yourself

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2 and proceed.

3 MR. WILENSKY: My name is Barry
4 Wilensky. I'm a third-generation
5 business owner on Passyunk Avenue in the
6 area that's proposed. First off, I want
7 to thank the Councilman and I want to
8 thank Vern for their ambitious efforts to
9 move this forward. However, on any
10 marketing plan, you should see if there's
11 a need for it, and that step has been
12 omitted for three tries so far.

13 Furthermore, as a small
14 businessman, the City is already in my
15 pocket for at least eight different
16 licenses and fees. I understand this
17 doesn't go to the City. Vern just
18 mentioned that it's dues. Well, if it's
19 dues, I don't want to join. I can't say
20 it any more than that.

21 I have a question in terms of
22 we're allowed to send a letter to the
23 Clerk. I believe some letters have been
24 sent. Is there a file that we can see of
25 who has opposed this at this point?

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2 COUNCILMAN SQUILLA: Point of
3 information. The vote doesn't start
4 until after the hearing. All letters of
5 opposition and information that goes to
6 the Clerk or delivered to the Clerk would
7 have to start once the hearing is
8 completed.

9 MR. WILENSKY: Okay. So,
10 therefore, anything that has been sent in
11 is null and void?

12 COUNCILMAN GREENLEE: It's not
13 null and void. It could be part of --

14 MR. WILENSKY: If he's not
15 holding it --

16 COUNCILMAN GREENLEE: Hold on a
17 second. It could be part of our record
18 here, I guess. We could make it part of
19 our record here, but this is the state
20 law, sir. This is state law, as the
21 Councilman is explaining.

22 COUNCILMAN SQUILLA: I mean, we
23 could submit those to the Clerk if we
24 have them. So if not, they would have to
25 be resubmitted during the 45-day period.

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2 MR. WILENSKY: I understand
3 that, and what I am saying is, I know
4 people have mailed stuff in prior to this
5 hearing or this discussion. What
6 happened to them? So we have to resubmit
7 them?

8 COUNCILMAN SQUILLA: I received
9 some e-mails of opposition. I've talked
10 to plenty members here of people who are
11 opposed, explained to them when they
12 e-mail me the process of voting in
13 opposition and told them they could --

14 MR. WILENSKY: I understand
15 that. The question is, anything sent in
16 prior to this we have no record of?
17 Okay.

18 COUNCILMAN GREENLEE: If you
19 have them today, the one gentleman said
20 about having all kind of things, it can
21 be put in today after the hearing. Okay?
22 Go ahead.

23 MR. WILENSKY: My other
24 question in terms of the state law and
25 opting out, can a block opt out or you

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2 have to opt out of the whole plan?

3 COUNCILMAN GREENLEE: Say that
4 again.

5 COUNCILMAN SQUILLA: Repeat
6 that.

7 MR. WILENSKY: In terms of the
8 state law, which is what this is working
9 under, can a block or an area, the 1100
10 block of Passyunk Avenue, if we have
11 one-third of the people, can they opt out
12 of the plan?

13 COUNCILMAN SQUILLA: No. Each
14 individual -- normally during the process
15 of picking the boundaries during the
16 meetings and then they feel that certain
17 areas aren't part of it or may be too
18 opposed to it, they move the boundaries
19 around to take the people who are opposed
20 out of it if they didn't want to be part
21 of it.

22 MR. WILENSKY: But that's
23 already set.

24 COUNCILMAN SQUILLA: But once
25 it's set, once the vote starts, it's set

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2 on those boundaries and each individual
3 has to opt out.

4 MR. WILENSKY: Okay. All
5 right. So we're into at this point, I
6 assume, our 45-day presentation period of
7 on abstentions -- or yes votes, correct?
8 If someone doesn't vote, it's a yes vote?

9 COUNCILMAN GREENLEE: Yeah.
10 You have to oppose it. You have to
11 oppose it.

12 COUNCILMAN SQUILLA: 33
13 percent.

14 MR. WILENSKY: So I understand
15 again the state -- they changed the law
16 to one-third. If you look at elections,
17 one-third of the people don't vote,
18 two-thirds of the people do vote. So
19 we're back to a 50 percent majority or
20 minority of those who vote.

21 COUNCILMAN SQUILLA: Except
22 point of information. When people are
23 opposed to something, they come out.
24 When people are in opposition, they vote.
25 When they don't like you, they vote or

1 10/16/19 - RULES - BILL 190506, ETC.
2 they're voting for somebody or against
3 them. Opposition is easier garnered than
4 support. If people support something,
5 they say, oh, I support it. They're not
6 going to send a letter of support. But
7 when you oppose something, believe me, I
8 know, we get a ton of e-mails. If you're
9 opposed to something, we know about it.

10 MR. WILENSKY: All right.

11 COUNCILMAN GREENLEE: And I
12 think that can be shown by all those
13 signs that are up today, Councilman.

14 Please.

15 MR. WILENSKY: That's it.

16 COUNCILMAN GREENLEE: Is that
17 it? Okay.

18 Sir.

19 MR. WILENSKY: We got two more.

20 COUNCILMAN GREENLEE: No. You
21 got one more.

22 Sir.

23 UNIDENTIFIED SPEAKER: Good
24 afternoon, Councilman Chairman Greenlee,
25 Councilwoman Brown, and Councilman

1 10/16/19 - RULES - BILL 190506, ETC.
2 Squilla. First I would like to thank
3 Councilman Squilla that have opened
4 channel communication and guide us
5 through the process of this bill. So we
6 tried to communicate with the sponsors of
7 the bill in the beginning, and basically
8 after all the effort, outreach, and
9 communicate and basically now we have to
10 come here to have conclusion that we have
11 to object the bill to create the South
12 Philly Market.

13 COUNCILMAN SQUILLA: Excuse me.
14 You didn't have to come here today to
15 oppose. You didn't have to. People who
16 aren't here could still oppose.

17 UNIDENTIFIED SPEAKER: So,
18 first, the South Philly Market is not for
19 the Market. I just want to make clear
20 that that is discriminating and segregate
21 the neighborhood. I mean that because
22 the bill strip of the power of creating
23 the Market from the street vendor that
24 have no say about the bill, why they are
25 make contribution factor of that

1 10/16/19 - RULES - BILL 190506, ETC.
2 neighborhood.

3 COUNCILMAN SQUILLA: Can I just
4 correct that real quick? The vendors are
5 not included in -- the curb stands are
6 not included in the voting because
7 they're not being assessed. So they do
8 not have to pay. And so the people who
9 do have to pay are the ones who have to
10 vote.

11 UNIDENTIFIED SPEAKER: That's
12 why I say it strip of the power of
13 creation of the BID. That mean they
14 cannot vote.

15 COUNCILMAN SQUILLA: No. They
16 would benefit from it if they have it or
17 if they don't have it, either way they
18 don't have to pay in the process.

