

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, May 3, 2012
1:10 p.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BILL GREEN
COUNCILMAN BOBBY HENON
COUNCILMAN JAMES KENNEY
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN

BILL 120020 - An ordinance establishing a neighborhood improvement district in an area that generally includes the areas roughly bounded by: (a) York Street, Carlisle Street, Girard Avenue and 19th Street; (b) York Street, the SEPTA Regional Rail tracks, Susquehanna Avenue and Watts Street; and (c) the Diamond Green, Kardon Atlantic, University Village and Wanamaker School developments, to be known as the North Central Neighborhood Improvement District...

- - -

1

2

COUNCILMAN GREENLEE: Good

3

afternoon, everyone. This is the

4

Committee on Rules.

5

For the record, we have a

6

quorum with Council President Clarke,

7

Councilwoman Bass, Councilman Goode and

8

Councilman Kenney, who is the Vice Chair

9

of the Committee.

10

Ms. O'Connell, will you please

11

read the title of the bill before us

12

today.

13

THE CLERK: Bill 120020, an

14

ordinance establishing a neighborhood

15

improvement district in an area that

16

generally includes the areas roughly

17

bounded by: (a) York Street, Carlisle

18

Street, Girard Avenue, 19th Street; (b)

19

York Street, SEPTA Regional tracks,

20

Susquehanna Avenue, Watts Street; and The

21

Diamond Green, Kardon Atlantic,

22

University Village and Wanamaker School

23

developments, to be known as the North

24

Central Neighborhood Improvement

25

District; designating the North Central

1 5/3/12 - RULES - BILL 120020

2 Management Corporation, a Pennsylvania
3 non-profit corporation, as the
4 Neighborhood Improvement District
5 Management Association for the District;
6 approving a plan for the District,
7 including a list of proposed improvements
8 and their estimated cost, and providing
9 for assessment fees to be levied on the
10 property owners within the District;
11 authorizing the Director of Commerce, on
12 behalf of the City, to execute an
13 agreement with North Central Management
14 Corporation relating to the District; and
15 authorizing the North Central Management
16 Corporation to assess property owners
17 within the District a special property
18 assessment fee to be used in accordance
19 with the approved plan; all in accordance
20 with the provisions of the Community and
21 Economic Improvement Act, and under
22 certain terms and conditions.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Council President Clarke, would

1 5/3/12 - RULES - BILL 120020

2 you like to say something first.

3 COUNCIL PRESIDENT CLARKE: Yes,
4 a couple of issues. Thank you,
5 Mr. Chair.

6 First, good afternoon,
7 everyone. As the Clerk said, that this
8 is a requirement under the Special
9 Service District Act that you must have
10 two public hearings in the City Council
11 of Philadelphia. What we've been
12 attempting to do is have meetings in the
13 community to talk directly to the
14 individuals within those boundaries. We
15 actually had a very spirited but good
16 meeting about two weeks ago up at 16th
17 and Berks at the Amos Playground, with
18 nobody there but the people that live
19 there, myself. I think it was a
20 productive meeting in that people were
21 able to hear directly from me, not
22 through flyers, not through letters, not
23 through anything, the purpose of the bill
24 and the intent of the bill and the
25 specifics of the bill.

1 5/3/12 - RULES - BILL 120020

2 We handed out information at
3 that particular time that talked about
4 what the bill will allow the special
5 service district to do and what it will
6 not allow them to do.

7 I want to say also today
8 because of the nature of the meeting, we
9 will not be asking for an action today.
10 We're going to ask at the conclusion of
11 today's conversation, we're going to ask
12 for a recess until the call of the Chair
13 to allow additional dialogue so people
14 will have as clear an understanding of
15 what's being proposed as possible.

16 There has been some productive
17 conversations and information put forth
18 as a result of these conversations in the
19 community, some things that have nothing
20 to do -- most of which have actually
21 nothing to do with what's proposed, but
22 there are issues in that community that
23 need to be fixed and need to be resolved
24 separate and aside from this particular
25 proposal. We are in the process of

1 5/3/12 - RULES - BILL 120020

2 working on a strategy for dealing with
3 that, issues from dealing with behavior
4 of students, which I think if in fact
5 this is implemented, it will give us an
6 opportunity to deal with that, but also
7 issues as it related to being in the
8 position to continue to build affordable
9 housing for residents.

10 Fortunately, in the past in
11 significant parts of that neighborhood,
12 we've been in a position to build a
13 significant amount of affordable housing.
14 Unfortunately, the funding from the
15 federal government in that particular
16 program was suspended as a result of
17 federal cuts. So in conversation with a
18 number of the individuals, both that were
19 and were not involved in that process
20 that allowed us to continue to build
21 affordable housing, we agreed that we
22 need to develop a strategy to continue
23 that move to make sure that there are
24 housing opportunities for the individuals
25 who live there and their families.

1 5/3/12 - RULES - BILL 120020

2 That's separate and aside from this, and
3 I think it's a good idea to continue to
4 work on that.

5 The other issue relates to
6 obviously student behavior. I had a
7 recent conversation with Temple
8 University, because even if in fact this
9 gets implemented, it's going to be a
10 while before it moves ahead. There are
11 some short-term issues that must be
12 resolved today, because the stories that
13 I've heard and witnessed about some of
14 the behavior of individuals in there is
15 going to stop one way or another.
16 Because people have lived there all their
17 lives, this is their community, and we're
18 not going to have people disrespected.
19 People are going to continue to be in
20 that community and we're going to make
21 sure of that.

22 So there's some short-term
23 issues that are going to get dealt with
24 regardless and there's some longer-term
25 issues, and then there's some issues as

1 5/3/12 - RULES - BILL 120020

2 it relates to a broader strategy to
3 continue developing that community,
4 provide affordable housing for residents
5 of the community.

6 So, again, there will not be an
7 action taken today. We'll get the
8 testimony and then we will call a recess
9 to the call of the Chair so we can
10 continue to have the community
11 discussion.

12 Thank you, Mr. Chairman.

13 COUNCILMAN GREENLEE: Thank
14 you, Mr. President.

15 The record will also reflect
16 that Councilman Henon, a member of the
17 Committee, is present.

18 I'm going to start to call the
19 names of people who are on the list.
20 Right now I have 15 names of people that
21 are scheduled -- that wish to testify. A
22 number of them have testified at the
23 previous hearing. I think you all heard
24 the Council President, as the sponsor of
25 this, is going to request -- and I'm sure

1 5/3/12 - RULES - BILL 120020

2 the Committee will agree -- to continue
3 this hearing to another hearing. So just
4 so everybody is clear, there will be
5 another time where everybody will have
6 the opportunity to speak, and that may
7 be -- and that should be after maybe some
8 other issues have already been worked
9 out.

10 So obviously everybody has a
11 right to speak today. I would ask,
12 because I said a number of you spoke
13 before, that if you're speaking again, I
14 respectfully ask that you hopefully have
15 something additional to add, because your
16 comments have already been made part of
17 the record. The same committee that's
18 here today was here then to hear those
19 comments.

20 So, again, you have the right
21 to say whatever you'd like. I ask you
22 just to try to add something additional
23 if you have testified before and also
24 just, again, with all due respect, be as
25 brief as possible.

1 5/3/12 - RULES - BILL 120020

2 If you have written
3 testimony -- I think I have written
4 testimony from three people -- that will
5 be made part of the record. You do not
6 have to just sit here and read the whole
7 testimony. You can just summarize your
8 statements. Again, in the interest for
9 those persons -- as I said, we got 15
10 witnesses. For those people who are 14
11 and 15, just so they can get up in some
12 reasonable amount of time.

13 All right. Now, I'm going to
14 start with a couple people. Mr. James
15 White and Reverend William Moore, please.
16 If you two could come up first, I'd
17 appreciate it. Thank you.

18 (Witnesses approached witness
19 table.)

20 COUNCILMAN GREENLEE: If I
21 could add before you start, Mr. White.
22 I'm sorry. If there's people who have
23 not already signed up to testify,
24 Ms. O'Connell over here who read the
25 bill, if you could just give her your

1 5/3/12 - RULES - BILL 120020

2 name. Okay? Thank you.

3 Mr. White, good afternoon.

4 Please identify yourself for the record.

5 MR. WHITE: Good afternoon,

6 Mr. Chairman and members of the Committee

7 on Rules. I'm James Stanley White,

8 former Managing Director of the City of

9 Philadelphia and currently a member of

10 the Board of Trustees of Temple

11 University. And according to the

12 comments that you made, Mr. Chairman, I

13 will not read my entire testimony.

14 COUNCILMAN GREENLEE: Thank

15 you.

16 MR. WHITE: But there are

17 several parts of it that I would like to

18 paraphrase at least --

19 COUNCILMAN GREENLEE: Sure.

20 MR. WHITE: -- for the sake of

21 our audience.

22 I appreciate the opportunity to

23 come back before the Committee, and I

24 have made a careful review of the adopted

25 amendments to the plan, which are the

1 5/3/12 - RULES - BILL 120020

2 subject of today's hearing as well. But
3 I remain convinced that this bill should
4 not be passed by City Council. And in
5 addition to the rationale for my
6 opposition to the creation of the North
7 Central Neighborhood Improvement
8 District, as was expressed in my
9 testimony on the 13th of March, I'd like
10 to very quickly submit additional
11 conclusions.

12 One pertains to at least my
13 observation of the lack of
14 enthusiastically supporting this proposal
15 by the community, by people within the
16 community that I have worked with in the
17 past, and also that the amount of anger
18 and disappointment with Temple University
19 over this issue has grown and continues,
20 I think, to be a major problem for all of
21 us.

22 I wanted to call to the
23 attention of the Committee that in 1994
24 on the 13th of June, I appeared before
25 this Committee in my capacity as the

1 5/3/12 - RULES - BILL 120020

2 Executive Vice President at that time,
3 Chief Operating Officer of Temple
4 University to testify in support of Bill
5 No. 839, which would amend the
6 Philadelphia Zoning Maps by changing the
7 zoning designations of certain areas of
8 land located within an area that was
9 bounded by Montgomery Avenue, Broad
10 Street, Cecil B. Moore Avenue and
11 Sydenham Street to establish this area as
12 a Class IDD, Institutional Development
13 District, and this was for the purpose of
14 the construction of the Apollo of Temple
15 project, now known as the Liacouras
16 Center.

17 I stated in my testimony at
18 that time that the University's academic
19 plan, which had been approved by the
20 Board of Trustees on May 13, 1986,
21 acknowledges that Temple has a vested
22 interest in the revitalization of North
23 Philadelphia. It recognizes that in the
24 world of university life, Temple in North
25 Philadelphia cannot be sustained as a

1 5/3/12 - RULES - BILL 120020
2 comprehensive public research university
3 without major improvement of the North
4 Broad Street strips. And it went on to
5 make other statements concerning the
6 University's commitment and desire to be
7 a good neighbor in this part of
8 Philadelphia.

9 I would add that in keeping
10 with this goal of creating and
11 maintaining a secure, stable and
12 attractive environment in North
13 Philadelphia, then-Council President John
14 Street's request was complied with that
15 the University prepare and support a
16 community development plan for the area
17 adjacent to the Apollo and the Cecil B.
18 Moore Avenue Parking Garage.

19 The residents and the
20 leadership of the various organizations
21 that we negotiated with to gain their
22 support of the necessary ordinances that
23 had to be passed by City Council were
24 reflected in this community development
25 plan.

1 5/3/12 - RULES - BILL 120020

2 I point that out because it
3 should not be forgotten that the same
4 people who are before you today in
5 opposition of this proposal opposed the
6 construction of the Apollo Temple, and as
7 the Executive Vice President, I led the
8 University's committee that negotiated
9 with them under the oversight, if you
10 would, of Mr. Floyd Alston, who then was
11 the President of the Beech Corporation,
12 and overseen by Council President John
13 Street, our now Council President Darrell
14 Clarke and State Senator Shirley Kitchen
15 were the three persons that we negotiated
16 with, and I can say that we did that in
17 good faith.

18 My concern was that these same
19 people who we made pledges to in writing
20 now feel that they have been betrayed.
21 This deeply concerns me. I feel that
22 this is not something that I, for one,
23 should take lightly. I think it's very
24 important that we regain their trust in
25 this government and in Temple University.

1 5/3/12 - RULES - BILL 120020

2 And so that is the major
3 concern that I have expressed,
4 Mr. Chairman, in my opposition to the
5 bill. I don't oppose anything that the
6 Council is doing. I don't oppose the
7 goals of our Council President, but I
8 think that we need to step back and
9 rethink the process that has taken us to
10 this day.

11 And I thank you again for your
12 gracious allowing me to testify.

13 COUNCILMAN GREENLEE: Thank
14 you, Mr. White.

15 (Applause.)

16 COUNCILMAN GREENLEE: Reverend
17 Moore.

18 REVEREND MOORE: Thank you so
19 much, Mr. Chairman, and I do appreciate
20 the opportunity to come again before this
21 panel, and also I'm appreciative of the
22 comments that Council President made in
23 his opening remarks, and I think I too
24 recognize the complexity of all of the
25 issues that we face, and the development

1 5/3/12 - RULES - BILL 120020

2 and the problems in the neighborhood are
3 joined together at the hip.

4 COUNCILMAN GREENLEE: Reverend,
5 would you just identify yourself for the
6 record.

7 REVEREND MOORE: I'm sorry?

8 COUNCILMAN GREENLEE: Just
9 identify yourself for the record.

10 REVEREND MOORE: I'm very
11 sorry. I am Reverend William B. Moore
12 and I'm Pastor of the Tenth Memorial
13 Baptist Church and have been the Pastor
14 for the last 38 years.

15 I had indicated that I'm
16 appreciative, Mr. Chairman, for the
17 opportunity to come before this panel,
18 and again I'm appreciative for the
19 remarks that Council President made and
20 the recognition I think on the part of
21 the Councilmembers, this Committee, of
22 the complexity of these issues. Some of
23 them are longstanding. However, the
24 proposed solution to the problem are
25 joined together at the hip in terms of

1 5/3/12 - RULES - BILL 120020

2 the longstanding problems that we have
3 had.

4 I want to make two sets of
5 comments. One is the fact that I'm not
6 against development. I'm not
7 anti-development, and I want that clear
8 for the record. But what I am against is
9 lopsided development, development where
10 the only people that are happy are the
11 developers. I think any development
12 ought to be a win-win situation for both
13 the developers and the residents, and
14 from my view, that North Central
15 Philadelphia ought to be a place where
16 everybody who wants to live can live
17 there in peace and harmony.

18 I have seen development by the
19 Advocate Development Corporation, by the
20 Beech Corporation, by the Francisville
21 Corporation working together with the
22 residents to responsibly develop the
23 neighborhood, and in particular the work
24 that the Advocate Corporation has done
25 and the Beech Corporation, together

1 5/3/12 - RULES - BILL 120020

2 working with the residents, they have
3 created a value in this neighborhood that
4 heretofore did not exist.

5 I can recall a time in the not
6 too distant past where North Philadelphia
7 was not a desirable community for people
8 to invest in. And now because there has
9 been development value created in that
10 community, everybody is coming running.

11 The second thing that I want to
12 say is, this morning I had an opportunity
13 from 6 o'clock a.m. to 8 o'clock a.m. to
14 ride around much of the development in
15 North Central Philadelphia, and what I
16 concluded in that two-hour ride, that
17 what we have is a developers' and
18 development situation gone wild, that 99
19 percent of the development that I saw
20 going on was student housing for Temple
21 University. Some of that housing, while
22 it was new, did not conform to the
23 intellectual -- the integrity, the
24 architectural integrity of the
25 neighborhood. Many of those houses in

1 5/3/12 - RULES - BILL 120020
2 beautiful blocks that had beautiful
3 architecture was things that were just
4 stuck up there in a hurry, many times in
5 30 days or 60 days by the development out
6 of inferior material, and I don't think
7 that this is the kind of development that
8 we want.

9 Also it was obvious to me in
10 this ride around that from the Department
11 of L&I as well as the Department of
12 Revenue, there was very little monitoring
13 of what was going on. In development
14 after development, there was cement
15 mixers on the sidewalk, sidewalks were
16 dug up and a permit for this nowhere in
17 sight.

18 Near the playground of the YMCA
19 was limestone and sand running in the
20 sewers, and the people at the Y have to
21 clean off the playground equipment every
22 day. This is not acceptable certainly to
23 responsible people in the community.

24 And we have a situation where
25 obviously there are some very good

1 5/3/12 - RULES - BILL 120020

2 developers, but then there are developers
3 who do not respect the community at all,
4 developers who bring in their workers
5 from out of town, drop them off in the
6 morning and come back and pick them up in
7 the afternoon and pay them in cash. The
8 members of this Council right now are
9 dealing with a cash-strapped city, and
10 obviously if there are people being paid
11 in cash, obviously there is a problem in
12 monitoring, and it is a problem that
13 needs to be corrected.

14 Developers should not be
15 allowed to put up scaffolding to do work
16 that does not conform to code nor meet
17 the parking requirements of the
18 neighborhood.

19 As just a personal case in
20 point, the church's manse is at 1848 West
21 Master Street. Two doors from that
22 parsonage there was a single-family
23 three-story development and a vacant lot.
24 The developer has put up two apartments
25 that replaces a single family that was

1 5/3/12 - RULES - BILL 120020

2 there for multi-unit student housing.

3 This student housing is one block north
4 of a senior home with senior residents,
5 one block north of 161 brand new houses.
6 So here we have a group of students that
7 are going to be placed in a community
8 without any regard for how it will impact
9 on the quality of life.

10 And so what is currently
11 proposed, while it resolves one problem,
12 it still leaves many issues outstanding.
13 And for those reasons, I think we need to
14 step back and, as the Councilman
15 indicated, we really need to roll up our
16 sleeves and to develop a responsible plan
17 where everybody in the community can
18 benefit and the City can benefit from the
19 revenues of what is going on.

20 Those are the comments that I
21 have at this time.

22 COUNCILMAN GREENLEE: All
23 right. Thank you, Reverend Moore.

24 If I could just ask --

25 (Applause.)

1 5/3/12 - RULES - BILL 120020

2 COUNCILMAN GREENLEE: And I
3 understand what you're saying about the
4 violations and some of the various
5 problems that you detail, and I'm sure
6 they exist. I guess what I'm not clear
7 on and I wasn't clear from the last
8 meeting is, how does this ordinance --
9 you even said that it may help one of the
10 problems, it doesn't address them all.
11 It may not address everything that you
12 said, but how does it -- I guess the best
13 way to say it, how does it hurt those
14 issues? It would seem to me that if
15 there's more -- by putting money in that
16 particular area and more attention paid
17 to it, that a lot of those problems that
18 you talk about could be better addressed.
19 I mean, that's usually how I see NIDs and
20 BIDs.

21 (Audience members yelling
22 "no".)

23 COUNCILMAN GREENLEE: Obviously
24 those folks disagree with me. If you
25 could -- I wonder if you could just

1 5/3/12 - RULES - BILL 120020

2 address that, please.

