

Committee on Rules
6/14/2023

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Wednesday, June 14, 2023
10:00 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN BRIAN J. O'NEILL

ALSO PRESENT:

COUNCILWOMAN QUETCY M. LOZADA

BILLS: 230407, 230410, 230412, 230437,
230440, 230442, 230443, 230446,
230447, 230448, 230455

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2 COUNCILMAN JOHNSON: Thank
3 you. A quorum of the Committee is
4 present and this hearing is now
5 called to order.

6 This is the public hearing of
7 the Committee on Rules regarding Bill
8 Nos. 230407, 230410, 230412, 230437,
9 230440, 230442, 230443, 230446,
10 230447, 230448, and 230455.

11 Will the Clerk please read the
12 title of the bills, and it's a lot of
13 them.

14 THE CLERK: Yes. Bill No.
15 230440, an ordinance amending Section
16 14-406 of The Philadelphia Code,
17 entitled "Sports Stadium Special
18 Purpose District," by expanding
19 allowable signage in an area bounded
20 by North Access Road, 11th Street,
21 Terminal Avenue and Broad Street, all
22 under certain terms and conditions.

23 Bill No. 230407, an ordinance
24 to amend the Philadelphia Zoning Maps
25 by changing the zoning designation of

1 certain areas of land located within
2 an area bounded by Bristol Street,
3 Old York Road, Hunting Park Avenue
4 and Park Avenue.

5 Bill No. 230410, an ordinance
6 amending Chapter 14-500 of The
7 Philadelphia Code, entitled "Overlay
8 Zoning Districts," to add an overlay
9 district pertaining to injection
10 sites for narcotics, all under
11 certain terms and conditions.

12 Bill No. 230412, an ordinance
13 to amend the Philadelphia Zoning Maps
14 by changing the zoning designations
15 of certain areas of land located
16 within an area bounded by the
17 Schuylkill River, Passyunk Avenue,
18 61st Street, Lindbergh Boulevard,
19 Grays Avenue, 49th Street, Paschall
20 Avenue and Grays Ferry Avenue.

21 Bill No. 230437, an ordinance
22 amending Section 14-503 of The
23 Philadelphia Code, entitled
24 "Neighborhood Commercial Area Overlay
25 District," by amending the East Falls

1 Neighborhood Commercial Review Area
2 and making related changes, all under
3 certain terms and conditions.

4 Bill No. 230442, an ordinance
5 to amend the Philadelphia Zoning Maps
6 by changing the zoning designations
7 of certain areas of land located
8 within an area bounded by Foulkrod
9 Street, Hawthorne Street, Margaret
10 Street and Duffield Street.

11 Bill No. 230443, an ordinance
12 amending Section 14-500 of The
13 Philadelphia Code, entitled "Overlay
14 Zoning District," by creating a new
15 subsection entitled "Warrington
16 Affordable Housing Overlay District,"
17 all under certain terms and
18 conditions.

19 Bill No. 230446, an ordinance
20 to amend the Philadelphia Zoning Maps
21 by changing the zoning designation of
22 certain areas of land located within
23 an area bounded by 54th Street,
24 Chester Avenue, 55th Street and
25 Regent Street.

1 Bill No. 230447, an ordinance
2 to amend the Philadelphia Zoning Maps
3 by changing the zoning designation of
4 certain areas of land located within
5 an area bounded by 50th Street,
6 Springfield Avenue, SEPTA Railroad
7 Right-of-way and Warrington Avenue.

8 Bill No. 230448, an ordinance
9 amending Chapter 14-500 of The
10 Philadelphia Code, entitled "Overlay
11 Zoning Districts," by amending
12 Section 14-514, entitled/FNE, Far
13 Northeast Overlay District, Section
14 14-515, entitled/NE, Northeast
15 Overlay District, and Section 14-524,
16 entitled/FDO, Fourth District Overlay
17 by creating regulations for Medical
18 Marijuana, all under certain terms
19 and conditions.

20 And finally Bill No. 230455,
21 an ordinance amending the
22 Philadelphia Zoning Maps by changing
23 the zoning designations of certain
24 areas of land located within an area
25 bounded by Johnson Street, Morton

1 Street, Tulpehocken Street, the SEPTA
2 Chestnut Hill East Line, Haines
3 Street, Germantown Avenue,
4 Rittenhouse Street, McCallum Street,
5 Washington Lane and Cherokee Street;
6 and amending Title 14 of The
7 Philadelphia Code, entitled "Zoning
8 and Planning," to revise certain
9 provisions of Chapter 14-503,
10 entitled "/NCA, Neighborhood
11 Commercial Area Overlay District," by
12 amending the provisions of the
13 "Germantown Avenue" /NCA Overlay
14 District, all under certain terms and
15 conditions.

16 COUNCILMAN JOHNSON: Before we
17 begin to hear testimony from the
18 witnesses we have for today, everyone
19 who has been invited to the meeting
20 to testify should be aware that this
21 public hearing is being recorded.
22 Because the hearing is public,
23 participants and viewers have no
24 reasonable expectation of privacy.
25 By continuing to be in the meeting,

1 you are consenting to being recorded.

2 Additionally, prior to
3 recognizing Members for the questions
4 or comments they have for witnesses,
5 I will note for the record at this
6 time that we will use the chat
7 feature available in Microsoft Teams
8 to allow Members to signify that they
9 wish to be recognized. In order to
10 comply with the Sunshine Act, the
11 chat feature must only be used for
12 this purpose.

13 Will the Clerk please call the
14 panel for Bill No. 230440.

15 THE CLERK: For 230440, we
16 have Paula Brumbelow Burns speaking.
17 We also have available for questions
18 regarding the bill Dick Hayden, Phil
19 Laws and Joe Meade.

20 COUNCILMAN JOHNSON: Go ahead,
21 Paula. Just state your name and
22 title for the record and begin your
23 testimony. How are you doing today?

24 MS. BRUMBELOW BURNS: I'm
25 great. Good morning, members of the

1 Rules Committee. I'm Paula Brumbelow
2 Burns, Director of Legislation for
3 the Philadelphia City Planning
4 Commission. I am here to testify on
5 Bill No. 230440 introduced into City
6 Council on May 25, 2023 by
7 Councilmember Johnson.

8 Bill No. 230440 amends The
9 Philadelphia Zoning Code by amending
10 the SP-STA, Sports Stadium District,
11 by expanding allowable signage
12 maximums for the Wells Fargo Center
13 located in South Philadelphia. This
14 bill will permit a significant
15 expansion at the Wells Fargo Center.

16 It will allow for the
17 placement on the exterior walls of
18 the arena of three signs with
19 animated digital illumination
20 measuring to a cumulative of 13,000
21 square feet. Currently, the building
22 is limited to a maximum of 1,000
23 square feet. The bill also contains
24 regulations that will limit the hours
25 from 6:00 a.m., require automatic

1 dimming during period of darkness,
2 limit the distance from Broad Street
3 and limit the location of the sign to
4 below the roof line. The proposed
5 sign along I-95 will also be reviewed
6 by PennDOT.

7 The Philadelphia City Planning
8 Commission considered Bill No. 230440
9 at its meeting on June 8, 2023 and
10 recommended that the bill be
11 approved. I'll be happy to answer
12 any questions at this time.

13 COUNCILMAN JOHNSON: Thank
14 you.

15 Any questions or comments from
16 members of the Committee?

17 (No response.)

18 COUNCILMAN JOHNSON: Okay.
19 Hearing none, will the Clerk please
20 call the next panel for Bill No.
21 230407.

22 THE CLERK: For 230407, we
23 have Paula Brumbelow Burns. And also
24 available for questions, we have
25 Brett Feldman and Janet Stearns.

1 COUNCILMAN JOHNSON: Paula,
2 just state your name and title.
3 Please begin your testimony.

4 MS. BRUMBELOW BURNS: Hi. I'm
5 Paula Brumbelow Burns, Director of
6 Legislation for the Philadelphia City
7 Planning Commission. I am here to
8 testify on Bill No. 230407 introduced
9 into City Council on behalf of
10 Council President Clarke on May 11,
11 2023 by Councilmember Jones, Jr.

12 Bill No. 230407 amends the
13 Philadelphia Zoning Maps by changing
14 the zoning designation of land within
15 an area bounded by Bristol Street,
16 Old York Road, Hunting Park and Park
17 Avenues in the Hunting Park
18 neighborhood. This bill will change
19 the zoning of 2.75 acres of land from
20 RSA-3, Residential Single-Family
21 Attached, to CMX-2.5 and CMX-3,
22 Commercial Mixed-Use Districts.

23 This zoning change will
24 facilitate the development of
25 affordable housing for Project HOME.

1 This action supports the city-wide
2 vision to promote new affordable
3 housing developments to strengthen
4 existing neighborhood assets.

5 The Philadelphia City Planning
6 Commission considered Bill No. 230407
7 at its meeting on June 8, 2023 and
8 recommended that the bill be
9 approved. I'll be happy to answer
10 any questions at this time.

11 COUNCILMAN JOHNSON: Thank you
12 very much for your testimony.

13 Any questions or comments from
14 members of the Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Okay.
17 Hearing none, anyone else here to
18 testify on this bill?

19 (No response.)

20 COUNCILMAN JOHNSON: Hearing
21 none, will the Clerk please call the
22 next panel for Bill No. 230437.

23 THE CLERK: For 230437, we
24 have Paula Brumbelow Burns, Michelle
25 Feldman and Hilary Langer.

1 COUNCILMAN JOHNSON: Thank
2 you, Paula. State your name and
3 title for the record and please begin
4 your testimony.

5 MS. BRUMBELOW BURNS: Hi. I'm
6 Paula Brumbelow Burns, Director of
7 Legislation for the Philadelphia City
8 Planning Commission. I'm here to
9 testify on Bill No. 230437 introduced
10 into City Council on May 25, 2023 by
11 Councilmember Jones, Jr.

12 Bill No. 230437 amends The
13 Philadelphia Zoning Code by amending
14 Section 14-503, Neighborhood
15 Commercial Overlay Districts, by
16 amending the East Falls Neighborhood
17 Commercial Review Area. This bill
18 updates the existing NCA with
19 language to match current zoning road
20 requirements and expands the boundary
21 to include commercial properties on
22 Conrad Street.

23 A facade review for new
24 buildings will now be required.
25 Parking reductions for car-share and

1 bicycle parking spaces will be
2 removed. Off-site and shared parking
3 requirement updates will make it
4 easier for businesses to create
5 parking arrangements.

6 Lastly, this bill will change
7 the height and building requirements
8 for CMX-3, Commercial Mixed-Use, by
9 increasing the minimum height and
10 building frontage. The intent behind
11 the proposed changes is to promote
12 economic development and promote
13 better building design.

14 The Philadelphia City Planning
15 Commission considered Bill No. 230437
16 at its meeting on June 8, 2023 and
17 recommended that the bill be
18 approved. I'll be happy to answer
19 any questions at this time.

20 COUNCILMAN JOHNSON: Thank you
21 for your testimony.

22 Any questions or comments from
23 members of the Committee?

24 (No response.)

25 COUNCILMAN JONES:

1 Mr. Chairman, yes, please.

2 COUNCILMAN JOHNSON:

3 Councilman Curtis Jones.

4 COUNCILMAN JONES: Thank you
5 so much. I just want to point out
6 for members of the Committee and
7 people on this Teams meeting that it
8 is very rare that all of these
9 entities cooperate in a unified way
10 to assure that the design and
11 development in East Falls happens in
12 a uniform way.

13 There is such a thing as too
14 much of a good thing. We've come to
15 know that. But for the record, the
16 Planning Commission, the CDC, the
17 community, Council, all collaborated
18 on the bill and --

19 COUNCILMAN JOHNSON: Can
20 everyone please put their phone on
21 mute, please.

22 Go ahead, Councilman Jones.

23 COUNCILMAN JONES: -- and came
24 up with a consensus that I think is
25 good for the community, good for the

1 City and I heartily support this.

2 Thank you, Mr. Chairman.

3 COUNCILMAN JOHNSON: You're
4 welcome as always, Councilman Jones.
5 Good job doing your due diligence.

6 Any other questions or
7 comments from members of the
8 Committee?

9 (No response.)

10 COUNCILMAN JOHNSON: Anyone
11 else here to testify on this bill?

12 (No response.)

13 COUNCILMAN JOHNSON: Hearing
14 none, will the Clerk please call the
15 next panel for Bill No. 23 --

16 (Background interruption.)

17 THE CLERK: Mr. Chair, we have
18 Michelle Feldman and Hilary Langer.

19 COUNCILMAN JOHNSON: Okay.
20 Michelle, please state your name for
21 the record and begin your testimony.

22 MS. FELDMAN: Hi. My name is
23 Michelle Feldman and I'm the
24 Executive Director of the East Falls
25 Development Corporation. Thank you

1 for the opportunity to testify today
2 regarding Bill 230437. And my name
3 is Michelle as I said, and I'm
4 speaking in my capacity as the
5 Director of EFDC in support of the
6 proposed changes to the East Fall
7 Zoning Overlay contained within the
8 bill being considered today.

9 Our mission at EFDC is to grow
10 our neighborhood economy by
11 supporting our small businesses along
12 Ridge and Midvale and Conrad Street
13 commercial corridors. We do this
14 through one-on-one technical
15 assistance, proactively attracting
16 new commerce to East Falls and
17 working diligently to bring
18 large-scale investments to our
19 business district, to make them more
20 vibrant, walkable, inclusive and
21 healthy.

22 Zoning shapes our ability to
23 fulfill that mission. And our
24 organization believes the changes
25 proposed in Bill No. 230437

1 meaningfully addresses multiple key
2 priorities, ensuring East Falls is
3 friendly to our existing small
4 businesses and those that would like
5 to open a business in our
6 neighborhood, while preserving the
7 character of our community and its
8 buildings.

9 Further, we are excited that
10 this bill was crafted in partnership
11 with Councilman Jones and his staff
12 as well as our local Registered
13 Community Organization, the East
14 Falls Community Council. The East
15 Falls Development Corporation
16 believes that is very important and
17 widespread support for this bill.
18 Again, thank you for your time and
19 consideration today.

20 COUNCILMAN JOHNSON: Thank
21 you.

22 Hilary Langer.

23 MS. LANGER: Thank you. My
24 name is Hilary Langer. I am the
25 Chair of the East Falls Zoning

1 Committee for the last three years.
2 I've engaged in monitoring projects
3 through the zoning process, probably
4 over the course of about 100 meetings
5 and a lot of different projects.

6 So those of us on the Zoning
7 Committee who are engaged in
8 monitoring development have a pretty
9 good idea of what would constitute
10 good development in our
11 neighborhoods. So we have been
12 collaborating with the development
13 corporation over the last nine months
14 to develop this update to the
15 existing NCA.

16 We took it to a community
17 meeting on Monday. We had about 40
18 to 50 attendees. The recommendation
19 of those attending the community
20 meeting was that this bill should go
21 forward. We would like to see the
22 NCA updated. But just one point,
23 when we left the meeting it was
24 agreed that the boundary would be
25 pulled back from Conrad Street and

1 that this would be the subject of a
2 future NCA update that we plan on
3 occurring after this summer recess.
4 I want to make that point, that the
5 boundary does not extend to include
6 Conrad Street at this point. That
7 was communicated to the Councilman's
8 office and City Planning.

9 COUNCILMAN JOHNSON: Great.
10 Thank you, Hilary.

11 Any other questions or
12 comments from members of the
13 Committee?

14 (No response.)

15 COUNCILMAN JOHNSON: Anyone
16 else here to testify on this bill?

17 (No response.)

18 COUNCILMAN JOHNSON: Okay.
19 Hearing none, will the Clerk please
20 call the next panel for Bill No.
21 230455.

22 THE CLERK: For 230455, we
23 have Paula Brumbelow Burns.

24 COUNCILMAN JOHNSON: Thank
25 you, Paula. State your name and

1 title for the record and please begin
2 your testimony.

3 MS. BRUMBELOW BURNS: Hi. I'm
4 Paula Brumbelow Burns, Director of
5 Legislation for the Philadelphia City
6 Planning Commission. I'm here to
7 testify on Bill No. 230455 introduced
8 into City Council on May 25, 2023 by
9 Councilmember Bass.

10 Bill No. 230455 amends the
11 Philadelphia Zoning Code and Maps by
12 changing the zoning for an area known
13 as Germantown North and revising
14 provisions of Chapter 14-503, by
15 amending the provisions of the
16 Germantown Avenue NCA Overlay
17 District. This bill represents the
18 Germantown North Community Remapping,
19 which is a neighborhood scale effort
20 to align the zoning map with
21 community preferences, existing land
22 uses and recommendations from the
23 Upper Northwest District Plan.

24 The goals in the proposed
25 zoning map changes include:

1 Reinforcing Germantown Avenue with
2 new jobs and homes, limiting housing
3 construction in flood-prone areas
4 along Belfied Avenue, and preventing
5 the establishment of new heavy
6 industrial uses. In addition to the
7 updates to the base zoning district,
8 the ordinance includes an extension
9 of the Germantown Avenue Neighborhood
10 Commercial Area Overlay District.

11 The Philadelphia City Planning
12 Commission considered Bill No. 230455
13 at its meetings on June 8, 2023 and
14 recommended that the bill be
15 approved. I'll be happy to answer
16 any questions at this time.

17 COUNCILMAN JOHNSON: Thank you
18 very much for your testimony.

19 Any questions or comments from
20 members of the Committee?

21 COUNCILWOMAN BASS: Good
22 morning, Mr. Chairman. I do have a
23 question for Paula.

24 Paula, it's my understanding I
25 received an email this morning from

1 Anne Fadullon that there needs to be
2 an adjustment, in that this bill
3 needs to be a companion bill to go
4 with it because it was incomplete
5 during its completion, which was
6 through the Planning Department, that
7 you all needed to do additional work
8 on this bill. So I don't know if you
9 can speak to that.

10 MS. BRUMBELOW BURNS: Yes.
11 Unfortunately, as you know this bill
12 went through many variations.

13 COUNCILWOMAN BASS: Yes.

14 MS. BRUMBELOW BURNS: And we
15 sent the short title for a reduced
16 area and we sent maps for a larger
17 area. So we needed to amend the bill
18 to match the short title and we will
19 need to put the additional larger
20 area that we -- all of the variations
21 that went through, we just got the
22 short title and the maps confused.

23 So we just need to introduce
24 the new short title bill for the area
25 that was not included in this bill.

1 We had the maps already made. And
2 the maps that were presented to the
3 Planning Commission in the community
4 are the same maps. There will be no
5 map changes.