19 UNIDENTIFIED SPEAKER: I don't
20 say pay a lot, but they have no say about
21 creating of the BID because they don't
22 have --

23 COUNCILMAN SQUILLA: That's
24 fair. That's fair.

25 UNIDENTIFIED SPEAKER: That's

1 10/16/19 - RULES - BILL 190506, ETC.

2 what I said.

3 And the second one is basically
4 is the target, the rental property owner,
5 because they basically, they not create
6 the Market. They are sidelined, and
7 basically the BID tried to -- I can say
8 is rob the money from these property
9 owner to create the budget that you have
10 right now for \$450,000. Okay? They are
11 not part of the Market and they have no
12 benefit or very minimum benefit about the
13 service from the BID, and that's why I
14 raise the issues with the sponsor from
15 day one, should we pay for the service
16 that we don't need, and that's why these
17 people here, they say no. And besides,
18 the assessment fee is basically around 15
19 to 20 percent of the property tax on top
20 of that. This put the hardship to these
21 property owner. And the problem of the
22 whole thing is basically you create a
23 budget, make enough so you can extract
24 more money, and the service is basically
25 is either useless, we don't need it, or

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2 already duplicated in that area,
3 marketing, event. You already have the
4 Italian Market Association creating
5 Italian Market event. They already have
6 outreach. You have marketing,
7 everything. Why you pay for money to do
8 something already people already did?
9 It's a waste of money. Why you do that?

10 So that's why I say it's a
11 whole thing. The law allow you to create
12 the BID, but how you proceed with that is
13 a big flaw. It's abuse. That is our
14 opinion. And beside, the process of the
15 BID is a big flaw too.

16 Public meeting notice, ask
17 these people. They didn't know the
18 public notice to go to the meeting. They
19 don't. They don't know. The sponsor say
20 they have the luncheon, free lunch.
21 Okay? How many people show up? One.
22 One person. It's me that is in fact
23 property. No one else. So don't tell me
24 that -- like the previous BID, oh, they
25 go to each house, they send out

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2 everything. That what they have. I
3 don't know if they have it. I don't know
4 if they know it. Some of the notice are
5 not even receiving. My neighbor say,
6 hey, Cat, did you receive the notice?

7 I say, I didn't see it.

8 So how you guarantee that all
9 these notice go to the public that it
10 impact and affect so they can discuss the
11 plan. Nowhere.

12 COUNCILMAN SQUILLA:

13 Understood. And I know we've been in
14 conversations through e-mail for a while
15 on this. So I appreciate your input and
16 your concern.

17 COUNCILMAN GREENLEE: All
18 right. Thank you.

19 UNIDENTIFIED SPEAKER: And
20 furthermore, basically the plan is big
21 flaw. Nobody see the plan. The plan is
22 never published until last month. Nobody
23 know it, and I mentioned to that several
24 time. I confront with the sponsor. I
25 say, you don't have the plan. I request

1 10/16/19 - RULES - BILL 190506, ETC.
2 personally the plan. You go to public
3 meeting and say, please, send me a plan.
4 No response. Why they hide the plan?
5 Why they hide all this information?

6 The outreach they sent out, I
7 receive it. You know what they said? No
8 tax increase. That's disinformation.
9 They never mention about assessment fee
10 on top of the tax, never 15, 20 percent
11 of the tax. This is what kind of
12 information they send out to the public.
13 That is a problem. So the whole process,
14 the whole flaw, it's a big problem.

15 COUNCILMAN SQUILLA: We'll have
16 them answer those questions.

17 COUNCILMAN GREENLEE: We're
18 going to have the other group come up.

19 UNIDENTIFIED SPEAKER: And --

20 COUNCILMAN GREENLEE: Sir, we
21 want to move on. I think you made --

22 UNIDENTIFIED SPEAKER: One last
23 item.

24 COUNCILMAN GREENLEE: Please,
25 very quickly, very briefly.

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2 COUNCILMAN SQUILLA: Cat

3 doesn't stop.

4 UNIDENTIFIED SPEAKER: That's

5 right.

6 The sponsor say that they have

7 440 impact affected properties. Okay?

8 And he plan that I have only 50

9 objections. We have in our hand over 150

10 letters right now.

11 COUNCILMAN GREENLEE: And,

12 again, you can present that to the Chief

13 Clerk after the hearing is over.

14 UNIDENTIFIED SPEAKER: I just

15 wanted to put that.

16 COUNCILMAN GREENLEE: Okay.

17 Thank you. Thank you very much.

18 All right. We're going to have

19 the last panel, four people, if they're

20 here, to support. Just four. Okay?

21 (Witnesses approached witness

22 table.)

23 COUNCILMAN GREENLEE: So you're

24 speaking in support, all four of you?

25 (Yes.)

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: Okay.

3 Good. And I'm just asking you please to
4 be brief. I do appreciate the last panel
5 being respectful. I appreciate that.

6 Please. Whoever would like to
7 start, please identify yourself and
8 proceed.

9 MR. FETFATSEZ: My name is
10 Chris Fetfatsez. I'm an affected
11 property owner and a business owner in
12 South Philly. I own Hawthornes.

13 I was asked -- I actually
14 volunteered my time to support this BID
15 for the neighborhood, and I'm actually
16 proud to stand next to very influential
17 people who support the BID, who are
18 smart, intelligent people, who are
19 forward-thinking people, such as Marc
20 Vetri, such as Emilio, who own property.
21 They took a risk. They started off a
22 little Italian Market and now they're a
23 national player.

24 It's just -- you sit here and
25 you sit and you listen to Fishtown

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2 wanting to create a BID and there's
3 tremendous momentum in Fishtown, and they
4 want to keep the momentum. The fact of
5 the matter is, the Italian Market has
6 zero momentum. We're trying to keep it
7 alive. I just was informed today that
8 another corner is dropping on 9th Street,
9 another business is closing. Monsu, 9th
10 and Christian, closed, iconic property
11 right there. It didn't survive. It
12 closed. Golden Donuts I just heard today
13 closed, another corner. These corners
14 are dropping in the Italian Market and
15 there needs to be somebody to defend it.
16 There needs to be a group to organize it.
17 There needs to be someone who puts effort
18 behind this national treasure. It's
19 truly a national treasure, one that is --
20 when you see people walk down the street,
21 you see confusion on their faces.

22 Tourism is a big aspect to the
23 City's revenue right now, and they come
24 down, they see the Italian Market and
25 they walk and they're ashamed. We should

1 10/16/19 - RULES - BILL 190506, ETC.

2 be ashamed of what we're putting out
3 there for these people to see what we're
4 doing. So it's nice that we have
5 actually people standing up and want to
6 defend what it is.