3 REVEREND MOORE: Absolutely. I
4 think that the question is not how it
5 helps, but how it has hurt. Because what
6 it addresses is a problem that we did not
7 create. We did not create the trash. We
8 did not create the trash that the
9 students put out on the lot. Residents,
10 if we put out trash, if my church puts
11 out trash, if we put out trash and it is
12 put out on the wrong day or it's mixed up
13 with recycling, we get fined. We get
14 fined. That's the remedy for it.

15 (Applause.)

16 REVEREND MOORE: What we're
17 saying is, if the students create the
18 problem, then they ought to get fined
19 just like everybody else. And if the
20 developers do not respond, then you need
21 to yank their license, if they cannot be
22 responsible developers.

23 So it's not how it helps it,
24 but it's how it hurts it.

25 COUNCILMAN GREENLEE: Just one

1 5/3/12 - RULES - BILL 120020

2 second. I hear you, but how does this
3 bill hurt that issue you're talking
4 about? I mean, I think we all agree if
5 you put out trash at the wrong time, you
6 should get fined. If the developers do
7 not do the right thing, they should get
8 violations. But this ordinance certainly
9 doesn't stop that from happening. In
10 fact, again, I think from what I
11 understand -- and the Council President
12 could talk about it some more, I guess,
13 but it's supposed to help in those areas.
14 I'm not saying solve everything, but
15 certainly paying more attention to the
16 area is what you're talking about, right?

17 REVEREND MOORE: Well --

18 COUNCILMAN GREENLEE: And this
19 bill intends to have more attention paid
20 to this particular area of the City.

21 REVEREND MOORE: Well,
22 Councilman, I thought that was what we
23 had. I thought that was what Beech was
24 doing over the last 30 years in creating
25 a billion dollars worth of development in

1 5/3/12 - RULES - BILL 120020

2 North Central Philadelphia. I thought
3 that that was what Advocate Development
4 Community Corporation did. I thought
5 that was what National Temple non-profit
6 did long before these other organizations
7 exist. So that there was attention given
8 to the neighborhood, and except for the
9 downturn in the economy, there was an
10 orderly plan to grow the community, and
11 the Councilman himself participated in
12 that orderly development, but now the
13 developers are taking over the
14 development and all of the land is gone.
15 So even if we wanted -- even if there
16 were an economic turnaround and we wanted
17 to develop the community, there is no
18 land to do that.

19 COUNCILMAN GREENLEE: Okay.
20 Mr. White, I'm sorry. I interrupted.
21 Please, go ahead.

22 MR. WHITE: Speaking as both a
23 former Commissioner of L&I and as a
24 former Managing Director of the City, I
25 put in my testimony on Page 3, Paragraph

1 5/3/12 - RULES - BILL 120020

2 6 my recommendation concerning not action
3 of Council but the action of the
4 Administration.

5 There's no excuse for there to
6 be requests from these residents,
7 responsible leadership of various
8 organizations, for the L&I Commissioner
9 to come out and look at what Reverend
10 Moore has described with no response.

11 COUNCILMAN GREENLEE: Agreed.

12 MR. WHITE: And I would call
13 upon the Administration to do what
14 they're supposed to do, because
15 theoretically the improvement district
16 will not substitute for the services and
17 the attention that our government, our
18 City government, should be giving to this
19 neighborhood. And I pointed out in my
20 first testimony that the same
21 neighborhood had been redlined by this
22 government.

23 (Applause.)

24 MR. WHITE: And not the current
25 government, for the record, not the

1 5/3/12 - RULES - BILL 120020

2 current government but the current that
3 preceded Mayor Green's Administration.
4 And it was at that time that I met our
5 Council President, who I said when I saw
6 him and walked through the neighborhood
7 with him that he was definitely destined
8 to be a leader of this city. And it's
9 been an uphill battle since, and even to
10 this day, the amount of service delivery
11 is not consistent with what the needs
12 are.

13 And so I think that is at least
14 my answer to your question about how this
15 relates to the district.

16 COUNCILMAN GREENLEE: Okay.

17 REVEREND MOORE: Mr. Chairman,
18 can I make one final comment, please,
19 sir. The final comment that I have is
20 that if there is development going on in
21 the community, the residents of the
22 community ought to benefit from it. And
23 what is not happening now, in the 20
24 developments that we rode by early this
25 morning, in the 20 developments, there

1 5/3/12 - RULES - BILL 120020

2 was not one African American on one site,
3 not one.

4 (Applause.)

5 REVEREND MOORE: And that's
6 unacceptable. There was not one African
7 American on one site. There were no
8 African American professionals nowhere on
9 site. Nowhere. And that is unacceptable
10 for what is going on.

11 COUNCILMAN GREENLEE: I agree.
12 That's why every time through this
13 Committee any development that's done, we
14 insist on an equal opportunity plan.
15 Certainly Councilman Goode has been the
16 leader in that. And we want to make sure
17 that it always gets done.

18 And I'll just add this, and I
19 know Councilwoman Bass wants to comment,
20 but I don't think anybody is saying that
21 this bill is the be-all and end-all and
22 it's going to deal with every issue. I
23 think the idea is to deal with some
24 issues that are in the community.

25 Councilwoman Bass.

1 5/3/12 - RULES - BILL 120020

2 COUNCILWOMAN BASS: Thank you,
3 gentlemen. I just wanted to say a couple
4 of things. I actually have to go. I
5 have -- I'm juggling meetings and a few
6 different things.

7 So there's a couple things I
8 just wanted to say, and the first is that
9 I'm from North Philadelphia, born and
10 raised. I was born at 17th and Lehigh,
11 primarily raised at 28th and Allegheny.
12 I went to public school in North
13 Philadelphia. I went to M. Hall Stanton,
14 I went to E. Washington Rhodes, I went to
15 John Greenleaf Whittier, I went to Temple
16 University. And so I know North
17 Philadelphia through and through. I love
18 North Philadelphia. When I ran for
19 office in Mount Airy, in Chestnut Hill, I
20 told them I'm a North Philly girl, and I
21 say it with pride.

22 I think that there are a lot of
23 great things that have always been
24 happening in North Philadelphia and that
25 are going to continue to happen in the

1 5/3/12 - RULES - BILL 120020

2 area, and I think that the question that
3 we have really in front of us now -- and
4 the issue you discussed about the
5 workforce and who is on the jobs and, you
6 know, people from the community being
7 excluded, that's a whole other issue, and
8 I think we need to appropriately deal
9 with that as well, but I think we need to
10 make sure that as we're talking about the
11 direction and what's going to happen in
12 the neighborhood, I think that we all can
13 agree that we want to see good things
14 happen for North Philadelphia. We all
15 agree that we want to see improvement
16 that in many ways is long overdue.

17 There have been some
18 improvements. There should be a lot
19 more. But moving forward, the question
20 really is, what shape and form is that
21 improvement going to come in, and is this
22 particular piece of legislation something
23 that can help us? Do people have the
24 right information? Do people have all of
25 the information and a full understanding?

1 5/3/12 - RULES - BILL 120020

2 I just read something recently
3 in reference to the NID and some comments
4 some folks had made, and as I was reading
5 it, it dawned on me that people -- not
6 everybody, but some people -- may not
7 have all of the information that is
8 available in terms of how it would affect
9 folks in the community. So there's no
10 way I would ever support something that I
11 thought was going to displace people who
12 have been in their homes supporting the
13 community in North Philadelphia for 10,
14 20, 30, 40, whatever. There's no way I
15 would ever support anything like that.

16 But that's not what this is,
17 and I just want to make sure that
18 everyone has copies of the bill, has
19 information about it and has a good
20 understanding. So I think that this is a
21 good way to dialogue, and also if there
22 are questions, that people should feel
23 free to come forward if there are
24 questions that they may have to make sure
25 that we're all on the same page and can

1 5/3/12 - RULES - BILL 120020

2 move forward together.

3 So thank you.

4 COUNCILMAN GREENLEE: Thank
5 you. Thank you, Councilwoman.

6 Council President Clarke.

7 COUNCIL PRESIDENT CLARKE:
8 Thank you, Mr. Chair.

9 Good afternoon, gentlemen.

10 MR. WHITE: Good afternoon.

11 COUNCIL PRESIDENT CLARKE:
12 Thank you for being here, and I want to
13 preface my comments by saying that I
14 consider both of you my mentors. As you
15 talked about -- Mr. White, you talked
16 about when I was a little -- just a guy
17 following behind John Street back in the
18 day when you were in the City government.
19 I had no idea I was going to be the
20 Councilperson, let alone the Council
21 President. And I want to thank you and
22 say I respect you for the mentorship that
23 you and Reverend Moore have given me.

24 MR. WHITE: Thank you.

25 COUNCIL PRESIDENT CLARKE: But

1 5/3/12 - RULES - BILL 120020

2 I just want to say a couple of things.

3 As the elected official currently for

4 that area and as the Councilperson,

5 because the Councilperson is the person

6 who is on the ground probably more than

7 any other elected official, in all due

8 respect to my Senator Kitchen, because

9 they require that she be up in Harrisburg

10 three days a week, it's viewed as the

11 Councilperson, particularly the District

12 Councilperson, is the person primarily

13 responsible for fixing a problem. And

14 please bear with me. And I've been out,

15 worked for Council Presidents before,

16 worked with Mayors, and I've gone in

17 neighborhoods where the community would

18 bust me up against the head. But they

19 love me, so they just cuss me out or

20 whatever, right, because there was a

21 problem right before us, and then they

22 would go ask to take a picture with the

23 Mayor, right, and we're standing there

24 together. And I understand,

25 Councilperson is supposed to fix stuff,

1 5/3/12 - RULES - BILL 120020

2 right?

3 So during the course of the
4 last couple of years in my walking,
5 meeting, all of my interaction in that
6 neighborhood -- and I'm pretty much up
7 there three, four times a week, hang out
8 up at Foster's Trophies; that's where
9 people come to see me, because they know
10 I'm hanging in there -- I say, I got to
11 fix this, because they're not right.
12 When I hear the stories about the way the
13 students are treating individuals and the
14 negative interaction between the student
15 population and the residents, I got to
16 fix this.

17 When I ride down the street,
18 when I ride up 18th Street and I see this
19 three big piles of dirt that are there as
20 we speak, I got to fix that. And I see
21 the activity that you say relates to
22 construction. I got to fix that, right?

23 So in having the Department of
24 L&I -- and I got to say, Commissioner
25 Burns, Fran Burns, L&I Commissioner, when

1 5/3/12 - RULES - BILL 120020

2 I call her, she'll come up there. We
3 walk around. But the reality is, they
4 got one guy, one inspector for that
5 entire area and some, and realistically
6 it doesn't look like we're going to have
7 any money to hire any more in the
8 foreseeable future, right? The Police
9 unfortunately -- we are now in that
10 particular area, in the 22nd, 23rd
11 District that has now been combined in
12 the 22nd. It is one of the highest
13 volume felony crimes in the City of
14 Philadelphia. So unfortunately we have a
15 number of homicides and a number of other
16 high-volume felony crimes.

17 So I say all that to say that
18 if you don't have enough people to
19 respond to the L&I violations, who are
20 going to see these guys dumping this
21 trash because they don't want to take
22 that wherever they're going to take it
23 and they're not paying people for what
24 they're supposed to get paid -- and,
25 again, like you, Reverend Moore, it's not

1 5/3/12 - RULES - BILL 120020

2 all of them, because a lot of developers
3 are upstanding guys. The reality is, if
4 there's a call about a loud party on
5 Bouvier Street or somebody is getting
6 shot over in Strawberry Mansion, cops are
7 not going to come there. They're going
8 to go over there first. That's just the
9 reality.

10 So I'm saying, Well, how do you
11 fix that if we don't have enough
12 resources to deal with the late night
13 partying and enough resources to deal
14 with the code violations by the
15 developers or enough code violations that
16 get the Streets Departments to write
17 people tickets for putting trash out
18 every day or enough people to deal with
19 all the other issues associated with
20 something that government should do?

21 So they say, Well, maybe we can
22 figure out a way to make, in our minds,
23 the people who are part of the problem
24 pay to fix the problem and not the
25 residents who live in the neighborhood

1 5/3/12 - RULES - BILL 120020

2 who are just minding their business and
3 all of the sudden all this housing came
4 up. Right?

5 So I have a conversation with
6 the development community. It was a
7 little ugly, because I'm, frankly
8 speaking, tired of having to talk about
9 issues that I didn't create and the
10 people over in the neighborhood surely
11 didn't create. So they actually agreed.
12 They said, Well, Councilman, we'll agree
13 to tax ourselves, charge ourselves a fee
14 so you can raise enough money, you the
15 City can raise enough money. Because
16 ultimately the special service district
17 in certain aspects of what they do, the
18 City has to be involved because only
19 certain people are authorized to write
20 code violations, and if you decide you
21 want to hire additional police, that's
22 going to be the City, and whatever else
23 needs to be fixed, that they told me that
24 they will be prepared to get their
25 members -- understand, this was a small

1 5/3/12 - RULES - BILL 120020

2 group, not the entire development
3 community. They will be in the position
4 to get money to help us fix that problem,
5 and as we craft the legislation -- and we
6 made some mistakes early on. The first
7 thing we sent out, there were some
8 mistakes, and when we had the meeting up
9 at Temple University, they were spelled
10 out by the residents. And the subsequent
11 conversation that we had, we introduced
12 amendments to fix those mistakes. If you
13 own a property and you live there all
14 your life and you decide you want to rent
15 to a student, right, you should not have
16 to pay that extra tax, right, because
17 you're a resident of that neighborhood,
18 right? Know if I got a side yard that
19 I've been gardening, you should not have
20 to pay that extra tax, right?

21 So primarily it focuses on only
22 the individuals who have what are called
23 commercial properties, because they're
24 rental properties, and primarily they're
25 renting to students. A lot of people

1 5/3/12 - RULES - BILL 120020

2 say -- look, I'm up there all the time.
3 I know the people renting to students,
4 right? And if you don't live there, then
5 you're listed as a commercial property.

6 So if people who are, in our
7 minds, are creating the problem are
8 prepared to pay to fix the problem and no
9 resident -- and unfortunately Channel 6,
10 I happen to be watching this thing that
11 comes on Sunday. A couple of the people
12 on that -- what's that thing called?
13 Inside Story. They're on there saying,
14 Oh, they're going to tax residents and
15 senior citizens out of their houses. And
16 that was the most irresponsible reporting
17 I've ever seen, that they are not
18 affected by this bill. If you live in
19 your home, you are not going to have to
20 pay an extra fee. If you live in your
21 home or you rent to a student, you're not
22 going to have to pay an extra fee. If
23 you have a side yard, you're not going to
24 have to pay an extra fee. So the only
25 people that are going to have to pay the

1 5/3/12 - RULES - BILL 120020

2 extra fee are the people that basically
3 are renting to students.

4 So I said this sounds like a
5 way for us to get extra money. And it's
6 not going to fix everything, but get
7 extra money to hire a code violation
8 person targeted for that neighborhood, to
9 hire police or Allied Barton, whoever we
10 want to hire, to deal with the security
11 issue, to hire extra individuals to clean
12 up the neighborhood. And we got these
13 pictures showing -- the University say
14 you hire those people from that
15 neighborhood to do that. Then I'm
16 thinking in my mind, this sounds like a
17 solution.

18 Right now as I enter into this
19 process, I realize the anger and the
20 displeasure relating to the issues that
21 you've talked about, and I agree with
22 everything you said, right? It's causing
23 us not to be able to focus on this
24 particular bill and this particular
25 proposal.

1 5/3/12 - RULES - BILL 120020

2 So what I'm asking -- again,
3 we're not going to move this bill today
4 because there needs to be further
5 conversation. I'm asking for us to, as
6 we move ahead, to separate the two. Let
7 us come up with a way to get more
8 resources to fix the problems that exist,
9 and, frankly speaking, if we don't do
10 this, they will continue to exist and
11 they're going to continue to go out and
12 buy properties on their own and build
13 student housing. That's going to keep
14 going. And then have concurrent, at the
15 same time -- and I talked to you,
16 Reverend, about continuing a process and
17 being a little more proactive, because we
18 built a whole bunch of houses up there,
19 contrary to some people's belief,
20 affordable housing, and we just finished
21 something on Gratz and 16th Street,
22 right? Start that process up again in
23 earnest.

24 We in the City, I have
25 instructed for none of the property

1 5/3/12 - RULES - BILL 120020

2 that's even remotely in that Temple
3 University are to be disposed of from
4 government, right? I said put a freeze
5 on it. I got a lot of people upset,
6 calling my office, Why can't I buy this
7 land?

8 Because you can't, because it's
9 in the area that we're having some
10 challenges.

11 So why can't we look at those
12 areas and look at those publicly owned
13 properties and continue the process or
14 coming up with strategies to develop
15 affordable houses on those parcels of
16 land, right? Because that's what we need
17 to be doing. We did a good thing, and
18 you all wanted a CDC. We built a bunch
19 of houses up there, then we kind of --
20 the federal money kind of dried up and we
21 chilled out for a minute.

22 But let's start it back up and
23 let's have those concurrent processes,
24 right, figuring out how to develop our
25 community for affordable housing and

1 5/3/12 - RULES - BILL 120020
2 dealing with the problem that exists
3 today and will continue to exist if we
4 don't do anything.

5 So that was my purpose for
6 doing this. I didn't wake up one morning
7 and say, I'm going to do a special
8 service district right out of my sleep
9 because I had a dream. It was as a
10 result to respond to all of these issues
11 that you have communicated here today
12 that are a problem, and they're going to
13 continue to be a problem unless we do
14 something with it.

15 So I just want to say for
16 everybody here, that's why this is being
17 proposed, to deal with this mess going on
18 up there, because it's a mess, right?

19 COUNCILMAN GREENLEE: Thank
20 you, Council President.

21 Thank you both. Thank you both
22 for being here.

23 (Thank you.)

24 COUNCILMAN GREENLEE: Our next
25 witness will be Senator Shirley Kitchen.

1 5/3/12 - RULES - BILL 120020

2 (Witness approached witness
3 table.)

4 COUNCILMAN GREENLEE: While we
5 certainly all know you, just officially
6 could you identify yourself for the
7 record and proceed.

8 SENATOR KITCHEN: State Senator
9 Shirley Kitchen, representative of the
10 3rd District in Philadelphia.

11 Good afternoon, Mr. Chairman.

12 COUNCILMAN GREENLEE: Good
13 afternoon.

14 SENATOR KITCHEN: And
15 Councilman Goode and, of course, my
16 Councilman and my friend, Councilman
17 Clarke.

18 I really wish -- and please
19 excuse me for not having prior written
20 testimony.

21 COUNCILMAN GREENLEE: That's
22 fine.

23 SENATOR KITCHEN: Because
24 actually I came to observe so I can hear
25 firsthand and not have to read about it.

1 5/3/12 - RULES - BILL 120020

2 But really someone should be
3 here from the University, because they
4 are a part of this also. And it's my
5 understanding that unless Temple make a
6 financial commitment, is involved
7 financially with this project, then
8 there's some issues. And I think that
9 Temple, maybe if they get involved -- I'm
10 sorry. Is anybody from Temple here?