6 COUNCILWOMAN BASS: Okay. So
7 my question is because it's a change
8 in the title does it mean that this
9 bill can go forward or do we need to
10 start with a new bill, which was what
11 the language I received from Anne,
12 which is kind of the impression I
13 have? But if we're able to proceed,
14 that will be great. But I just
15 wanted clarity on that.

16 MS. BRUMBELOW BURNS: We
17 should be able to proceed. I believe
18 the Law Department was writing the
19 amendments.

20 COUNCILWOMAN BASS: Okay.

21 MS. BRUMBELOW BURNS: And what
22 it is, is -- I'm going to get these
23 numbers wrong -- but if there were 12
24 maps, we can do Maps 6 through 12 and
25 Maps 1 through 5 would be introduced

1 in the second bill.

2 COUNCILWOMAN BASS: Okay.

3 Very good. Thank you.

4 MS. BRUMBELOW BURNS: So I
5 believe we can move forward. The Law
6 Department said we can move forward.
7 But it's just we're taking maps out
8 of this bill to put into the next
9 bill.

10 COUNCILWOMAN BASS: Okay. All
11 right.

12 MS. BRUMBELOW BURNS: I'm
13 sorry for that confusion.

14 COUNCILWOMAN BASS: That's
15 okay. As long as we can make sure
16 everything's done correctly and
17 legal. That's all.

18 MS. BRUMBELOW BURNS: Yes.
19 Our goal is to get you this bill for
20 introduction next week.

21 COUNCILWOMAN BASS: Thank you
22 so much.

23 MS. BRUMBELOW BURNS: You're
24 welcome. Thank you.

25 COUNCILWOMAN BASS: Okay.

1 Thanks.

2 COUNCILMAN JOHNSON: Any other
3 questions or comments from members of
4 the Committee?

5 (No response.)

6 COUNCILMAN JOHNSON: Hearing
7 none, before I call the next panel I
8 want to also acknowledge the presence
9 of Councilwoman Katherine Gilmore
10 Richardson.

11 Will the Clerk please call the
12 panel for Bill No. 230412.

13 THE CLERK: For 230412, we
14 have Paula Brumbelow Burns and we
15 should also have Andy Meloney
16 available for any questions.

17 COUNCILMAN JOHNSON: Just
18 state your name and title for the
19 record and we can begin.

20 MS. BRUMBELOW BURNS: I'm
21 Paula Brumbelow Burns, Director of
22 Legislation for the Philadelphia City
23 Planning Commission. I am here to
24 testify on Bill No. 230412 introduced
25 into City Council on May 11, 2023 by

1 Councilmember Gauthier. Bill No.
2 230412 amends the Philadelphia Zoning
3 Maps by changing the zoning of land
4 bounded by the Schuylkill River,
5 Passyunk Avenue, 61st Street,
6 Lindenbergh Boulevard, Grays Avenue,
7 49th Street, Paschall Avenue and
8 Grays Ferry Avenue in the Kingsessing
9 neighbored.

10 Pennrose and Philadelphia
11 Housing Authority requested this bill
12 to redevelop the Bartram Village
13 community as a result of a planning
14 process that was given a HUD Choice
15 Neighborhoods grant. This zoning
16 will change the districts from RSA-5,
17 Residential Single Attached, RM-1,
18 Residential Multi-Family and
19 SP-P0-A, Special Purpose Parks and
20 Open Space to RMX-3, Residential
21 Mixed-Use, and will allow for Bartram
22 Village to become a mixed-use and
23 mixed-income site.

24 The remapping also assists the
25 reuse of an isolated RSA-5 parcel to

1 an I-2, Industrial Medium district,
2 that will be used by SEPTA for their
3 planned trolley modernization
4 project.

5 The Philadelphia City Planning
6 Commission considered Bill No. 230412
7 at its meeting on June 8, 2023 and
8 recommended that the bill be
9 approved. I'll be happy to answer
10 any questions at this time.

11 COUNCILMAN JOHNSON: Thank you
12 very much for your testimony.

13 Any questions or comments from
14 members of the Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Hearing
17 none, is there anyone else here to
18 testify on this bill?

19 (No response.)

20 COUNCILMAN JOHNSON: Hearing
21 none, will the Clerk please call the
22 panel for Bill No. 230446.

23 THE CLERK: 230446, we have
24 Paula Brumbelow Burns and also
25 available for questions we have

1 Darwin Beauvais.

2 COUNCILMAN JOHNSON: Paula,
3 state your name and title for the
4 record and please begin your
5 testimony.

6 MS. BRUMBELOW BURNS: Hi. I'm
7 Paula Brumbelow Burns, Director of
8 Legislation for the Philadelphia City
9 Planning Commission. I'm here to
10 testify on Bill No. 230446 introduced
11 into City Council on May 25, 2023 by
12 Councilmember Gauthier. Bill No.
13 230446 amends the Philadelphia Zoning
14 Maps by changing the zoning of land
15 bounded by 54th Street, Chester
16 Avenue, 55th Street and Regent
17 Street, which is located in
18 Kingsessing neighborhood.

19 This bill will change the
20 zoning from CMX-2 to CMX-3,
21 Commercial Mixed-Use District. This
22 zoning change will help facilitate
23 the properties at 5432-36 Chester
24 Avenue and 1511-17 South 55th Street
25 to be developed as a multi-use

1 building, including the Africa Center
2 Community Center. Community center
3 use is not permitted in lower density
4 mixed-use districts. The location of
5 the community service here will
6 provide important services to the
7 neighborhood that would not otherwise
8 be generated by the private market.

9 The Philadelphia City Planning
10 Commission considered Bill No. 230446
11 at its meeting on June 8, 2023 and
12 recommended that the bill be
13 approved. I'll be happy to answer
14 any questions at this time.

15 COUNCILMAN JOHNSON: Thank you
16 very much.

17 Any questions or comments from
18 members of the Committee?

19 (No response.)

20 COUNCILMAN JOHNSON: Hearing
21 none, anyone else here to testify on
22 this bill?

23 (No response.)

24 COUNCILMAN JOHNSON: Hearing
25 none, will the Clerk please call the

1 panel for Bill No. 230447.

2 (No response.)

3 COUNCILMAN JOHNSON: Brett,
4 can you please call the next panel.

5 THE CLERK: My apologies. I
6 was muted, Mr. Chair.

7 Next we will have to speak
8 Paula Brumbelow Burns for 230447. We
9 also have a representative from
10 Councilmember Gauthier's office to
11 give a comment on the amendments for
12 230447 and 230443.

13 If Cydnea Shearlds would like
14 to speak now, she may or you can
15 start prior to the next item.

16 COUNCILMAN JOHNSON: Paula,
17 could you begin your testimony and
18 then we'll allow -- I see also Peter
19 Kelsen as well to make comments or be
20 on standby for questioning, and then
21 we will also have the representative
22 from Councilwoman Gauthier's office
23 to make comments.

24 MS. BRUMBELOW BURNS: Thank
25 you. I am Paula Brumbelow Burns,

1 Director of Legislation for the
2 Philadelphia City Planning
3 Commission. I am here to testify on
4 Bill No. 230447 introduced into City
5 Council on May 25, 2023 by
6 Councilmember Gauthier.

7 Bill No. 230447 amends the
8 Philadelphia Zoning Maps by changing
9 the zoning of a parcel bounded by
10 50th Street, Springfield Avenue, the
11 SEPTA Railroad Right-of-Way and
12 Warrington Avenue in the Cedar Park
13 neighborhood. This bill changes the
14 zoning from an I-2 Medium Industrial
15 District to an RMX-3, Residential
16 Mixed-Use District.

17 The owner of the property
18 plans to redevelop the site for an
19 affordable housing project comprised
20 of 104 units and 99 parking spaces.
21 The Philadelphia City Planning
22 Commission considered Bill No. 230447
23 at its meeting on June 8, 2023 and
24 recommended that the bill be
25 approved. I'll be happy to answer

1 any questions at this time.

2 COUNCILMAN JOHNSON: Is Peter
3 Kelsen also providing testimony?

4 (No response.)

5 COUNCILMAN JOHNSON: Brett?

6 THE CLERK: If Mr. Peter
7 Kelsen is not available, will the
8 representative from Councilmember
9 Gauthier's office give their
10 explanation of the amendments.

11 MS. SHEARLDS: Good morning,
12 Chair Johnson and members of the
13 Rules Committee. My name is Cydnea
14 Shearlds and I am the Director of
15 Legislation and Policy for
16 Councilmember Gauthier. The
17 amendment to Bill 230447 will -- is
18 a -- excuse me, is a technical
19 amendment changing the sunset
20 provisions of the bill from four
21 years to two years to align with the
22 change being made to its companion
23 Bill No. 230443.

24 Should I also reference 443 or
25 should I wait until that item is

1 called?

2 COUNCILMAN JOHNSON: You can
3 wait until we call the next panel.

4 MS. SHEARLDS: All right.
5 That concludes my discussion of the
6 amendments.

7 COUNCILMAN JOHNSON: Okay.
8 Any other questions or comments from
9 members of the Committee?

10 (No response.)

11 COUNCILMAN JOHNSON: Anyone
12 else here to testify on this Bill
13 230447?

14 (No response.)

15 COUNCILMAN JOHNSON: Hearing
16 none, will the Clerk please call the
17 panel for Bill No. 230443.

18 THE CLERK: For 230443, we
19 have Paula Brumbelow Burns and Peter
20 Kelsen.

21 COUNCILMAN JOHNSON: Paula,
22 just state your title for the record
23 and please begin your testimony.

24 MS. BRUMBELOW BURNS: I'm
25 Paula Brumbelow Burns, Director of

1 Legislation for the Philadelphia City
2 Planning Commission. I'm here to
3 testify on Bill No. 230443 introduced
4 into City Council on May 25, 2023 by
5 Councilmember Gauthier. Bill No.
6 230443 amends the Philadelphia Zoning
7 Code by amending Section 14-500 of
8 the Philadelphia Zoning Code, by
9 creating the Warrington Affordable
10 Housing Overlay District the located
11 in the Cedar Park neighborhood.

12 This bill accompanies the
13 zoning map changes of Bill No. 230447
14 to create an overlay that will apply
15 to only one property. The project is
16 currently designed with an accessory
17 parking lot facing the street and two
18 multi-family buildings behind the
19 parking lot abutting railroad tracks.
20 The overlay will allow two curb-cuts
21 on a single street frontage.

22 Through the zoning code
23 amendment, it will reduce the
24 requirement of providing an 8-foot
25 buffer between the parking lot and

1 the street down to 5 feet. The
2 landscape requirement for 10 percent
3 of the parking area will also be
4 reduced to 5 percent of the area.

5 The City Planning Commission
6 staff currently has the authority to
7 waive the landscape requirements if
8 there is a limitation to the property
9 as defined in Bill No. 220414, which
10 updated the landscape requirements
11 for parking lots. In our review of
12 the plan and participation at Civic
13 Design Review, it was recommended
14 that there be a change to the plan's
15 design while still providing the same
16 number of residential units, which
17 would make this overlay most unlikely
18 unnecessary.

19 The Philadelphia City Planning
20 Commission considered Bill No. 230443
21 at its meeting on June 8, 2023 and
22 recommended that the bill not be
23 approved.

24 COUNCILMAN JOHNSON: Any other
25 questions or comments -- we want to

1 thank you for your testimony --
2 questions or comments from the
3 Committee?

4 (No response.)

5 COUNCILMAN JOHNSON: I do know
6 we do have a representative from
7 Councilwoman Jamie Gauthier's office.
8 Please begin your comments.

9 MS. SHEARLDS: Good morning,
10 Chair Johnson and members of the
11 Rules Committee. My name is Cydnea
12 Shearlds. I'm the Director of
13 Legislation and Policy for
14 Councilmember Gauthier.
15 Councilmember Gauthier has one minor
16 amendment proposed for Bill 230443.
17 The amendment does not change
18 the substantive details of the
19 proposed zoning overlay, which is
20 designed to allow for the 100 percent
21 affordable housing proposal on this
22 block to not trigger any dimensional
23 variances. The amendment shortens
24 the length of the sunset clause from
25 four years to two years, and moves

1 the sentence that references the
2 sunset clause into a different
3 section of the bill at the direction
4 of the Law Department. Councilmember
5 Gauthier believes this amended
6 version of the bill will be more
7 implementable when enacted.

8 I'd also like to note that
9 there is a companion bill, which I
10 referenced earlier, 230447. Thank
11 you.

12 COUNCILMAN JOHNSON: You're
13 welcome.

14 Any other questions or
15 comments from members of the
16 Committee?

17 (No response.)

18 COUNCILMAN JOHNSON: Anyone
19 else here to testify on this bill?

20 (No response.)

21 COUNCILMAN JOHNSON: Hearing
22 none, will the Clerk please call the
23 panel for Bill No. 230448.

24 THE CLERK: For Bill 230448,
25 we have Paula Brumbelow Burns.

1 COUNCILMAN JOHNSON: State
2 your name and title for the record
3 and please begin your testimony.

4 MS. BRUMBELOW BURNS: Hi.
5 I'm Paula Brumbelow Burns, Director
6 of Legislation for the Philadelphia
7 City Planning Commission. I am here
8 to testify on Bill No. 230448
9 introduced into City Council on May
10 25, 2023 by Councilmembers Driscoll,
11 Jones, Jr., and O'Neill.

12 Bill No. 230448 amends the
13 Philadelphia Zoning Code by amending
14 Chapter 14-500 Overlay Zoning
15 Districts of The Philadelphia Code.
16 The FNE/Far Northeast Overlay, /NE,
17 Northeast Overlay, and /FDO, Fourth
18 District Overlay and will create
19 regulations for Medical Marijuana.

20 This bill will replace Bill
21 No. 230132, which would have
22 prohibited recreational marijuana
23 city-wide. Instead recreational
24 marijuana would be defined and
25 prohibited in three Council

1 Districts, within three existing
2 zoning overlays. The Zoning Code
3 asks the Commission to review all
4 overlays by asking whether the goals
5 of the overlay can be accomplished
6 through the changes to the base
7 zoning. And we believe these changes
8 should not apply to specific
9 overlays. Additionally, the
10 Pennsylvania General Assembly has not
11 created a definition of recreational
12 marijuana and may have a potential
13 for future conflict with the
14 definitions.

15 The Philadelphia City Planning
16 Commission considered Bill No. 230448
17 at its meeting on June 8, 2023 and
18 recommended that the bill not be
19 approved. I'll be happy to answer
20 any questions at this time.

21 COUNCILMAN JOHNSON: Thank
22 you.

23 Any questions or comments from
24 members of the Committee?

25 COUNCILMAN JONES: Yes,

1 Mr. Chairman.

2 COUNCILMAN JOHNSON:

3 Councilman Curtis Jones.

4 COUNCILMAN JONES: Thank you
5 so very much. As we understand the
6 rationale for the objection to the
7 bill, let me give you the reasons why
8 we would urge people to be able to on
9 behalf of their constituents advocate
10 as to whether or not recreational
11 marijuana, which could be a part of a
12 state initiative should be considered
13 in a case-by-case,
14 District-by-District manner.

15 When we instituted based on
16 the Commonwealth's edict, the medical
17 marijuana piece in some part of my
18 Districts it was warmly received.
19 People who had need for that,
20 proximity to that, in compliance with
21 where they could be located were
22 totally pleased. In other sections,
23 many of whom had been besieged with
24 what I classified as kill mills,
25 where people were abusing

1 prescriptions in the opioid conflict
2 and overprescription era got sick of
3 it and had a sour taste in their
4 mouth about anything that dealt with
5 kind of a drug distribution network,
6 whether it was medical and definitely
7 not recreational. And often, they
8 were besieged by smoke shops that had
9 nothing to do with medical marijuana,
10 but the perception was that they were
11 being beset and besieged by those
12 kinds of facilities.

13 What we would like to do is
14 safeguard that, at least my District,
15 speaking for the 4th District, not be
16 able to automatically or even have a
17 facility that could just qualify
18 by-right and by the state edict could
19 be able to then switch over to
20 distribute recreational marijuana.
21 There's a place for everything, and
22 some of the places aren't conducive
23 to where existing facilities are.

24 That should be on a
25 case-by-case determination, on a

1 District-by-District determination.
2 And I just would hope that my
3 colleagues understand that and allow
4 District Councilpeople as well as
5 people who reside -- that our
6 At-large Councilpeople make those
7 kinds of critical local decisions.

8 I thank you, Mr. Chairman.

9 COUNCILMAN JOHNSON: Thank
10 you.

11 Any other questions or
12 comments from members of the
13 Committee?

14 (No response.)

15 COUNCILMAN JOHNSON: Anyone
16 else here to testify on this bill?

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Mr. Chair, I just have a
19 quick comment.

20 COUNCILMAN JOHNSON: Sure.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you so much,
23 Mr. Chair.

24 I just wanted to rise in
25 support of my colleague Councilmember

1 Jones, who is also my District
2 member, for 230448 and thank him for
3 his continued service in listening to
4 the residents of the 4th Council
5 District relative to the wants and
6 needs of our community and how we
7 want to see a community and economic
8 development moving forward. So thank
9 you very much.

10 COUNCILMAN JOHNSON: You're
11 welcome.

12 Any other questions or
13 comments from members of the
14 Committee?

15 (No response.)

16 COUNCILMAN JOHNSON: Anyone
17 that's here to testify on this bill?

18 (No response.)

19 COUNCILMAN JOHNSON: Hearing
20 none, will the Clerk please call the
21 panel for Bill No. 230442.

22 THE CLERK: For 230442, we
23 have Paula Brumbelow Burns. We also
24 have Rachel Pritzker and Mario
25 Stagliano.

1 COUNCILMAN JOHNSON: Paula,
2 please state your name and title for
3 the record and please begin your
4 testimony.

5 MS. BRUMBELOW BURNS: Hi. I'm
6 Paula Brumbelow Burns, Director of
7 Legislation for the Philadelphia City
8 Planning Commission. I am here to
9 testify on Bill No. 230442 introduced
10 into City Council on May 25, 2023 by
11 Councilmember Lozada.

12 Bill No. 230442 amends the
13 Philadelphia Zoning Maps by changing
14 the zoning of land at 4735 Duffield
15 in the Frankford neighborhood. This
16 bill will rezone a 9,000 square foot
17 parcel of land from RSA-5,
18 Residential Single Family, to I-1,
19 Light Industrial zoning district.