7 You know, they opened up -- the
8 opposition opened up, and that was nice.
9 It was appreciative that there is a
10 mutual respect that we have for the
11 opposition. We want to bridge the gap.
12 There is not a line. There's not a
13 segregation. We want to bring everyone
14 along with it. And so that was nice to
15 hear that. So we do appreciate that
16 side, and we hope that they appreciate
17 what we're trying to do. And we're
18 trying to grow it. We're trying to have
19 people live above the stores. We're
20 trying to have people feel safe walking
21 around at nighttime, and you can only do
22 that with human activity. Humans want to
23 walk around where they feel safe, where
24 it's clean, where it's presentable, where
25 it's attractive. And, frankly, it's not.

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2 So I sit here proudly
3 representing myself, representing the
4 positive of the Italian Market, the
5 neighborhood of the Italian Market, and I
6 hope that there is a lot of people who
7 come out and support it, and I hope that
8 the detractors do understand that there's
9 good intention here and that it is
10 immediately impacted.

11 The City will raise taxes.
12 There's a plastic ban, plastic tax going
13 around. The soda tax is going around.
14 That doesn't come directly to the Market.
15 What we're proposing is directly to the
16 Market. So we hope that there are some
17 forward-thinkers in the opposition. We
18 hope that the opposition does see that
19 there are people who want to sweep their
20 sidewalks since they're not sweeping
21 their own sidewalks. We'll take care of
22 that.

23 There's photos. I'd be happy
24 to show the photos.

25 COUNCILMAN GREENLEE: I got

1 10/16/19 - RULES - BILL 190506, ETC.
2 you, sir. Okay. If we could move on to
3 the next person.

4 Please.

5 MR. ANTHONY ANASTASIO: Thank
6 you. I am Anthony Anastasio. I am the
7 owner of Anthony's Italian Coffeehouse
8 for the last 25 years. I am the fourth
9 generation of the Anastasio family both
10 living and working on the Market.

11 Over the last decade, many
12 business leaders on the Market have been
13 working with the City to improve our
14 relationships and improve our
15 marketplace. Unfortunately, the Market
16 continues to experience numerous changes
17 and challenges, and we have been watching
18 many of the other neighboring districts
19 around us thrive. They all have one
20 common denominator. That common
21 denominator is a business improvement
22 district.

23 The creation of a BID for 9th
24 Street would allow the opportunity for us
25 to supplement the City services through

1 10/16/19 - RULES - BILL 190506, ETC.
2 cleaner streets, through improving safety
3 in our community at-large, while
4 continuing to eliminate -- while working
5 to continue to help the blighted
6 situation and the abandoned properties.
7 Our vision supports creating more open
8 space and a more friendly, vibrant, and
9 sustainable business district now and for
10 the next generation.

11 I understand that there is
12 opposition and people fear change, but a
13 majority of the business and property
14 owners do support the community efforts
15 to improve 9th Street through the
16 creation of a BID.

17 Thank you.

18 COUNCILMAN HENON: Thank you.

19 Can you state your name for the
20 record and proceed with your testimony.

21 MR. MIGNUCCI: My name is
22 Emilio Mignucci, third generation
23 business owner of DiBruno Brothers in the
24 Italian Market. My grandparents were
25 immigrants and started this business 80

1 10/16/19 - RULES - BILL 190506, ETC.
2 years ago. Having the opportunity to
3 build upon that foundation, DiBruno
4 Brothers, we have businesses located in
5 other BIDs around Philadelphia, around
6 Philadelphia and outside the area. I see
7 and realize the value of a BID firsthand,
8 how it's helped business districts and
9 businesses that could have potentially
10 gone under and closed and failed and
11 helped them turn around.

12 As an entrepreneur, I'm not a
13 real big fan of just leaving my faith to
14 chance. I like to do as much as I can to
15 help increase the odds to be successful.
16 And in order to be a successful business
17 district in South Philly, we need to help
18 ourselves, to help the City be able to
19 help us remain viable. I think a BID is
20 one of the few ways to do this.

21 We need the ability to be able
22 to be a better district, not just for the
23 businesses in the Market but for the
24 customers that come through the Market
25 and for the neighbors that live in the

1 10/16/19 - RULES - BILL 190506, ETC.
2 area.

3 I don't know if everybody knows
4 this in our area, but our two churches,
5 Saint Paul's and Saint Mary's, are at
6 risk of closing, and we will have -- you
7 know, we will lose two more churches.
8 And we heard that earlier today from Paul
9 Steinke.

10 So I don't know. I'm trying to
11 do all that I can to help the business
12 district and the area, and hopefully we
13 get this thing passed so that the Market
14 can survive.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 I think we have one more person
18 to speak.

19 MR. ZAINER: Hi. My name is
20 Lou Zainer. I'm a long-term property
21 owner in the Italian Market. I purchased
22 the property 15 years ago that had a
23 clothing store on the ground floor and
24 had a vacant apartment above it. I
25 renovated the apartment, reactivated the

1 10/16/19 - RULES - BILL 190506, ETC.

2 dormant space, and kept the same tenant
3 who is in the clothing store. He's been
4 there for 15 years.

5 Recent years he's had to go
6 down to just operating the store on the
7 weekend and taking a full-time job during
8 the week, because there's just not the
9 traffic on the street anymore.

10 I've seen the place when I
11 bought it 15 years ago. I thought
12 there's so much potential here in the
13 Italian Market. Fifteen years later I'm
14 here basically saying the same thing.
15 There's so much potential if we could
16 just harness some kind of support, and I
17 think the business improvement district
18 is the best way forward in that respect,
19 because for small business owners, they
20 already wear a lot of hats. They can't
21 wear these additional hats of keeping
22 everything clean, of creating a cohesive
23 marketing plan to promote the entire
24 corridor.

25 I think for the cost of the BID

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2 to the property owners, it's a very small
3 investment, and it's more than worth
4 taking a chance. If it doesn't work out,
5 the provision sunsets. And I think as
6 far -- it's kind of a last stand for the
7 Market. There's some businesses that
8 have been doing really well that are
9 always going to do well. There's a lot
10 of businesses that are struggling that
11 could really benefit from the services
12 that the BID would offer.

13 Thank you.

14 COUNCILMAN GREENLEE: I
15 appreciate it.

16 I appreciate you all coming
17 down here.

18 Councilman Squilla.

19 COUNCILMAN SQUILLA: Yes. I'd
20 just like to make a comment. Thanks,
21 everybody, for coming out to testify. We
22 really appreciate the time and efforts.
23 I know it's not easy to sit here all day
24 and to listen to this, but what we do
25 want to do is, we'll ask Vern to try to

1 10/16/19 - RULES - BILL 190506, ETC.
2 work with people in the opposition, Renee
3 to try to work with the people in the
4 opposition to see if there's any middle
5 ground that you could come up with as
6 people are starting to vote. I mean, you
7 live together, you work together, you
8 want to try to get along together, if
9 possible. If not, the democratic process
10 will play out, and once the votes are
11 tallied, we will let people know whether
12 we move forward or not.