11 COUNCILMAN GREENLEE: Yeah.
12 There's a representative from Temple.

13 SENATOR KITCHEN: Oh, okay. So
14 you can hear exactly what I'm saying to
15 take back. Okay?

16 I think that they would have a
17 chance to shine in this process.

18 While I saw the amended version
19 of the bill and while it solves some
20 problems, even if people are satisfied,
21 the implications are very serious in
22 terms of what's going to take place here.
23 It is really outrageous that we have --

24 (Applause.)

25 SENATOR KITCHEN: Can I finish,

1 5/3/12 - RULES - BILL 120020

2 y'all? Because I got to go.

3 It is really outrageous that we
4 have at least three or four developers in
5 that community, and a lot of the --
6 basically most of the development that
7 has been done is by outside developers,
8 and I'm saying that's relevant to this
9 bill because when these problems are
10 solved, there's still vacant land there.
11 And, yes, it has been 3,000, 4,000 or
12 even more development in the area,
13 Councilman Clarke. We all know that. So
14 that's not the issue. The issue now is
15 some equity here. People can do
16 development in the area. I think that
17 they should have a chance. One
18 individual that I know of has over 500
19 units themselves; another developer have
20 300 units. Well, what about the
21 developers in the community with
22 non-profits who can turn out a good
23 product? How many units have they
24 developed? And if this project is going
25 to move forth with people, it has to be

1 5/3/12 - RULES - BILL 120020

2 some equity in that community. It is not
3 balanced. It is not fair. It is morally
4 wrong to come in that community and take
5 out all of the dollars, to take out all
6 of the equity, to not -- the jobs, we're
7 having a problem, as you know, Darrell,
8 getting people jobs there. Well, there
9 should be a way. There should be a way.

10 So my concern is, if this moves
11 forward -- and this is not your argument,
12 but I'm sick and tired of plans being
13 developed and not letting me know as the
14 State Senator. I know that I am not the
15 City representative, but you all have to
16 come to us for money. And I live there.
17 Not used to live there, not grew up
18 there, but I still live in North
19 Philadelphia.

20 (Applause.)

21 SENATOR KITCHEN: And we want
22 to -- you all are holding me up now.

23 And really if we can't all get
24 a product where it could be equitable and
25 fair and get on board -- and, Darrell, we

1 5/3/12 - RULES - BILL 120020

2 know how to do those things because we've
3 done it before. And I mean really,
4 because commitments have been made and
5 have not been kept in that community by
6 that University. So that's why people
7 are bitter. Where is the University
8 using their power to enforce some of the
9 equity here since they are going to be a
10 partner in this development, if it
11 occurs? But if it does not and there is
12 an issue moving forward and we have not
13 done our job as elected officials to
14 ensure people's participation and happy,
15 then we are going to side with Governor
16 Corbett in terms of maybe the University
17 don't need as much money as we think, if
18 they can be a willing participant and a
19 financier of a project that people do not
20 want.

21 Thank you, Mr. Chairman.

22 COUNCILMAN GREENLEE: Thank
23 you, Senator.

24 SENATOR KITCHEN: And I hope to
25 see you soon.

1 5/3/12 - RULES - BILL 120020

2 (Applause.)

3 COUNCILMAN GREENLEE: Thank
4 you, Senator.

5 I'm going to call people up --
6 thank you. I'm going to call people up
7 in groups so we can kind of move as
8 quickly as we can. Heather Drummond,
9 Vivian Vanstory, Janice Major. Is she
10 here, Janice Major?

11 (No response.)

12 COUNCILMAN GREENLEE: Janice
13 Major is not here. How about
14 Mr. Nicholas, Henry Nicholas. Would you
15 like to come up as this panel.

16 Thank you.

17 (Witnesses approached witness
18 table.)

19 COUNCILMAN GREENLEE: If you
20 could identify yourself for the record
21 and proceed, please.

22 MS. DRUMMOND: Good afternoon,
23 Chairman. My daughter, Heather
24 Drummond -- I'm Lessie Drummond. If you
25 please excuse me, I will speak. She's

1 5/3/12 - RULES - BILL 120020

2 unable to come for prior things that she
3 has.

4 Councilman Clarke, you made a
5 very good statement and I have to ask you
6 this: I am an affected property owner in
7 that area and you said as a response to
8 the speakers, that the investors came to
9 you and asked you that they would be
10 willing --

11 COUNCIL PRESIDENT CLARKE: They
12 didn't ask me.

13 MS. DRUMMOND: They requested?

14 COUNCIL PRESIDENT CLARKE: They
15 said that they would be -- and I said it
16 was a small group, because I know that
17 everybody is not in agreement with this.

18 MS. DRUMMOND: Okay. I'll be
19 corrected. But I'm going to say this to
20 you: I'm a small investor. I have one
21 property. My husband has another one.
22 My intent is not to rent to Temple
23 students. We are just small -- we're
24 just a small clog in the wheel. And I'm
25 going to be honest as far as my husband

1 5/3/12 - RULES - BILL 120020

2 and myself. I know that the taxes that
3 we pay and we're not -- we won't even
4 talk about wealthy. That's not even
5 there. We're struggling people also, and
6 to me, for me to have another assessment
7 knowing that all of the taxes and the
8 fees that we have to pay the City to
9 comply, I feel that if these investors
10 who can be responsible for hundreds of
11 units for Temple University -- and I am
12 not, and I'm quite sure I'm speaking for
13 other small investors -- that they are
14 not in the position to pay this extra
15 assessment. So if the larger investors
16 are willing to do that, I applaud them,
17 but I'm going to tell you for myself, at
18 the end of -- at the bottom of the
19 barrel -- and I'm speaking also for the
20 other small investors -- we know that
21 that would be an undue burden for us. So
22 we're caught up into something that is
23 not of our liking because of our status.

24 I testified the last time, but
25 when I came this time also, when you sent

1 5/3/12 - RULES - BILL 120020

2 the last material about the bill -- and I
3 looked over it carefully -- and in the
4 2200 block of Cleveland Street, I noticed
5 some things that were some discrepancies.
6 First of all, there were properties
7 listed in the NID columns of residents
8 who were deceased. In fact, my good
9 friend who is here today, who lives at
10 2263 North Cleveland Street, Mrs. James
11 Forsha Rutherford, she's alive and she's
12 well, and she does not rent her place.
13 She's been in there for how many years?

14 MR. RUTHERFORD: Sixty years.

15 MS. DRUMMOND: Sixty years.

16 COUNCILMAN GREENLEE: We can
17 verify for the record she's alive because
18 she's waving to us.

19 MS. DRUMMOND: But anyway, I
20 found that there were other properties,
21 2253 North Cleveland Street, I remember
22 Mr. Anthony, he's been -- the property
23 has been vacant for years. He's
24 deceased. 2272 North Cleveland Street,
25 Christian Morris, he was deceased,

1 5/3/12 - RULES - BILL 120020

2 because he died in a fire in that
3 location and they tore it down. Also, at
4 2273 North Cleveland Street, George and
5 Inez Jackson are both deceased for many
6 years and that property has been vacant.

7 Now, my question to you is that
8 these properties do not belong in the NID
9 category. So, therefore, it has been
10 proposed that we need 51 percent
11 opposition from this list, and I'm saying
12 it's an impossibility for us to get 51
13 opposition due to this.

14 Now, we're talking about just
15 one block. Now, if we magnify that with
16 all the other blocks, then I think that
17 there is definitely an unfair advantage
18 to the people who have been placed in
19 that particular category. So whoever
20 gave the information that Council made
21 that information available, it's not
22 giving the small investors or the people
23 who are investing in the property a fair
24 chance to oppose it, because it's an
25 impossibility for us to get that 51

1 5/3/12 - RULES - BILL 120020

2 percent. And I really feel that Council
3 need to look into this further, and if we
4 want to do this, if you want to do it --
5 frankly, I oppose the bill. I made it
6 clear at my first testimony the reasons,
7 and these two gentlemen, they just
8 outlined everything that I said, because
9 at that last meeting we had here, I was
10 absolutely -- I could not believe some of
11 the testimony from the residents of how
12 they were being treated. And the
13 gentleman here, the Reverend, he outlined
14 everything that was said at that meeting,
15 and my question was, after hearing this
16 testimony, I'd like to know what Council
17 or people at City government has looked
18 into this situation and what has been
19 done. And you really said to us there's
20 only one L&I person to come into the
21 area, but I'm saying if you're having
22 this kind of work being done -- and my
23 thing, I was so upset because I'm saying
24 especially the idea of some of those
25 workers who were just, as we old people

1 5/3/12 - RULES - BILL 120020

2 would say, under the table, the cash, are
3 we sure they're qualified to do the work?
4 That's another thing. I don't think you
5 want a city where work is being done and
6 the workers who are doing it are maybe
7 not even qualified to do it.

8 COUNCILMAN GREENLEE: Ms.
9 Drummond, I know -- do you want to
10 respond?

11 COUNCIL PRESIDENT CLARKE:
12 Yeah. Real quickly. I know we got a lot
13 of people to testify. I promise this
14 might be the last time I jump in.

15 First of all, I don't like the
16 way the NID was authorized by the state.
17 It wasn't done by Senator Kitchen. The
18 NID process was a state-authorized
19 process. And the reason why I don't like
20 it, because, as you said, 51 percent of
21 the people have to be opposed to it to
22 proceed. And when it first came up, it
23 was authorized by Senator Fumo back in
24 the day. I said, Well, why wouldn't 51
25 percent of the people have to approve it

1 5/3/12 - RULES - BILL 120020

2 in order for it to be enacted?

3 And they said, Well, that's the
4 way the Senator wrote it. That's the way
5 the state law reads.

6 I don't like it, but it is what
7 it is.

8 MS. DRUMMOND: But even though
9 it's not what it is, it's not fair to us.

10 COUNCILMAN GREENLEE: Ms.
11 Drummond, let --

12 MS. DRUMMOND: I apologize.

13 COUNCIL PRESIDENT CLARKE:
14 Please, let me respond.

15 So I don't like it, but the
16 problem is, when we have certain things
17 that we can do, a lot of it is authorized
18 by the state. So we have to work within
19 that guideline. I don't like it. That's
20 the way it is. And I prefaced -- I said
21 last week at 16th and -- at the
22 playground meeting that we might go
23 through all of this and then people like
24 yourself might say, You know what, I'm
25 not feeling this, and will write a letter

1 5/3/12 - RULES - BILL 120020

2 saying you're not feeling it, and, guess
3 what, it won't happen. Because you will
4 have an opportunity to write a letter and
5 say you're opposed.

6 So this may never happen, in
7 spite of all of the things that we go
8 through as it relates to the hearings and
9 the community meetings.

10 Second thing, when we
11 originally talked about doing this, I
12 said it should only be property owners
13 that rent to students, right? And based
14 on the category within the code, there's
15 not a category where we can enact this
16 particular provision for property owners
17 that are only for students. One, first
18 of all, how are you going to tell who has
19 a student? Because you go ask the person
20 and they know that you're going to get
21 tax, they're going to say, No, I don't
22 have students. But under the law, it's a
23 certain category of commercial properties
24 that can be -- this fee can be imposed
25 with.

1 5/3/12 - RULES - BILL 120020

2 So we are given a set of tools
3 that aren't optimal. I would prefer to
4 be able to just deal with student
5 housing, but unfortunately, I can't do
6 that. The category is commercial
7 property. That's rental. The only
8 difference is, if you live in a property,
9 you're not categorized under this
10 proposed NID process where you will have
11 to pay that fee.

12 I don't necessarily like it,
13 and at the end of the day, if the people
14 that fall within that category, they
15 don't like it, they can stop it, if and
16 when we get to that point, because, as I
17 said, we're not going to proceed today.

18 So there's a lot of things
19 about it I don't like, but, like I said,
20 I got to come up with a solution to fix
21 this.

22 COUNCILMAN GREENLEE: Thank
23 you.

24 MS. DRUMMOND: And I respect
25 you for that, but we just wanted to let

1 5/3/12 - RULES - BILL 120020

2 Council know that information given to us
3 is not accurate, and if you go by that
4 information to determine that 51 percent
5 that you can't do anything about it, it
6 would not be fair.

7 COUNCIL PRESIDENT CLARKE: For
8 the record --

9 MS. DRUMMOND: It would not be
10 fair.

11 COUNCIL PRESIDENT CLARKE: For
12 the record, if anyone has a similar
13 situation that they're aware of on a
14 particular block, please make sure we get
15 that information.

16 There will be significant
17 conversation before we proceed. We're
18 going to be on recess soon, the Council.
19 I don't know if and when how many
20 meetings we'll have during the summer
21 months, but from my perspective, if I'm
22 going to do something in the
23 neighborhood, I want to make sure that
24 people are comfortable, because at the
25 end of the day, I don't represent the

1 5/3/12 - RULES - BILL 120020

2 developers, I don't represent the
3 students, I represent the residents in
4 that neighborhood.

5 COUNCILMAN GREENLEE: Thank
6 you. Thank you.

7 MS. DRUMMOND: Thank you.

8 COUNCILMAN GREENLEE: I wanted
9 the record to reflect that Councilman
10 O'Brien, Councilman Green and
11 Councilwoman Reynolds Brown are present.

12 Ms. Vanstory.

13 MS. VANSTORY: Hi. Good
14 afternoon, President Clarke and
15 Councilmembers. I'm opposed to the bill
16 for --

17 COUNCILMAN GREENLEE: Just
18 state your name for the record.

19 MS. VANSTORY: Vivian -- I'm
20 sorry -- Vanstory.

21 COUNCILMAN GREENLEE: That's
22 okay.

23 MS. VANSTORY: I'm opposed to
24 the Bill 120020. My name is Vivian
25 Vanstory, and this is my story. I have

1 5/3/12 - RULES - BILL 120020

2 lived at 1500 Thompson Street for the
3 last 29 years. My whole life has been in
4 the neighborhood. I grew up at 18th and
5 Master with my six brothers and sisters.
6 Today I own two properties in the
7 neighborhood, which I rent to my family
8 members.

9 In 1983, I founded Community
10 Land Trust Corporation to preserve open
11 space in my neighborhood to reverse the
12 rapid deteriorating housing stock. We
13 maintain 1500 block of Cabot Street as a
14 green space and a garden on Thompson
15 Street. We manage a City property on the
16 1200 block of 15th Street through Burns
17 Street, three whole City blocks as a
18 urban park.

19 Most people consider my
20 neighborhood to be North Philadelphia,
21 but I plan to call it Green Hills, like
22 it originally was in the 19th century.

23 Last year we received a grant
24 last year to organize a youth
25 conservation corps to maintain the

1 5/3/12 - RULES - BILL 120020

2 garden. One garden even has a peach tree
3 that is available for anyone to pick. My
4 goal has always been to make our
5 neighborhood better, cleaner, safer, but
6 not at the price of losing it to outside
7 developers.

8 The North Central NID is really
9 nothing more than Temple Area Property
10 Association taking complete control of
11 our neighborhood, with the power to tax
12 by association would decide the future of
13 our neighborhood, not the residents of
14 North Philadelphia. Our neighborhood
15 will be a private corporation run by the
16 Board of Directors. Two members would be
17 represented by Temple University, four
18 from the TAPA, three from the C Class
19 will collect taxes with subsidized
20 investments for rental properties for
21 Temple students.

22 The nine members of the NID
23 Board will decide who pays how much
24 taxes, and demand donations and services
25 from tax-exempt properties. Maybe so,

1 5/3/12 - RULES - BILL 120020

2 after raising our property taxes twice in
3 the last two years, but if history is any
4 guide, when the NID is renewed five years
5 from now, they will come after our
6 family-owned properties too.

7 We all want North Philadelphia
8 to be a better place to live for the
9 residents and property owners, but if the
10 developers profit from the community, let
11 them pay voluntarily.

12 I'm certain that Councilman
13 Clarke and the real estate developers
14 don't understand why I oppose living
15 under their rule. Our new overseers
16 promise clean streets and private
17 security patrols. Progress to them means
18 double litter available on every street
19 corner. It means my neighborhood will be
20 a museum district for college students,
21 but won't be a neighborhood anymore. It
22 will be outside residents from Gladwyne,
23 Lafayette Hill and Brooklyn, New York,
24 anywhere but North Philadelphia. They
25 will decide what is in our best interest,

1 5/3/12 - RULES - BILL 120020

2 not us. Nobody will listen to us, least
3 of all the elected representatives here,
4 not even the NID coming calling.

5 Darrell Clarke, I remember back
6 in the day when you stood with us. You
7 stood by your people, but now I can say
8 that you are a drum major for the real
9 estate developers, a drum major for the
10 powerful. I can even call you a drum
11 major for the disenfranchisement, and not
12 all the good that you've done will not
13 matter anymore.

14 I want to know, what does it
15 take here in America to be recognized? I
16 have a legal land trust. I am a shuttle
17 for the City of Philadelphia. I have a
18 track record of land management. No one
19 came to me -- I pay taxes here -- and
20 asked me my thoughts on the NID.

21 I had a meeting with TAPA in
22 their specific place and told them that
23 the community itself was creating an
24 environmental fund, that the block
25 captains would be paid, but they turned

1 5/3/12 - RULES - BILL 120020

2 it around and went to Councilman Clarke
3 and said they wanted to do an NID, but
4 the state law said that if you have a
5 501(3)(c), you should have went to those
6 particulars.

7 We are against it, and I hope
8 you do reconsider this today and get the
9 people.

10 Thank you.

11 COUNCILMAN GREENLEE: As the
12 Council President said --

13 (Applause.)

14 COUNCILMAN GREENLEE: As the
15 Council President said, we're not making
16 a decision on this today. I think he
17 said that a number of times, and there's
18 going to be more discussion. And
19 obviously everybody has a right to their
20 opinion, but, Ms. Vanstory, I think your
21 comments about Council President Clarke
22 are out of line.

23 Council President Clarke.

24 MS. VANSTORY: Excuse me, sir.

25 COUNCILMAN GREENLEE: Council

1 5/3/12 - RULES - BILL 120020

2 President Clarke.

3 COUNCIL PRESIDENT CLARKE: You
4 know, I can speak for myself.

5 MS. VANSTORY: Thank you,
6 Darrell.

7 COUNCIL PRESIDENT CLARKE: And,
8 you know, you are what I have considered
9 a friend for more than 20 years.

10 MS. VANSTORY: That's right.

11 COUNCIL PRESIDENT CLARKE: And
12 throughout all of this, I've tried not to
13 personalize this, because this is my job.

14 MS. VANSTORY: This is where I
15 live.

16 COUNCILMAN GREENLEE:
17 Ms. Vanstory, leave him speak first and
18 then -- we let you speak. Nobody
19 interrupted you. Thank you.

20 MS. VANSTORY: Mr. Greenlee, I
21 didn't like what you spoke for
22 Councilman. He's old enough to speak for
23 himself, sir.

24 Thank you. Go ahead.

25 COUNCILMAN GREENLEE: And I

1 5/3/12 - RULES - BILL 120020

2 have a right to have my comment, and I
3 made it.