20 The parcel is currently a
21 vacant lot. It is proposing to
22 become a parking lot for an existing
23 industrial use across the street.
24 The Planning Commission had concerns
25 about introducing industrial zoning

1 for a mid-block single property in a
2 residential block where a variance
3 can be a more appropriate action for
4 this proposal. By keeping the
5 current residential zoning district,
6 it may allow for complementary
7 development in the future.

8 The Philadelphia City Planning
9 Commission considered Bill No. 230442
10 at its meeting on June 8, 2023 and
11 recommended that the bill not be
12 approved. I'll be happy to answer
13 any questions at this time.

14 COUNCILMAN JOHNSON: Any
15 questions or comments from members of
16 the Committee?

17 (No response.)

18 COUNCILMAN JOHNSON: Hearing
19 none, we have Rachel. Rachel,
20 welcome back to Council. Rachel, can
21 you begin your testimony.

22 MS. PRITZKER: Sure. Thank
23 you, Chairman and members of the
24 Rules Committee. My name is Rachel
25 Pritzker and I'm testifying on Bill

1 230442. I'm the CEO of Pritzker Law
2 Group, which is the only certified
3 woman-owned real estate law firm in
4 Philadelphia. And I have the
5 fortunate pleasure to work with many
6 of you on this Committee.

7 I represent Arway Linen, a
8 linen and uniform rental service that
9 has been a longstanding
10 neighborhood-based business in our
11 City since 1979. You will hear from
12 one of the owners shortly. But I
13 just wanted to just provide some
14 context as to their request for an
15 ordinance in front of this Committee.

16 As Mario will share, we've
17 been working on the acquisition and
18 redevelopment of this site since at
19 least 2016. After working through
20 the Land Bank process, which was not
21 fully flushed out at this time, we
22 worked through the variance process
23 to obtain approval for a surface
24 parking lot on a longstanding vacant
25 lot, some of which that were

1 privately-owned and some of which
2 were publicly-owned that we
3 consolidated.

4 We received unanimous support
5 from the community. And
6 unfortunately, due to a clerical
7 error with the engineer using the
8 eCLIPSE system, which I'm sure we're
9 all familiar with, we were not
10 provided with a zoning permit in a
11 timely manner and it lapsed. After
12 almost eight years of this process
13 working with the City to create
14 parking for a longstanding business,
15 we're asking for support from this
16 Committee for the growth of this
17 company.

18 While I will not belabor the
19 need to make doing business in
20 Philadelphia easier, what I will say
21 is the request at hand is not only
22 reasonable, but it's a no-brainer
23 given the history of this business,
24 the value it brings to this
25 neighborhood and the City as a whole.

1 The ordinance will allow a
2 classification that is aligned with
3 the adjacent business and will close
4 out what has been more than eight
5 years of a tireless City
6 collaboration.

7 We appreciate all the support
8 and work of Councilwoman Lozada and
9 her team and appreciate the
10 Committee's attention and hopeful
11 support of this matter. Thank you.

12 COUNCILMAN JOHNSON: Thank
13 you.

14 Next I'm going to ask Mario to
15 please provide your testimony.
16 Mr. Stagliano, go ahead, sir.

17 MR. STAGLIANO: Mr. Chair,
18 thank you and good morning. And
19 thank you, Rachel, members of the
20 Rules Committee. I'm testifying on
21 Bill 230442. My name is Mario
22 Stagliano, and I'm one of the owners
23 of Arway Linen, a family-owned and
24 operated company since 1979.

25 We've occupied our space at

1 1696 Foulkrod Street in the 7th
2 District since December of 1985.
3 We're a proud union shop, a staple in
4 our community and the neighborhood
5 knows we'll give anyone a shot who
6 needs a job. The number 2533, that's
7 how many people we've employed since
8 we've been at our location. That's
9 how many people knew that they were
10 in a safe place and can earn a check.

11 Our founders built the
12 business off of one thing, invest in
13 our people. We're one of the few
14 companies who pay 100 percent of
15 employees' health care, contribute to
16 retirement and are above the norm for
17 hourly wages. Our unions love us and
18 so do our employees.

19 In 2012, we had interest in
20 buying some privately-owned vacant
21 land directly across the street from
22 our building on Duffield Street to
23 make it a parking lot. We noticed
24 there were city-owned lots as well
25 that had been vacant for a long time.

1 We needed additional space for our
2 employees and service vehicles to
3 park since we were a growing business
4 at the time.

5 We contributed our
6 privately-owned parcels and reached
7 out to the Land Bank before it was
8 fully organized to work through the
9 process (inaudible) the vacant and
10 unused city-owned parcels. It took
11 us eight years to work through that
12 process with the City until we
13 finally were able to settle on these
14 lots.

15 We went through the variance
16 process and obtained unanimous
17 community support. Because of a
18 clerical error where our engineer did
19 not share with us the ability to
20 issue and pull the final zoning
21 permit through then a complicated
22 eCLIPSE system, after working through
23 the challenges of these processes,
24 COVID and continuing to provide
25 employment to our organization, we

1 are in a position to develop this
2 property and want to move forward.

3 We are asking the Committee on
4 Rules to support the request for them
5 and support the passage of this
6 ordinance, which will allow us the
7 zoning designation consistent with
8 our business and streamline a path
9 for developing this lot for our
10 employees and closing out what has
11 been a very long process. We look
12 forward to continuing to be great
13 neighbors, to provide jobs to our
14 employees in the City that we love,
15 and ask you to support us in this
16 small way of voting to support us and
17 this ordinance.

18 COUNCILMAN JOHNSON: Thank you
19 very much, Mario.

20 Any questions or comments from
21 members of the Committee?

22 Councilwoman Lozada.

23 COUNCILWOMAN LOZADA: Yes.
24 Thank you, Mr. Chairman.

25 I just want to express my

1 support for this particular project.
2 We all know that often times doing
3 business with the City, especially
4 working through the pandemic was
5 really challenging. This
6 organization or this company has been
7 a good neighbor, has been responsible
8 and has kept this parcel free from
9 blight. As Mr. Mario mentioned, they
10 are an employer of that community and
11 they work very closely with the
12 stakeholders in that community. And
13 so, I'm asking for a favorable
14 recommendation from this Committee
15 for Bill No. 230442.

16 COUNCILMAN JOHNSON: Thank
17 you.

18 Any other questions or
19 comments from members of the
20 Committee?

21 (No response.)

22 COUNCILMAN JOHNSON: Anyone
23 else here to testify on this bill?

24 (No response.)

25 COUNCILMAN JOHNSON: Hearing

1 none, will the Clerk please call the
2 next panel for Bill No. 230410.

3 THE CLERK: For 230410, we
4 have Paula Brumbelow Burns.

5 COUNCILMAN JOHNSON: Paula,
6 state your name and title for the
7 record and begin your testimony.

8 MS. BRUMBELOW: Hi. I'm Paula
9 Brumbelow Burns, Director of
10 Legislation for the Philadelphia City
11 Planning Commission. I am here to
12 testify on Bill No. 230410 introduced
13 into City Council on May 11, 2023 by
14 Councilmembers Lozada, Driscoll,
15 Squilla, Harrity, O'Neill, Johnson,
16 Bass and Vaughn.

17 Bill No. 230410 amends the
18 Philadelphia Zoning Code by amending
19 Chapter 14-500 of the Philadelphia
20 Code by creating an overlay district
21 that addresses the location of
22 injection sites for narcotics. This
23 bill will define a narcotic injection
24 site as a health care facility that
25 provides space for a person to

1 inject, ingest, inhale or otherwise
2 introduce into their body an
3 unprescribed controlled substance as
4 included in Schedules I through IV of
5 the Pennsylvania Controlled Substance
6 Drug Device and Cosmetic Act.

7 It will then prohibit this use
8 in five Council Districts throughout
9 the City. The use is currently not
10 permitted within the City or state.
11 The Administration would like to
12 involve additional agencies to
13 review, discuss and understand the
14 implications of this bill.

15 The Philadelphia City Planning
16 Commission considered Bill No. 230410
17 at its meeting on June 8, 2023 and
18 recommended that the bill be granted
19 an additional 45 days for review.
20 I'll be happy to answer any questions
21 at this time.

22 COUNCILMAN JOHNSON: Thank you
23 very much.

24 Any questions or comments from
25 members of the Committee?

1 COUNCILWOMAN LOZADA: I do.

2 COUNCILMAN JOHNSON:

3 Councilwoman Quetcy Lozada.

4 COUNCILWOMAN LOZADA: Thank
5 you, Mr. Chair.

6 Paula, very quickly, I know I
7 asked my staff to reach out to you
8 regarding several questions that we
9 had. I don't know the process,
10 right. And so, I don't know what
11 this 45-day request means. However,
12 I have several questions.

13 My first question is who are
14 the members of your Committee?

15 MS. BRUMBELOW BURNS: The
16 Planning Commission members are
17 appointed by the Mayor and they
18 represent -- hold on. I had to pull
19 my training video up so I can make
20 sure I get this. Do you want their
21 actual names or do you just want the
22 roles that they have for the Charter?

23 COUNCILWOMAN LOZADA: The
24 actual names will be great. Thank
25 you.

1 MS. BRUMBELOW BURNS: Okay.

2 Let me see. Michael Johns serves as
3 the architect. The urban planner --
4 my mind went completely blank on this
5 one. Garlen and I just blanked on
6 her last -- Garlen Capita. The
7 traffic engineer is Joseph Syrnick.
8 The attorney experienced in land use
9 issues is Cheryl Gaston. The two
10 representatives of civics who
11 participate in land use is Maria
12 Gonzalez and Himana Valet. We then
13 have four agency reps from Commerce,
14 Finance, the Managing Director and
15 the Planning and Development
16 agencies.

17 COUNCILWOMAN LOZADA: Who's
18 assigned from the Managing Director?
19 I'm sorry.

20 MS. BRUMBELOW BURNS: Aubrey
21 Powell.

22 COUNCILWOMAN LOZADA: And can
23 I ask you what were some of the
24 concerns that were expressed during
25 your hearing or during your meeting?

1 MS. BRUMBELOW BURNS: We
2 didn't have a full hearing on it.
3 The staff was recommending the 45
4 days because of what we just
5 testified on. The Administration
6 would like to involve additional
7 agencies to review, discuss,
8 understand the implications of the
9 bill, and they granted the 45 days.

10 COUNCILWOMAN LOZADA: I'm not
11 sure what the Administration would
12 like to know. We have had eight
13 years -- the Administration has had
14 eight years to ask all of the
15 questions they needed to ask.
16 They've had eight years to talk to
17 stakeholders. They have had eight
18 years to talk to businesses and to
19 residents in that community.

20 The community insists on
21 saying they do not want this in their
22 neighborhoods. My colleagues who
23 also represent their residents have
24 expressed to them that they do not
25 want this type of business in their

1 neighborhoods. And so, I'm not
2 sure -- and if I sound frustrated,
3 please understand that I am extremely
4 frustrated because you talk to the
5 Administration and they say they have
6 no idea what Planning is requesting
7 and why.

8 And so, I don't know what you
9 all are asking, what you all are
10 looking for, what questions you all
11 need answered to understand that this
12 is something that the community is
13 extremely against. They do not want
14 this in their neighborhood. Why do
15 we as an Administration, as a City
16 insist on going against what
17 community residents know is best for
18 them in their neighborhoods? Why?

19 MS. BRUMBELOW BURNS: I'm not
20 necessarily going to know the answer
21 too because I don't represent all of
22 the Administration. I'm just
23 representing the Planning Commission.

24 COUNCILWOMAN LOZADA: But you
25 all also have had eight years to

1 respond to this. And so, there
2 should be an answer, right. We have
3 several community residents who are
4 here this morning and who have the
5 same answers. And every time we come
6 in front of someone who represents
7 the Administration, Planning, Zoning,
8 Health, DBHIDS, they get the
9 run-around.

10 And so, I don't seem to
11 understand why we can't support what
12 community residents know is best for
13 them.

14 MS. BRUMBELOW BURNS: Okay.

15 COUNCILWOMAN LOZADA: You guys
16 have been here for eight years too or
17 more. So what are the questions that
18 you all are planning that require a
19 45-day extension?

20 MS. BRUMBELOW: Because it's
21 going into the Zoning Code, we want
22 to make sure we work with Licenses &
23 Inspections. We want to make sure
24 that the Health Department is all on
25 board because we do want what's best

1 for the residents of our City, but we
2 also want to make sure that the
3 Administration can operate within the
4 realm of the Zoning Code and it all
5 works together as one piece.

6 COUNCILWOMAN LOZADA: Wouldn't
7 this require for individuals who are
8 interested in bringing a safe
9 injection site into neighborhood,
10 wouldn't it require for them to come
11 to the community and request a
12 variance?

13 MS. BRUMBELOW BURNS: If this
14 passed, yes, it would require a
15 variance which would require an RCO
16 meeting.

17 COUNCILWOMAN LOZADA: So are
18 you telling me that community voice
19 is not important and that we can't
20 trust them to do what is best for
21 them in their neighborhoods in an RCO
22 meeting?

23 MS. BRUMBELOW BURNS: No, we
24 are not saying that at all. We were
25 just asking for additional time to

1 review the bill for the impact that
2 it has on the Administration's
3 operations.

4 COUNCILWOMAN LOZADA: Again,
5 you guys have had eight years for
6 that. And so, I am going to request
7 that we get a favorable
8 recommendation for this bill. The
9 Administration and everyone involved
10 in this conversation have had
11 significant time to be able to ask
12 all of the questions, do all of the
13 research necessary to be able to come
14 to some type of an agreement,
15 understanding or support of community
16 residents.

17 And so, I don't know what my
18 authority is as it relates to a
19 nonextension of 45 days, but I am
20 going to request on the record that
21 we do not consider an additional 45
22 days, because again we as a City have
23 had significant time and we are the
24 reason why that neighborhood looks
25 the way that it is, and we can't

1 continue to allow us as a City to
2 inflict trauma on the residents of
3 Kensington, Harrowgate.

4 MS. BRUMBELOW BURNS:
5 Understood.

6 COUNCILMAN JOHNSON: Chair
7 recognizes Councilman Mark Squilla.

8 COUNCILMAN SQUILLA: Thank
9 you, Mr. Chair.

10 Also, Paula, as we know in
11 other overlays that we have, there
12 are areas that have prohibited cash
13 for gold, check cashing locations,
14 doctors' offices, bars, nightclubs
15 have all been done in other areas of
16 the City as overlays. Would this act
17 any differently as an overlay where
18 it would require just a variance and
19 therefore a community meeting before
20 it could move forward? Wouldn't this
21 work the same way?

22 MS. BRUMBELOW BURNS: I
23 believe it will work the same way as
24 the other overlays operate.

25 COUNCILMAN SQUILLA: All

1 right. So then basically it just
2 allows the community to have a
3 meeting to discuss it. And again, we
4 know how the Zoning Board works. The
5 community has a process. There are
6 meetings. A letter goes to the ZBA.
7 And then the ZBA, as an independent
8 body, would listen to the person
9 who's trying to operate one of these
10 sites in the community and then it
11 will be decided at that point.

12 So basically, all it's doing
13 is giving the community a voice in
14 the process. And so, at the end of
15 the day the Planning Commission we
16 would hope would support that.

17 MS. BRUMBELOW BURNS: And the
18 Commission will be hearing this again
19 before -- with the 45 days the
20 Planning Commission gets to hear it
21 again for a full presentation.

22 COUNCILMAN SQUILLA: Okay.
23 Well, thank you for your time.

24 MS. BRUMBELOW BURNS: You're
25 welcome.

1 COUNCILMAN O'NEILL:

2 Mr. Chairman.

3 COUNCILMAN JOHNSON: Yes, this
4 is Mr. Chairman.

5 COUNCILMAN O'NEILL:

6 Councilman O'Neill. I just have a
7 question for Paula.

8 Paula, I'm familiar with the
9 45-day hold and we also are up
10 against the summer recess. If the
11 hold were not on and the bill was
12 reported out today at first reading
13 tomorrow and passed next week, it
14 could sit on the Mayor's desk until
15 September?

16 MS. BRUMBELOW BURNS: I
17 believe -- without being the Law
18 Department, I believe that's the
19 situation.

20 COUNCILMAN O'NEILL: I'm
21 certain of that. I've been on both
22 sides of this so I --

23 MS. BRUMBELOW BURNS: I know
24 you have. So that's why I didn't
25 want to --

1 COUNCILMAN O'NEILL: And my
2 other point is, and this is for my
3 colleague Councilwoman Lozada,
4 reporting the bill out tomorrow we
5 won't be able to pass it next week,
6 but the pending ordinance doctrine
7 that affects zoning will give it the
8 effect of law. Okay. And even if we
9 did pass it, if there weren't a
10 45-day hold, that summer period is
11 even longer.

12 Now, if we had a special
13 session in the summer, that would be
14 the only thing that would trigger a
15 timetable for the Mayor that would be
16 shorter rather than longer, but the
17 Mayor can sit on the bill all summer.
18 But if the bill gets reported out
19 favorably, and it's a Supreme Court
20 case from long time ago that set that
21 into law. So I just wanted to
22 mention that because as a practical
23 matter, this will have the effect of
24 law today if it's reported out of
25 Committee.

1 COUNCILWOMAN LOZADA: Thank
2 you, Councilmember, for the
3 explanation.

4 My point is that there has
5 been significant time for this
6 Administration to do whatever they
7 needed to do, answer whatever
8 questions, research. They had enough
9 time, so this is a lame request.
10 This is another -- this is viewed as
11 another way of holding back on what
12 community residents want for their
13 neighborhoods.

14 COUNCILMAN O'NEILL: That is
15 I'm sure the purpose. I've been
16 there, done that. But this pending
17 ordinance doctrine will defeat -- if
18 that's the purpose, it will defeat
19 it.

20 COUNCILMAN JOHNSON: Any other
21 questions or comments from members of
22 the Committee?

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Mr. Chair.

25 COUNCILMAN JOHNSON:

1 Councilwoman Katherine Gilmore
2 Richardson.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Yes. Thank you so much,
5 Mr. Chair. Councilmember O'Neill
6 already stated what I was going to
7 ask.

8 But I did want to go back to
9 Planning to ask Planning when they
10 plan on having their next meeting and
11 making a recommendation either way
12 regarding that legislation? Is that
13 something they can share today for
14 the record so that we even know what
15 their specific timeline will be?

16 And obviously, I was going to
17 mention the pending ordinance
18 doctrine, recognized that if this
19 does move out of Committee today, the
20 impact that it would have also
21 recognizing that we're pushing up
22 against the summer recess period. So
23 I just wanted to ask Planning when
24 they plan on having their next
25 meeting and making a recommendation

1 on this next legislation?