13 So good work to everybody who
14 has been here today, and we know there's
15 a lot of passion out there, so thank you
16 for that. Because you care, that's why
17 Philadelphia is a special place.

18 Thank you.

19 COUNCILMAN GREENLEE: Thank you
20 all for coming, both sides. Thank you.

21 (Applause.)

22 COUNCILMAN GREENLEE: Ms.
23 Marconi, our final bill today.
24 Hallelujah.

25 THE CLERK: Bill No. 190551, an

1 10/16/19 - RULES - BILL 190506, ETC.
2 ordinance to amend the Philadelphia
3 Zoning Maps by changing the zoning
4 designations of certain areas of land
5 located within an area bounded by Baring
6 Street, Saunders Avenue, Powelton Avenue,
7 38th Street, Filbert Street, Sloan
8 Street, Powelton Avenue, and 39th Street,
9 all under certain terms and conditions.

10 (Witnesses approached witness
11 table.)

12 COUNCILMAN GREENLEE:

13 Mr. Gregorski, before you start, if I
14 could ask people as you're leaving, the
15 hearing is still going on, please leave
16 quietly. Then in the hallway you can
17 talk about anything you want. Okay?

18 And you're obviously not
19 listening to me.

20 Please. Thank you.

21 Mr. Gregorski and we have Mr. Russell
22 too. Is that him coming? Okay. Fine.
23 And then, again, try to set the ground
24 rules as Mr. Russell is coming up. How
25 many people here are opposed?

1 10/16/19 - RULES - BILL 190506, ETC.

2 (Hands raised.)

3 COUNCILMAN GREENLEE: All

4 right. Four people. Pick four people to
5 speak, four.

6 How about support? Who else
7 wants to speak in support?

8 (Hands raised.)

9 COUNCILMAN GREENLEE: Four
10 people. Okay? Pick them. All right.
11 There you go.

12 Mr. Gregorski.

13 MR. GREGORSKI: Good morning.
14 Marty Gregorski with the City of
15 Philadelphia Planning Commission. I'm
16 here to testify on Bill No. 190551, which
17 was introduced into City Council on June
18 13th of this year by Councilmember
19 Blackwell.

20 This bill amends the
21 Philadelphia Zoning Maps in the area
22 described. It rezones the Penn
23 Presbyterian Medical Center to an
24 appropriate zoning designation CMX-4
25 Center City Commercial Mixed-Use that

1 10/16/19 - RULES - BILL 190506, ETC.
2 allows for further development and
3 expansion of their services on the site,
4 as well as correctively rezoning Saunders
5 Park to SP-P0-A Active Parks and Rec to
6 ensure the future use of this site --

7 COUNCILMAN GREENLEE: Excuse
8 me. Please. All right? Please,
9 outside, because it's hard to hear when
10 other people are speaking.

11 Sorry.

12 MR. GREGORSKI: -- to ensure
13 the future use of the site as a park that
14 is open to the neighborhood and the
15 greater public.

16 The Philadelphia City Planning
17 Commission considered Bill No. 190551 at
18 its meeting of July 16th of this year and
19 recommended it for approval.

20 And I'd be happy to answer any
21 questions.

22 COUNCILMAN GREENLEE:
23 Mr. Russell, please.

24 MR. RUSSELL: Yes. Good
25 afternoon. My name is Robert Russell.

1 10/16/19 - RULES - BILL 190506, ETC.

2 I'm Associate Executive Director for
3 Operations at Penn Presbyterian Medical
4 Center, and I'd like to thank the
5 Committee for having us here today to
6 testify on this bill.

7 So Penn Medicine is committed
8 to develop and grow the campus and grow
9 the services at the Penn Presbyterian
10 Medical Center. We are operating a
11 world-class healthcare facility, and we
12 want to continue to do that both now and
13 into the future, and that will require
14 that we continue to modernize the campus.
15 And by modernizing it over time, we will
16 have to replace and reconfigure the
17 buildings and services that we provide to
18 meet the needs both of the local
19 community as well as the larger region.

20 The current zoning
21 classification for the campus is RM-1,
22 which is Multi-Family Residential, which
23 does not reflect what actually goes on on
24 the campus and, in fact, prohibits
25 hospital, healthcare, and health

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2 practitioner uses. So it clearly does
3 not fit what we are doing on the campus
4 and what we've been doing at that
5 location since 1871.

6 So we've been meeting with
7 various community groups, getting their
8 input, having a back and forth dialogue
9 for more than a year. In fact, last June
10 we had a bill that we were preparing to
11 present which would rezone to CMX-4, and
12 the community groups asked us to withdraw
13 and so to have some further discussions
14 with them about the campus as well as
15 Saunders Park. So we did do that. And
16 then we met with the community groups
17 more, and we've come back with this
18 revised bill, which not only changes the
19 Presbyterian campus, the main block of
20 property, to CMX-4, which is an
21 appropriate zoning, but it also protects
22 Saunders Park. Saunders Park is right
23 next to the Penn Presbyterian campus, if
24 you're familiar with that area, and Penn
25 Presbyterian and Penn Medicine own that

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2 property, and we've been operating it as
3 a park for the benefit of the community
4 for many years. And one of the concerns
5 of the community was that they wanted us
6 to continue to operate it and have it be
7 open to the community as a park. And so
8 that was obviously one of the things that
9 we agreed to commit to, and that's why
10 the bill was modified. And so that will
11 keep them as a park in perpetuity.

12 Additionally, we've had other
13 meetings with other stakeholders, and
14 we've come to an agreement and we intend
15 to limit development on the property to
16 500 percent of FAR with a limit of 750
17 percent FAR with bonuses, institute 140
18 foot height limit along Powelton Avenue
19 within 50 feet of Powelton Avenue. We've
20 agreed to share a draft of the campus
21 master plan when it's prepared with the
22 community and get their input. We've
23 also agreed to meet with the RCOs and
24 other stakeholders two to three times a
25 year to discuss both community priorities

1 10/16/19 - RULES - BILL 190506, ETC.
2 and ongoing activities at the hospital.

3 And I just want to point out
4 that there are six RCOs that are
5 interrelated to Penn Presbyterian's
6 campus, and five of the six RCOs have
7 written letters of support for this bill,
8 which both rezones Presbyterian correctly
9 for the future as well as protects
10 Saunders Park going forward.

11 Thank you.

12 COUNCILMAN GREENLEE: Thank
13 you. And I think along those lines, I
14 have a copy of a letter from Michele
15 Volpe, Chief Executive Officer, who kind
16 of outlined what you just said, and that
17 letter will be part of the record.