4 Council President.

5 COUNCIL PRESIDENT CLARKE: You
6 have chosen when it's convenient --
7 because we have conversations in the
8 hallway that are totally different than
9 what you do here. I don't know what your
10 purpose for trying to personalize your
11 opposition --

12 MS. VANSTORY: It's not
13 personal.

14 COUNCIL PRESIDENT CLARKE: Can
15 I respond, please?

16 MS. VANSTORY: Yes, sir.

17 COUNCIL PRESIDENT CLARKE: In
18 all due respect.

19 MS. VANSTORY: Yes. Go ahead.
20 Go right ahead.

21 COUNCIL PRESIDENT CLARKE: All
22 right. And you said something at the
23 meeting at 16th and Master and you said
24 something here today that's personal. I
25 don't mind you criticizing anything I do,

1 5/3/12 - RULES - BILL 120020

2 but when you start to personalize it, I
3 feel like I need to respond.

4 MS. VANSTORY: Respond, sir.

5 COUNCIL PRESIDENT CLARKE:

6 Because there are some things that you're
7 leaving out, the fact that you talk about
8 your organization and all of the
9 wonderful work that you've done -- and
10 you have done wonderful work.

11 MS. VANSTORY: Thank you.

12 COUNCIL PRESIDENT CLARKE: And
13 all of the property is -- the reality is,
14 you got that property from the City of
15 Philadelphia and this particular
16 Councilperson, right? And you somehow
17 leave that out, like somehow there's
18 no --

19 MS. VANSTORY: I --

20 COUNCILMAN GREENLEE:

21 Ms. Vanstory, please.

22 COUNCIL PRESIDENT CLARKE:

23 Somehow that we're not being supportive
24 of your efforts. And I've been very
25 supportive and I've given you personally

1 5/3/12 - RULES - BILL 120020

2 a whole square block of land for your
3 organization and made sure that nobody
4 touched that land, because a whole lot of
5 people have been asking for that land.
6 Separate and aside, the City has been
7 trying to get me to convey that land, and
8 you know that. And I told them, No, that
9 land belongs to Vivian's organization,
10 right? And for you to somehow come in
11 here and act like I'm selling you out is,
12 frankly speaking, quite amazing to me,
13 right? And I got a real problem with
14 your reference.

15 MS. VANSTORY: Councilman
16 Clarke, I am a woman-owned business. I'm
17 a land trust. I have been managing City
18 square blocks with no public funding,
19 from my own money, for over decades.
20 Thirteen thousand four hundred forty-one
21 square feet, Vernon Marks when he lived,
22 that's when it was turned over through --
23 it was -- John Street was still
24 Councilperson. Other City square blocks
25 I have been asking the City of

1 5/3/12 - RULES - BILL 120020

2 Philadelphia. You have allowed us to
3 manage it, with no public funding. I
4 have been working on the land with no
5 money, City square blocks.

6 I don't come in here to down
7 you. I'm just talking straight forward.
8 I'm wondering who is the drum major for
9 Community Land Trust? Nobody is speaking
10 for the community saying that how long --
11 I've been living here paying taxes,
12 mother, father, sister, brother, but the
13 outside people have -- you stand up and
14 say to all of us that you're going to see
15 whether or not you're going to let them
16 come when they don't even live here.
17 None of you live where I live.

18 Thank you.

19 COUNCIL PRESIDENT CLARKE: All
20 right.

21 (Applause.)

22 MS. DRUMMOND: I'd like to be
23 excused. I have a --

24 COUNCILMAN GREENLEE:

25 Ms. Drummond, with all respect, you had

1 5/3/12 - RULES - BILL 120020

2 your turn.

3 Councilman Goode.

4 COUNCILMAN GOODE:

5 Ms. Vanstory?

6 COUNCILMAN GREENLEE:

7 Ms. Vanstory, please come back for a
8 second.

9 MS. DRUMMOND: I just want to
10 leave. I have to catch a plane.

11 COUNCILMAN GREENLEE: Please.

12 MS. VANSTORY: I don't mean to
13 be rude, but I'm telling you the truth.

14 COUNCIL PRESIDENT CLARKE: But
15 you are disrespectful.

16 COUNCILMAN GOODE: Let's speak
17 about telling the truth. How is
18 Community Land Trust a woman-owned
19 business?

20 MS. VANSTORY: Because I
21 founded it and I founded it in 1983.

22 COUNCILMAN GOODE: As a
23 non-profit.

24 MS. VANSTORY: As a non-profit
25 charitable trust.

1 5/3/12 - RULES - BILL 120020

2 COUNCILMAN GOODE: That's not a
3 woman-owned business.

4 MS. VANSTORY: Well, it's not
5 owned.

6 COUNCILMAN GOODE: You don't
7 own it.

8 MS. VANSTORY: It's not owned
9 by me, no, it's not.

10 COUNCILMAN GOODE: Thank you.

11 MS. VANSTORY: But I'm working
12 it.

13 COUNCILMAN GOODE: Thank you.

14 MS. VANSTORY: Have you helped
15 with it?

16 COUNCILMAN GREENLEE: Thank
17 you.

18 MS. VANSTORY: Have you ever
19 helped with it? I'm asking you, sir.

20 COUNCILMAN GOODE: I have a CDC
21 Tax Credit --

22 MS. VANSTORY: I'm not a CDC.
23 I'm a community housing development
24 organization.

25 COUNCILMAN GOODE: I do

1 5/3/12 - RULES - BILL 120020

2 economic development. I have --

3 MS. VANSTORY: Thank you.

4 COUNCILMAN GOODE: Let me
5 finish.

6 I have a CDC Tax Credit program
7 that's pumped between \$50 and \$100
8 million in community-based economic
9 development.

10 MS. VANSTORY: Okay.

11 COUNCILMAN GOODE: I have a law
12 to set aside 5 percent of CDBG money for
13 economic development. That has pumped an
14 equal amount in. I've put hundreds of
15 millions of dollars into community
16 economic development. I just don't do
17 housing. Okay? I do my job.

18 MS. VANSTORY: I hope so.
19 Thank you.

20 COUNCILMAN GREENLEE: And if I
21 could ask the witnesses from now on, if
22 you certainly want to speak on the bill,
23 you certainly can speak on it. I would
24 respectfully ask that you not get into
25 personal attacks on anyone, either in the

1 5/3/12 - RULES - BILL 120020

2 community or in government. I think we
3 can proceed a lot better if we stick by
4 those rules.

5 Mr. Nicholas, if you could
6 identify yourself for the record and
7 proceed, please.

8 MR. NICHOLAS: Thank you so
9 very much. My name is Henry Nicholas. I
10 am the block captain in the area where
11 all of the developments are taking place,
12 and I am the union representing the
13 largest number of workers at Temple, and
14 I am here to restate my case.

15 One, I am now an endangered
16 species in North Philadelphia. I could
17 have moved anywhere in the City. I
18 decided to move to North Central
19 Philadelphia. It was North Philadelphia.
20 Now it's called Templetown.

21 Here is the problem as I see
22 them: One, first of all, we were in pain
23 when the act to eliminate the entire
24 community -- I was a block captain
25 representing everyone on that block when

1 5/3/12 - RULES - BILL 120020

2 eminent domain was imposed. Now I'm the
3 lone ranger from Norris Street to Arch
4 Street. Something is wrong with that
5 picture.

6 On my side of the block I'm the
7 only one left from Norris Street down to
8 Arch Street, and won't none of us be
9 moving in those buildings any time soon.
10 One, you can't buy anything. You could
11 have bought the whole block. If I was
12 smart, I would have done that. Now you
13 can't buy anything under \$325,000.
14 Eminent domain changed the equation. And
15 when you talk about giving poor people a
16 chance, taxpayers worked across the
17 street from me at Elmira Jeffries Nursing
18 Home. When they did sweep this situation
19 before they got a certification, they had
20 already moved all of the patients out,
21 because the patients was no longer
22 beneficial. Students paid more rent.
23 They were my members of my union, 285 of
24 them, gone, jobs gone.

25 All along Carlisle Street, when

1 5/3/12 - RULES - BILL 120020

2 the developer told me he was connected --
3 and I did not necessarily understand what
4 he meant by that. At 3 o'clock in the
5 morning, one of the vacant buildings fell
6 down on my house and took my kitchen off.
7 Rendell was Mayor then. He was upset,
8 and he came and leveled all three blocks.
9 For the last 15 years, I have kept those
10 blocks, shoveled the snow on both side of
11 the streets before Temple took over
12 Elmira Jeffries. They swept the streets
13 as if it was a parade on Labor Day,
14 clean. I now clean the streets every day
15 since then for the last 15 years. When
16 the students came, they don't clean it
17 anymore. I clean it. I move the snow.
18 I sweep up the debris.

19 The lots that I leased -- hear
20 me well. I leased the lots, and when I
21 checked, someone had stole the original
22 lease out of the records. But I got
23 mine. I got mine. This action is
24 wrongheaded. It violates many of the
25 HUD's regulations. I've sent the letter.

1 5/3/12 - RULES - BILL 120020

2 I sent the letter to the Mayor. I
3 brought it to him and met with him, and I
4 sent three letters. I haven't received a
5 an answer yet. But I got my copy.

6 The developer who is developing
7 Carlisle Street doesn't provide one
8 parking space. Now built the whole from
9 Oxford down to Jefferson. Not one
10 parking space.

11 1505 North Broad Street goes
12 from Broad Street to Carlisle. I
13 discovered just last week, if you please,
14 that that block, that property that I've
15 been keeping and I have a lease on it,
16 although someone stole it -- stole it is
17 the right word -- they have now annexed
18 that and give it to the developer right
19 along Carlisle Street.

20 I love North Philadelphia. I
21 live there. From my pension fund, my
22 union pledged and made an offer to
23 restore all of those historical buildings
24 along 15th Street in there -- we didn't
25 ask for a loan. I was going to put up

1 5/3/12 - RULES - BILL 120020

2 the money. They said, No, we're going to
3 tear them all down, until Temple came and
4 they did not what I was going to do with
5 them. They kept them. And so there is
6 something wrong.

7 It was I who picked up my
8 minister, Reverend Moore, at 6:00 a.m.
9 this morning, wanted his blessing to make
10 sure that everybody know I speak the
11 truth.

12 For two years, the dumping at
13 Master right across from the church and
14 right up from the Y have been there. No
15 one -- and there are six sites. We have
16 it all on film. I was there when we sit
17 in right across the Y because they were
18 throwing dirt out of the window. They
19 haven't had one hard hat in North Central
20 Philly. There was more shovel-ready
21 projects going on in your district than
22 any place in America. I applaud you for
23 that. The mojo is going on, but the
24 community is not getting any of them, not
25 one of them. We have not been able to

1 5/3/12 - RULES - BILL 120020

2 get them to get one student from
3 YouthBuild. If I had my druthers, before
4 the developer would move, I would ask,
5 How many jobs are you going to commit to
6 the community? Somebody over here have
7 that power. Well, my former colleague
8 from 98 is in charge of License and
9 Inspection. He's from the union. I'm
10 quite sure he can do something to remove
11 the dirt that's being dumped right across
12 from the church.

13 When we sit in and call my
14 State Representative, Jewell Williams, to
15 come, he came. The developer was so
16 disrespectful, they wouldn't even give
17 him their address. I stood there and
18 witnessed that. Then when we complain
19 about the dirt that was going in the YMCA
20 yard where the kids play, they told us,
21 What do you care, they're not your kids?

22 They're all our kids.

23 And I'm glad that there's going
24 to be a new North Philadelphia, and I
25 intend to stay. I'm not going any place.

1 5/3/12 - RULES - BILL 120020

2 There was a time I was so glad I was
3 living there, my tax bill was 183, and
4 it's gone up ten times. I don't mind it
5 going up, but there's problems there.

6 Here's another problem --

7 COUNCILMAN GREENLEE:

8 Mr. Nicholas, if I could just ask you --

9 MR. NICHOLAS: One more.

10 COUNCILMAN GREENLEE: One more,
11 please. Thank you.

12 MR. NICHOLAS: The idea of
13 bundling the vacant lots is wrongheaded.
14 We had someone to bid \$150,000 for a lot.
15 The guy pulled his ear and together they
16 raised it four times.

17 When you bundle the property,
18 that's wrongheaded. Poor people can't
19 compete. And so I'm here pleading. We
20 want to work together, but we don't want
21 to be worked out of the process. And we
22 have options. We believe that we should
23 work it out across the table, not --
24 because if we're pushed, we have to take
25 it, and I've already put on the record

1 5/3/12 - RULES - BILL 120020

2 all of the violations. All the
3 violations.

4 Thank you for listening.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 MR. NICHOLAS: We are prepared
8 to work. I've been there for 42 years.
9 No one asked me to be a part of this
10 situation. I just wanted to make that
11 clear.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 MR. NICHOLAS: Thank you.
15 (Applause.)

16 COUNCILMAN GREENLEE: Our next
17 list of witnesses, Robert Winfield, is he
18 here?

19 MR. WINFIELD: I'm here.

20 COUNCILMAN GREENLEE: You're
21 here, okay. Robert Winfield. Michael
22 Jones, is Michael Jones here? Are you
23 Michael Jones?

24 MR. JONES: Yes.

25 COUNCILMAN GREENLEE: And

1 5/3/12 - RULES - BILL 120020

2 Sayeeda Boswell. Those will be the next
3 three.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN GREENLEE: Mr.
7 Winfield, why don't you start. Identify
8 yourself for the record and proceed.

9 MR. WINFIELD: Good afternoon.
10 My name is Robert Winfield.

11 COUNCILMAN GREENLEE: Pull the
12 microphone close so everybody can hear
13 you, please.

14 MR. WINFIELD: My name is
15 Robert Winfield. I would like to
16 thank -- I'm going to read this, but you
17 have a copy of it.

18 I'd like to thank
19 Councilmembers and President Clarke for
20 the privilege of being able to speak to
21 this Committee. I attended the Ritter
22 Hall meeting, the March 13th meeting, and
23 on May the 3rd, which is today, 2012, I
24 am here once again as a speaker and one
25 of the people who would be affected by

1 5/3/12 - RULES - BILL 120020

2 the creation of the North Central
3 Neighborhood Improvement District.

4 Gentlemen, I would like to
5 think that our Councilmembers work for
6 the betterment of those who they
7 represent, not only in theory but in
8 practice. At the Ritter Hall meeting, I
9 asked President Clarke why we would need
10 an NID when we have all of the
11 departments in place to correct these
12 problems. Then I verbally listed some of
13 the departments which are responsible for
14 correcting most of the problems that
15 plague some of the neighborhoods in
16 question. A couple of examples, License
17 and Inspection, the Department of Streets
18 and the Department of Streets within that
19 division alone come from their web site,
20 from the City's website: Roadways,
21 streetlights, alley lights and signs;
22 Sanitation, illegal dumping, lot cleanup
23 and street cleaning; under the title
24 Others, alleyways and/or common
25 driveways, trees and other requests.

1 5/3/12 - RULES - BILL 120020

2 Other requests is, as you know,
3 gentlemen, is a list of miscellaneous
4 things that may not come up on the
5 website.

6 President Clarke, I understand
7 that this may be a difficult process
8 working with all of the diverse parties,
9 but as my Councilperson, I would like to
10 know if in the past two years you, along
11 with the other parties responsible for
12 bringing Bill 120020 to this Chamber
13 today, just once said or went to the
14 departments just mentioned and asked, Why
15 are these violations left unanswered?

16 You know that we are paying
17 taxes for those services. If there is a
18 builder or a rental for-profit and he or
19 she builds and uses a property owned by
20 the City of Philadelphia, the
21 Philadelphia Housing Authority or the
22 Redevelopment Authority and leave debris
23 in the alleyways -- and they do often --
24 or on one of the properties owned by the
25 aforementioned, where was the inspector

1 5/3/12 - RULES - BILL 120020

2 who made the final inspection? Does he
3 or she have the responsibility to check
4 to see that all codes in the manual are
5 met?

6 We are paying taxes already for
7 the services that Bill 120020 would
8 create. It is inconceivable that my
9 Council representative would ask me to
10 approve a bill that would add additional
11 bondage on me and then tell me that the
12 Temple University group, the largest
13 landlord and growing, after two years has
14 not put anything in writing, but has been
15 at the table since day one, with
16 membership at the top of the Board of
17 Directors holding two slots where they
18 make final decisions.

19 In summary, to all
20 Councilmembers involved in Bill 120020,
21 we have a Philadelphia Police Department,
22 we have a Temple University Police
23 Department and security saturating the
24 neighborhood. What we need from you is
25 not more taxes, but for those who

1 5/3/12 - RULES - BILL 120020

2 represent us to not only say that they
3 see the problem but to find out why those
4 departments, who should guide and oversee
5 the process of building and renovations,
6 have allowed the dumping of trash in the
7 alleyways and properties owned by the
8 City of Philadelphia, the Philadelphia
9 Housing Authority or the Redevelopment
10 Authority.

11 I thank you in advance for your
12 time and consideration in this matter.

13 Just to add one thing to that,
14 I am not opposed to or against builders
15 coming into this area. I'm like most
16 people from Central North Philadelphia or
17 people who are affected, who are not
18 transit, we say that when you rent to
19 someone, you should have in your lease
20 when trash is put out, what you can and
21 can't do, how it should be put out. All
22 of these things are already in the law.
23 We just simply need for those who say
24 that they represent us or who we hire to
25 take and act on those things.

1 5/3/12 - RULES - BILL 120020

2 For instance -- and I use L&I,
3 and I overheard someone say, Well, we
4 know we're short on manpower. That's why
5 we hire hired you guys. We voted for you
6 to work those things out. That's what we
7 got you for. If you can't work them out,
8 why we got you?

9 (Applause.)

10 MR. WINFIELD: I mean, I know
11 that things can be difficult, but just
12 look around this room. We can't even get
13 together in this room. We got the
14 developer sitting on one side and the
15 residents sitting on this side, where
16 there's a mixture. How we going to come
17 together? We got one party sitting on
18 one side, another party sitting on
19 another side, I think, if I may be
20 mistaken, with the exception of the
21 Temple University, your representative
22 sitting back here. And those are the
23 things that I'm saying to you, President
24 Clarke. We have all of the departments
25 in place to resolve this. What we should

1 5/3/12 - RULES - BILL 120020

2 be saying or what your constituents
3 should be saying to you, because you have
4 said that you are connected to, that you
5 have a relationship and that the
6 Commissioners of L&I serve at the
7 pleasure of the City Council and the
8 Mayor, they --

9 COUNCILMAN GREENLEE: I got to
10 interrupt you there one second. That's
11 not an accurate statement.

12 COUNCIL PRESIDENT CLARKE: I
13 never said that. They don't work for me.

14 COUNCILMAN GREENLEE: The Mayor
15 appoints them, not City Council.

16 MR. WINFIELD: I'm not saying
17 they work for you.

18 COUNCIL PRESIDENT CLARKE: You
19 said they serve at the pleasure. They
20 don't serve at my pleasure.

21 MR. WINFIELD: Let me digress
22 and take that back.

23 COUNCIL PRESIDENT CLARKE:
24 Thank you.

25 MR. WINFIELD: You have some

1 5/3/12 - RULES - BILL 120020

2 kind of communication, some working
3 relationship with those different
4 departments. That's how we get things
5 functioning and moving in the City. If
6 you can't go to the Director or the
7 Commissioner of L&I and show him --

8 COUNCIL PRESIDENT CLARKE: Can
9 I respond? Because you're kind of
10 getting on a roll.

11 Your first question, have I
12 been in the neighborhood in the last two
13 years -- I think that was your
14 question -- with the departments, and the
15 answer is absolutely, several times, a
16 whole lot of times. And what I found is
17 when you're Councilperson, you ask the
18 Commissioner to come out, the
19 Commissioner comes out. I've walked
20 personally those blocks in those
21 neighborhoods with every head of every
22 one of those departments, and that's the
23 frustration, that in spite of the fact
24 that I've gone to the top of every
25 department and walked with every block up

1 5/3/12 - RULES - BILL 120020

2 there and it's still not resolved, right?