2 MS. BRUMBELOW BURNS: I

3 believe our next meeting -- we have

4 meetings scheduled for July, August

5 and September. I'm not precisely

6 sure if we're -- sometimes we cancel

7 out for lack of mater -- or not

8 enough materials, we'll either cancel

9 out July or August. I do not know

10 which one at this point. We can get

11 back to you as we firm up our summer

12 schedule.

13 COUNCILWOMAN GILMORE

14 RICHARDSON: That will be excellent.

15 If we can get passed to the Chair of

16 this Committee, Councilmember

17 Johnson, and all members of the

18 Committee, especially the bill's

19 sponsor Councilmember Lozada, just an

20 update in writing on when the

21 Planning Commission will meet on this

22 Bill 230410 so that we have that

23 information and understand more fully

24 the timeline that you all are seeking

25 to undertake.

1 But also within the confines
2 of that written communication, if we
3 can have all of what you all are
4 seeking to undertake relative to
5 interfacing with other City
6 departments, can we get a detailed
7 list of who you all are interfacing
8 with and what you are seeking to
9 ascertain from those specific
10 departments as well as a part of your
11 review process so that we as members
12 of Council who represent these
13 communities, of which I represent the
14 entire City, so we can adequately
15 share with our residents the internal
16 process that the City is undertaking
17 to further review this issue. Okay.
18 All right. Thank you very, very
19 much.

20 COUNCILMAN JOHNSON: Thank
21 you.

22 Any other comments from
23 members of the Committee?

24 COUNCILMAN JONES: Yes,
25 Mr. Chairman.

1 COUNCILMAN JOHNSON: Curtis
2 Jones.

3 COUNCILMAN JONES: Thank you
4 so very much. I just want to thank
5 Member O'Neill for citing the
6 procedure and by passing this out, it
7 gives that ordinance the impact of a
8 law. And by doing so, we still get
9 to honor the 45-day request by the
10 Planning Commission for them to do
11 their due diligence.

12 But what you shut down is
13 people moving permits trying to
14 circumvent the will of the people and
15 the will of the members of Council by
16 getting permits and things like that
17 already under way, so I think it does
18 an equitable job by accomplishing a
19 45-day freeze, but not allowing
20 anyone to circumvent the procedure
21 and move permits in a way that would
22 be harmful possibly to the community.

23 I want to cite that I
24 recognize the need for recovery. I
25 recognize the need for public health

1 and public safety, but I do also
2 recognize that people should have the
3 right to comment, the right to have
4 input and that before you put a
5 facility in a neighborhood, that that
6 neighborhood should have input.

7 So I thank Member O'Neill, and
8 I'm thankful for Member Lozada's keen
9 understanding of this. And being
10 associated with Ground Zero
11 Kensington, her wheelhouse of
12 information is probably better than
13 anyone's. So with that, I'm
14 supporting her to move this
15 legislation out of Committee.

16 Thank you, Mr. Chair.

17 COUNCILMAN JOHNSON: You're
18 welcome.

19 Any other questions or
20 comments from members of the
21 Committee?

22 (No response.)

23 COUNCILMAN JOHNSON: Hearing
24 none, will the Clerk please call the
25 next panel for this particular bill

1 please.

2 THE CLERK: Next to speak we
3 have Lucia DiMascia.

4 COUNCILMAN JOHNSON: Please
5 state your name and title for the
6 record and please begin your
7 testimony.

8 THE CLERK: It looks like that
9 witness may not be in the hearing,
10 Mr. Chair.

11 So we'll move on to Kate
12 Clark. If Kate Clark is available,
13 please unmute and begin your
14 testimony.

15 COUNCILMAN JOHNSON: Kate,
16 please state your name and title for
17 the record and please begin your
18 testimony.

19 (No response.)

20 THE CLERK: We will move on to
21 the next speaker. We have Sonja
22 Bingham.

23 COUNCILMAN JOHNSON: Sonja,
24 please state your name and
25 testimony -- I mean, state your name

1 and title for the record and please
2 begin your testimony.

3 MS. BINGHAM: Thank you. My
4 name is Sonja Bingham. I want to
5 thank you for giving me the
6 opportunity today to come before you
7 just to voice my concern about the
8 potential impact or that the safe
9 injection sites could have on our
10 communities. And I just think the
11 most poignant perspective is just to
12 state the obvious, right.

13 These drugs they are talking
14 about injecting are illegal, full
15 stop. It really causes me pause to
16 think that we even need to have this
17 discussion where we are even
18 considering creating a space where it
19 will be legal for them to use them.
20 You know, I hear from the government
21 and it's all over the news how we as
22 leaders of the free world are trying
23 to stop cartels from bringing these
24 narcotics into our country in one
25 breath, but in the next we're also

1 saying we're going to create a space
2 to make those same narcotics that we
3 claim we're trying to stop, legal and
4 create a space where there is a safe
5 zone for them to use them.

6 I think that we need to pick a
7 struggle here and figure out what
8 side of this equation we're going to
9 land. Either we are in business with
10 the cartels and they can have free
11 rein to ruin, you know, (inaudible)
12 or we're going to take a stand and
13 create a different conversation about
14 what it truly looks like.

15 I think that you just can't
16 have it both ways. And I think
17 another thing that really is at the
18 forefront of my mind is that how
19 adversely it affects the Black and
20 Brown population. Even from the
21 perspective of the narcotics
22 business, right. We have the
23 dealers. If you have the dealers
24 that are going to jail,
25 disproportionately African American

1 and Black and Brown people, but then
2 you have the consumers who are
3 disproportionately White and we're
4 offering them beds and treatment
5 centers. So there is a dynamic there
6 that I don't think that people are
7 really looking at that we live each
8 and every day. And please know that
9 our children are also watching this.

10 What messages are we sending
11 to our children to say, we don't have
12 enough money and we don't have enough
13 people that are really invested in
14 making sure that their futures are
15 secure and reducing classroom sizes
16 and creating these safe spaces and
17 making sure that we're funding in an
18 intentional grand-scale manner the
19 way we do the opioid crisis for those
20 who are suffering with their
21 addiction, right.

22 What message are we sending
23 to those children who are walking
24 over people who are shooting up
25 drugs, breaking into their house,

1 defecating on walkways, and this is a
2 common occurrence that they see each
3 and every day, you know. And so,
4 we're also now planting seeds on that
5 side of the equation as well.

6 And I think most importantly
7 what's important to us is that we've
8 been so adversely affected by the
9 crisis and we're washing millions and
10 millions of dollars of investment
11 into this issue that we're having
12 here, and especially in Harrowgate,
13 Kensington community.

14 And what we're seeing is that
15 you all are reaping a serious yield
16 on your investment because it's not
17 reducing the number of addicts that
18 are plaguing and terrorizing our
19 community. It's continuing to
20 increase -- I will use Prevention
21 Point as my biggest example.
22 Prevention Point has -- two years ago
23 we met with the MDO's Office. We
24 brought to their attention that they
25 were dumping 5 million needles in the

1 past year, so in 2020 we discovered 5
2 million needles were being dumped
3 into our community. We were
4 complaining about picking them up.
5 We got the data and we brought it to
6 the MDO. We had a meeting.

7 Mayor Jim Kenney was just
8 astounded by the numbers. He
9 couldn't believe it was so. And I
10 just thought, it just struck a funny
11 cord with me that you didn't know?
12 There's no oversight into your
13 partnership with this agency that
14 everyone is standing by and swearing
15 is a much needed institution. So if
16 you don't know what they're doing on
17 that level, right, what makes you
18 think that you're going to have any
19 more controls over the agency,
20 another agency that now is going to
21 make using drugs legal.

22 But in that meeting, he also
23 pledged and vowed his support to
24 reduce the number of needles. Well,
25 the next year an article came out

1 that it was 9 million needles, so it
2 almost doubled. So we need to look
3 at what we're doing and how we're
4 investing and look at the impact that
5 it's having on us. We live it each
6 and every day.

7 Those needles and all of the
8 things that come with that, the
9 shootings, the robberies,
10 consistently seeing samples being
11 delivered on our blocks and we're
12 hovering in our homes because we're
13 afraid to go outside, is what happens
14 when you identify an area as a site
15 where this activity is allowed,
16 right.

17 I always use the example of
18 simple economics. You know, people
19 fish where there's fish, right.
20 People go fishing where there's fish.
21 Starbucks is not going to open up its
22 next location in an area of 5,000
23 when right next door there's half a
24 million people that are willing to
25 buy their product.

1 So if we're going to say if
2 this product is allowed to be used
3 here, then you're going to bring the
4 dealers and all the violence and
5 everything that goes with it and
6 continue to dump it in a community
7 that is really trying to climb out of
8 a situation that we did not create.
9 And we completely stand against any
10 type of resources or institutions
11 being put, housed in our communities.
12 Thank you.

13 COUNCILMAN JOHNSON: Thank
14 you.

15 Councilmember Lozada, brief
16 comment.

17 COUNCILWOMAN LOZADA: Yes,
18 Councilmember.

19 I just wanted to circle back
20 around to Pamela's testimony I think
21 it was. I was wondering if it would
22 be possible to have the Planning
23 Commission's minutes shared with you
24 and this Committee. If that's
25 possible, that would be awesome as

1 well as the list of members in
2 writing.

3 MS. BRUMBELOW BURNS: Can we
4 send you the recording of the meeting
5 because the minutes have to be
6 approved by the -- they're not
7 completed yet, and they have to be
8 approved by the Commission. So we
9 can send you the link of the meeting
10 and you can watch it. Is that --

11 COUNCILWOMAN LOZADA: Thank
12 you so much, as well as in writing
13 the --

14 MS. BRUMBELOW BURNS:
15 Absolutely.

16 COUNCILWOMAN LOZADA: Thank
17 you.

18 COUNCILMAN JOHNSON: Thank
19 you.

20 Will the Clerk please call the
21 next person on the panel on this
22 particular bill please.

23 THE CLERK: Rounding out this
24 panel, we have Drew Murray.

25 MR. MURRAY: Good morning

1 everyone. And thank you, Chair, and
2 thank you to members of the
3 Committee. I wear a few hats.
4 Probably speaking today as the
5 Chairman of the Philadelphia
6 Crosstown Coalition, which is the
7 Coalition of association of
8 neighborhood associations. All
9 across the City of Philadelphia it
10 should be noted that we have not
11 taken a position on this legislation,
12 but a lot of our members are on this
13 call today. And so, I'm speaking
14 mostly from my personal opinion.

15 So first, there's no such
16 thing as safe (inaudible). I'm
17 opposed to attempts of private
18 organizations to make the City of
19 Philadelphia the home of one of the
20 first safe injection sites in the
21 United States. Addiction is a
22 disease and should be treated as
23 such. But enabling those addicts
24 with safe injection sites harms both
25 the addicts and the surrounding

1 community.

2 Supporting these sites
3 (inaudible) reduction when advocating
4 for a location where addicts can
5 legally and safely inject heroin.
6 There's no evidence that these safe
7 injection sites do anything to help
8 individuals break the cycle of
9 addiction. If the cycle is not
10 broken, heroin will eventually
11 destroy their lives.

12 Again, addiction is a disease.
13 Solutions and investments in
14 individuals of suffering the ill
15 effects of that disease are
16 imperative. However, the
17 normalization of drug use, enabling
18 of addicts and the harmful effects
19 surrounding communities that will
20 result in safe injection sites are
21 not the cure for this epidemic.

22 Thank you very much.

23 COUNCILMAN JOHNSON: Thank
24 you, Drew Murray.

25 This concludes this panel.

1 Anyone else here to testify on this
2 Bill 230410?

3 THE CLERK: We have two more
4 panels after this, Mr. Chair.

5 COUNCILMAN JOHNSON: Yes, we
6 do. I see it.

7 Will you please call the next
8 panel.

9 THE CLERK: So first on this
10 panel, we have Lynn Landes, followed
11 by Barbara Capozzi and Cait Allen.

12 MS. LANDES: Hello. Good
13 morning. My name is Lynn Landes.
14 I'm founder of SafeStreetsPhilly.org.
15 I support Bill 230410. At all times
16 of our lives, commonsense is a
17 defining part to play. No matter
18 what the data or census say about
19 safe injection sites, commonsense
20 tells us that enabling drug addiction
21 as well as exposing neighborhoods to
22 the daily inputs of drug addicts and
23 their suppliers is a really bad idea.

24 Many times while people have
25 good intentions, but the consequences

1 of those bad ideas can be horrific.

2 As an example, this is what we are

3 currently experiencing in

4 Philadelphia today. Crime has

5 skyrocketed as the direct result of

6 misguided soft-on-crime policies.

7 Another example already mentioned,

8 the clean needle exchange program,

9 which has many Philadelphia

10 neighborhoods awash with needles. I

11 find them all the time in my

12 neighborhood, which is in downtown

13 Philly next to Jefferson Hospital.

14 We also have what we call our

15 methadone moms, who come into our

16 neighborhood to get their government-

17 funded drug fix with their poor

18 babies in tow. Allowing safe

19 injection sites will enable more of

20 the same destructive behavior by

21 addicts and their suppliers. There

22 is a National Institute of Health

23 Study, entitled Safe Injection Sites,

24 A Moral Reflection, that offers a

25 well-reasoned argument against the

1 safe injections site which I highly
2 recommend.

3 At the heart of the safe
4 injection site issue is this basic
5 question: Why should society allow
6 any entity, public or private, to
7 enable drug use that is at its core a
8 physically and socially destructive
9 activity for both the individual and
10 society. Why aren't we instead
11 requiring and funding long-term drug
12 rehabilitation on a voluntary and
13 nonvoluntary basis. Now, that makes
14 a lot of sense. The time (inaudible)
15 for options is over. A healthy,
16 just, caring society does not enable
17 drug addiction, which is what safe
18 injection sites do. Please do not
19 allow them in Philadelphia, in any
20 part of Philadelphia. Thank you very
21 much.

22 COUNCILMAN JOHNSON: Thank
23 you.

24 Next we have Barbara Capozzi.

25 MS. CAPOZZI: Hi. I'll be

1 brief. My first comment: The public
2 health emergency of COVID is over and
3 why are we not meeting in person? It
4 makes it very, very difficult for
5 advocates to get together and state
6 their case. And maybe that's why
7 it's done. I don't know. But we
8 would much prefer to have our
9 testimony in person and see you all
10 in person as well.

11 With all due respect to the
12 Planning Commission, et al., an
13 additional 45 days is ridiculous.
14 This concept is illegal, safe
15 injection sites, so I don't know what
16 the Planning Commission would be
17 talking about. But how is our input
18 related to them? Are we going to be
19 allowed to come to that meeting? Not
20 that we want to go to another meeting
21 about this. But what input will the
22 Planning Commission have with the
23 community concerns? That's my big
24 question there.

25 So moving on. Huge thanks to

1 the Co-Chairs of this bill so far:
2 1st District Squilla, 2nd District
3 Councilman Johnson, 6th District,
4 Councilman Driscoll, 7th District
5 Quetcy Lozada, 8th District Cindy
6 Bass, 10th District Councilman
7 O'Neill, and At-large Vaughn and
8 Harrity have cosigned these bills.
9 Council --

10 COUNCILMAN JOHNSON: And also,
11 an amendment today from Councilman
12 Curtis Jones for the 4th Councilmanic
13 District.

14 MS. CAPOZZI: Very happy to
15 hear that because I was just going to
16 say, Councilmembers Gilmore
17 Richardson and Jones, please sign on
18 with us. Okay. Kathy, I'll be
19 calling you after this hearing.
20 Thank you.

21 Our communities really need
22 the security of a comprehensive city-
23 wide coverage for this bill, not
24 District-by-District. My District,
25 thanks to Councilman Johnson, has

1 signed off on this bill. But if the
2 District adjacent to mine goes south,
3 that hurts our community as well. So
4 a comprehensive city-wide bill would
5 be fabulous or we'll need to work on
6 our other two remaining District
7 Councilpeople.

8 The government's role should
9 be to uplift, engage, educate,
10 inspire and protect its citizens.
11 Making drug use easier for citizens
12 is not in that mandate. Us
13 volunteers have been fighting this
14 battle for over three years. The
15 last time we were in City Council was
16 the week before the world shut down
17 from COVID.

18 I asked the then Health
19 Commissioner, since fired, why he was
20 pushing this awful concept rather
21 than preparing the City for the virus
22 that everyone was talking about. He
23 never answered me. And he gave
24 testimony that this was the most
25 wonderful thing he had ever heard.

1 He's gone, but obviously the concept
2 isn't.

3 So three years later I have
4 the same question, but now I know the
5 answer why this is being pushed. I
6 saw a document that perhaps I was not
7 supposed to see. It contained the
8 names of all the high-priced lawyers
9 aligned against us in our federal
10 court battle. We have wonderful pro
11 bono lawyers from Dechert, but we're
12 (inaudible) against an army
13 (inaudible) attorneys from New York,
14 D.C. and Philadelphia.

15 So when you want to know the
16 answer to anything, you say follow
17 the (inaudible). The proponents of
18 this concept, obviously there's big
19 money in it, obviously. And to think
20 that people are perfectly willing to
21 destroy communities to (inaudible)
22 for themselves is very, very shocking
23 and upsetting to us community people.

24 All of our communities will be
25 worse for the next three years due to

1 COVID. There's been a material
2 decline in life and quality of life
3 and City services are (inaudible) and
4 response time could not get any
5 worse. But we continue to fight on
6 federal, state and local levels until
7 this misguided concept is squashed
8 permanently.

9 All volunteers here
10 (inaudible) and I can tell you that
11 this is one issue that I don't even
12 get to finish that everybody starts
13 screaming that we got to stop -- we
14 have to stop this. And as maybe the
15 whole panel doesn't know, but as you
16 know the 2nd District fought this,
17 the first site that was tried. We
18 fought it and it was pulled
19 immediately.

20 We're closest to the action
21 and we feel the grief. And so, you
22 need to listen to us. We do not need
23 these ill-advised facilities in our
24 communities. Drug use is an illness
25 and the cure is not to enable and

1 make it easier for the appearance
2 that all is well. I have heard all
3 the people on all sides. I would
4 never ever, ever be able to convince
5 my neighbors that this is a good idea
6 or that it works to help those who
7 are struggling.

8 I've heard people from San
9 Francisco and New York City. I
10 cannot get them off the phone. They
11 are so upset by the sites that are in
12 their neighborhoods, and they're
13 working hard and asking for our help
14 to get support to San Francisco and
15 New York. So please do not make us
16 go to the mattresses on this. We
17 will, we can. And for those who are
18 not listening, you will hear from us
19 loudly and clearly. Thank you very
20 much for the opportunity and thank
21 you again for the co-sponsors. And
22 thank you, Councilman Jones, for
23 signing on today. Appreciate it.