18 Any questions for this panel?

19 COUNCILWOMAN BROWN: Yes.

20 COUNCILMAN GREENLEE:
21 Councilwoman Reynolds Brown.

22 COUNCILWOMAN BROWN: Good
23 morning. Good morning.

24 MR. RUSSELL: Good morning --
25 or afternoon.

1 10/16/19 - RULES - BILL 190506, ETC.

2 COUNCILMAN GREENLEE: Good
3 afternoon, unfortunately.

4 COUNCILWOMAN BROWN: So you say
5 five of the six RCOs have consented or
6 are in agreement with the terms of
7 whatever you negotiated?

8 MR. RUSSELL: Yes.

9 COUNCILWOMAN BROWN: Can you
10 share with us the trepidation or the
11 reservation or the concerns expressed by
12 the RCO that did not concur?

13 MR. RUSSELL: Well, we think
14 we've addressed the concerns that the RCO
15 who is not in support of this, and the
16 letter that Michele Volpe, the CEO,
17 outlines the concerns that were raised by
18 them with us, and we believe that we've
19 addressed them. So you'll have to ask
20 them as to what their continuing issue
21 is.

22 COUNCILMAN GREENLEE: And
23 they're here to testify, I know.

24 COUNCILWOMAN BROWN: So in your
25 words, what were the concerns?

1 10/16/19 - RULES - BILL 190506, ETC.

2 MR. RUSSELL: The concerns that
3 we understood was a limitation on the
4 height along Powelton Avenue, that we
5 would limit the density of construction
6 on the property, that we would regularly
7 meet with them and other community
8 organizations to share what was going on
9 and to get their input, and that we would
10 communicate with them and have an
11 opportunity for the RCOs and the
12 community stakeholders to comment on a
13 master plan draft. And we believe that
14 we've addressed those issues and
15 concerns, so you'll have to ask them what
16 their continuing issue is.

17 COUNCILWOMAN BROWN: So unlike
18 other experiences that we've heard from
19 RCOs this morning, it sounds like there's
20 been some regular, continuous
21 information, update with all of those six
22 RCOs that everybody is principally on the
23 same page, reading from the same sheet of
24 music; is that fair to say?

25 MR. RUSSELL: I think that's

1 10/16/19 - RULES - BILL 190506, ETC.
2 fair to say, and that's the way that we
3 have always and continue to work with the
4 community organizations around Penn
5 Presbyterian. We're not a developer.
6 We're not coming in to sort of build
7 something and run away. We're a
8 neighbor, and we want to have good
9 relationships with our neighbors. And we
10 have people who both myself and other
11 members of my team, as well as members of
12 Penn Medicine and the University of
13 Pennsylvania who meet with the
14 organizations, because we want to have a
15 good relationship. It doesn't help us to
16 have conflictual relationships with our
17 community organizations.

18 So we've been doing that, and
19 we will continue to do that going into
20 the future.

21 COUNCILWOMAN BROWN: And my
22 last question is, how long has it been
23 since the announcement of this effort and
24 us getting here today? What kind of time
25 has passed?

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2 MR. RUSSELL: I think it's
3 about 18 months that we've been working
4 with the communities and having various
5 meetings back and forth.

6 COUNCILWOMAN BROWN: And so you
7 have evidence that it's been 18 months
8 from the time the RCOs received notice to
9 the meetings that took place to us
10 arriving here today? Because we get lots
11 of information from all sides, and too
12 often we don't have documentation. In
13 the world I live in, if it's not in
14 writing, it doesn't exist.

15 MR. RUSSELL: I understand
16 that, and we're in healthcare and we live
17 by the same credo, if it's not in
18 writing, it didn't happen. So I believe
19 that --

20 COUNCILWOMAN BROWN: You say "I
21 believe." Do you know that to be so?

22 MR. RUSSELL: Yes, we do. We
23 have documentation of that.

24 COUNCILWOMAN BROWN: Okay,
25 then. Thank you very much for your

1 10/16/19 - RULES - BILL 190506, ETC.

2 testimony.

3 COUNCILMAN GREENLEE: Thank

4 you.

5 Any other questions?

6 (No response.)

7 COUNCILMAN GREENLEE: All

8 right. Seeing none, gentlemen, thank you

9 very much.

10 All right. Again, as we did in

11 these last hearings, we got four people

12 who are opposed to this plan. Please

13 come up, four people. Pick your four.

14 And those of you who do not have a chance

15 to actually speak, if you want to put

16 your name in the record, you can let us

17 know, or if you have any written

18 testimony, give it to us. Four people.

19 (Witnesses approached witness

20 table.)

21 MR. BONI: We're going to just

22 bring three, if that's okay.

23 COUNCILMAN GREENLEE: Bring

24 three. Well, I'm happy with that. I

25 should have said no more than four.

1 10/16/19 - RULES - BILL 190506, ETC.

2 Three is fine. And maybe one of you when
3 you're speaking can just address the
4 question Councilwoman Reynolds Brown
5 raised and was brought up about the
6 letter. Has everybody seen this letter,
7 the Penn Medicine letter?

8 (Yes.)

9 COUNCILMAN GREENLEE: All
10 right. If you could address that in some
11 way.

12 Please identify yourself and
13 proceed.

14 MR. SEBELSKI: Sure. So my
15 name is Steve Sebeliski and I'm the
16 President of the Powelton Village Civic
17 Association, and I'm here to speak in
18 opposition to Bill 190551.

19 Before my remarks, really
20 quickly, I just want to publicly thank
21 Councilwoman Blackwell for her support on
22 this issue and on all other matters in
23 our district. Thank you very much,
24 Councilwoman.

25 So this bill would rezone, as

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2 we've heard, the Penn Presbyterian campus
3 to CMX-4 Center City Commercial zoning.
4 With this rezoning, the development on
5 this 12.7 acre site could eclipse the
6 three-story brick row homes just across
7 the street. Imagine the traffic, the
8 noise, the shadows, and other issues that
9 could come with blank check, CMX-4,
10 high-rise development a few hundred feet
11 from your doorstep. That's not something
12 our residents want, and as you can see,
13 they're very concerned.

14 However, our community is not
15 anti-development and we know how to
16 compromise. We believe that rezoning the
17 campus is workable if, along with this
18 bill, we obtain an agreement that
19 protects the community's interests. Our
20 requests for such an agreement are very
21 reasonable. Mr. Russell just articulated
22 them a couple minutes ago, but we want a
23 master plan so we know what to expect of
24 future development. We want community
25 voices to be heard during the design of

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2 significant projects. We want modest
3 controls on density and height. And we
4 want an Economic Opportunity Plan that
5 distributes some of the benefits of
6 development to the broader West
7 Philadelphia community.