3 So you rightfully said you all
4 put me here, and I'm supposed to try to
5 come up with a solution to work it out.
6 So if this thing is not working, where
7 I've got the Commissioner out there and
8 they're not getting it done, I got to
9 figure something else out. That's why
10 we're here, sir. If this doesn't work
11 and if we decide not to do this, then I
12 still have to have the responsibility to
13 come up with a solution, because, as you
14 said, you all put me here, and why am I
15 here if I can't come up with a solution.

16 So this is a recommendation.
17 It's something that I think can raise
18 more money to hire more people to fix the
19 problem, period. So I'm just saying --

20 MR. WINFIELD: Okay. I
21 understand what you're saying, but what
22 I'm saying to you, sir, is this: If we
23 have these different departments and we
24 have the people in place, whether we say
25 there's not enough staff or whatever,

1 5/3/12 - RULES - BILL 120020

2 because L&I have subcontractors,
3 sub-inspectors, the whole nine yards, but
4 I can guarantee you -- and I said this to
5 you at the Ritter Hall meeting -- I will
6 send you copies of developers building
7 houses where I live at, the contractors
8 they're hiring, dumping the debris in the
9 alleyways. What happens to the inspector
10 who makes the final inspection? When you
11 create a backyard, you dig up the brick
12 and the dirt and you throw it in the
13 alleyways. Here's the problem: If
14 there's a crime, how do Philadelphia
15 Police Department get through brick
16 that's covered up in the summertime by
17 trees, but in the wintertime, you can see
18 it? How do you get through if there's a
19 fire? I have a couple of neighbors where
20 they built houses in the 2200 block of
21 Camac Street where they dumped the debris
22 in the alleyways. They can't even get
23 out the back. I have developers who
24 build a fence and build an illegal exit
25 and the exit comes out to somebody else's

1 5/3/12 - RULES - BILL 120020

2 property. How do you get that fixed?

3 When you call the -- when you
4 do 3-1-1, 3-1-1 takes the information. I
5 have all of that documentation. Then
6 after you wait a period of time and you
7 get -- you say, let me hit this number in
8 and see what's going on. You get this
9 word called "pending." So now I call
10 them back, What's pending mean?

11 Pending means that you should
12 now call L&I.

13 Don't bounce me around. If I
14 gave you --

15 COUNCIL PRESIDENT CLARKE: Sir,
16 I don't like 3-1-1. I'll say it for the
17 record here. I don't like 3-1-1, and
18 I've said it to the Administration.

19 MR. WINFIELD: But you see, we
20 have to pay the price for that because
21 you want to create this NID when we have
22 all of these organizations --

23 COUNCIL PRESIDENT CLARKE: Sir,
24 sir, sir, you're going on and on. The
25 bottom line is, I agree with everything

1 5/3/12 - RULES - BILL 120020

2 you said, that it's a problem. I'm just
3 trying to fix it; that's all. I have
4 done everything you said that I should
5 do. I've gone to everybody in the
6 government. It's not fixed. So you got
7 to come up with something else, and this
8 may not work. It might not even be
9 implemented. Then I got to come up with
10 something else.

11 So all I'm trying to do is fix
12 a problem that I clearly acknowledge that
13 everybody has said here exists, because I
14 see it every day. That's all.

15 COUNCILMAN GREENLEE:

16 Mr. Winfield, we really have to move on.
17 We got a lot of people --

18 MR. WINFIELD: I just want to
19 ask one more question.

20 COUNCILMAN GREENLEE: Very
21 quickly, please. We got a lot of people
22 who still want to speak.

23 MR. WINFIELD: I understand
24 that you're trying to fix the problem.
25 So let's say developer X builds a house.

1 5/3/12 - RULES - BILL 120020

2 He leaves the debris. What stop the
3 inspector from saying you got to move
4 that?

5 COUNCIL PRESIDENT CLARKE: Sir,
6 there's not enough inspectors to be on
7 top of that. That's the problem. You
8 got one guy, right, for that area.
9 They're overwhelming him, just like you
10 all are being overwhelmed. Because I'm
11 telling you, I've never seen anything
12 like this.

13 I get credit from some of my
14 colleagues. They say, I rode up 17th
15 Street, 18th Street. Man, Darrell,
16 you're handling business up there. They
17 see new housing. I have to tell them, I
18 had nothing to do with that. That's
19 private developers building private
20 housing. It's not a City-sponsored
21 development, because heretofore that's
22 the only thing that was being built in
23 North Philly. It was development that
24 was sponsored by the City for funding in
25 non-profit corporations.

1 5/3/12 - RULES - BILL 120020

2 So I hear you, sir. I hear
3 you. I'm just trying to fix it.

4 MR. WINFIELD: Thank you.

5 COUNCILMAN GREENLEE: Let's
6 move on, please. Thank you.

7 Mr. Jones, please identify
8 yourself for the record and proceed.

9 MR. JONES: Good afternoon. My
10 name is Michael E. Jones. I'm owner of
11 Colors Painting and Finishing. I'm here
12 today to represent -- I have a few family
13 members live in that area. What I'm here
14 today for is to offer some sort of help
15 as far as the development in that
16 community as far as jobs, as far as the
17 young people that live in that area that
18 they want to work on some of the projects
19 in the area, but they don't have nobody
20 that they can reach out to as far as
21 help.

22 I've trained several people in
23 Philadelphia as far as painting and
24 drywall finishing. What I want to do now
25 is, I looked over the document 12550, but

1 5/3/12 - RULES - BILL 120020

2 I didn't see in there where it had any of
3 the developers, any of their addresses or
4 contacts. So what I'm doing now is going
5 around to these different sites and
6 talking to these developers and trying to
7 get in there to get jobs so I can kind of
8 like employ some of the youth in the
9 community.

10 I think what the developers
11 need to do is, they need to develop some
12 type of communication with the property
13 owners, because it seems like they don't
14 trust them at all. And that's pretty
15 much the extent of my comment.

16 COUNCILMAN GREENLEE: Sir, if I
17 could just ask you, are you in support or
18 opposition of this bill, or you're
19 talking aside?

20 MR. JONES: Well, what I want
21 to do is, I want to support Councilman
22 Clarke, but also I want to try and reach
23 out, offer my assistance as far as
24 helping some of the people that live in
25 the community. I think if they see

1 5/3/12 - RULES - BILL 120020

2 people on the job working also, then they
3 will feel better about, you know --

4 COUNCILMAN GREENLEE: That's
5 certainly an issue. Absolutely. Okay.
6 Thank you.

7 Ms. Boswell.

8 MS. BOSWELL: I'm just here to
9 support.

10 COUNCILMAN GREENLEE: Just
11 support. Very good. Thank you three
12 very much.

13 COUNCIL PRESIDENT CLARKE:
14 Thank you.

15 (Applause.)

16 COUNCILMAN GREENLEE: Next I'll
17 call up three more. Jessica Cifaldi, if
18 I'm pronouncing that right. Denise
19 Ripley, is she here? Denise Ripley. And
20 Ruth Birchett.

21 (Witnesses approached witness
22 table.)

23 COUNCILMAN GREENLEE: If you
24 could identify yourself for the record.
25 Ms. Ripley, I called you first. So if

1 5/3/12 - RULES - BILL 120020

2 you identify yourself for the record and
3 proceed, please.

4 MS. CIFALDI: Good afternoon.

5 My name is Jessica Cifaldi. I am the
6 owner of Cifaldi Property Rentals, and I
7 own 12 properties in the NID district
8 that would be affected.

9 I strongly oppose the
10 assessment of the proposed creation of
11 the NID district, not what the intentions
12 of the NID district would be. I think
13 that vandalism, dumping and all the
14 things that the NID district has been
15 proposed to rectify is rampant.

16 As an owner of different
17 various properties in North Philadelphia,
18 I rent to both Temple students and to
19 private citizens. I own properties along
20 Chadwick Street, Bancroft Street, as well
21 as on Gratz Street, 15th Street. So I
22 have a diverse group of renters. I find
23 that the bill disproportionately and
24 unduly burdens non-owner-occupied owners.
25 It makes a distinction for commercial

1 5/3/12 - RULES - BILL 120020

2 properties. A commercial property is not
3 defined by the owner of the property.

4 It's defined by the property's use. A
5 single residential family property is not
6 a commercial property, yet on Gratz
7 Street, the 1500 North Gratz Street,
8 three out of 42 property owners would be
9 assessed. All 42 property owners would
10 enjoy the additional security, the
11 improvements, but three owners would be
12 paying for the additional taxes. On the
13 1700 block of North Front Street, 13 out
14 of the 26 properties would be assessed by
15 the NID tax.

16 I sent in my opposition
17 demonstrating the major disparity of the
18 tax assessments that would be imposed
19 against the non-owner-occupied owners. I
20 find it very interesting that Councilman
21 Clarke made a statement and he stated if
22 you have lived in North Philadelphia and
23 you want to rent out your properties, you
24 won't be taxed. How do you make that
25 distinction between somebody who is a

1 5/3/12 - RULES - BILL 120020

2 small investor who owns properties, who
3 rents to both private citizens and to
4 students -- and students are adults, by
5 the way. These are not dormitories. We
6 should be treating them as such. If
7 their behavior is not acting in
8 accordance with being an adult, then they
9 should be fined or they should be evicted
10 or other actions should be taken.

11 But how can you make a
12 distinction between a non-owner-occupied
13 property of somebody who has previously
14 owned or lived in that property and
15 somebody who is a small investor who is
16 just trying to make a living? You
17 cannot. You cannot.

18 I further oppose the district
19 because the owners of non-owner-occupied
20 properties, who are already paying a use
21 and occupancy tax, business privilege tax
22 and a renter's license, are already being
23 imposed multiple fines from trash
24 violations and other violations that I am
25 paying to have either totes or

1 5/3/12 - RULES - BILL 120020
2 dumpsters -- I'm paying for medallions,
3 and there are lots across the street from
4 multiple ones of my properties where
5 people are dumping and dumping, but
6 because I'm paying for my medallion and
7 I'm paying for my dumpster, people say,
8 Let's put all the trash in that dumpster,
9 and it overflows. So I get fines
10 constantly, weekly, monthly, getting
11 fines in the mail that I have to go down
12 and make -- and do an opposition to. And
13 I do not think that there should be a
14 major lumping of the investors who are
15 creating these large dormitories or large
16 apartment buildings and owners of single
17 residential properties that are renting
18 out. And I think there is a major one
19 party against another party. If you live
20 in Philadelphia and you live in North
21 Philadelphia, there's this major
22 opposition to investors, and not all
23 investors or developers, as you're
24 calling them, have bad intentions. I
25 myself, my company, has invested hundreds

1 5/3/12 - RULES - BILL 120020

2 of thousands of dollars, if not more than
3 millions of dollars, in restoring vacant
4 structures, putting them back into good
5 condition. I'm paying my taxes, I'm
6 paying my use and occupancy taxes, and
7 yet I'm going to be provided one more
8 burden, an undue burden of additional
9 assessment to pay for the bulk of
10 property owners who will be enjoying the
11 improvements of the NID district, but
12 only a few select are going to be taxed
13 for it. And I simply find that unfair
14 and not in accordance with what the NID
15 district was proposed to do.

16 COUNCILMAN GREENLEE: Okay.
17 Before we go to -- really quick, if the
18 NID taxed everybody, would you support it
19 or not?

20 MS. CIFALDI: I agree with the
21 gentleman who spoke before who said if
22 I'm paying taxes and it's supposed to be
23 going for an inspector, it's supposed to
24 be going for policing, that that should
25 be sufficient, and I have -- I will go on

1 5/3/12 - RULES - BILL 120020

2 record to state I do not oppose the
3 increase in my property taxes. It's
4 about time. It's about time.

5 COUNCILMAN GREENLEE: And how
6 many properties do you own in this NID
7 area?

8 MS. CIFALDI: In the NID
9 district, I own 12.

10 COUNCILMAN GREENLEE: Okay.
11 Thank you.

12 Councilwoman Brown.

13 COUNCILWOMAN BROWN: Quick
14 follow-up question in an attempt to put
15 what the proposal is in context to other
16 areas of the City that have benefited in
17 a good way around improvement districts.

18 Are you familiar -- the first
19 of which was University City, which is
20 now about 25, 30 years old. Are you
21 familiar with University City?

22 MS. CIFALDI: Of course I am.
23 I own properties in other parts of the
24 City. I'm just saying in this district.

25 COUNCILWOMAN BROWN: And of

1 5/3/12 - RULES - BILL 120020

2 course history tells us that Paul Levy
3 was the linchpin, if you will, in a good
4 way of bringing that to pass, and then he
5 came to the Center City District, which
6 also now captures -- are you aware of
7 that, that Center City District is in
8 much way similar or analogous to what
9 President Clarke is proposing?

10 MS. CIFALDI: Again, I'm not
11 very familiar with the way that it is set
12 up.

13 COUNCILWOMAN BROWN: Okay.

14 MS. CIFALDI: I do also know,
15 though, that Chinatown, they successfully
16 opposed the creation of the NID district.
17 And one of the most intelligent things
18 I've heard today -- and I've heard a lot
19 of just moving stories and intelligent
20 comments, but I think the single most
21 legal impacting intelligent comment that
22 I have heard today is that if the
23 information provided as to who is part of
24 the NID district is incorrect, meaning
25 that they are listing people as being

1 5/3/12 - RULES - BILL 120020

2 deceased or not even owners of the
3 properties or the information for the
4 basis of who constitutes the NID district
5 is improper, you cannot possibly gather
6 enough information to determine what is
7 the 51 percent for opposition.

8 COUNCILWOMAN BROWN: I don't
9 think you would get any disagreement from
10 us on this side of the table. It is a
11 work in progress.

12 MS. CIFALDI: I appreciate
13 that.

14 COUNCILWOMAN BROWN: It is
15 absolutely fluid, and it's conversations,
16 discussions, debates like this which help
17 us move to a better outcome and a better
18 product. So I would offer as a homework
19 assignment, to put my teacher hat on for
20 30 seconds, to go and just do a look-see
21 on the outcomes of the University City
22 District, go and do a look-see of the
23 outcomes of Center City District. There
24 are a couple of others in the City that
25 went through this very same process,

1 5/3/12 - RULES - BILL 120020

2 which is a very healthy one, and at the
3 end of the day, those communities ended
4 up being at a better place. That's all
5 I'm suggesting.

6 MS. CIFALDI: Just --

7 COUNCILWOMAN BROWN: In no way
8 taking a position or to continue the
9 dialogue, because there are too many
10 others here that want to put their voice
11 on the record.

12 MS. CIFALDI: Just one further
13 thing. There's been so many people have
14 gone off on tangents, and we're here for
15 the NID. Senator Shirley Kitchen was
16 here earlier and I met with her years
17 ago, and I said my company, I own
18 HomeVestors, the We Buy Ugly Houses
19 company, we want to make a commitment.
20 Let's start with one block at a time,
21 Chadwick Street, Bancroft Street, 2300.
22 These aren't Temple University student
23 blocks. I said these properties are all
24 boarded up, vacant. I want to be able to
25 rehab them. I want to be able to put

1 5/3/12 - RULES - BILL 120020

2 low-income housing families in there. Am
3 I an angel? No. Am I out to make some
4 money? Yes. But can both parties
5 benefit? Absolutely.

6 After all my meetings, nothing
7 happened. Nothing happened. So it's a
8 two-way street.

9 COUNCILMAN GREENLEE: Ma'am, in
10 all fairness, whatever with Senator
11 Kitchen, she's not here. That has
12 nothing to do with this.

13 MS. CIFALDI: But what I'm
14 saying, it's a two-way street. There has
15 to be back and forth.

16 COUNCILMAN GREENLEE: Fine.
17 Thank you.

18 Ms. Ripley.

19 MS. RIPLEY: Hello. My name is
20 Denise Ripley. I'm a block captain, a
21 community leader, advocate and a
22 committee woman. Who could better speak
23 about the oppression than those being
24 oppressed? People in North Philadelphia
25 communities are tired of being beaten

1 5/3/12 - RULES - BILL 120020

2 down by an oppressed system. We just
3 want to create change in our community,
4 without being excluded from the plan of
5 development of our community.

6 We live in this community for
7 50 years or more. Now we supposed to let
8 others come into our community and govern
9 how we live so they benefit profit for
10 themselves and raise taxes and push
11 long-time homeowners out of the
12 community. This is another way of
13 disenfranchisement that's been taking
14 place for many years.

15 It's a new day, and we, the
16 community, will stand and speak for
17 ourselves for the change we want to see
18 happen for the betterment of the whole
19 community, not just for a select few,
20 meaning developers. We have the right as
21 long-time homeowners to benefit from our
22 community for the change for the better
23 than outsiders coming in and benefiting
24 all the profit.

25 We have community CDCs in the

1 5/3/12 - RULES - BILL 120020
2 community that already exist with
3 clean-up crews. These CDCs need to be
4 able to be funded so they can create jobs
5 for the residents that live in our North
6 Philadelphia neighborhoods. Now that's
7 economics, not just going to a select
8 few.

9 (Applause.)

10 MS. RIPLEY: Like I said, I'm a
11 community leader and I'm a block captain,
12 and I clean my block. I moved from
13 another block right across street and I
14 still do the same thing. I care about
15 the people that live in my community, and
16 I feel if something is going to be
17 developed to make it better for people
18 economically, people that live in the
19 community should be involved in that
20 process. And we have not been involved
21 in that process, and this is what I'm
22 feeling, that as other people coming in
23 the community, it's not like -- when I
24 walk the street and I see the development
25 going on, I don't see people from my

1 5/3/12 - RULES - BILL 120020

2 community working. I see foreigners.

3 You know what I'm saying? And the people

4 that's developing, maybe they got the

5 skill and they working themself too, but

6 there's nobody from my community

7 benefiting economically. And what I see,

8 I see we going to be taxed out of the

9 community that we been in for all our

10 life, 50, 40 years. And I've been

11 through gentrification, and I fought the

12 stadium, and basically it was women that

13 was left, because they husbands had died

14 or, you know.

15 So I'm just saying this plan,

16 we need to really go over it, that people

17 don't be displaced from a community that

18 they've been in a long time.

19 COUNCILMAN GREENLEE:

20 Ms. Ripley, if I could ask, you're a

21 resident of this area?

22 MS. RIPLEY: Yes, I am.

23 COUNCILMAN GREENLEE: You're a

24 homeowner?