24 COUNCILMAN JOHNSON: Thank
25 you. Will the next person on the

1 panel state their name and begin
2 their testimony. Go ahead Caitlin.

3 MS. ALLEN: Good morning,
4 Mr. Chairman, members of the
5 Committee. My name is Cait Allen and
6 I am the President of the Queen
7 Village Neighbors Association. Thank
8 you for providing with the
9 opportunity to speak today. I am
10 requesting that the Committee votes
11 to update the zoning overlay to
12 prohibit safe injection sites and
13 prevent them from being built
14 by-right.

15 The most troubling piece for
16 this yearlong legal battle is the
17 blatant and willful disregard for our
18 communities. An Inquirer article
19 from January stated, Registered
20 Community Organizations are
21 "organized groups within a given
22 neighborhood that advocate for and
23 take action to shape the way their
24 community looks." The main purpose
25 of RCOs is to weigh in on development

1 projects in their neighborhood.

2 Yet in one of the most
3 divisive development projects since
4 the Crosstown Expressway, our groups
5 have routinely been cut out of the
6 decision-making process. Residents
7 still have unanswered questions about
8 these sites and how they will affect
9 our neighborhoods.

10 This overlay provides an
11 avenue for residents to get answers
12 to those questions and have a seat at
13 the table. When it comes to
14 development projects, especially
15 contentious ones, your role is often
16 to reach out and find a compromise
17 and encourage businesses to be good
18 neighbors by working with the
19 community. But it's clear after
20 years of being routinely ignored in
21 this fight, those trying to impose
22 these sites in our communities do not
23 want to be good neighbors.

24 No one has ever reached out to
25 our organizations to discuss a

1 proposal. No one has ever asked for
2 volunteers of anyone who wants a safe
3 injection site in their neighborhood.
4 It's not about what our communities
5 want. It's about what others want
6 for our communities. My fellow civic
7 presidents are here once again to ask
8 you to stand up for our communities
9 and to prohibit these sites being
10 built by-right. Thank you.

11 MS. CAPOZZI: Amen.

12 COUNCILMAN JOHNSON: Thank you
13 very much. Next we have Shannon
14 Farrell.

15 MS. FARRELL: Good morning,
16 everybody. Thank you for today and
17 for all the work, especially
18 Councilmember Lozada. (Inaudible)
19 that you've been here for eight
20 years, Quetcy's been fighting this
21 with us. And I know that I have to
22 keep reminding everybody, but the
23 first initial site was to be at 1800
24 Hilton Street in Harrowgate.

25 And at that time, they were

1 putting it in a building, which was
2 approved and supported by the Mayor
3 and the Administration in the same
4 building as a day care center,
5 because that's how little the people
6 who want to operate this cares about
7 the community and the children in it.

8 At that time, it was just the
9 residents of Kensington and
10 Harrowgate and the only support from
11 another community came from Port
12 Richmond to help us fight this. It
13 was crickets from the rest of the
14 City until they were trying to put it
15 in South Philly, home of the Flyers
16 and the Mummers, right. And now, the
17 whole city is on board.

18 We went up to -- me,
19 Councilmember Squilla and his
20 legislative aide Sean, who's not on
21 today, went up to visit these sites
22 (inaudible). We saw empty
23 businesses. We talked to businesses
24 who said that they had to pay for
25 security. They have to pay for the

1 streets to be cleaned. They have to
2 hide their product in the back room.
3 So when you walk into the stores,
4 you're looking at pictures of the
5 item that you want to purchase.
6 You're not looking at an item.

7 There was no police that we
8 could find anywhere, and we went five
9 blocks around because we (inaudible).
10 In the two days that we were there,
11 we didn't see one police officer at
12 any of the sites that we went to. We
13 saw tents outside of the site. We
14 saw people in the (inaudible)
15 restaurants shooting up inside and
16 slumped over and sleeping. It looks
17 an awful lot like Kensington. And
18 Kensington Avenue is like a safe
19 injection site and it hasn't worked
20 to get these people off the streets
21 and out of our neighborhoods.

22 They sit safely on our parking
23 (inaudible). They sit safely on our
24 sidewalks while our children and our
25 residents aren't safe. They have

1 Narcan. They're given clean needles,
2 food and anything they want. And it
3 has only increased the population of
4 people in our neighborhood using and
5 decreased every day our quality of
6 life.

7 So we absolutely need to
8 prohibit these and stop it from
9 destroying other communities and
10 figure out a solution for the problem
11 here. But a safe injection site
12 already exists in Philadelphia. It's
13 contained in Kensington and
14 Harrowgate and it doesn't work.
15 Thank you very much.

16 COUNCILMAN JOHNSON: Thank
17 you.

18 Will the Clerk please call the
19 next panel to testify on this bill.

20 THE CLERK: The next panel we
21 have David Haas, Peter Zutter and
22 Leighann Savloff.

23 COUNCILMAN JOHNSON: Leighann,
24 you can begin your testimony.

25 MS. SAVLOFF: Hello?

1 COUNCILMAN JOHNSON: Leighann?

2 MS. SAVLOFF: Yes.

3 COUNCILMAN JOHNSON: Go ahead
4 and start your testimony.

5 MS. SAVLOFF: Do you want me
6 to do it now?

7 COUNCILMAN JOHNSON: Yes.

8 MS. SAVLOFF: Do I log on?

9 COUNCILMAN JOHNSON: You're
10 already logged on.

11 MS. SAVLOFF: Oh, okay. They
12 told me it was going to be later in
13 the day. I'm picking my child up
14 from school. Give me one second.

15 COUNCILMAN JOHNSON: We'll
16 start with David Haas and give you
17 some additional time, and then we'll
18 come back to you. Okay.

19 MS. SAVLOFF: Give me three
20 minutes. I'm picking my child up
21 from school. Give me three minutes.

22 COUNCILMAN JOHNSON: Okay.
23 I'm going to let David start and go
24 ahead and go on mute --

25 MS. SAVLOFF: Yep. That's

1 perfect. Thank you so much.

2 COUNCILMAN JOHNSON: You're
3 welcome.

4 David Haas, go ahead and state
5 your name for the record and please
6 begin your testimony.

7 MR. HAAS: Hi. My name is
8 Davis Haas. I'm here to testify on
9 behalf of Society Hill of Civic
10 Association President Susan Burt
11 Collins and the 1500 families who are
12 a part of Society Hill. Thank you,
13 Chairman Johnson and Councilmembers.
14 I want to express my support for this
15 bill, the overlay for injection
16 sites.

17 And I want to express support
18 for three reasons: The first is the
19 law and the research are not settled
20 on this issue. As you know, the safe
21 injection sites are illegal under 21
22 U.S. Code 856 and continue to be
23 illegal. And the research, for
24 example, Dr. Sharon Larson, Thomas
25 Jefferson University says that

1 clearly the science is still limited
2 even though it's possible that lives
3 are saved and that there's no impact
4 on crime, but we can't be certain at
5 this point in time.

6 Second, Society Hill is
7 working on the quality-of-life
8 issues, and the safe injection sites
9 impacts our efforts. We're
10 addressing crime, especially since
11 the shooting on June 5th of last year
12 on South Street where three members
13 of the community were killed and 11
14 were injured.

15 We're working with multiple
16 civic associations, business
17 improvement districts, Delaware River
18 Corporation, Interstate Land
19 Development Corporation, State
20 representatives, Philly police and
21 Councilman Squilla, thank you, sir,
22 to address businesses and
23 quality-of-life issues in the
24 neighborhood.

25 In addition, if injection

1 sites are added, there are existing
2 substance treatment centers. For
3 example, there's a Crossroad Center
4 at 5th and South Street that needs to
5 be part of the process so that there
6 could be coordination. So we really
7 want to be part of this process.
8 Third, there's secrecy in the current
9 process that's generating mistrust
10 and rumors and generating fear among
11 the residents of Society Hill.

12 For example, we've heard
13 rumors that there is already an
14 injection site on South Street. We
15 haven't been able to confirm it.
16 We've heard that there are 21 sites
17 that are going to open. We don't
18 know if that's true or not. And
19 we've heard that there is a
20 confidential court process ongoing to
21 decide on what these sites are and
22 where they will be placed with no
23 community input.

24 We really simply don't know
25 what's happening and we want to be

1 part of this process. We believe
2 that this bill supports community
3 input. And as a result, our
4 neighborhood fully is behind this
5 legislation, and we would like to see
6 it passed. Thank you.

7 COUNCILMAN JOHNSON: Thank
8 you.

9 Next up, my good friend from
10 South Philly, Mr. Peter Zutter.

11 MR. ZUTTER: Hello, Chairman,
12 Chairman Johnson. My name's Peter
13 Zutter. I'm President of the South
14 Broad Street Neighborhood
15 Association. We're opposed to the
16 installation of illegal drug
17 injection sites and support this
18 zoning overlay regulation proposed in
19 Bill 230410.

20 We have seen the damage that
21 uncontrolled and unregulated drug
22 treatment facilities do to our
23 neighborhood, and specifically South
24 Broad Street. We have several
25 facilities that treat addiction, each

1 one has brought problems to the area.
2 The City has been completely
3 unresponsive in controlling these
4 problems. The City tried to sneak an
5 illegal drug injection site into our
6 neighborhood within our civic
7 association boundary with no
8 community notice or offer to
9 remediate any of the problems the
10 drug injection site will bring. This
11 shows us that the City Administration
12 has no intention of supporting the
13 community where these sites are
14 located. They never have.

15 This has no place in a
16 residential neighborhood where we
17 already face, crime, theft, violence
18 and disorder without police presence
19 or other services from the City.
20 These sites and the drug and other
21 illegal activity they will bring into
22 the neighborhood have no place here.
23 These sites do not encourage
24 treatment, but give the veneer of
25 government-sanctioned illegal drug

1 use. They will perpetuate addiction
2 and increase illegal drug sales,
3 increase gun violence by drug dealers
4 and have no place here. This has
5 occurred in other cities that have
6 these sites. We must do everything
7 we can do to keep these facilities out
8 of the community, and this is a good
9 start. Thank you. Thank you very
10 much.

11 COUNCILMAN JOHNSON: Thank you
12 very much for your testimony.

13 Next we're going to have
14 Leighann Savloff. Begin your
15 testimony.

16 (No response.)

17 COUNCILMAN JOHNSON: Leighann,
18 are you there?

19 THE CLERK: Mr. Chair, hold on
20 one moment. I know she was having
21 connection issues of logging onto the
22 link so Council Support was calling
23 her in.

24 Would Council Support be able
25 to reconnect Leighann Savloff?

1 COUNCIL SUPPORT: Yes, we're
2 trying to connect her again now.

3 MS. SAVLOFF: Hello?

4 COUNCILMAN JOHNSON: Go ahead,
5 Leighann.

6 MS. SAVLOFF: Hi. Thank you.

7 COUNCILMAN JOHNSON: You're
8 welcome.

9 MS. SAVLOFF: I'm able to
10 testify right now? I'm sorry.

11 COUNCILMAN JOHNSON: Yes.

12 MS. SAVLOFF: Okay. So I am a
13 mother of a now teenager compared to
14 three years ago and an elementary-
15 school child. And what I have to say
16 is when we drive through
17 neighborhoods, my children have
18 noticed a difference. And they'll
19 say, Mom, what happened. And when
20 you try to explain that officials
21 make rules and regulations that look
22 good on paper because they want to
23 help everyone in the community as
24 they should, they don't realize the
25 impact of the quality of life and how

1 our children see it and how our
2 children know the difference.

3 My child goes to school on
4 Broad and Shunk. They can't do field
5 day anymore over at Marconi Plaza
6 because they're afraid of the
7 needles. And someone will say, but
8 it's a safe injection site, that's
9 what we want, we want everyone to be
10 inside. But you're still not
11 addressing the problem. You're just
12 moving the problem inside.

13 You're not doing medical
14 detox. You're not getting real rehab
15 and people will say that's what the
16 goal is. But the goal and
17 expectations and then the reality are
18 two different things. Look at the
19 needle exchange program. The needle
20 exchange programs were to help people
21 so we don't have the spread of HIV.
22 I actually don't disagree with that.
23 However, somewhere along the line we
24 stopped doing the exchange part and
25 we just started to hand out needles,

1 and a lot of needles. You got to
2 walk around Kensington with
3 steel-toed boots on so that nothing
4 happens to your feet.

5 Now, I don't live in that
6 area. I can't imagine being a mother
7 of small children on a hot summer day
8 telling my children they can't wear
9 flip-flops because of all those the
10 needles that those kids encounter.
11 And someone will say, that's greatly
12 exaggerated. No, it's not. Go up in
13 that neighborhood.

14 And now, basically what I get
15 out of safe injection sites is that
16 the City wants to break up Kensington
17 and just put it in each District.
18 Why? All we're doing is scattering.
19 We're still not addressing the root
20 cause of the problem, and that's
21 where my issue comes in.

22 If someone proposes a medical
23 facility in an industrial area, say
24 near the docks where there were no
25 businesses, there weren't any

1 families, there weren't any schools,
2 I may have a different point of view,
3 but that's not what's being proposed
4 and that's not what you're asking
5 for.

6 You're asking for things --
7 because you're going by zip codes and
8 you're asking to put them in where
9 our kids go to the playground, where
10 businesses have to step over this or
11 businesses are close. It's
12 unacceptable. We deserve better.
13 We've been here. We shouldn't have
14 to move. We don't want to move. We
15 want to help people, but we want to
16 do it in a positive way that everyone
17 gets to win.

18 It's a situation that if you
19 oppose an injection site, you get
20 called horrible names or you're
21 heartless or wait until your kids are
22 on drugs some day. Okay. I hope my
23 kids are never on drugs, but if they
24 are, I'm still not going to condone
25 this and I'm going to fight with my

1 children like hell to get them the
2 medical detox and do whatever I have
3 to do.

4 What people (inaudible) and
5 Maria Quinones-Sanchez said this as
6 she ran for Mayor, 80 percent, she
7 used that number, 80 percent are not
8 even from Philadelphia. That is not
9 fair for Philadelphia to pick up the
10 tab from the surrounding counties
11 when we have a 20 percent issue in
12 our City. There's no reason.
13 There's no reason for any of this any
14 more.

15 We need a solid plan, and
16 breaking up Kensington to put it in
17 every District is not the gameplan.
18 Because if that's the case, don't
19 come around to knock on our doors
20 when it's time for re-election to say
21 come support me because you're not
22 listening to the majority of the
23 people who are from here.

24 We are not ignorant. We're
25 not uneducated and every single one

1 of us -- almost every single one of
2 us has somebody in our family who we
3 love with our hearts who suffers from
4 this addiction. So when people say
5 you don't know, yes, we do. We just
6 don't all discuss it out loud, not
7 because we're ashamed, because we're
8 not going to have it thrown against
9 us. Everybody has been through this
10 circumstance and everybody knows.
11 We're making the problem grow. We're
12 not containing it. Figure out a
13 better way to contain it.

14 COUNCILMAN JOHNSON: Thank you
15 very much, Leighann.

16 Any other questions or
17 comments from members of this
18 Committee?

19 (No response.)

20 COUNCILMAN JOHNSON: Anyone
21 else here to testify on this bill?

22 COUNCILWOMAN LOZADA: Chairman
23 Johnson.

24 COUNCILMAN JOHNSON:
25 Councilwoman Lozada.

1 COUNCILWOMAN LOZADA: Can I
2 just say thank you to all of the
3 community members, organizations who
4 have joined us today to express their
5 support or their concerns related to
6 this bill. I want community
7 residents to understand that none of
8 us, I don't think I have spoken to a
9 colleague that has been against
10 connecting those who are suffering
11 from addiction to resources.

12 We absolutely want a better
13 quality of life for them and for
14 community residents who are impacted
15 as a result of the way that they are
16 living, right. We do have to do
17 better to work with our federal and
18 state counterparts to be able to
19 identify resources and other ways to
20 bring a resolution to the issue that
21 we are experiencing in the
22 Kensington, Harrowgate communities as
23 well as city-wide.

24 You all have heard from people
25 across the City here today and how

1 their quality of life is also
2 impacted. Ground Zero is in
3 Kensington, but this is a city-wide
4 issue. And so, I think that it's
5 important to note for the record
6 because there are so many
7 representatives from different parts
8 of the City on this call, that we as
9 a legislative body are committed to
10 finding ways, not just to break up
11 the concentration in Kensington, but
12 to improving the quality of life for
13 everyone.

14 There is no specific group
15 that is more important than the
16 other. We recognize that. And we
17 understand this is a situation that
18 was created by us, by government.
19 Trying to figure out ways of how to
20 concentrate it, I don't think that
21 government expected for it to spiral
22 out of control the way that it has.
23 But government is now responsible for
24 figuring out how we bring a
25 resolution to this. And I think it's

1 going to require all of us to work
2 together across the board, with our
3 federal and state counterparts who
4 have also said they are committed to
5 being a part of the conversation.

6 So I just want to say thank
7 you to all of you who have remained
8 consistent, who have remained
9 vigilant in your communities, who
10 continue to stick up for those
11 individuals in your neighborhoods who
12 don't have a voice and who can't
13 participate in Committee hearings
14 like this, but who are also impacted
15 with this situation. So thank you so
16 much. We look forward to continuing
17 the conversation.

18 COUNCILMAN JOHNSON: Thank
19 you.

20 Any other questions or
21 comments from members of this
22 Committee?

23 (No response.)

24 COUNCILMAN JOHNSON: Anyone
25 else here to testify on this bill?

1 (No response.)

2 COUNCILMAN JOHNSON: Hearing

3 none, we will take a brief pause

4 before we go into public comment,

5 before we go into our actual public

6 hearing to vote on these bills.

7 Right now we are going into our

8 public comment, and we will take a

9 brief moment before we listen to

10 those who are testifying on public

11 comment.

12 COUNCIL SUPPORT: Mr. Chair,

13 if you're ready now, we don't need a

14 pause for public comment. We're

15 ready to call them in.

16 COUNCILMAN JOHNSON: Let's

17 rock and roll. Thank you very much.

18 Will the Clerk please call the

19 first participant for public comment.

20 THE CLERK: The first

21 participant we have commenting on

22 Bill No. 230448 is Jamie Ware.

23 COUNCILMAN JOHNSON: Jamie

24 Ware, the President of the PA

25 Cannabis Coalition, can you please

1 begin your testimony.