8 This letter that they've
9 provided to Councilwoman Blackwell just
10 yesterday nods to these needs, but it
11 doesn't actually accomplish them. It's
12 vague. It doesn't commit to the
13 substance or the timing of much, and it
14 doesn't secure the community's interest
15 in this situation. We need a real
16 agreement here.

17 Penn Presbyterian officials may
18 want to make this about their intentions,
19 which may be nothing but good, but this
20 bill isn't about intentions. It's about
21 zoning, and zoning is forever. We need
22 an agreement that will protect our
23 community now and into the future.

24 Now, some of our neighbors may
25 have a different approach, as we heard.

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2 We value their partnership, and we hope
3 that any agreement includes their input.

4 So with that, that concludes my
5 remarks. I simply request that this bill
6 remain here until such an agreement has
7 been reached.

8 Thank you.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Who would like to go next?
12 Commissioner, how are you?

13 COMMISSIONER McCARTY: Good
14 afternoon.

15 COUNCILMAN GREENLEE: You're
16 here in retirement or what?

17 COMMISSIONER McCARTY: Yeah. I
18 have to stay active.

19 Good afternoon, Chairman
20 Greenlee and members of the Rules
21 Committee. My name is Debra McCarty.
22 I'm here to testify in opposition to Bill
23 No. 190551. I am Co-Chair of Powelton
24 Village's Zoning Committee and, of
25 course, a resident of Powelton Village.

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2 As you are very likely aware, Powelton is
3 a wonderful neighborhood with many
4 townhouses and low-rise development. A
5 few years ago City Council, through the
6 help of Councilwoman Blackwell, gave us a
7 neighborhood conservation overlay to help
8 our neighborhood retain its special
9 character. This bill would rezone this
10 medical campus to CMX-4, as you've heard.
11 That is not appropriate. SP-INS would be
12 the correct zoning designation for this
13 property, because SP-INS contains a
14 requirement of having a master plan. Our
15 next witness, our attorney, Paul Boni,
16 will explain more about this in a moment.

17 CMX-4, however, is essentially
18 a blank check for Penn to overwhelm our
19 small communities. My/our simple request
20 is that they agree to a community
21 benefits agreement or some binding
22 agreement which primarily commits them to
23 develop a master plan. Incredibly, they
24 have stated to us that they have none.
25 Facilitate community involvement through

1 10/16/19 - RULES - BILL 190506, ETC.

2 an advisory group, height density limits,
3 and Economic Opportunity Plan.

4 When we met with Penn, Penn
5 stated these are very reasonable
6 requests. However, they don't do
7 community benefits agreements. This is a
8 bit perplexing, as Drexel and Brandywine
9 Realty Trust, one of the largest
10 developers in Philadelphia, have signed
11 CBAs with us and many other local groups,
12 including with Mantua, PEC (People's
13 Emergency Center), and West
14 Powelton-Saunders.

15 Penn has told us that they will
16 do many of the things we're requesting.
17 While I am sure that their intentions are
18 good, without memorializing these items
19 in an enforceable document, nothing stops
20 them or future Penn leadership from doing
21 as they wish with their CMX-4 blank
22 check.

23 I, thus, respectfully request
24 that this bill be voted down or at least
25 held until a community benefits agreement

1 10/16/19 - RULES - BILL 190506, ETC.
2 or some sort of binding agreement can be
3 agreed upon.

4 Thank you.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Mr. Boni.

8 MR. BONI: Mr. Chairman,
9 members of the Committee, thank you very
10 much. My name is Paul Boni and I'm an
11 attorney representing Powelton Village
12 Civic Association. I believe that Bill
13 190551 is inappropriate.

14 The Penn Presbyterian Medical
15 Center is located on a 12.7 acre campus
16 at 3800 Powelton Avenue. We have a
17 photograph. This campus is a single
18 parcel. It's a single parcel, and it
19 currently includes about seven buildings
20 and open areas also.

21 The SP-INS, sometimes called
22 SP-INS, the SP-INS zoning classification
23 is suitable for this parcel. Why?
24 Because the purpose of SP-INS, as set
25 forth expressly in the Zoning Code, is to

1 10/16/19 - RULES - BILL 190506, ETC.
2 encourage development of institutional
3 uses, quote, in accordance with an
4 approved master plan. And that's the
5 key. It calls for a master plan. Under
6 SP-INS, the master plan is presented and
7 approved. Approved by whom? By the City
8 Planning Commission. Of course Penn
9 should have a master plan. We've asked
10 Penn on numerous occasions for a copy of
11 their master plan, and they've
12 consistently told us that they don't have
13 one. But in September of this year, Penn
14 Presbyterian CEO said to our community
15 organization in a different setting that
16 they've engaged an architect to help them
17 develop a long-term plan. She also
18 mentioned that they're planning to open a
19 1,400 space parking garage in about two
20 years. That is concerning to us, and I
21 suggest that it should be concerning to
22 the City. Are we opposed to that? Is
23 the City opposed to that? Maybe not, but
24 we're entitled and the City is entitled
25 to hear about it and be able to provide

1 10/16/19 - RULES - BILL 190506, ETC.
2 input, and not by the good graces of Penn
3 but as a requirement, because that's the
4 only way that input is meaningful.

5 The Planning Commission in its
6 draft 2035 Plan called for meaningful
7 input by recommending that Penn
8 Presbyterian Medical Center be zoned
9 SP-INS.

10 In the technical memorandum of
11 the 2035 Plan published in 2012, the City
12 said as follows: Recent master plans by
13 Penn and Drexel, closely vetted by the
14 City and codified in SP-INS zoning, have
15 in most cases looked to redirect
16 institutional growth away from likely
17 conflicts with adjoining neighborhoods.
18 And the City continued in its 2035
19 document, SP-INS districts have yet to be
20 created for USP and Penn Presbyterian.

21 In the face of that -- in the
22 face of that recommendation; that is,
23 looking to have to do a master plan that
24 would be closely vetted by the City, Penn
25 pushed back. The City published -- as

1 10/16/19 - RULES - BILL 190506, ETC.
2 the City published in its comment
3 document, Penn said that for Presbyterian
4 Hospital, quote, the proposed zoning is
5 SP-INS. While the parcel is large enough
6 to qualify for SP-INS zoning, it is not
7 expansive enough to truly benefit from
8 this zoning designation.

9 Isn't that an interesting
10 comment? Penn didn't think that they can
11 benefit from the SP-INS designation.

12 Maybe not, but the SP-INS
13 designation is meant to benefit the
14 community and the City to protect us.

15 The bill on the table granting
16 CMX-4 for the entire campus would
17 represent a blank check for Penn. The
18 same situation presented itself with the
19 University City High School site, which
20 is right here in yellow, which is
21 indicated in yellow in the drawing, but
22 together at the University City High
23 School site, together we solved it with
24 Drexel University, the owner of the
25 property. City Council granted Drexel

1 10/16/19 - RULES - BILL 190506, ETC.
2 generous zoning, but only after we put in
3 place a community benefits agreement that
4 required a master plan, and it required a
5 master plan to be developed in a process
6 that was open and transparent and that
7 took into consideration community input.
8 It provides for a process that was
9 meaningful, and that agreement is working
10 well.