25 MS. RIPLEY: Yes, I am.

1 5/3/12 - RULES - BILL 120020

2 COUNCILMAN GREENLEE: Do you
3 own any other property in that area?

4 MS. RIPLEY: No.

5 COUNCILMAN GREENLEE: You know
6 you don't have to pay any more?

7 MS. RIPLEY: I know people that
8 own property, but I don't own property,
9 but I own the house that I live in. I'm
10 not no -- I don't own like different
11 properties.

12 COUNCILMAN GREENLEE: Right.
13 So you realize you won't be taxed any
14 more or assessed any more money through
15 this bill?

16 MS. RIPLEY: Yeah, for right
17 now I realize that.

18 COUNCILMAN GREENLEE: Pardon
19 me?

20 MS. RIPLEY: I said for right
21 now I realize that, but I don't know
22 what's --

23 COUNCILMAN GREENLEE: That's
24 what the bill says.

25 MS. RIPLEY: -- going to happen

1 5/3/12 - RULES - BILL 120020

2 later down the line.

3 COUNCILMAN GREENLEE: That's
4 what the bill says.

5 MS. RIPLEY: I'm representing
6 my community.

7 COUNCILMAN GREENLEE: No; I
8 understand. I just want to --

9 MS. RIPLEY: And I'm
10 representing people that own businesses
11 in my community, small businesses.

12 COUNCILMAN GREENLEE: Okay.
13 Ms. Birchett.

14 MS. BIRCHETT: Good afternoon.
15 My name is Ruth Birchett. I'm here to
16 add to my previous testimony on this
17 matter and really want to state to
18 Councilman Clarke once again that I
19 oppose this bill and consider it an
20 extreme measure for what we're trying to
21 accomplish in our community, and I ask
22 this time that, Council President Clarke,
23 that you will consider rescinding this
24 bill and coming back to the table or
25 remaining at the table with community

1 5/3/12 - RULES - BILL 120020

2 people as you've attempted to do since
3 the meeting at Temple and I'm sure other
4 meetings as well for us.

5 And one of my main rationales
6 for asking that, beyond what I've already
7 stated, is that even the developers who
8 own hundreds or 35 or whatever properties
9 within this district that you've defined;
10 that is, our neighborhood where we live,
11 it's not a work site for us. We live
12 there. They've already proven themselves
13 as a collective to be ill-equipped to
14 manage anything in our behalf. They have
15 created problems, added problems on to
16 problems that we've already experienced
17 in our community, and you know that the
18 problems in our community are many,
19 because you reaffirm the community as
20 well.

21 They've come to our community
22 with an attitude of disrespect and
23 contempt, and what's offensive even
24 more -- and I respect our leadership
25 here, the Mayoral Administration, the

1 5/3/12 - RULES - BILL 120020

2 Council Administration, our at-large
3 Councilpeople as well. You all represent
4 us and you all, for a large part, are
5 very protective of us as citizens, and I
6 think it is an affront to you all, to our
7 Council, and an affront to the citizens
8 of this city to have outside developers,
9 outside investors come in, purchase land,
10 who have the financial wherewithal to
11 come in and purchase mega land within our
12 communities, and behave in any manner in
13 which they please.

14 It is not just the Temple
15 students that are misbehaving, and as a
16 Temple alumni, I'm embarrassed. But it
17 is the developers as well, those who will
18 excavate debris to build the foundations
19 of the homes that they own and take that
20 debris and short-dump it basically --
21 it's large dumps, but they call it short
22 dumping -- onto large vacant lots in our
23 community. It is a hazard. We have our
24 children running up and down. You have
25 raccoons running up and down the debris,

1 5/3/12 - RULES - BILL 120020

2 and it's just not fair and it's not safe
3 and I believe it is perhaps even an EPA
4 issue.

5 I take issue also -- and I'm
6 very happy to hear others have brought
7 this up -- the fact that many of the
8 workers appear to be foreign. I wonder
9 if there's an issue of immigration here
10 and rather you have some undocumented
11 workers here. I know that in the 2000
12 block of North 19th Street, last year we
13 had a very serious concern where police
14 had to be called because one of those
15 such workers who did not speak English
16 was engaging alone in his truck with some
17 very sexual behavior, and there were
18 children in the midst. And so I'm
19 concerned that there's -- things have
20 really gone amuck.

21 On the manner of -- so these
22 people are not qualified, and I know
23 they've come up already in the first bill
24 that you had, Councilman Clarke. It
25 noted the creation of the North Central

1 5/3/12 - RULES - BILL 120020

2 Development Corporation, I believe it
3 was, which would be the receiving entity
4 that would actually administer this NID.
5 You're nodding?

6 COUNCIL PRESIDENT CLARKE:

7 That's not going to be the name.

8 MS. BIRCHETT: Good, because
9 putting such ill-equipped and
10 unprofessional outsiders over us, lording
11 over us wouldn't be acceptable.

12 So on the matter of the L&I's
13 inspections and the fact that there's
14 just one for the area, how does L&I work
15 out -- and I don't know if you can answer
16 for them or not, but if there's just one
17 person for the whole area but there's
18 mega building going on, as there is now,
19 what process exists to allow for them to
20 really govern the whole building of these
21 homes? Because that's a major safety
22 concern. These developers, if they're
23 from out of town or whatever, they may
24 not be as familiar with the Philadelphia
25 codes and things of that sort, and they

1 5/3/12 - RULES - BILL 120020

2 clearly are cutting corners by short
3 dumping. And so who is to say that
4 they're not doing the same thing with
5 regard to the actual structures of the
6 building? So should there be a
7 moratorium on the building while they
8 play catch-up, even for a week or two at
9 a time? I mean, you know, it's our
10 safety.

11 I know -- oh, my God, I know
12 what it's like to escape a collapsed
13 building. I literally came home from
14 work once and parked the car, went in the
15 house and went past an elderly neighbor
16 talking to people in the car, two men
17 sitting on the steps of the very property
18 that collapsed and an elderly woman
19 sitting on the porch, and within two
20 minutes of being inside of my house,
21 talking with my son and facing that
22 building, it began to hurl itself toward
23 my home. And it was so frightening, I
24 ran up my back stairs to the third floor
25 to make a call to call 9-1-1. And there

1 5/3/12 - RULES - BILL 120020

2 wasn't a phone on the third floor. It
3 was just that terrifying.

4 So I say that to add to my
5 concern about this whole -- your repeated
6 concern about there being just one L&I
7 person for the area.

8 COUNCILMAN GREENLEE: Okay.

9 Thank you.

10 Thank you all very much.

11 Let's see. Judith Robinson. I
12 think I saw her here somewhere. Kinshasa
13 Coghill. How bad did I mess that name
14 up? Is she here? Okay. And Tyrone
15 Hargrove.

16 (No response.)

17 COUNCILMAN GREENLEE: Tyrone
18 Hargrove. No? Okay. Corey Stevenson.

19 (No response.)

20 COUNCILMAN GREENLEE: Corey
21 Stevenson. No?

22 Jacqueline Williams. Come up
23 to the table. We'll have three at one
24 time so we can kind of keep moving. And
25 I just ask everybody, we still have some

1 5/3/12 - RULES - BILL 120020

2 other people who want to testify. Try to
3 be as brief as possible.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN GREENLEE:

7 Ms. Robinson, identify yourself for the
8 record and proceed, please.

9 MS. ROBINSON: Good afternoon.

10 COUNCILMAN GREENLEE: Hi.

11 MS. ROBINSON: My name is
12 Judith Robinson. I'm here to testify on
13 Bill 120020.

14 I want to focus on two areas,
15 because since I last testified, I did do
16 more research and do have additional
17 information.

18 Regarding the Temple
19 connection, Temple President convened a
20 task force for student behavior. I am
21 going to ask this Committee to please
22 obtain a copy of that task force results.
23 There was a small amount of that
24 information from the task force put on
25 the website of Temple University's Temple

1 5/3/12 - RULES - BILL 120020

2 News, and it talked a lot about underage
3 drinking and how they handle that. I
4 think it would be of value to this
5 Committee to have information regarding
6 that task force prior to this bill even
7 coming out of Committee.

8 We are looking for real
9 solutions for real problems, and we know
10 with Temple being a part of this process,
11 we could come up with real solutions. We
12 have had ongoing concerns and agreements
13 with Temple in the past. If they're
14 going to give a donation, I think we need
15 to bring them more into the process and
16 do everything in decency and in order.

17 Temple has a 2020 plan. This
18 NID is not part of Temple's 2020 plan.
19 Why not? It seems to be this NID is an
20 afterthought, something kind of thought
21 up by someone after Temple has created
22 their plan that we all could look to and
23 identify. So I'm really concerned about
24 that. That is not part of their 2020
25 plan, and I'm concerned about the

1 5/3/12 - RULES - BILL 120020

2 commitment from the trustees board, who
3 are the ones who would be okaying a
4 donation, I'm sure. So I wonder why this
5 is not part of Temple University's 2020
6 plan that everybody could take a look at.

7 The other area that really
8 concerns me is about this License and
9 Inspection problem with this one
10 inspector running around, giving the okay
11 after these buildings are thrown up
12 quickly. We need to solve that problem.
13 Budget hearings are being held right now.
14 You need to figure out how to come up
15 with more inspectors for this bundling
16 area of development.

17 You just had a problem over in
18 Francisville the other day. I don't know
19 if it was a result of this one inspector
20 not being able to handle things, but it's
21 a very dangerous type of situation. I
22 just hope that we don't have to have
23 death and destruction before you will
24 deal with this illegal process as it
25 relates to building in our community.

1 5/3/12 - RULES - BILL 120020

2 I'm sure if this was another ethnic
3 community -- I'm going to lay it right
4 out there -- things would be done a bit
5 differently. There's no way you can tell
6 me that in other groups -- other areas
7 where they have a different makeup of
8 ethnic groups and of economic groups, you
9 would have the same kind of disrespect
10 and disregard of the law. It's illegal
11 what's going on. It's out of order. You
12 could go over the counter -- and we're
13 wondering how this could be -- that you
14 could go over the counter and get permits
15 to really violate our community.

16 On some blocks, you have -- on
17 our historic blocks, which is history --
18 I just digress to say -- is one of the
19 things we can sell, that we have a
20 beautiful historic community. We could
21 sell that as a brand. We can't sell that
22 if our historic blocks are being marred
23 by unauthorized building where you have
24 beautiful two-story historic homes, you
25 have someone able to go over the counter

1 5/3/12 - RULES - BILL 120020

2 and get a permit to throw up a
3 three-story property towering in the
4 middle of a community, in the middle of a
5 block, just really marring our
6 opportunity to brand history. That's
7 history buildings.

8 So I'm really concerned that
9 it's sort of like you're shifting
10 responsibility here. Are we to be served
11 in our community by License and
12 Inspection and Zoning or are we somehow
13 exempt from being served? I'm hearing
14 excuses as to why we are not getting
15 served, but building is continuing on.
16 How is this happening? Why are we not
17 getting services?

18 So that's an area that really
19 concerns me as it relates to
20 environmental issues. We have piles of
21 dirt being left. We keep talking about
22 this over and over again. Maybe you all
23 could help us deal with some of these
24 issues now and allay some of our concerns
25 that these things will continue on in the

1 5/3/12 - RULES - BILL 120020

2 future, NID or not.

3 We're really concerned that if
4 you're not dealing with the issues now,
5 who is to say that with all this
6 boundaries and taxes, that we will have
7 remedy for these problems that we all
8 know exist? They exist now. Why aren't
9 we dealing with them now, especially the
10 Councilpeople at-large? I'm really,
11 really requesting that you all represent
12 us too. I understand about the district
13 prerogative, but we vote for you all and
14 we want your support on these issues.

15 These are issues that need all
16 hands on deck. We need to have everybody
17 understanding how to resolve these
18 issues, and an NID, from everything we've
19 read, does not remedy these problems.

20 The NID -- we went back and
21 even read the Economic Development Act in
22 which it was built on, 1998. You could
23 have used an organization already in our
24 community. It wasn't done. It's
25 supposed to be in the existence of

1 5/3/12 - RULES - BILL 120020

2 planning for two years, without community
3 input.

4 So we're just asking you all
5 not to allow this bill out of Committee,
6 that you go back, get the task force
7 information from Temple University, see
8 what they came up with before you move
9 forward with another process.

10 In addition, please, while
11 you're in budget hearings, find some
12 money for License and Inspection so we
13 can get some legal services out of that
14 agency. We need help with that. We need
15 the Director of License and Inspection to
16 give some shine, if I could use
17 vernacular, on North Philadelphia where
18 building and banging is going on all over
19 the place before someone gets hurt or
20 dies, as has happened really most
21 recently in our city.

22 I really thank you very much
23 for your attention.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 5/3/12 - RULES - BILL 120020

2 (Applause.)

3 COUNCILMAN GREENLEE:

4 Ms. Coghill, right?

5 MS. COGHILL: I'm Kinshasa
6 Coghill, and I oppose this bill. One of
7 the reasons why I oppose this bill is
8 that I just received it. I've been
9 living -- I came to Philadelphia in 1991
10 to attend Temple. I've been living in
11 that neighborhood for the last seven
12 years, and I have never received anything
13 about what's going on in that
14 neighborhood until the end of February.
15 So my opposition is, as a homeowner, I'm
16 just getting information. I've been
17 there for seven years.

18 Secondly, I don't know how much
19 the developers are going to be taxed, and
20 if I just heard correctly, it's only for
21 five years. So what happens after the
22 five years? How much are they going to
23 pay in, and why is it only five years
24 when tax abatement, from what I
25 understand, is ten years?

1 5/3/12 - RULES - BILL 120020

2 COUNCILMAN GREENLEE: That's a
3 state law, I understand, ma'am.

4 MS. COGHILL: But can you do
5 something about that?

6 COUNCILMAN GREENLEE: Can we
7 overrule state law? No. And then --

8 MS. COGHILL: Well, I'm opposed
9 to that because of that.

10 COUNCILMAN GREENLEE: Okay.
11 And then just to let you know, to answer
12 your question about what happens after
13 five years, it would have to come back to
14 us to renew it or not renew it. So we
15 would have the right to either have it
16 continue or not continue, if it starts.
17 So that's the way the law is.

18 MS. COGHILL: Okay. Well,
19 again, I'm in opposition because I don't
20 think it's long enough. And, again, as a
21 homeowner for seven long years, this is
22 my first time understanding what's going
23 on. So that means it's not being
24 promoted well. It means that they're not
25 letting everyone know. And I know -- I

1 5/3/12 - RULES - BILL 120020

2 don't even see my neighbors on 19th and
3 Berks. Okay? So that's my opposition.

4 COUNCILMAN GREENLEE: You're a
5 homeowner; you don't own any other rental
6 property?

7 MS. COGHILL: No. I own the
8 house that I live in. I know it doesn't
9 affect me. However, it does affect the
10 community in which I live in.

11 COUNCILMAN GREENLEE: I
12 understand.

13 MS. COGHILL: As a Temple
14 student, I see some of the things that is
15 happening, and as a professional in the
16 neighborhood, I should know about these
17 things, not just February, two months
18 before the meeting.

19 COUNCILMAN GREENLEE: Okay. I
20 got you. Okay.

21 Jacqueline Williams, was she
22 here? Yes, please.

23 Please identify yourself for
24 the record and proceed.

25 MS. WILLIAMS: Yes. I'd like

1 5/3/12 - RULES - BILL 120020

2 to give honor to God and I'd like to
3 thank you for inviting me to speak. My
4 name is Jacqueline Williams. I live in
5 the 1600 block North 18th Street. I came
6 down because I'm with Mr. Clarke as far
7 as the things that he's trying to do for
8 our area. And also the money that will
9 come from the NID, how can we structure
10 it to do something positive for our area?

11 But I have a single-family
12 dwelling, three-story dwelling. On my
13 block the whole block has been there.
14 They took a single-family dwelling and
15 made a multi-functional -- it's not a
16 triplex. It's like more than a triplex.
17 And my parents bought there in the '40s.
18 I bought my first home in 1970, and I
19 just bought another home in 2000.

20 So what I'm saying is, the way
21 that they're doing the demolition and
22 even the construction work, it's making
23 the neighborhood nice.

24 I've been in North Philly when
25 it was thriving, Cecil B. Moore area was

1 5/3/12 - RULES - BILL 120020

2 thriving. We had multiple amount of
3 stores and delis and restaurants and
4 things, but the way that they're fixing
5 these things up now and the way that
6 these companies are coming in, when they
7 do the work, they dump on the street,
8 leave the trash and things there. You
9 get a lot of dust from that, even if you
10 clean in your house. And if you approach
11 them to do work for you to make sure that
12 you keep up the upkeep of your property,
13 they don't want to work for you.

14 COUNCILMAN GREENLEE: I mean, I
15 don't know what to say about that. You
16 mean you're trying to hire them, you
17 mean?

18 MS. WILLIAMS: Yeah, if you
19 want to do more work on your property to
20 keep up with what's going on. I think
21 it's a fabulous thing that they're making
22 the buildings nice and the houses and
23 things there. It's getting rid of the
24 blight, but when you tell them that you
25 need L&I -- L&I came out and put stickers

1 5/3/12 - RULES - BILL 120020
2 on quite a few of my neighbors' houses
3 and condemned them. So when you tell
4 them for L&I to come out now because it
5 is dirt on your block or it is debris out
6 there and you want it moved away and you
7 have to call 3-1-1 --

8 COUNCILMAN GREENLEE: I'm
9 sorry. When you said "them," I thought
10 you meant the developer. I lost you.

11 MS. WILLIAMS: Yeah, the
12 developer. I should have said the
13 developer.

14 COUNCILMAN GREENLEE: Okay.

15 MS. WILLIAMS: And when the new
16 people come in who purchase the property,
17 you might not even be able to walk down
18 the street. When the Temple students do
19 move out, they throw everything out the
20 window. It's no curb left. You have to
21 walk in the street, and I had to call
22 3-1-1 on them several times.

23 COUNCILMAN GREENLEE: I
24 understand. Now, just so I'm clear,
25 though, Ms. Williams, are you supportive

1 5/3/12 - RULES - BILL 120020

2 or not supportive of the bill? I'm not
3 clear.

4 MS. WILLIAMS: I'm supportive
5 of the bill if they're going to put money
6 in our neighborhood. Maybe we could get
7 a recreation center or something that's
8 going to help the people that's still --
9 the new homeowners who are still in there
10 and the ones that's in our neighborhood.

11 COUNCILMAN GREENLEE: Okay.

12 MS. WILLIAMS: But they still
13 need to have someone to structure them,
14 because the way that they're doing it, we
15 just have to go along with whatever
16 they're doing. That's how they approach
17 it, just go along on how they're doing
18 it.

19 I wanted to buy properties from
20 the beginning, from 2000. They said that
21 a lot of those properties weren't for
22 sale. Then when they did put them up for
23 sale, they came in and swooped them up,
24 where some people come to meetings, they
25 own 30 houses, 40 houses, a hundred

1 5/3/12 - RULES - BILL 120020

2 houses, and if you wanted to purchase and
3 invest where you live at, they didn't let
4 you do that.

5 COUNCILMAN GREENLEE: No; I
6 understand.

7 MS. WILLIAMS: I don't want to
8 hit from thing to thing. I want to stay
9 focused on one thing, but there's a lot
10 of things that they have that we should
11 be able to address them about. And if
12 they are going to pay for it, then take
13 the money and restructure it where we
14 would have recreation centers or
15 something that would help everyone that's
16 going to stay in there, because I've
17 always been a homeowner.