2 MS. WARE: Hello?

3 COUNCILMAN JOHNSON: Yes.

4 THE CLERK: Hi. Ms. Ware --

5 MS. WARE: Hi. Good afternoon
6 guys or almost afternoon.

7 COUNCILMAN JOHNSON: You can
8 continue to begin your testimony,
9 Jamie.

10 MS. WARE: Thank you so much.
11 Good morning, Chairman Johnson and
12 Distinguished Councilmembers. My
13 name is Jamie Ware, and I'm the
14 President of the Pennsylvania
15 Cannabis Coalition commonly referred
16 to PCC, and also the Senior Vice-
17 president of Regulatory and
18 Government Affairs at Holistic
19 Industries.

20 My testimony today is
21 regarding Bill No. 230448, which
22 will place a disastrous restriction
23 on five existing medical marijuana
24 dispensaries in Philadelphia. The
25 PCC represents 75 percent of the

1 licenses across the Commonwealth and
2 in Philadelphia. Our members are
3 committed to working in the
4 communities they operate in to
5 provide safe and tested cannabis
6 product in clean and secure cannabis
7 dispensaries.

8 The Medical Marijuana of 2016
9 and amended in 2021 allows for 210
10 medical marijuana cannabis
11 dispensaries to be located across the
12 Commonwealth. 16 of those are in
13 Philadelphia and 5 of those are
14 located in Councilmanic Districts 4,
15 6 and 10, the Districts considered in
16 the ordinance. There are three in
17 District 4, one in District 6 and two
18 in District 10.

19 Philadelphia dispensaries
20 operators work really hard to obtain
21 the community support needed to be in
22 these Districts and in all their
23 Districts they're in. They've
24 fulfilled all the local zoning
25 requirements and met with community

1 leaders to educate them on what
2 having a dispensary brings to the
3 neighborhood. And community support
4 does not come easy. This is not the
5 only hurdle these operators face so
6 they can commence operations.

7 A lot of money has gone in
8 building these facilities to meet the
9 state's requirement. Current
10 operators have to take part in a
11 rigorous application process that
12 vetted each operator's ability to
13 provide safe, tested cannabis
14 products in a safe and secure
15 environment. Each operator spent
16 millions on these dispensaries to
17 build product vaults in addition to
18 security infrastructure in these
19 spaces so that all product can be
20 kept secure, metal doors, industrial-
21 grade locks, key card entry point,
22 cameras, silent alarms and burglary
23 alarms.

24 We also had to negotiate
25 leases ahead of time and include the

1 exact physical address for operation
2 in our application with the state in
3 order to obtain a license. Some of
4 you may be thinking that perhaps the
5 answer to these five locations, these
6 five dispensaries, is to just to move
7 into a District which will not have
8 the adult use prohibition overlay.

9 The problem is once the
10 dispensary is built and the major
11 investment at each location is made,
12 moving our location is almost
13 impossible. The State Department of
14 Health requires that operators apply
15 for permission to move a dispensary,
16 a permission that is only given in
17 extraordinary circumstances. In
18 fact, I've only heard of this being
19 allowed once or twice.

20 Additionally, landlords of
21 cannabis operators know the
22 restrictions that are placed on where
23 we locate and often require 10- to
24 15-year leases with progressive rent
25 payments and no way to get out of the

1 agreement unless you pay for the full
2 term of the lease. Left with no
3 alternative to move, some operators
4 have signed these predatory leases
5 and are now stuck. Even if we want
6 to move, the cost is prohibitive and
7 DOH probably won't allow it.

8 The fact that Philadelphia
9 operators are in some of your
10 Districts is a really good thing.
11 With recreational cannabis is
12 completely decriminalized at the
13 state level and for (inaudible)
14 space, currently operating medical
15 dispensaries should become the first
16 dispensaries to sell adult use
17 cannabis. Through a process called
18 license conversion, operators pay a
19 large fee for the privilege of
20 changing their license over to
21 (inaudible) use, and that money is
22 put into a social equity fund.

23 With adult use, these legal
24 regulated dispensaries will allow the
25 community the opportunity to purchase

1 safe, tested cannabis from
2 experienced operators and counteract
3 the (inaudible) to deal with the
4 market. Research supports this model
5 of automatic conversion of medical
6 dispensaries to adult use
7 dispensaries.

8 A study conducted by
9 economists of the Federal Reserve
10 Bank of Philadelphia has results that
11 imply that each additional dispensary
12 in a neighborhood leads to a
13 reduction of 17 crimes per month per
14 10,000 residents, which corresponds
15 to roughly a 19 percent decline
16 relative to the average crime rate
17 over the sample period.

18 A study conducted by Whitney
19 Economics has further shown a local
20 ban on legal adult use stores creates
21 an automatic economic protection zone
22 for illegal street dealers. There
23 are more studies like these. These
24 are only two, and they all point to
25 the same thing, neighborhoods with

1 dispensaries have fewer illegal
2 street sales and general crime in
3 neighborhoods without dispensaries.

4 In communities that have not
5 allowed this automatic process,
6 adults with no regulated dispensaries
7 in their communities buy cannabis
8 from the illegal market, increasing
9 crime in these communities. We only
10 need to look to New York and
11 Washington, D.C. as an example of
12 this. Since all three Districts has
13 less access to public transportation
14 to get to a dispensary outside of
15 their neighborhood, there's little to
16 no chance they're going to other
17 areas of the City to purchase
18 cannabis. They'll just purchase it
19 illegally.

20 If you want to reduce crime in
21 these three Districts, currently
22 existing medical dispensaries should
23 be allowed for adult use right after
24 cannabis is completely
25 decriminalized. If the research is

1 not convincing enough, a recent poll
2 by New Jersey's Stockton University
3 found that New Jersey consumers who
4 buy from the illegal cannabis market
5 are doomed because they didn't have a
6 dispensary in their neighborhood, so
7 they are buying illegal, untested
8 cannabis in their neighborhood where
9 there's no dispensary. And this was
10 published in the Philadelphia
11 Inquirer on April 26th.

12 Although allowing the 16
13 current operators in Philadelphia the
14 ability to operate adult use when the
15 time comes will help people in the
16 neighborhoods from purchasing from
17 the illegal market. Communities in
18 Philadelphia that already have a
19 medical dispensary have a built-in
20 mechanism to keep this crime out of
21 their neighborhood and to avoid this
22 once cannabis again is completely
23 decriminalized in the Commonwealth.

24 Finally, I'll just add that
25 (inaudible) puts 5 of 16 dispensaries

1 in a serious competitive disadvantage
2 just for locating their businesses in
3 Councilmanic Districts 4, 6 and 10.

4 If these business are not allowed to
5 sell adult use at the same time as
6 the other 11, you'll be putting them
7 out of business. And adult use is
8 not even being introduced by the
9 state legislature discussion. Even
10 so, when a bill is introduced, it's
11 going to take months to negotiate
12 with passage at the earliest some
13 time next year. So basically, this
14 bill is just, it's premature. It's
15 not time to be having this
16 conversation yet.

17 The Pennsylvania Cannabis
18 Coalition is asking Council today to
19 please grandfather currently
20 operating dispensaries of having to
21 go through the additional steps to
22 sell adult use cannabis. In the
23 alternative, I would ask the Rules
24 Committee members today to hold this
25 bill so we can continue having

1 conversations with the Councilmembers
2 and their communities over the
3 summer. Thank you for your
4 consideration.

5 COUNCILMAN JOHNSON: Thank you
6 for your testimony.

7 Councilman Curtis Jones.

8 COUNCILMAN JONES: Thank you,
9 Mr. Chairman.

10 I want to first say that the
11 level of communication most recently
12 by the Coalition through
13 representatives that they had has
14 been good. But I will say in
15 retrospect how long have those
16 dispensaries been open now, the ones
17 in my District, the ones on City
18 Avenue?

19 MS. WARE: Councilman, I don't
20 have the exact response for that.
21 But I can say that the bill was
22 passed in 2016. So I would imagine
23 they probably opened some time in
24 2017.

25 COUNCILMAN JONES: So when

1 they were passed, it was strictly
2 state -- specifically state, that at
3 some point in the future that we
4 would never be at the point where we
5 were trying to convert them into
6 retail recreational establishments.
7 I've heard that over and over again.
8 And so, even when we kind of were
9 hesitant, kind of concerned about
10 their location being so close to each
11 other on City Avenue, it was usurp by
12 the State that said local officials
13 really can have their say, but the
14 State would have their way.

15 But since that time on a
16 positive note, I've gotten no
17 criminal activity up there. It was
18 fairly well-managed and not a
19 distraction day-to-day to the
20 community. But conversely, there's
21 been no community participation by
22 those establishments. There's not
23 been one block party, not one kid
24 sent to school on a scholarship, not
25 one activity that would make them

1 good neighbors, to say to least.

2 And I would state for the
3 record that there is a big difference
4 between a medical low-key dispensary
5 and a retail outlet that is selling
6 varieties of marijuana and kind of
7 marketing it to the average Joe
8 Public. That is a whole different
9 business model, entirely different.

10 And I would say to the notion that if
11 we are putting them at a competitive
12 advantage, why aren't they doing well
13 now under the current model and why
14 is that not enough of a profit margin
15 to sustain them and possibly keep
16 them from going out of business?
17 Those questions are a curiosity to
18 me.

19 And finally, I have not seen
20 one -- and you said it was premature,
21 but not one community benefit
22 agreement, not one business model,
23 not one hour of operation, not one
24 crime prevention aspect of it, not
25 one employment benefit from it. And

1 so, for us not to take precautions,
2 as District Councilpeople to make
3 sure that each and every step of this
4 is well-thought-out, is well-
5 considered and provided input by the
6 public would be a dereliction of
7 arguments.

8 So I would say to my
9 colleagues today that I'd rather err
10 on the side of caution and quality of
11 life for the community and end with
12 this, that in those same dispensaries
13 if you walk out the door, what are
14 you more inclined to run into, a
15 book, a vegetable or a gun? What
16 would you hit first? And I would say
17 those areas, some of them having
18 school challenges, the one thing we
19 really don't need is another
20 intoxicant.

21 I mean, if I had to list the
22 10 things that make a good community,
23 more marijuana is not one of them.
24 And I want to know where my nearest
25 hospital is. I want to know where my

1 nearest grocery store is. I want to
2 know where my place of employment is,
3 and I want to know where my
4 recreation outlet is. And those are
5 the things in my mind in a planning
6 commission sense, a city-planning
7 sense making a good community, not
8 whether or not we have recreational
9 marijuana.

10 Thank you, Mr. Chairman.

11 COUNCILMAN JOHNSON: Thank you
12 very much.

13 Will the Clerk please call the
14 next witnesses for Bill No. 23 -- the
15 next participants for public comment
16 for Bill Nos. 230443 and 230444. We
17 have a significant amount of
18 participants. And so, I'm going to
19 ask for the participants to please be
20 concise and brief as we have a long
21 list of participants who would like
22 to provide comments on these two
23 bills during this public comment
24 section.

25 THE CLERK: The first

1 individual to speak on Bills 230443
2 and 230447 is Meagan Willits.

3 (No response.)

4 THE CLERK: Meagan Willits,
5 once you're connected, would you
6 please state your name and begin your
7 testimony.

8 MS WILLITS: Hi (inaudible) --

9 THE CLERK: Hi. If Meagan
10 Willits is on, you may please state
11 your name and begin your testimony.

12 MS. WILLITS: Thank you. I am
13 on. One second. My name is Meagan
14 Willits and I'm commenting on Bills
15 230443 and 230447. I'm concerned
16 about the zoning changes proposed for
17 this parcel of land. I do not
18 believe this is the correct way to
19 generate affordable housing and I do
20 not believe the scale of the building
21 in this rezoning is in the best
22 interest of the neighborhood.

23 A high-rise here will create
24 infrastructure problems with parking
25 and traffic for existing residents,

1 not to mention the impacts to sewer
2 and (inaudible) trees. It will also
3 do nothing to truly improve the
4 quality. The City should be
5 exploring things like community land
6 trust models when thinking about the
7 problem of affordable housing.

8 This has worked successfully
9 in Philadelphia at the Grays
10 townhouses administered and developed
11 by the Philadelphia Women's Community
12 Revitalization Project and the
13 Women's Community Justice Land Trust.
14 I think this should be considered as
15 a solution that empowers the
16 residents themselves and
17 stakeholders, rather than a private
18 development model that empowers a
19 distant corporation and its
20 stockholders.

21 I also do not believe that a
22 decision like this should be made in
23 this way. The community was very
24 vocal in rejecting the requested
25 variance for this parcel, and it

1 feels like doing an endrun around us
2 in the direct contravention of what
3 we, the neighborhood, want. Thank
4 you for your time and consideration.

5 COUNCILMAN JOHNSON: Thank
6 you.

7 The next person up for public
8 comment.

9 THE CLERK: Next we have Ed
10 Johanningsmeier.

11 MR. JOHANNINGSMEIER: Hello?
12 Hello?

13 COUNCILMAN JOHNSON: Yes.
14 Please begin your testimony.

15 MR. JOHANNINGSMEIER: Hello?
16 Hello?

17 THE CLERK:
18 Mr. Johanningsmeier, you are
19 currently in the Rules hearing. You
20 may please state your name for the
21 record and begin your testimony.

22 MR. JOHANNINGSMEIER: Okay.
23 Am I online now?

24 COUNCILMAN JOHNSON: Yes, you
25 are. Please go ahead and proceed,

1 sir.

2 MR. JOHANNINGSMEIER: Okay.

3 Sure. Hello, Chairman Johnson. My
4 name is Ed Johanningsmeier. I thank
5 you very much for noting my concerns
6 about the pending spot-zone
7 ordinance. I live around the corner
8 of the lot at 5001 Warrington Street
9 in West Philadelphia, which is the
10 proposed site for Omni's Housing
11 Development, for 34 years.

12 Over the past few years, I've
13 talked to many people about this
14 project and I visited Omni's
15 developments in New York City in the
16 Bronx area and Jamaica, Queens. I'm
17 in favor of a community land trust
18 model for developing at the 5,000
19 Warrington or for a somewhat smaller
20 development for 25 to 50 units in
21 possibly mixed-use and commercial
22 zoning.

23 In general, I'm in favor of
24 rezoning to either CMX-2 or RM-1,
25 residential multi-family instead of

1 the RMX-3, I think it is that's
2 proposed with this legislation. In
3 my conversations, my sense is the
4 COVID, the Zoom meetings that were
5 held about the proposal didn't get an
6 accurate major level of skepticism
7 that exist in the community about the
8 size and scale of the Warrington
9 development. There's a real digital
10 divide in our community, and I think
11 many people are uncomfortable with
12 the online format of these meetings.
13 And so, participation was low.

14 Right now I think time to put
15 this through with the spot zoning in
16 a City Council Rules hearing is
17 inappropriate. The implications of
18 the pending ordinance just haven't
19 been exposed to enough public
20 (inaudible) in our neighborhood in my
21 opinion. Why can't there be an open
22 town meeting-style discussion of this
23 where everyone has a voice? It seems
24 to me that Councilperson Gauthier
25 isn't doing the inperson work

1 necessary to address the questions
2 surrounding this project and helpful
3 support for it.

4 From the conversations I've
5 had, I think that Omni made a
6 miscalculation about the
7 appropriateness of the size and scale
8 of this project. 103 units is just
9 too large for this site. I think
10 it's possible to be welcoming to
11 affordable housing and still have
12 concerns about the size of the
13 development.

14 So I think Omni made a
15 miscalculation about the size and
16 scale on this particular project, but
17 I think that's a problem for Omni's
18 executives and shareholders to bear
19 the consequences and not Cedar Park.
20 Thank you Councilperson Johnson and
21 Councilperson Gauthier for hearing my
22 opinions on this.

23 COUNCILMAN JOHNSON: Thank you
24 very much, Ed.

25 Will the next person

1 provide --

2 MR. JOHANNINGSMEIER: Thank
3 you.

4 COUNCILMAN JOHNSON: -- and
5 please begin your testimony.

6 THE CLERK: Next to speak we
7 have Sarah Byker james.

8 (No response.)

9 COUNCILMAN JOHNSON: Sarah,
10 are you there?

11 MS. BYKER JAMES: Hello, this
12 is Sarah.

13 COUNCILMAN JOHNSON: Hey,
14 Sarah. How are you doing. Please
15 begin your testimony.

16 MS. BYKER JAMES: Hello?

17 COUNCILMAN JOHNSON: Yes.
18 Hey, Sarah, you can start your
19 testimony.

20 MS. BYKER JAMES: Thank you.
21 Greetings, Chair Johnson and Rules
22 Committee members. My name is Sarah
23 Byker James and my comment is in
24 reference to Gauthier's bill. I'm
25 excited by this project to bring more

1 affordable housing to the Cedar Park
2 neighborhood that my family has
3 enjoyed living in, in the past 10
4 years. I live on 50th Street
5 directly across the street from this
6 proposed development.

7 My husband and I along with
8 many of our neighbors on 50th Street
9 participated in the community input
10 process with the developer Omni to
11 arrive at the most recent plan, and
12 we were glad to have the chance to
13 contribute to the design. No one got
14 everything they wanted in terms of
15 units, parking and design of course.
16 The project is not perfect, but it is
17 generally accepted and welcomed by
18 many community members.

19 I also want to point out that
20 I recognize that if neighbors stand
21 in the way of this project, the next
22 development that comes along likely
23 will not be affordable housing, which
24 is something our City and our
25 community actually needs. And I'd

1 like to share that the property as it
2 stands has been a headache for all of
3 the years I've lived on this block,
4 an unreachable owner, illegal
5 dumping, high weeds.

6 To close, I hope the RMX-3
7 zoning change allowed the currently
8 approved design from Omni to be built
9 and that Omni continues to honor all
10 commitments made in the planning
11 process and to continue to work with
12 the immediate neighbors throughout
13 the construction process. I and many
14 neighbors are excited to support
15 affordable housing and welcome new
16 neighbors to our walkable community-
17 minded neighborhood, and we want to
18 continue to be involved. Thank you
19 for your time.

20 COUNCILMAN JOHNSON: Thank
21 you.

22 Will the Clerk please call the
23 next person for public comment.

24 THE CLERK: Next for public
25 comment we have Ross Perfetti.

1 MR. PERFETTI: Hello.

2 (Background interruption.)