11 The bill under consideration is
12 inappropriate. It singles out this
13 property from similarly surrounding land
14 for the economic benefit of one entity.
15 It would be an island of zoning for the
16 benefit of one landowner and to the
17 detriment of the residential community.

18 I would suggest that the
19 Committee do one of two things. Either
20 vote no on this bill or hold it in
21 Committee until we can put together an
22 agreement with Penn. The letter they
23 submitted yesterday afternoon is a start,
24 but there's much more work that needs to
25 be done. We're prepared to roll up our

1 10/16/19 - RULES - BILL 190506, ETC.
2 sleeves and get it done, as we have
3 always done in the past.

4 COUNCILMAN GREENLEE: Thank
5 you.

6 MR. BONI: Thank you very much.
7 I just note that the
8 representative from the University said
9 that there's an agreement. I'm not sure
10 that there is any agreement. My
11 understanding is there's a letter stating
12 the University's intentions. That to me
13 does not an agreement make.

14 COUNCILMAN GREENLEE: Okay.
15 Thank you.

16 Any questions?

17 (No response.)

18 COMMISSIONER McCARTY:
19 Councilman, you had asked to respond to
20 Councilwoman Reynolds Brown question
21 and --

22 COUNCILMAN GREENLEE: Well, I
23 think he just did. He said this is a
24 start, but not enough.

25 COMMISSIONER McCARTY: Well,

1 10/16/19 - RULES - BILL 190506, ETC.
2 our RCO hasn't been pulled into it for a
3 year and a half. We've only been brought
4 into it since November of 2018, and we've
5 been attempting to work with Penn, and it
6 was only just last night that we got that
7 letter of intent through Councilwoman
8 Blackwell's office. So we've been
9 trying, and I think as we've said, we all
10 want the same good things for the
11 community, but we're hoping that
12 there's --

13 COUNCILMAN GREENLEE: I got
14 you.

15 MR. BONI: If you're
16 interested, we're prepared to tell you
17 the areas of disagreement, but we'll
18 leave that with you.

19 COUNCILMAN GREENLEE: Okay.

20 MR. BONI: I think it was a
21 month ago that we gave Penn in writing
22 everything that we're asking for. So the
23 things that we're still asking for today,
24 they've known about for a month. We're
25 asking for nothing new, nothing more,

1 10/16/19 - RULES - BILL 190506, ETC.
2 nothing different. In fact, we've
3 compromised --

4 COUNCILMAN GREENLEE: Well,
5 we're going to hear from --

6 MR. BONI: We've compromised
7 quite a bit since then.

8 So thank you, Mr. Chairman.

9 COUNCILMAN GREENLEE: All
10 right. Fine. Thank you. No other
11 questions. Thank you very much.

12 COMMISSIONER McCARTY: Thank
13 you.

14 COUNCILMAN GREENLEE: I want to
15 put on record that we do have letters of
16 support from the People's Emergency
17 Center, from residents of West
18 Powelton/Saunders Park RCO, from Bridget
19 Bernadette Wyche, Ward Leader of the 24th
20 Ward --

21 MR. BONI: Mr. Chairman, as you
22 go through the letters, would you mind --

23 COUNCILMAN GREENLEE: Can you
24 let me finish, please. Thank you. Thank
25 you very much.

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2 And also from the Drexel Area
3 Property Association, all in support, and
4 those letters will be made part of the
5 record.

6 MR. BONI: I was just asking
7 for the dates of those letters, like
8 the --

9 COUNCILMAN GREENLEE: Pardon
10 me?

11 MR. BONI: I was just asking
12 for the dates of those letters, like the
13 PEC letter, what the date is.

14 COUNCILMAN GREENLEE: PEC
15 letter was August 6th.

16 MR. BONI: Right. Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 All right. Now, support. No
20 more than four people. I'd like three,
21 but no more than four. Who is coming?
22 Just four. Four. I want to be fair to
23 everybody. Four people.

24 (Witnesses approached witness
25 table.)

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2 MR. JONAS: Councilman, my name
3 is Gary Jonas from the Drexel Area
4 Property Association. I just wanted to
5 get on the record that we have dealt with
6 Penn and through this process of them
7 trying to work through it and have found
8 that they've been very accommodating, and
9 we believe that the CMX-4 zoning is
10 appropriate for the site. We believe
11 that the master plan that's been asked
12 for, while it's good, those things are
13 fluid and they change all the time and
14 that the density requirements and the
15 setbacks that they put in place are
16 certainly appropriate for the site.

17 We understand how important the
18 site is to the community in general. We
19 want to see it be successful. And so
20 over the last year and a half, we've been
21 working with them and we've been thrilled
22 with the process, and we think the
23 project as they've laid out is good.

24 COUNCILMAN GREENLEE: Okay.
25 Thank you very much.

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2 Not to be rude to anybody, but
3 I see four more people. I can only hear
4 from three more people. You all make
5 your choice.

6 Please, sir.

7 MR. MAPP: How you guys doing
8 today?

9 COUNCILMAN GREENLEE: We're
10 hanging in here.

11 MR. MAPP: My name is Antoine
12 Mapp. I'm actually the Vice President of
13 West Powelton Concerned Community
14 Council. Our organization has been in
15 this neighborhood for over 45 years. Our
16 President was Elsie Wise.

17 We support the bill because
18 University of Penn, Drexel, Presbyterian
19 has been supporting us, supporting my
20 grand-mom for the last 45 years. Now
21 that I've been a part of it for the
22 last -- I've been a part of it for the
23 last 28 years. I joined this
24 organization when I was 11. I'm 39 years
25 old. I've been in this community every

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2 day keeping kids safe off the streets,
3 and everyone that I see that oppose this
4 bill, I don't see in the community at
5 all. I'm there every single day, and the
6 only support we get is from Penn, from
7 Councilwoman Jannie Blackwell's office.
8 So that's the only support that we always
9 get.

10 Now that we have someone that's
11 coming in here and is actually trying to
12 keep our neighborhood and keep our
13 organizations known, because as of right
14 now, they trying to push us out our
15 neighborhood and take us out our
16 neighborhood.

17 I went to University City High
18 School. It's not here no more. When I
19 drive by to show my kids, I can't show
20 them what high school I went to, what
21 middle school. I went to Sulzberger
22 Middle School. It's not here no more. I
23 have nothing to show my kids.