18 COUNCILMAN GREENLEE: I
19 understand. To be fair, I don't think
20 this will lead to a new recreation
21 center, but it will lead to -- the idea
22 is to lead to more services and address
23 at least some of the issues you talked
24 about.

25 MS. WILLIAMS: I'm also the

1 5/3/12 - RULES - BILL 120020

2 block captain for the 1600 block. I
3 clean both sides of the street and around
4 the corner and whatever I have to, as
5 long as it makes the neighborhood look
6 nice, because I love where I live at.

7 COUNCILMAN GREENLEE: We need
8 more of those people. Absolutely. Thank
9 you, ma'am. Thank you, Ms. Williams.

10 Let's see who else I have on
11 the list. Tom Massaro. Is he still
12 here?

13 (No response.)

14 COUNCILMAN GREENLEE: No.
15 Philip Browndeis.

16 Is there anyone else here that
17 wants to testify? All right. If you
18 could -- I asked earlier if you did,
19 please give your name up here, please.

20 (Witnesses approached witness
21 table.)

22 COUNCILMAN GREENLEE: Ma'am --
23 all right. You stay there. If the other
24 two people who raised their hand, please
25 give Ms. O'Connell your name. I asked a

1 5/3/12 - RULES - BILL 120020

2 while ago about that, but please.

3 All right, ma'am. Go ahead.

4 Identify yourself for the record and
5 proceed, please.

6 MS. DOWNEY: My name is Jean
7 Downey. My property is at 1835 and 1833
8 North 19th Street. Because of my age and
9 because of my income situation, I moved
10 out of my home, but I do not rent it.
11 And I'm on this NID or whatever, and I'd
12 like to say this. I've been in this
13 place since 1982. I've been in the
14 neighborhood since 1963. I have cut my
15 grass. I have trimmed my bushes. I have
16 shoveled my snow. I have put my trash
17 out at the right time. Nobody paid me,
18 and I don't feel like I should have to
19 pay anybody that doesn't do anything for
20 me. I do this myself. But now that I
21 have back trouble, I moved out of my
22 property and I moved in a senior
23 building. I don't rent my property.

24 COUNCILMAN GREENLEE: You do
25 not, you're saying?

1 5/3/12 - RULES - BILL 120020

2 MS. DOWNEY: No, I don't.

3 COUNCILMAN GREENLEE: Is it
4 vacant now?

5 MS. DOWNEY: Yes, it is.

6 COUNCILMAN GREENLEE: Okay.

7 MS. DOWNEY: I still go down
8 and keep my property up. I trim the
9 bushes. I planted them there. The rose
10 bush I take care of. I made a green
11 space out of the lot next to my house. I
12 bought all the shrubberies myself. I
13 don't want to hear nothing about this
14 here. Where was these people when I was
15 raising my children? Where was the
16 security on bicycle riding down my
17 street? They wasn't there. Us
18 neighbors, we took care of our own.
19 Nobody paid us. So, no, I don't know
20 whether this is going to be a good thing
21 or a bad thing, but I don't think my
22 property should be on NID.

23 COUNCILMAN GREENLEE: All
24 right. Thank you.

25 MS. DOWNEY: And that's all I

1 5/3/12 - RULES - BILL 120020

2 have to say.

3 COUNCILMAN GREENLEE: I

4 understand. Thank you.

5 Please identify yourself and

6 proceed.

7 MR. BROWNDIEIS: Good afternoon,
8 Council President Clarke and members of
9 the Rules Committee. My name is Philip
10 Browndieis. I am here to express my
11 support for the people of North
12 Philadelphia who are resisting the
13 imposition of a NID upon them by real
14 estate investors in their neighborhood.
15 I am one of the leaders of the movement
16 that defeated the Callowhill Reading
17 Viaduct NID.

18 As long as apathy prevails in
19 Philadelphia, we will continue to lose
20 control of our neighborhoods to the
21 politically connected, like TAPA, and
22 it's apathy that Temple University counts
23 on when it hands over our tax dollars to
24 subsidize them.

25 I could once again argue why

1 5/3/12 - RULES - BILL 120020

2 the NID concept is inherently
3 anti-democratic or that the bill violates
4 a tax uniformity clause of the
5 Pennsylvania Constitution, but it doesn't
6 matter, because everyone in this room
7 knows that this legislation will pass
8 because of councilmanic prerogative. And
9 everyone knows in their heart of hearts
10 that it is wrong to disenfranchise an
11 entire neighborhood by not allowing them
12 to vote against this legislation.

13 I have learned that
14 well-reasoned argument will not change
15 any minds here today. The real estate
16 investors who donated money to
17 politicians will get their way. The
18 members of City Council before us don't
19 need our votes to get reelected. We
20 testify before them, and our testimony is
21 scorned. We plead our case, and our
22 pleadings are disregarded. We beg them
23 not to raise our taxes, and they mock us.
24 Not one City Councilperson in
25 Philadelphia will speak in our favor, but

1 5/3/12 - RULES - BILL 120020

2 we do have the law on our side. It will
3 be a battle of David against Goliath, but
4 instead of stones, the people of North
5 Central Philadelphia will have to collect
6 enough letters of opposition to defeat
7 this legislation. They have 45 days to
8 get organized, go out there and get it
9 done. I wish them well.

10 Thank you.

11 (Applause.)

12 COUNCILMAN GREENLEE: As
13 Council President Clarke said, this bill
14 will not come out of Committee today, and
15 he has said numerous times he's listening
16 to the community. Apparently, sir, you
17 were not listening.

18 Mitch Wolfson, Nick Pizzola,
19 Jihad Ali.

20 Now, is there anyone else who
21 wants to testify beside the three names I
22 just said that are here?

23 (No response.)

24 (Witnesses approached witness
25 table.)

1 5/3/12 - RULES - BILL 120020

2 COUNCILMAN GREENLEE: Okay.

3 Thank you. Please identify yourself for
4 the record and proceed.

5 MR. WOLFSON: My name is Mitch
6 Wolfson. I testified last time, so I
7 won't give my complete background. I
8 didn't bring my American flag and the
9 music.

10 COUNCILMAN GREENLEE: We don't
11 need that. Thank you.

12 MR. WOLFSON: I am a Temple
13 landlord. I hope I'm a responsible
14 Temple landlord. And we don't disagree
15 with what's been said today. A lot of
16 the issues have nothing to do with the
17 NID. They have to do with developers who
18 are not responsible.

19 I am responsible. I clean up
20 after my renovations. I would like to
21 see also the people that short dump and
22 all prosecuted. In a perfect world, we
23 wouldn't need the NID because there would
24 be enough revenue that the City would
25 have to take care of extra trash

1 5/3/12 - RULES - BILL 120020

2 cleaning. I live in a suburb where we
3 have twice-a-week trash cleaning, and if
4 I see a piece of trash on the street, I
5 pick it up. In North Philly, I'm
6 inundated. There's not enough hands for
7 me to reach out to pick up the trash.

8 Fines for trash, I make
9 additional contributions, along with my
10 fellow landlords, for trash that in many
11 cases is my tenants' fault. I try to
12 recoup from my tenants. The one big
13 offenders we have is Philadelphia Housing
14 Authority. I have a house next to mine,
15 and all of the sudden, their trash can
16 winds up in front of my house. And, yes,
17 I can fight it, take a day off from work,
18 go down and possibly win. Sometimes it's
19 not worth it.

20 It's not a fair world.
21 Landlords, believe it or not, have to go
22 through a lot of regulation, a lot of
23 tax. We have BPT tax. We have a rental
24 license. We have a fire alarm
25 certification. We have a sprinkler

1 5/3/12 - RULES - BILL 120020

2 certification. We have a suitability
3 license that right now there's no fee,
4 but that could change in the future.
5 We're now going to have a new lead paint
6 ordinance.

7 So life isn't fair. We as
8 responsible landlords recognize that.
9 We're willing to contribute to this NID.
10 It's a big problem. It's not going to be
11 cured over night, and we thank the
12 Councilpeople for supporting this.

13 Your homework assignment was
14 great, for people to look at the
15 University City District. We'd like to
16 model ourself after that. They've been
17 in business a long time. We'd like to
18 get there.

19 Thank you.

20 COUNCILMAN GREENLEE: So you
21 support the bill. Just to correct what
22 you said, you said thank us for
23 supporting it. We haven't supported
24 anything yet. We're still having
25 hearings. We're going to have another

1 5/3/12 - RULES - BILL 120020

2 one.

3 MR. WOLFSON: Well, I'm
4 anticipating your support.

5 COUNCILMAN GREENLEE: You're
6 going to get us in trouble with this
7 other guy if you start anticipating
8 something.

9 Whoever, I'm sorry, whoever
10 would like to go next.

11 MR. ALI: Good afternoon,
12 Councilman Greenlee, Council President
13 Clarke. I'm here today to talk about a
14 specific concern, which is the
15 construction community.

16 By way of disclosure, I have to
17 say, I'm here to support Councilman
18 Clarke. He has done a lot for me
19 personally and for my organization, but
20 I'm here because this issue -- I wanted
21 to bring some clarity to some of the
22 things that I've heard.

23 One of the things about L&I --
24 and I'm speaking on behalf of the
25 Contractors Association of Philadelphia.

1 5/3/12 - RULES - BILL 120020

2 I'm an Executive Director of that
3 organization. I'm also a founding member
4 of the Contractors Roundtable. I'm a
5 union carpenter. I've been in the
6 Carpenters Union 1073 for 20 years. I'm
7 a developer. I've developed affordable
8 housing in the last -- in Tioga we did 88
9 units. So I'm really experienced in
10 construction in Philadelphia.

11 In this particular area, one of
12 the things that's really alarming is the
13 lack of minorities involved in the
14 private sector, and part of the problem
15 that I have with it is, in a lot of the
16 land that we're talking about, Councilman
17 Clarke, that comes from the Redevelopment
18 Authority through the actions of this
19 Council, the legislation you put in
20 place, the EOP plans, they're there.
21 When I go to the RDA, every project where
22 a developer has come in to buy the land,
23 it still requires an EOP plan. They
24 agree to the plan, but then nothing
25 happens. So really it's the

1 5/3/12 - RULES - BILL 120020

2 responsibility -- because the documents

3 say that the City, at their discretion,

4 will establish an oversight committee.

5 So they say that the issue about

6 establishing the oversight committee,

7 they don't have the funding to make it

8 happen. So they say that it has to be

9 anything over a certain dollar amount.

10 OEO says that the dollar amount has to be

11 25 million and more before they'll

12 establish an oversight committee.

13 The problem that we have,

14 developers are making commitments.

15 There's no followup. If you go out to

16 North Philly -- and, I mean, I'm up there

17 all the time looking for opportunities

18 for members of our organization, as well

19 as this young man here. This is John

20 Graves. He led a fight for inclusion.

21 He's a union operator. He led a fight

22 for the project at Cecil B. Moore with

23 Temple. One of the issues with him was

24 that Temple is required to have an

25 oversight committee. They came into

1 5/3/12 - RULES - BILL 120020

2 Council. They testified to you, Council
3 President, that they would. We had a
4 meeting. They still hadn't established
5 one. Now they're establishing one, and
6 they say that only Senator Kitchen can
7 assign people to it. Well, we have an
8 issue with that. We'd like to bring that
9 to your attention.

10 But the thing about the lack of
11 inclusion for minorities on these trades,
12 it really comes down to the developers,
13 those developers that are getting land
14 from the City. Like Council President
15 Clarke, like you said, the private
16 sector, some of these developers --
17 people in here may know -- they'll find
18 out who the tax owner is. They'll pay
19 their taxes. They'll make a deal with
20 them, and they will put hard cash on the
21 table. We can't do anything about that.
22 But the ones that come to the City to buy
23 this land from the City, they make a
24 commitment, and their commitment is that
25 they're going to establish an EOP plan,

1 5/3/12 - RULES - BILL 120020

2 but then there's no followup. That's our
3 fault. That's something that we can do.

4 In regards to this thing about
5 short dumping and unsafe requirements,
6 what people consider to be unsafe, that
7 incident the other day at 20th and
8 Parrish, theoretically that was an
9 accident, because he touched an
10 electrical line. It clearly was
11 safeguards on the line. However, if we
12 had an inspector out there, maybe the
13 inspector would have said there's a gap.
14 Maybe you need to come down and let's put
15 some more precautions up there.

16 In the counties, if you go to
17 Chester and all these counties,
18 surrounding counties, they don't maintain
19 their own L&I. They outsource that.
20 There's a firm in Pennsylvania that knows
21 all the counties, all Philadelphia codes.
22 They bring them down when there's an
23 overload and they hire them. That might
24 be a possibility, Council President.
25 Because theoretically, if me and this guy

1 5/3/12 - RULES - BILL 120020
2 are both building houses and we're side
3 by side, if I beat him to the punch and I
4 put my foundation in, I'm going to call
5 the foundation inspector. He comes out,
6 he approves it, he goes about his way.
7 Maybe he's got his wood up. The framing
8 guy will come out, he'll inspect that,
9 and then it goes on with the electric.
10 And then when it's done, then they'll
11 come -- an inspector will come to look
12 and see if where -- he'll give us a final
13 use and occupancy certificate, and that
14 will be it. If there was trash on the
15 side, he's not looking for it, because
16 that's not his focus. And then me -- if
17 he was the developer, he would say, I
18 didn't put it there. So really that
19 issue could be addressed by the
20 Redevelopment Authority when they're
21 buying land, because everybody is getting
22 the track record. If we can put a system
23 in place that we can get the
24 Redevelopment Authority -- maybe at the
25 next meeting, they should be here, but

1 5/3/12 - RULES - BILL 120020

2 Temple certainly should be here.

3 We attended this morning at the
4 University of Pennsylvania. They had the
5 neighborhood improvement district meeting
6 this morning, and one thing that is
7 apparent is that the University of
8 Pennsylvania puts a lot of money in that
9 NID. So does Drexel. So there's power
10 there, but the fact that the University
11 is not living up to what they need to do.
12 And on that list that was sent out with
13 the 82 pages, Temple University owns 16
14 or 15 houses in the neighborhood
15 theirselves, in addition to the other major
16 buildings they have.

17 So, Council President, I'm also
18 here to testify to what you said. You
19 have stopped things. I go to the
20 Redevelopment Authority all the time. I
21 was there last week. One of the
22 developers was here. I didn't know he
23 was coming. We got there. They would
24 not move on his property because it was
25 held. So that's true.

1 5/3/12 - RULES - BILL 120020

2 What people don't know is that
3 there's been a lot of action on behalf of
4 this Council. The stuff about inclusion,
5 Councilman Goode just testified on the
6 14th. We have the first Economic
7 Oversight Committee that this Council put
8 a bill in front of the voters in 2010 and
9 we passed and we're going to have that.
10 So this Council has done everything that
11 they can do about inclusion. It's just
12 that the people underneath of you are
13 letting you down. The Redevelopment
14 Authority, Temple, we need to hold them
15 accountable.

16 COUNCILMAN GREENLEE: I
17 appreciate that, Mr. Ali. Thank you.

18 Anybody else? We have one more
19 here. Go ahead. Thank you.

20 MR. PIZZOLA: Thank you for
21 your patience.

22 COUNCILMAN GREENLEE: Please
23 identify yourself. Speak in one of the
24 microphones, please.

25 MR. PIZZOLA: My name is Nick

1 5/3/12 - RULES - BILL 120020

2 Pizzola and I am on the Steering
3 Committee of the Neighborhood Improvement
4 District. Thank you for allowing me to
5 testify.

6 Today I heard a list of
7 problems that as a developer, I agree
8 with. License and Inspection violations,
9 that's a problem, and that needs to be
10 addressed. Development changes to the
11 character of the neighborhood, that's a
12 problem, and that needs to be addressed.
13 Payments to undocumented workers in cash,
14 that's a problem. That needs to be
15 addressed. Broken promises to the
16 community made by Temple, that's a
17 problem, and hopefully that won't happen
18 in the future. Lack of minority
19 employment, that's a problem, and that
20 needs to be addressed. But none of those
21 problems are being addressed by the NID.
22 The NID is not set up to do that.

23 If Temple never built another
24 building, never improved another thing,
25 what I heard here today did not address

1 5/3/12 - RULES - BILL 120020

2 the two biggest reasons that we have met
3 with President Clarke in the past about,
4 which is student behavior and trash and
5 dumping. I believe that the NID is the
6 best vehicle and mechanism to deal with
7 the two biggest complaints.

8 When you call now the City and
9 you have a problem with parties, if they
10 have more important issues, which they
11 always do, parties don't get addressed.
12 If you call the NID, the NID will
13 respond. We're not a solution. We can't
14 solve all of the problems, but we can
15 make a right step.

16 When there's a problem with
17 trash and dumping, we have in our budget
18 over \$200,000 for cleaning. We can use
19 that money to address issues of trash and
20 dumping. We can't solve all of the
21 problems, but we can do that.

22 So I would like the residents
23 who have opposed what we're trying to do
24 to rethink and realize that what we're
25 trying to do is not make this a

1 5/3/12 - RULES - BILL 120020

2 developer's heaven. We're trying to
3 maintain and improve what we have, which
4 is good for us and also good for the
5 community.

6 Thank you.

7 COUNCILMAN GREENLEE: Thank you
8 for coming.

9 Being no further business today
10 before this Committee, this bill will be
11 held to the call of the Chair.

12 Thank you.

13 (Committee on Rules recessed at
14 3:40 p.m.)