3 THE CLERK: Hi, Mr. Perfetti.

4 If you could please mute the sound on
5 the stream that you are watching, it
6 will just help with interference.

7 But you may state your name and begin
8 your testimony.

9 MR. PERFETTI: Okay. Great.

10 Hey, there. This is Ross Perfetti.

11 Thank you so much for everyone being
12 here and listening to public
13 testimony. I really appreciate your
14 time. I lived two blocks from 5,000
15 Warrington, and I do still have some
16 concerns about the (inaudible)
17 rezoning to that area. I do
18 understand this to be a rare
19 designation and usually designated
20 for high-rise residential building
21 areas in Center City, not West
22 Philadelphia.

23 And while I understand that we
24 need solutions for affordable housing
25 in the City, I'm really not sure that

1 deregulating and increasing height
2 and density limits are the solution.
3 And while Bill 230443 offered a
4 buffer zone between parking and the
5 surrounding single family homes, I
6 really see that as an aesthetic
7 solution that does not address the
8 damages to air and noise pollution
9 caused by hundreds of more cars on my
10 block as well as my neighbors' blocks
11 as well as large container trucks
12 that are going to be employed for
13 regular (inaudible).

14 And so, I really personally
15 worry that these changes will affect
16 both my personal health as I have
17 asthma and increase car pollution in
18 the area, and especially like large
19 truck diesel pollution will really
20 negatively impact myself and my
21 neighbors as well as my property
22 value.

23 So I understand that the
24 zoning change will effectively also
25 grant permission for removal of all

1 existing trees on the 1000 block of
2 50th Street. And I just want to
3 point out tree (inaudible) in West
4 Philadelphia is one of the reasons I
5 moved to West Philly from South
6 Philly in the first place. It will
7 take decades to plant new trees and
8 bring them to the age in which they
9 can offer the same benefit of mature
10 trees.

11 And also, I've been
12 considering that Philly Parks & Rec
13 is actually trying to (inaudible)
14 hundreds of trees (inaudible). And
15 I'm really wondering whether mature
16 tree removal is actually consistent
17 with city-wide initiatives and
18 residential well-being. I also have
19 additional concerns that this project
20 is entirely nonunion and really
21 cannot guarantee affordability,
22 especially considering that zoning
23 goes to the land, not the developer.
24 So Omni can do what they want,
25 including selling the newly zone

1 RMX-3 land to another developer.

2 And I really worry about this,
3 considering that Omni has already
4 sold most of its assets totaling up
5 3.5 billion. So I just wonder
6 whether this plan will follow through
7 as intended. So I do think that we
8 need to revisit this proposal. We
9 need affordable housing for sure.

10 But I think there are other solutions
11 to affordable housing that don't
12 compromise the environmental well-
13 being of those already living nearby,
14 essentially not in West Philly, which
15 is not a place where we have massive
16 high-rises and City buildings. So
17 just by way of conclusion, thank you
18 so much again to the Committee for
19 your time. I really appreciate it.

20 COUNCILMAN JOHNSON: Thank
21 you.

22 Will the Clerk please call the
23 next person for public comment.

24 THE CLERK: Next we have Kam
25 Horvath.

1 MR. HORVATH: Hello. This is
2 Kam.

3 COUNCILMAN JONES: Go ahead,
4 Kam. Begin your testimony.

5 MR. HORVATH: Great. Thank
6 you. Thank you, Committee Chair
7 Johnson and Rules Committee members.
8 I am Kam Horvath and I'm here to
9 comment on Bills 230443 and 230447,
10 which relate to zoning changes for
11 the 5000 block of Warrington Ave in
12 West Philly. My family lives across
13 the street from this property on
14 South 50th Street down the street
15 from a prior commenter Sarah, and
16 I've participated in several
17 community conversations over the past
18 few years around zoning.

19 While I entirely support the
20 outcomes that these bills seek to
21 achieve with additional affordable
22 housing, I am concerned whether there
23 are forceful parameters under the
24 proposed bills that the owners of the
25 property will be required to adhere

1 to, which we'll all but guarantee the
2 desired outcome in community
3 engagement. These concerns include
4 committed affordable unit
5 designation, design consideration,
6 green space consideration, overall
7 population density consideration.

8 While the proposed RMX-3
9 zoning would maximize the opportunity
10 to build in a timely manner which is
11 critically important, without answers
12 to my concerns mentioned, RMX-3
13 zoning seems out of place in this
14 area of our neighborhood. As such, I
15 need clarification from Councilmember
16 Gauthier's office on the requirements
17 that the owners of the property will
18 be subject to with the RMX-3 zoning.
19 Thanks and have a good day.

20 COUNCILMAN JOHNSON: Thank you
21 very much.

22 Will the Clerk please call the
23 next person for public testimony.

24 THE CLERK: Next we have Sarah
25 DeGiorgis.

1 (No response.)

2 COUNCILMAN JOHNSON: Sarah,
3 are you there?

4 (No response.)

5 COUNCILMAN JOHNSON: Clerk,
6 please call the next person for
7 public comment.

8 MS. DeGIORGIS: Hello?

9 COUNCILMAN JOHNSON: Sarah,
10 are you there?

11 MS. DeGIORGIS: Yes. Hi.
12 This is Sarah.

13 COUNCILMAN JOHNSON: Hey,
14 Sarah. This is Councilman Johnson,
15 Chairperson of the Rules Committee.
16 Please begin your public comment.

17 MS. DeGIORGIS: Hi. Thank
18 you. My name is Sarah DeGiorgis. I
19 have lived around the corner from
20 5000 Warrington for over 10 years. I
21 want to echo a lot of what
22 commenters, public commenters, have
23 already said about the size and scale
24 of this project being not in --
25 doesn't fit in with the rest of the

1 neighborhood. I'm also worried as
2 someone else said about the tree
3 removal and how this works with the
4 Philadelphia tree plan or increasing
5 tree coverage and also permeable
6 space to help with flooding.

7 I am also concerned -- I study
8 affordable housing, and I believe
9 there's one thing we learned from the
10 University City Townhomes is that
11 affordable housing needs -- it really
12 needs to have rules attached to it.
13 There needs to be a number of units
14 that must be affordable, a number of
15 years that it must remain affordable
16 and this proposed zoning change does
17 not affect that at all.

18 So I am totally in support of
19 affordable housing, but it does need
20 to have regulations along with it so
21 that if Omni does decide to sell, it
22 would still -- we can still get
23 affordable housing at that site.

24 Thank you very much.

25 COUNCILMAN JOHNSON: Thank you

1 very much.

2 Will the Clerk please call the
3 next person for public comment.

4 THE CLERK: Next for public
5 comment we have Ryan Clay.

6 (No response.)

7 COUNCILMAN JOHNSON: Ryan, are
8 you there?

9 MR. CLAY: Hello.

10 COUNCILMAN JOHNSON: Hey,
11 Ryan. Can you please begin your
12 comment.

13 MR. CLAY: Yes, I'm here.

14 COUNCILMAN JOHNSON: Okay.
15 You can begin, sir.

16 MR. CLAY: Hi, there. My name
17 is Ryan Clay. I live near the
18 property in question and I just
19 wanted to keep it short and sweet,
20 not waste any of the time. It's too
21 big of a project. It's going to
22 completely change the caliber of the
23 neighborhood. We need more housing,
24 affordable. But most importantly if
25 they get permitting to go ahead, they

1 absolutely have to include parking.

2 It's completely unfair to
3 people who live in the area if you
4 just expect the streets around there
5 to absorb the parking. Come out and
6 see for yourselves. There is nowhere
7 to park nearby there. And adding all
8 those units would be absolutely
9 horrendous for the quality of life.

10 Persons who are proposing this
11 project or want to approve it, ask
12 yourself would you want 100 new cars
13 on the streets near your home? Would
14 you think that was a good idea or do
15 you think there needs to be
16 provisions for parking for at least
17 one car per unit? Thank you.

18 COUNCILMAN JOHNSON: Thank you
19 very much.

20 Will the Clerk please call the
21 next per --

22 (Background interruption.)

23 COUNCILMAN JOHNSON: Hello?
24 Will the Clerk please call the next
25 person for public comment.

1 THE CLERK: Next to speak we
2 have Melissa Johanningsmeier.

3 MS. JOHANNINGSMEIER: Hello?

4 COUNCILMAN JOHNSON: Hey,
5 Melissa. You can begin your public
6 comment.

7 MS. JOHANNINGSMEIER: Hello.
8 Are you there?

9 COUNCILMAN JOHNSON: Yeah,
10 we're here, Melissa. Yes, Melissa,
11 we're here. You can begin.

12 MS. JOHANNINGSMEIER: Okay.
13 All right. There's a delay between
14 you and me. All right. I've been
15 following this project since its
16 inception in 2021. I was told even
17 before the community that this
18 project was going through no matter
19 what, and that's pretty much what's
20 happened.

21 The first request from Omni
22 was that there would be a spot
23 zoning. Three years later we are
24 right back there. The Councilperson
25 has not listened. The proposals have

1 not changed. It's too big. We need
2 a better proposal. These companies
3 are taking money. They're leaving
4 the big money in New York, the office
5 buildings are no longer making money.
6 If you read the article in the Wall
7 Street Journal, Nuveen buys
8 affordable housing portfolio from
9 Omni. We don't each know who owns
10 this property anymore. We need a
11 better proposal.

12 The ZBA in their defense of
13 their decision said that this
14 property as an RM-1 could hold 58 --
15 100 -- okay, 157 multi-family units.
16 Single family units it could do 75
17 lots. We can have affordable
18 housing. We need a better proposal
19 and these guys have the money to do
20 it. We just have to ask. This
21 project has to become part of the
22 community. We don't want it to
23 become the community. We need a
24 project that builds equity for
25 everybody and just not money for

1 people from New York who have too
2 much. That's all I have to say.
3 Thank you. Bye.

4 COUNCILMAN JOHNSON: You're
5 welcome.

6 Will the Clerk please call the
7 next person for public testimony.

8 THE CLERK: Next we have
9 Andrew Stoll.

10 (No response.)

11 THE CLERK: Andrew Stoll, if
12 you're connected, please state your
13 name and begin your testimony.

14 (No response.)

15 THE CLERK: Next we have
16 Dominic Powell.

17 MR. STOLL: Hello. Andrew
18 Stoll.

19 THE CLERK: Mr. Stoll, you may
20 state your name and begin --

21 COUNCILMAN JOHNSON: Andrew --

22 MR. STOLL: Hi. Good
23 afternoon. I just want to comment on
24 these bills and I will be short and
25 to the point. The bills are being --

1 (Background interruption.)

2 MR. STOLL: Hi. This is

3 Andrew Stoll --

4 THE CLERK: Hi, Mr. Stoll. If

5 you can please actually mute the way

6 you're watching the hearing on your

7 browser. It's causing a little

8 feedback because it's delayed. So if

9 you could just state your name and

10 begin your testimony into your phone,

11 that will be perfect. Thank you.

12 MR. STOLL: Yes. Andrew

13 Stoll. I've muted my browser. I'll

14 be short and to the point. I think

15 as everyone knows, the bill is being

16 proposed or the bills are being

17 proposed to facilitate one

18 development on one property. As you

19 may know, there was a multi-family

20 development proposed for this

21 property. That application or that

22 project went through the zoning

23 process and was opposed by neighbors

24 and successfully opposed by

25 neighbors.

1 Not so coincidentally, these
2 bills are now proposed to circumvent
3 the zoning challenge. So should this
4 go to court, this constitutes what we
5 all know is clear spot zoning and
6 won't be upheld in court. Clearly,
7 the bills shouldn't pass. One thing
8 I would like to add is that the bills
9 interestingly have an expiration
10 period of four years. Meaning,
11 that's going to pave the way for a
12 single project on a single property
13 and then allow that development and
14 it only to create a nonconforming use
15 in the coming years.

16 As we know, this is bad land
17 planning and there's no land planning
18 principles that are achieved by doing
19 what is proposed. So with that, I
20 thank you for your time and take that
21 into consideration with these bills.

22 COUNCILMAN JOHNSON: Thank
23 you.

24 Will the Clerk please call the
25 next person for public comment.

1 THE CLERK: Next we have
2 Dominic Powell.

3 (No response.)

4 THE CLERK: Dominic Powell.

5 MR. POWELL: Hello?

6 COUNCILMAN JOHNSON: Please
7 begin your testimony, Dominic.

8 COUNCILMAN DOMB: Hello. My
9 name is Dominic Powell, and I live on
10 the 900 block of 50th Street
11 immediately across from the proposed
12 overlay district. I've owned my home
13 here for the past six years and I
14 strongly support Bills 443 and 447.
15 Thank you to the Rules Committee for
16 the opportunity to comment on this
17 legislation and thank you to Council
18 staff for coordinating my testimony.

19 The proposed development here
20 would tremendously improve public
21 safety in the surrounding
22 neighborhood. The junk yard
23 currently at the site has always
24 served as a social dead zone in which
25 people feel comfortable committing

1 crimes. Only a few months ago, I
2 witnessed a severe domestic violence
3 incident where a woman was beaten and
4 then pushed out of a vehicle in front
5 of the junk yard. Abandoned vehicles
6 have been set on fire there.

7 People linger by the
8 footbridge over the regional rail all
9 hours of the night. Reckless drivers
10 drive their cars around 51st and
11 Warrington. As the father of two
12 small children, I welcome the social
13 space this development would create
14 where dangerous criminal acts cannot
15 be so easily committed.

16 It will make our neighborhood
17 safer, more social and economically
18 prosperous. Families who live in
19 this development would spend money at
20 the many local businesses, enjoy the
21 neighborhood's many parks and
22 playgrounds and contribute to the
23 neighborhood's quality of life.

24 I also believe that the
25 legislation should be amended to

1 permit additional housing units or
2 commercial space and fewer parking
3 spaces. This neighborhood is
4 incredibly rich in public transit
5 with three different trolley lines.
6 The 64 bus line and the regional rail
7 stop only blocks away. 30th Street
8 Station is less than 15 minutes by
9 trolley.

10 I can walk to buy all of my
11 essential needs and enjoy many other
12 restaurants and small businesses.
13 This is an excellent neighborhood for
14 people without cars and I hope City
15 Council allow more of them to live
16 here. On that note, I believe City
17 Council should support people over
18 parking.

19 The development around public
20 transit will make life less expensive
21 for all Philadelphians who don't have
22 to spend so much on volatile gas
23 prices or all the other costs of
24 owning a car. Transit-oriented
25 development will make our City more

1 affordable. It will grow our
2 businesses. It will clean our air,
3 and it will be safer for our
4 children. Thank you.

5 COUNCILMAN JOHNSON: Thank
6 you.

7 Will the Clerk please call the
8 next person for public comment.

9 THE CLERK: Our final speaker
10 for public comment, we have Deanna
11 Jones.

12 (No response.)

13 THE CLERK: Deanna Jones, once
14 you're connected, you can begin your
15 testimony and state your name.

16 (No response.)

17 THE CLERK: Mr. Chair, if we
18 do not have that last speaker, then
19 we have concluded public comment.

20 COUNCILMAN JOHNSON: Is there
21 anyone else here to testify whose
22 name has not yet been called?

23 (No response.)

24 COUNCILMAN JOHNSON: Are there
25 any other questions or comments from

1 members of the Committee?

2 (No response.)

3 COUNCILMAN JOHNSON: Hearing
4 none, I want to thank all the
5 witnesses for their participation
6 today. We value your input. I now
7 invite all panels of witnesses to
8 please disconnect from the meeting
9 before we go into our public meeting.
10 We will now pause the proceedings
11 briefly as multiple participants
12 leave the hearing.

13 This concludes the public
14 hearing on the Committee. We will
15 now convene the public meeting to
16 consider the actions to be taken on
17 the bills before this Committee
18 today.

19 Will the Clerk please call the
20 roll to take attendance. Members
21 that are in attendance will please
22 indicate that they are present when
23 their names are called. Also, please
24 say a few brief words when responding
25 so that your image will be displayed

1 on the screen when you speak.

2 Will the Clerk please call the
3 roll.

4 THE CLERK: Councilmember
5 Curtis Jones, Jr.

6 COUNCILMAN JONES: Thank you,
7 Mr. Chairman. I am present.

8 THE CLERK: Councilmember
9 Cindy Bass.

10 COUNCILWOMAN BASS: Good
11 afternoon. I am still present.

12 THE CLERK: Councilmember
13 Brian O'Neill.

14 (No response.)

15 THE CLERK: And, Councilmember
16 Katherine Gilmore Richardson.

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Good afternoon,
19 Mr. Chair. Good afternoon,
20 colleagues. I am present.

21 COUNCILMAN JOHNSON: The Chair
22 recognizes Councilman Curtis Jones
23 for a motion on the bill -- for a
24 motion on the amendment to Bill No.
25 230440.

1 COUNCILMAN JONES: Thank you,
2 Mr. Chairman.

3 I offer an amendment to Bill
4 No. 230440. A copy of that amendment
5 has been circulated to all members of
6 the Committee and I move for the
7 adoption of the amendment to Bill No.
8 230440.

9 COUNCILWOMAN BASS: Second.

10 COUNCILMAN JOHNSON: The Chair
11 recognizes Councilwoman Cindy Bass
12 who seconds the motion. It has been
13 moved and properly seconded that the
14 amendment to Bill No. 230440 be
15 approved.

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

18 (Aye.)

19 COUNCILMAN JOHNSON: Opposed?

20 (No response.)

21 COUNCILMAN JOHNSON: The ayes
22 have it and the motion to Bill No.
23 230440 has been approved -- the
24 amendment to Bill No. 230440 has been
25 approved.

1 The Chair recognizes
2 Councilman Jones for a motion on Bill
3 No. 230440 as amended.

4 COUNCILMAN JONES: Thank you,
5 Mr. President.

6 I move that Bill No. 230440 be
7 moved with a favorable recommen -- as
8 amended be moved from this Committee
9 with a favorable recommendation and
10 further move that the rules of
11 Council be suspended to permit first
12 reading of this bill at our next
13 session of Council.

14 COUNCILWOMAN BASS: Second.

15 COUNCILMAN JOHNSON: The Chair
16 notes for the record that
17 Councilwoman Cindy Bass seconds the
18 motion.

19 It has been moved and properly
20 seconded that Bill No. 220440 as
21 amended be reported from this
22 Committee with a favorable
23 recommendation and further move that
24 the rules of Council be suspended to
25 permit first reading of this bill at

1 the next session of Council.

2 All those in favor of the
3 motion will signify by saying aye.

4 (Aye.)

5 COUNCILMAN JOHNSON: Those
6 opposed?

7 (No response.)