24 So it's like we try our best to
25 do so much for the seniors in our

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2 community and the kids in our community,
3 and these new organizations that came in,
4 they took over our neighborhood and
5 pushed everyone out. Well, we one of the
6 last few that's standing and we're not
7 going nowhere. And everyone in this town
8 might know my face, because our
9 community, West Powelton, also have a
10 community drill team and drum line, and
11 we sent over a thousand kids to college
12 out of our pockets, and we continue to do
13 it, and we just want you to know that we
14 support this bill.

15 COUNCILMAN GREENLEE: Okay.
16 Thank you. Thank you, sir.

17 Ma'am, please. Please state
18 your name and proceed.

19 MS. ANDREWS: Good morning. My
20 name is Pamela Andrews. I am the Chair
21 of West Powelton/Saunders Park RCO, and
22 we are here today to express our support
23 for the corrective zoning change for Penn
24 Presby, which has been introduced by
25 Councilwoman Blackwell.

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2 We support the zoning change,
3 because residents of West
4 Powelton/Saunders Park view Penn Presby
5 as a responsible anchor institution and a
6 good neighbor. We want to continue to
7 support them in providing world-class
8 care in our area.

9 And in respect to Council's
10 time, I'd just like to have the residents
11 of our neighborhood, who took time out of
12 their busy schedule to come down today to
13 lend support, stand, please.

14 COUNCILMAN GREENLEE: Sure.

15 (Audience members standing.)

16 COUNCILMAN GREENLEE: Okay. We
17 appreciate that. Thank you very much.

18 MS. ANDREWS: Thank you.

19 COUNCILMAN GREENLEE: Thank you
20 very much.

21 Sir, finish up here.

22 MR. WISE: Yes. Good
23 afternoon. My name is Aaron Wise. I've
24 been a committee person in this
25 neighborhood for the past 42 years. I'm

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2 also the Judge of Elections for the past
3 35 years. I am also a cancer survivor.
4 I have colon cancer for about a year and
5 a half.

6 We need this hospital in our
7 neighborhood. There might be opposition
8 against this bill, but we need it for our
9 seniors. We need it for our residents
10 and those who may get sick, who will be
11 closer to their neighborhood.

12 The opposition, if they are the
13 community, they have never been the
14 community. We have always been the
15 community. It seems to me that we have a
16 lot of people who think they moving in
17 the neighborhood who are part of the
18 community. They're not.

19 We want this bill passed and we
20 have a lot of people that want this bill
21 passed. So please, Council, I think we
22 should vote on this bill. It should go
23 through. Penn has been our help for the
24 past 32 years and they've helped our
25 seniors, our youth, our kids, and our

1 10/16/19 - RULES - BILL 190506, ETC.
2 community.

3 Thank you.

4 COUNCILMAN GREENLEE: Thank
5 you, sir. Thank you very much.

6 Okay. We've heard from the two
7 panels. That will complete -- let me
8 just ask one -- I assume from what you're
9 saying, all you feel that you had some
10 interaction with Penn and they addressed
11 your issues?

12 No, ma'am. I got to keep it at
13 four.

14 MR. WISE: We've had
15 interaction with Penn for the past 35
16 years, and that's been between Penn
17 Presby, Pennsylvania, and Drexel and
18 People Emergency Center.

19 COUNCILMAN GREENLEE: Okay.

20 MS. ANDREWS: And we have met
21 with Penn for the past year, over a year,
22 on this process.

23 MR. MAPP: Like he said, Penn
24 been supporting us for years. Last
25 Saturday our community drum line just

1 10/16/19 - RULES - BILL 190506, ETC.
2 performed for Penn halftime of their
3 football game. Besides that, they help
4 support, with Councilwoman Jannie
5 Blackwell, they help support a Christmas
6 party that we have every year at
7 Presbyterian Hospital for 125 community
8 kids and sick kids in the hospital, which
9 I play Santa Claus. So, yes, they
10 support us.

11 COUNCILMAN GREENLEE: Do you
12 have any pictures of that? We want to
13 see that.

14 MR. MAPP: Say that again.

15 COUNCILMAN GREENLEE: Do you
16 have any pictures of that?

17 MR. MAPP: I have pictures,
18 videos for 20 years. I'd be glad to show
19 you.

20 COUNCILMAN GREENLEE: Okay.
21 Thank you.

22 Thank you all very much.

23 That will complete our hearing
24 today, and momentarily we will go into
25 a -- I should have noted for the record

1 10/16/19 - RULES - BILL 190506, ETC.
2 that Councilwoman Blackwell, the sponsor
3 of the last bill, is present. I don't
4 think I said that.

5 Again, this completes our
6 public hearing. We will go into a public
7 meeting momentarily.

8 (Brief pause.)

9 COUNCILMAN GREENLEE: If you
10 can just hang in there one more minute
11 for us, please, and let us finish our
12 business here.

13 We are now in the meeting of
14 the Rules Committee. We have a quorum,
15 and the Chair recognizes Councilman
16 Squilla for a motion on amendments to
17 bills.

18 COUNCILMAN SQUILLA: Thank you,
19 Mr. Chairman. I move the amendments to
20 Bill No. 190711, 190601, 190506, 190612,
21 and 190613.

22 (Duly seconded.)

23 COUNCILMAN GREENLEE: It's been
24 moved and seconded that the amendments be
25 approved.

1 10/16/19 - RULES - BILL 190506, ETC.

2 All in favor?

3 (Aye.)

4 COUNCILMAN GREENLEE: Opposed?

5 (No response.)

6 COUNCILMAN GREENLEE: Hearing

7 none, the amendments as read by

8 Councilman Squilla are approved.

9 Again, Councilman Squilla.

10 COUNCILMAN SQUILLA: Thank you,

11 Mr. Chairman. I move that bills read

12 into the record, Bill No. 190711 as

13 amended, Bill 190601 as amended, Bill No.

14 190506 as amended, Bill No. 190655, Bill

15 No. 190611, 190612 as amended, 190613 as

16 amended, 190659, 190660, and Bill No.

17 190551, with a suspension of the rules of

18 Council to be read at the next session --

19 to be approved with a favorable

20 recommendation and read at the next

21 Council session.

22 (Duly seconded.)

23 COUNCILMAN GREENLEE: It's been

24 moved and seconded the bills as read by

25 Councilman Squilla be reported out of

1 10/16/19 - RULES - BILL 190506, ETC.

2 this Committee favorably with a rules
3 suspension.

4 All in favor?

5 (Aye.)

6 COUNCILMAN GREENLEE: Opposed?

7 (No response.)

8 COUNCILMAN GREENLEE: Hearing

9 none, the bills, again, as read by
10 Councilman Squilla all reported out of
11 this Committee favorably with a rules
12 suspension to allow for first reading at
13 our next session of Council.

14 We thank everybody for their
15 time and participation. Thank you very
16 much.

17 (Committee on Rules concluded
18 at 1:12 p.m.)

19 - - -

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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