8 COUNCILMAN JOHNSON: The
9 motion carries.

10 The Chair recognizes
11 Councilman Jones for a motion to Bill
12 No. 230407.

13 COUNCILMAN JONES: Thank you
14 again, Mr. President.

15 I move that Bill No. 230407 be
16 reported from this Committee with a
17 favorable recommendation and further
18 move that the rules of Council be
19 suspended to permit first reading of
20 this bill at our next session of
21 Council.

22 COUNCILWOMAN BASS: Second.

23 COUNCILMAN JOHNSON: The Chair
24 notes for the record that
25 Councilwoman Cindy Bass seconds the

1 motion. It has been moved and
2 properly seconded that Bill No.
3 230407 be reported from this
4 Committee with a favorable
5 recommendation and further move that
6 the rules of Council be suspended to
7 permit first reading of this bill at
8 the next session of Council.

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

11 (Aye.)

12 COUNCILMAN JOHNSON: Those
13 opposed?

14 (No response.)

15 COUNCILMAN JOHNSON: The ayes
16 have it and the motion carries.

17 Chair recognizes Councilman --

18 COUNCILMAN O'NEILL:

19 Mr. Chair, Councilman O'Neill.
20 Anything I missed, I was having
21 struggle getting unmuted. So I've
22 been on the call.

23 COUNCILMAN JOHNSON:
24 Councilman Brian O'Neill will be
25 voting --

1 COUNCILMAN O'NEILL: Aye on
2 all bills.

3 COUNCILMAN JOHNSON: -- aye on
4 all bills that have recently been
5 passed.

6 COUNCILMAN O'NEILL: You got
7 it. Thank you.

8 COUNCILMAN JOHNSON: You're
9 welcome. The Chair recognizes
10 Councilmember Jones for a motion on
11 the amendment to Bill No. 230437.

12 COUNCILMAN JONES: Thank you,
13 Mr. President.

14 I offer an amendment to Bill
15 No. 230437. A copy of that amendment
16 has been circulated to all members of
17 Council. I move for the adoption of
18 the amendment to Bill No. 230437 and
19 be approved.

20 COUNCILWOMAN BASS: Second.
21 Second.

22 COUNCILMAN JOHNSON: The Chair
23 notes for the record that
24 Councilmember Cindy Bass seconds the
25 motion. It has been moved and

1 properly seconded that the amendment
2 to Bill No. 230437 be approved.

3 All those in favor of the
4 motion will signify by saying aye.

5 (Aye.)

6 COUNCILMAN JOHNSON: Those
7 opposed?

8 (No response.)

9 COUNCILMAN JOHNSON: The ayes
10 have it and the motion carries.

11 The Chair recognizes
12 Councilmember Jones for a motion on
13 Bill No. 230437 as amended.

14 COUNCILMAN JONES: Again,
15 thank you, Mr. President.

16 I move that Bill No. 230437 as
17 amended be reported from this
18 Committee with a favorable
19 recommendation and further move that
20 the rules of Council be suspended to
21 permit first reading of this bill at
22 our session of Council.

23 COUNCILWOMAN BASS: Second.

24 COUNCILMAN JOHNSON: The Chair
25 notes for the record that

1 Councilwoman Bass seconds the motion.
2 It has been moved and properly
3 seconded that Bill No. 230437 as
4 amended be reported from this
5 Committee with a favorable
6 recommendation and further move that
7 the rules of Council be suspended to
8 permit first reading of this bill at
9 the next session of Council.

10 All those in favor of the
11 motion will signify by saying aye.

12 (Aye.)

13 COUNCILMAN JOHNSON: Opposed?

14 (No response.)

15 COUNCILMAN JOHNSON: The ayes
16 have it and the motion carries.

17 The Chair recognizes
18 Councilman Jones for a motion on the
19 amendment to Bill No. 230455.

20 COUNCILMAN JONES:

21 Mr. Chairman, I offer an amendment to
22 Bill No. 230455. A copy of that
23 amendment has been circulated to all
24 members of Council and I move for the
25 adoption of amendment to Bill No.

1 230455 be approved.

2 COUNCILWOMAN BASS: Second.

3 COUNCILMAN JOHNSON: The Chair
4 notes for the record that
5 Councilwoman Cindy Bass seconds the
6 motion. It has been moved and
7 properly seconded that the amendment
8 to Bill No. 230455 be approved.

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

11 (Aye.)

12 COUNCILMAN JOHNSON: Those
13 opposed?

14 (No response.)

15 COUNCILMAN JOHNSON: The ayes
16 have it and the motion carries. The
17 amendment to Bill No. 230455 has been
18 approved.

19 The Chair recognizes
20 Councilmember Jones for a motion on
21 Bill No. 230455 as amended.

22 COUNCILMAN JONES: Thank you,
23 Mr. Chairman.

24 I move that Bill No. 230455 as
25 amended be reported from this

1 Committee with a favorable
2 recommendation and further move that
3 the rules of Council be suspended to
4 permit first reading of this bill at
5 our next session of Council.

6 COUNCILWOMAN BASS: Second.

7 COUNCILMAN JOHNSON: The Chair
8 notes for the record that
9 Councilwoman Cindy Bass seconds the
10 motion. It has been moved and
11 properly seconded that Bill No.
12 230455 as amended be reported from
13 this Committee with a favorable
14 recommendation and further move that
15 the rules of Council be suspended to
16 permit first reading of this bill at
17 the next session of Council.

18 All those in favor of the
19 motion will signify by saying aye.

20 (Aye.)

21 COUNCILMAN JOHNSON: Those
22 opposed?

23 (No response.)

24 COUNCILMAN JOHNSON: The ayes
25 have it and the motion carries.

1 The Chair recognizes
2 Councilman Jones for a motion on Bill
3 No. 230412.

4 COUNCILMAN JONES: Thank you
5 again, Mr. Chairman.

6 I move that Bill No. 230412 be
7 reported from this Committee with a
8 favorable recommendation and further
9 move that the rules of Council be
10 suspended to permit first reading of
11 this bill at our next session of
12 Council.

13 COUNCILWOMAN BASS: Second.

14 COUNCILMAN JOHNSON: The Chair
15 notes for the record that
16 Councilwoman Cindy Bass seconds the
17 motion. It has been moved and
18 properly seconded that Bill No.
19 230412 be reported from this
20 Committee with a favorable
21 recommendation and further move that
22 the rules of Council be suspended to
23 permit first reading of this bill at
24 the next session of Council.

25 All those in favor of the

1 motion will signify by saying aye.

2 (Aye.)

3 COUNCILMAN JOHNSON: Those
4 opposed?

5 (No response.)

6 COUNCILMAN JOHNSON: The ayes
7 have it and the motion carries.

8 The Chair recognizes
9 Councilman Mark -- the Chair
10 recognizes Councilman Jones for a
11 motion on Bill No. 230446.

12 COUNCILMAN JONES: Thank you,
13 Mr. Chairman.

14 I move that Bill No. 230446 be
15 reported from this Committee with a
16 favorable recommendation and further
17 move that the rules of Council be
18 suspended to permit first reading at
19 our next session of Council.

20 COUNCILWOMAN BASS: Second.

21 COUNCILMAN JOHNSON: The Chair
22 notes for the record that
23 Councilwoman Bass seconds the motion.
24 It has been moved and properly
25 seconded that Bill No. 230446 be

1 reported from this Committee with a
2 favorable recommendation and further
3 move that the rules of Council be
4 suspended to permit first reading of
5 this bill at the next session of
6 Council.

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

9 (Aye.)

10 COUNCILMAN JOHNSON: Opposed?

11 (No response.)

12 COUNCILMAN JOHNSON: The ayes
13 have it and the motion carries.

14 The Chair recognizes
15 Councilman Jones for a motion on the
16 amendment to Bill No. 230447.

17 COUNCILMAN JONES: Again,
18 thank you, Mr. Chairman.

19 I offer an amendment to Bill
20 No. 230447. A copy of that amendment
21 has been circulated to all members of
22 Council and I move for the adoption
23 of the amendment to Bill No. 230447
24 and be approved.

25 COUNCILWOMAN BASS: Second.

1 COUNCILMAN JOHNSON: The Chair
2 notes for the record that
3 Councilmember Cindy Bass seconds the
4 motion. It has been moved and
5 properly seconded that the amendment
6 to Bill No. 230447 be approved.

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

9 (Aye.)

10 COUNCILMAN JOHNSON: Those
11 opposed?

12 (No response.)

13 COUNCILMAN JOHNSON: The ayes
14 have it and the motion carries. And
15 the amendment to Bill 230447 has been
16 approved.

17 The Chair recognizes
18 Councilman --

19 (Background interruption.)

20 COUNCILMAN JOHNSON: -- Jones
21 for a motion on Bill No. 230447 as
22 amended.

23 Everybody please mute your
24 screen if you're not speaking.

25 COUNCILMAN JONES: Thank you,

1 Mr. Chairman.

2 I move that Bill No. 230447 as
3 amended be reported from this
4 Committee with a favorable
5 recommendation. I further move that
6 the rules of Council be suspended to
7 permit first reading of this bill at
8 our next session of Council.

9 COUNCILWOMAN BASS: Second.

10 COUNCILMAN JOHNSON: The Chair
11 notes for the record that
12 Councilmember Cindy Bass seconds the
13 motion. It has been moved and
14 properly seconded that Bill No.
15 230447 as amended be reported from
16 this Committee with a favorable
17 recommendation and further move that
18 the rules of Council be suspended to
19 permit first reading of this bill at
20 the next session of Council.

21 All those in favor of the
22 motion will signify by saying aye.

23 (Aye.)

24 COUNCILMAN JOHNSON: Those
25 opposed?

1 (No response.)

2 COUNCILMAN JOHNSON: The ayes
3 have it and the motion carries.

4 Chair recognizes Councilman
5 Jones for a motion on the amendment
6 to Bill No. 230443.

7 COUNCILMAN JONES: Thank you,
8 Mr. Chairman.

9 I offer an amendment to Bill
10 No. 230443. A copy of that amendment
11 has been circulated to all members of
12 Council and I move for the adoption
13 of the amendment to Bill No. 230447
14 and be approved.

15 COUNCILWOMAN BASS: Second.

16 COUNCILMAN JOHNSON: The Chair
17 notes for the record that
18 Councilmember Cindy Bass seconds the
19 motion. It has been moved and
20 properly seconded that Bill No.
21 230447 as amended be reported from
22 this Committee with a favorable
23 recommendation and further move that
24 the rules of Council be suspended to
25 permit first reading of this bill at

1 the next session of Council.

2 All those in favor of the
3 motion will signify by saying aye.

4 (Aye.)

5 COUNCILMAN JOHNSON: Those
6 opposed?

7 (No response.)

8 COUNCILMAN JOHNSON: The ayes
9 have it and the motion carries.

10 Chair recognizes Councilman
11 Jones for a motion on the amendment
12 to Bill No. 230443.

13 COUNCILMAN JONES: Thank you,
14 Mr. Chair.

15 So I offer -- no, I move that
16 Bill No. 230443 as amended be
17 reported from this Committee with a
18 favorable recommendation and further
19 move that the rules of Council be
20 suspended to permit first reading of
21 this bill at our next session of
22 Council.

23 COUNCILWOMAN BASS: Second.

24 COUNCILMAN JOHNSON: The Chair
25 notes for the record that

1 Councilwoman Cindy Bass seconds the
2 motion. It has been moved and
3 properly seconded that the amendment
4 to Bill No. 230443 be approved.

5 All those in favor of the
6 motion will signify by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Opposed?

9 (No response.)

10 COUNCILMAN JOHNSON: The ayes
11 have it and the motion carries.

12 The Chair recognizes
13 Councilmember Jones for a motion on
14 Bill No. 230443 as amended.

15 COUNCILMAN JONES: Thank you,
16 Mr. Chair. But I think we -- could
17 you check. I think we just did that
18 one and voted it out. If I'm not
19 right, I will repeat it.

20 COUNCILMAN JOHNSON: I'm going
21 to back up. The last one was 230443,
22 the motion on the amendment to this
23 bill. And this one is 230443 as
24 amended.

25 COUNCILMAN JONES: Okay.

1 Thank you, Mr. Chair.

2 I move that Bill No. 230443 as
3 amended be reported from this
4 Committee with a favorable
5 recommendation and further move that
6 the rules of Council be suspended to
7 permit first reading of this bill at
8 our next session of Council.

9 COUNCILMAN JOHNSON: Can I get
10 a second?

11 COUNCILWOMAN BASS: Second.

12 COUNCILMAN JOHNSON: The Chair
13 notes for the record that
14 Councilmember Cindy Bass seconds the
15 motion. It has been moved and
16 properly seconded that Bill No.
17 230443 as amended be reported from
18 this Committee with a favorable
19 recommendation and further move that
20 the rules of Council be suspended to
21 permit first reading of this bill at
22 the next session of Council.

23 All those in favor of the
24 motion will signify by saying aye.

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

4 COUNCILMAN JOHNSON: The ayes
5 have it and the motion carries.

6 The Chair recognizes
7 Councilmember Jones for a motion on
8 the amendment to Bill No. 230448.

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

11 I offer an amendment to Bill
12 No. 230448. A copy of that amendment
13 has been circulated to all members of
14 Council and I move for the adoption
15 of the amendment to Bill No. 230448
16 be approved.

17 COUNCILWOMAN BASS: Second.

18 COUNCILMAN JOHNSON: The Chair
19 notes for the record that
20 Councilmember Cindy Bass seconds the
21 motion. It has been moved and
22 properly seconded that the amendment
23 to Bill No. 230448 be approved.

24 All those in favor of the
25 motion will signify by saying aye.

1 (Aye.)

2 COUNCILMAN JOHNSON: Those
3 opposed?

4 (No response.)

5 COUNCILMAN JOHNSON: The ayes
6 have it and the motion carries, and
7 the amendment to Bill No. 230448 has
8 been approved.

9 The Chair recognizes
10 Councilmember Jones for a motion on
11 Bill No. 230448 as amended.

12 COUNCILMAN JONES:
13 Mr. Chairman, I move that Bill No.
14 230448 as amended be reported from
15 this Committee with a favorable
16 recommendation and further move that
17 the rules of Council be suspended to
18 permit first reading of this bill at
19 our next session of Council.

20 COUNCILWOMAN BASS: Second.

21 COUNCILMAN JOHNSON: The Chair
22 notes for the record that
23 Councilmember Cindy Bass seconds the
24 motion and it has been moved and
25 properly seconded that Bill No.

1 230448 as amended be reported from
2 the Committee with a favorable
3 recommendation and further move that
4 the rules of Council be suspended to
5 permit first reading of this bill at
6 the next session of Council.

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

9 (Aye.)

10 COUNCILMAN JOHNSON: Those
11 opposed?

12 (No response.)

13 COUNCILMAN JOHNSON: The ayes
14 have it and the motion carries.

15 The Chair recognizes
16 Councilmember Jones for a motion on
17 Bill No. 230442.

18 COUNCILMAN JONES: Thank you
19 again, Mr. Chairman.

20 I move that Bill No. 230442 be
21 reported from this Committee with a
22 favorable recommendation and further
23 move that the rules of Council be
24 suspended to permit first reading of
25 this bill at our next session of

1 Council.

2 COUNCILWOMAN BASS: Second.

3 COUNCILMAN JOHNSON: The Chair

4 notes for the record that

5 Councilmember Cindy Bass seconds the

6 motion. It has been moved and

7 properly seconded that Bill No.

8 230442 be reported from this

9 Committee with a favorable

10 recommendation and further move that

11 the rules of Council be suspended to

12 permit first reading of this bill at

13 the next session of Council.

14 All those in favor of the

15 motion will signify by saying aye.

16 (Aye.)

17 COUNCILMAN JOHNSON: Those

18 opposed?

19 (No response.)

20 COUNCILMAN JOHNSON: The ayes

21 have it and the motion carries.

22 The Chair recognizes

23 Councilmember Jones for a motion on

24 the amendment to Bill No. 230410.

25 COUNCILMAN JONES:

1 Mr. Chairman, I offer an amendment to
2 Bill No. 230410.

3 A copy of that amendment has
4 been circulated to all members of
5 Committee and I move for the adoption
6 of the amendment to Bill No. 230410
7 be approved.

8 COUNCILMAN JOHNSON: Can I get
9 a second?

10 COUNCILWOMAN BASS: Second.

11 COUNCILWOMAN GILMORE
12 RICHARDSON: Second.

13 COUNCILMAN O'NEILL: Second.

14 COUNCILMAN JOHNSON: Got a
15 bunch of seconds. The Chair notes
16 for the record that Councilman
17 O'Neill seconds the motion. It has
18 been moved and properly seconded that
19 the amendment to Bill No. 230410 be
20 approved.

21 All those in favor of the
22 motion will signify by saying aye.

23 (Aye.)

24 COUNCILMAN JOHNSON: Those
25 opposed?

1 (No response.)

2 COUNCILMAN JOHNSON: The ayes
3 have it and the motion carries. And
4 the amendment to Bill No. 230410 has
5 been approved.

6 The Chair recognizes
7 Councilmember Jones for a motion on
8 Bill No. 230410 as amended.

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

11 I move that Bill No. 230410 as
12 amended be reported from this
13 Committee with a favorable
14 recommendation and further move that
15 the rules of Council be suspended to
16 permit first reading of this bill at
17 our next session of Council.

18 COUNCILMAN O'NEILL: Second.

19 COUNCILMAN JOHNSON: The Chair
20 notes for the record that
21 Councilmember O'Neill seconds the
22 motion. It has been moved and
23 properly seconded that Bill No.
24 230410 as amended be reported from
25 this Committee with a favorable

1 recommendation and further move that
2 the rules of Council be suspended to
3 permit first reading of this bill at
4 the next session of Council.

5 All those in favor of the
6 motion will signify by saying aye.

7 (Aye.)

8 COUNCILMAN JOHNSON: Those
9 opposed?

10 (No response.)

11 COUNCILMAN JOHNSON: The ayes
12 have it and the motion carries.

13 This concludes the Committee
14 on Rules Committee for today. If
15 there are no additional remarks, I
16 want to thank everybody for your
17 attendance and good job everyone who
18 introduced bills today.

19 COUNCILMAN JONES: Good job,
20 Mr. Chairman. Well done.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you, Mr. Chair.

23 COUNCILMAN JOHNSON: Thank you
24 very much.

25 COUNCILMAN SQUILLA: Thank

1 you, Mr. Chair. Good job.

2 COUNCILMAN O'NEILL: Thank

3 you, Mr. Chair.

4 (Committee on Rules concluded

5 at 12:50 p.m.)

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

2

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

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TANEHA CARROLL
Court Reporter - Notary Public

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