15 - - -

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on May 3, 2012, and that this
is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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

A	38:21 86:10	136:2	amount 6:13	88:9 98:15
abatement 127:24	100:10,12 103:8	agree 9:2 25:4	10:12 12:17	110:9 127:2
able 4:21 41:23	120:16 142:9	29:11 31:13,15	28:10 74:14	140:11
59:4 79:25	address 23:10,11	38:12 41:21	120:23 131:2	apply 155:20
83:20 107:24,25	24:2 80:17	93:25 103:20	146:9,10	appoints 89:15
110:4 122:20	134:11,22	145:24 152:7	amuck 116:20	appreciate 10:17
123:25 132:17	152:25 153:19	agreed 6:21 27:11	analogous 105:8	11:22 16:19
134:11	addressed 23:18	38:11	and/or 84:24	106:12 151:17
absolutely 24:3	149:19 152:10	agreement 3:13	155:22	appreciative
55:10 90:15	152:12,15,20,21	51:17	angel 108:3	16:21 17:16,18
98:5 106:15	153:11	agreements	anger 12:17 41:19	approach 131:10
108:5 135:8	addresses 24:6	121:12	annexed 78:17	133:16
academic 13:18	97:3	ahead 7:10 26:21	answer 28:14	approached
acceptable 20:22	adjacent 14:17	42:6 67:24	78:5 90:15	10:18 45:2
117:11	administer 117:4	68:19,20 136:3	117:15 128:11	50:17 83:4
accident 148:9	Administration	151:19	Anthony 53:22	98:21 120:4
accomplish	27:4,13 28:3	Airy 30:19	anticipating	135:20 140:24
113:21	93:18 114:25	alarm 142:24	144:4,7	appropriately
accountable	115:2	alarming 145:12	anti-democratic	31:8
151:15	adopted 11:24	Ali 140:19 144:11	139:3	approve 56:25
accurate 60:3	adult 101:8	151:17	anti-development	86:10
89:11	adults 101:4	alive 53:11,17	18:7	approved 3:19
accurately 155:5	advance 87:11	allay 124:24	anybody 29:20	13:19
acknowledge	advantage 54:17	Allegheny 30:11	46:10 136:19	approves 149:6
94:12	advocate 18:19,24	alley 84:21	151:18	approving 3:6
acknowledges	26:3 108:21	alleyways 84:24	anymore 64:21	Arch 76:3,8
13:21	affect 32:8 129:9	85:23 87:7 92:9	65:13 77:17	architectural
act 3:21 4:9 70:11	129:9	92:13,22	anyway 53:19	19:24
75:23 87:25	affordable 6:8,13	Allied 41:9	apartment 102:16	architecture 20:3
125:21	6:21 8:4 42:20	allow 5:4,6,13	apartments 21:24	area 1:16 2:15
acting 101:7	43:15,25 145:7	117:19 126:5	apathy 138:18,22	13:8,11 14:16
action 5:9 8:7	affront 115:6,7	allowed 6:20	Apollo 13:14	23:16 25:16,20
27:2,3 77:23	aforementioned	21:15 71:2 87:6	14:17 15:6	31:2 34:4 36:5
151:3	85:25	allowing 16:12	apologize 57:12	36:10 43:9
actions 101:10	African 29:2,6,8	139:11 152:4	apparent 150:7	47:12,16 51:7
145:18	afternoon 2:3 4:6	Alston 15:10	Apparently	55:21 63:9
activity 35:21	11:3,5 21:7 33:9	alumni 115:16	140:16	75:10 87:15
actual 118:5	33:10 45:11,13	amazing 70:12	appear 116:8	95:8 96:13,17
add 9:15,22 10:21	50:22 61:14	amend 13:5	appeared 12:24	96:19 104:7
14:9 29:18	83:9 96:9 99:4	amended 46:18	applaud 52:16	111:21 112:3
86:10 87:13	113:14 120:9	amendments	79:22	117:14,17 119:7
113:16 119:4	138:7 144:11	11:25 39:12	Applause 16:15	122:7,16 124:18
added 114:15	afterthought	America 65:15	22:25 24:15	130:8,10,25
addition 12:5	121:20	79:22	27:23 29:4	145:11
126:10 150:15	age 136:8	American 29:2,7	46:24 48:20	areas 1:16 2:16
additional 5:13	agency 126:14	29:8 141:8	50:2 66:13	13:7 25:13
9:15,22 12:10	ago 4:16 107:17	Amos 4:17	71:21 82:15	43:12 104:16

120:14 123:6 argue 138:25 argument 48:11 139:14 aside 5:24 7:2 70:6 74:12 97:19 asked 51:9 65:20 82:9 84:9 85:14 135:18,25 asking 5:9 42:2,5 70:5,25 73:19 114:6 126:4 aspects 38:17 assess 3:16 assessed 100:9,14 112:14 assessment 3:9,18 52:6,15 99:10 103:9 assessments 100:18 assign 147:7 assignment 106:19 143:13 assistance 97:23 associated 37:19 association 3:5 63:10,12 144:25 Atlantic 1:19 2:21 attacks 74:25 attempt 104:14 attempted 114:2 attempting 4:12 attend 127:10 attended 83:21 150:3 attention 12:23 23:16 25:15,19 26:7 27:17 126:23 147:9 attitude 114:22 attractive 14:12 at-large 115:2 125:10 audience 11:21 23:21	Authority 85:21 85:22 87:9,10 142:14 145:18 149:20,24 150:20 151:14 authorized 38:19 56:16,23 57:17 authorizing 3:11 3:15 available 32:8 54:21 63:3 64:18 Avenue 1:17,18 2:18,20 13:9,10 14:18 aware 60:13 105:6 a.m 19:13,13 79:8 B b 1:17 2:18 13:10 14:17 17:11 130:25 146:22 back 11:23 16:8 21:6 22:14 33:17 43:22 46:15 56:23 65:5 72:7 88:22 89:22 92:23 93:10 103:4 108:15 113:24 118:24 125:20 126:6 128:13 136:21 background 141:7 backyard 92:11 bad 102:24 119:13 137:21 balanced 48:3 Bancroft 99:20 107:21 banging 126:18 Baptist 17:13 barrel 52:19 Barton 41:9 based 58:13	basically 41:2 47:6 111:12 115:20 basis 106:4 Bass 1:11 2:7 29:19,25 30:2 battle 28:9 140:3 bear 34:14 beat 149:3 beaten 108:25 beautiful 20:2,2 123:20,24 Beech 15:11 18:20,25 25:23 beg 139:22 began 118:22 beginning 133:20 behalf 3:12 114:14 144:24 151:3 behave 115:12 behavior 6:3 7:6 7:14 101:7 116:17 120:20 153:4 belief 42:19 believe 55:10 81:22 116:3 117:2 142:21 153:5 belong 54:8 belongs 70:9 beneficial 76:22 benefit 22:18,18 28:22 108:5 109:9,21 benefited 104:16 benefiting 109:23 111:7 Berks 4:17 129:3 best 23:12 64:25 153:6 betrayed 15:20 better 23:18 63:5 64:8 75:3 98:3 106:17,17 107:4 108:22 109:22	110:17 betterment 84:6 109:18 beyond 114:6 be-all 29:21 bicycle 137:16 bid 81:14 BIDs 23:20 big 35:19 142:12 143:10 biggest 153:2,7 bill 1:12,15 2:11 2:13 3:1 4:1,23 4:24,25 5:1,4 6:1 7:1 8:1 9:1 10:1,25 11:1 12:1,3 13:1,4 14:1 15:1 16:1,5 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1,3 25:19 26:1 27:1 28:1 29:1,21 30:1 31:1 32:1 32:18 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 40:18 41:1,24 42:1,3 43:1 44:1 45:1 46:1,19 47:1,9 48:1 49:1 50:1 51:1 52:1 53:1,2 54:1 55:1 55:5 56:1 57:1 58:1 59:1 60:1 61:1,15,24 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 74:22 75:1 76:1 77:1 78:1 79:1 80:1 81:1,3 82:1 83:1 84:1 85:1 85:12 86:1,7,10 86:20 87:1 88:1 89:1 90:1 91:1	92:1 93:1 94:1 95:1 96:1 97:1 97:18 98:1 99:1 99:23 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1,15 112:24 113:1,4 113:19,24 114:1 115:1 116:1,23 117:1 118:1 119:1 120:1,13 121:1,6 122:1 123:1 124:1 125:1 126:1,5 127:1,6,7 128:1 129:1 130:1 131:1 132:1 133:1,2,5 134:1 135:1 136:1 137:1 138:1 139:1,3 140:1 140:13 141:1 142:1 143:1,21 144:1 145:1 146:1 147:1 148:1 149:1 150:1 151:1,8 152:1 153:1 154:1,10 billion 25:25 Birchett 98:20 113:13,14,15 117:8 bit 123:4 bitter 49:7 blessing 79:9 blight 131:24 block 22:3,5 53:4 54:15 60:14 62:13,16 65:24 70:2 75:10,24 75:25 76:6,11 78:14 90:25
---	--	--	--	--

92:20 100:13 107:20 108:20 110:11,12,13 116:12 124:5 130:5,13,13 132:5 135:2,2 blocks 20:2 54:16 62:17 70:18,24 71:5 77:8,10 90:20 107:23 123:16,17,22 BLONDELL 1:14 board 11:10 13:20 48:25 63:16,23 86:16 122:2 boarded 107:24 BOBBY 1:12 bondage 86:11 born 30:9,10 Boswell 83:2 98:7 98:8 bottom 52:18 93:25 bought 76:11 130:17,18,19 137:12 bounce 93:13 boundaries 4:14 125:6 bounded 1:17 2:17 13:9 Bouvier 37:5 BPT 142:23 brand 22:5 123:21 124:6 brick 92:11,15 brief 9:25 120:3 bring 21:4 121:15 141:8 144:21 147:8 148:22 bringing 85:12 105:4 Broad 13:9 14:4 78:11,12 broader 8:2	Broken 152:15 Brooklyn 64:23 brother 71:12 brothers 62:5 brought 78:3 116:6 Brown 1:14 61:11 104:12,13,25 105:13 106:8,14 107:7 Browndeis 135:15 138:7,10 budget 122:13 126:11 153:17 build 6:8,12,20 42:12 92:24,24 115:18 builder 85:18 builders 87:14 building 87:5 92:6 95:19 117:18,20 118:6 118:7,13,22 122:25 123:23 124:15 126:18 136:23 149:2 152:24 buildings 76:9 77:5 78:23 102:16 122:11 124:7 131:22 150:16 builds 85:19 94:25 built 42:18 43:18 78:8 92:20 95:22 125:22 152:23 bulk 103:9 bunch 42:18 43:18 bundle 81:17 bundling 81:13 122:15 burden 52:21 103:8,8 burdens 99:24	Burns 35:25,25 62:16 bush 137:10 bushes 136:15 137:9 business 38:2 70:16 72:19 73:3 95:16 101:21 143:17 154:9 businesses 113:10 113:11 bust 34:18 buy 42:12 43:6 76:10,13 107:18 133:19 145:22 147:22 buying 149:21 C c 1:18 63:18 Cabot 62:13 call 5:12 8:8,9,18 12:22 27:12 36:2 37:4 50:5,6 62:21 65:10 80:13 93:3,9,12 98:17 115:21 118:25,25 132:7 132:21 149:4 153:8,12 154:11 called 39:22 40:12 75:20 93:9 98:25 116:14 calling 43:6 65:4 102:24 Callowhill 138:16 Camac 92:21 capacity 12:25 captain 75:10,24 108:20 110:11 135:2 captains 65:25 captures 105:6 car 118:14,16 care 80:21 110:14 137:10,18	141:25 careful 11:24 carefully 53:3 Carlisle 1:17 2:17 76:25 78:7,12 78:19 carpenter 145:5 Carpenters 145:6 case 21:19 75:14 139:21 cases 142:11 cash 21:7,11 56:2 147:20 152:13 cash-strapped 21:9 catch 72:10 catch-up 118:8 categorized 59:9 category 54:9,19 58:14,15,23 59:6,14 caught 52:22 causing 41:22 CDBG 74:12 CDC 43:18 73:20 73:22 74:6 CDCs 109:25 110:3 Cecil 13:10 14:17 130:25 146:22 cement 20:14 center 13:16 105:5,7 106:23 133:7 134:21 centers 134:14 Central 1:20 2:24 2:25 3:13,15 12:7 18:14 19:15 26:2 63:8 75:18 79:19 84:2 87:16 116:25 140:5 century 62:22 certain 3:22 13:7 38:17,19 57:16 58:23 64:12 146:9	certainly 20:22 25:8,15 29:15 45:5 74:22,23 98:5 150:2 certificate 149:13 155:2 certification 76:19 142:25 143:2 155:19 CERTIFY 155:3 certifying 155:23 Chadwick 99:20 107:21 Chair 1:10 2:8 4:5 5:12 8:9 33:8 154:11 Chairman 8:12 11:6,12 16:4,19 17:16 28:17 45:11 49:21 50:23 challenges 43:10 Chamber 85:12 chance 46:17 47:17 54:24 76:16 change 109:3,17 109:22 139:14 143:4 changed 76:14 changes 152:10 changing 13:6 Channel 40:9 character 152:11 charge 38:13 80:8 charitable 72:25 check 86:3 checked 77:21 Chester 148:17 Chestnut 30:19 Chief 13:3 children 115:24 116:18 137:15 chilled 43:21 Chinatown 105:15 chosen 68:6
---	---	--	--	--

Christian 53:25	56:11 57:13	148:21	110:22 113:24	115:12
church 17:13	60:7,11 61:14	Coghill 119:13	121:7 131:6	community 3:20
24:10 79:13	64:13 65:5 66:2	127:4,5,6 128:4	150:23 154:8	4:13 5:19,22
80:12	66:21,23 67:2,3	128:8,18 129:7	comment 28:18	7:17,20 8:3,5,10
church's 21:20	67:7,11 68:5,14	129:13	28:19 29:19	12:15,16 14:16
Cifaldi 98:17 99:4	68:17,21 69:5	collapsed 118:12	68:2 97:15	14:24 19:7,10
99:5,6 103:20	69:12,22 70:16	118:18	105:21	20:23 21:3 22:7
104:8,22 105:10	71:19 72:14	colleague 80:7	comments 9:16	22:17 26:4,10
105:14 106:12	83:19 84:9 85:6	colleagues 95:14	9:19 11:12	26:17 28:21,22
107:6,12 108:13	88:24 89:12,18	collect 63:19	16:22 18:5	29:24 31:6 32:9
CINDY 1:11	89:23 90:8	140:5	22:20 32:3	32:13 34:17
citizens 40:15	93:15,23 95:5	collective 114:13	33:13 66:21	38:6 39:3 43:25
99:19 101:3	97:22 98:13	college 64:20	105:20	47:5,21 48:2,4
115:5,7	100:21 105:9	Colors 96:11	Commerce 3:11	49:5 58:9 62:9
city 1:2,6 3:12	113:18,22	columns 53:7	commercial 39:23	64:10 65:23
4:10 11:8 12:4	116:24 117:6	combined 36:11	40:5 58:23 59:6	71:9,10 72:18
14:23 21:9	130:6 138:8	come 10:16 11:23	99:25 100:2,6	73:23 74:15
22:18 25:20	140:13 144:13	16:20 17:17	Commissioner	75:2,24 79:24
26:24 27:18	144:18 145:17	21:6 27:9 31:21	26:23 27:8	80:6 96:16 97:9
28:8 33:18	147:15 153:3	32:23 35:9 36:2	35:24,25 90:7	97:25 108:21
36:13 38:15,18	Class 13:12 63:18	37:7 42:7 48:4	90:18,19 91:7	109:3,5,6,8,12
38:22 42:24	clause 139:4	48:16 50:15	Commissioners	109:16,19,22,25
48:15 52:8	clean 20:21 41:11	51:2 55:20	89:6	110:2,11,15,19
55:17 56:5	64:16 77:14,14	59:20 64:5	commit 80:5	110:23 111:2,6
62:15,17 65:17	77:16,17 110:12	70:10 71:6,16	commitment 14:6	111:9,17 113:6
69:14 70:6,17	131:10 135:3	72:7 80:15	46:6 107:19	113:11,21,25
70:24,25 71:5	141:19	84:19 85:4	122:2 147:24,24	114:17,18,19,21
75:17 85:20	cleaner 63:5	88:16 90:18	commitments	115:23 122:25
87:8 89:7,15	cleaning 84:23	91:5,13,15 94:7	49:4 146:14	123:3,15,20
90:5 95:24	142:2,3 153:18	94:9 109:8	committee 1:3 2:4	124:4,11 125:24
104:16,19,21,24	cleanup 84:22	114:21 115:9,11	2:9 8:17 9:2,17	126:2 129:10
105:5,7 106:21	clean-up 110:3	116:23 119:22	11:6,23 12:23	140:16 144:15
106:23,24 115:8	clear 5:14 9:4	121:11 122:14	12:25 15:8	152:16 154:5
126:21 139:18	18:7 23:6,7 55:6	128:13 130:9	17:21 29:13	community-bas...
139:24 141:24	82:11 132:24	132:4,16 133:24	83:21 108:22	74:8
143:15 146:3	133:3	140:14 145:22	120:21 121:5,7	companies 131:6
147:14,22,23	clearly 94:12	147:22 148:14	126:5 138:9	company 102:25
153:8	118:2 148:10	149:8,11,11	140:14 146:4,6	107:17,19
City's 84:20	Clerk 2:13 4:7	comes 40:11	146:12,25 151:7	compete 81:19
City-sponsored	Cleveland 53:4,10	90:19 92:25	152:3 154:10,13	complain 80:18
95:20	53:21,24 54:4	145:17 147:12	common 84:24	complaints 153:7
clarity 144:21	clog 51:24	149:5	communicated	complete 63:10
Clarke 1:10 2:6	close 83:12	comfortable	44:11	141:7
3:25 4:3 15:14	code 21:16 37:14	60:24	communication	complexity 16:24
33:6,7,11,25	37:15 38:20	coming 19:10	90:2 97:12	17:22
45:17 47:13	41:7 58:14	43:14 65:4	communities	complied 14:14
51:4,11,14	codes 86:4 117:25	87:15 109:23	107:3 108:25	comply 52:9

comprehensive 14:2	contacts 97:4	117:2	25:18,22 26:11	151:5,16,22
concept 139:2	contained 155:5	corporations 95:25	26:19 27:11	154:7
concern 15:18	contempt 114:23	corps 62:25	28:16 29:11,15	councilmanic 139:8
16:3 48:10	context 104:15	correct 84:11	33:4 38:12	Councilmembers 17:21 61:15
116:13 117:22	continue 6:8,20	143:21 155:8	44:19,24 45:4	83:19 84:5
119:5,6 144:14	6:22 7:3,19 8:3	corrected 21:13	45:12,15,16,16	86:20
concerned 116:19	8:10 9:2 30:25	51:19	45:21 46:11	Councilpeople 115:3 125:10
121:23,25 124:8	42:10,11 43:13	correcting 84:14	47:13 49:22	143:12
125:3	44:3,13 107:8	correctly 127:20	50:3,12,19 51:4	Councilperson 33:20 34:4,5,11
concerning 14:5	124:25 128:16	cost 3:8	53:16 56:8	34:12,25 69:16
27:2	128:16 138:19	Council 1:2,10	57:10 59:22	70:24 85:9
concerns 15:21	continues 12:19	2:6 3:25 4:3,10	61:5,8,9,10,17	90:17 139:24
121:12 122:8	continuing 42:16	8:24 12:4 14:23	61:21 64:12	Councilwoman 1:11,14 2:7
124:19,24	124:15	15:12,13 16:6,7	66:2,11,14,25	29:19,25 30:2
concluded 19:16	contractors 92:7	16:22 17:19	67:16,22,25	33:5 61:11
conclusion 5:10	144:25 145:4	21:8 25:11 27:3	69:20 70:15	104:12,13,25
conclusions 12:11	contrary 42:19	28:5 33:6,7,11	71:24 72:3,4,6	105:13 106:8,14
concurrent 42:14	contribute 143:9	33:20,25 34:15	72:11,16,22	107:7
43:23	contributions 142:9	44:20 51:11,14	73:2,6,10,13,16	counter 123:12,14
condemned 132:3	control 63:10	54:20 55:2,16	73:20,25 74:4	123:25
condition 103:5	138:20 155:22	56:11 57:13	74:11,20 81:7	counties 148:16
conditions 3:22	convened 120:19	60:2,7,11,18	81:10 82:5,12	148:17,18,21
conform 19:22	convenient 68:6	66:12,15,21,23	82:16,20,25	counts 138:22
21:16	conversation 5:11	66:25 67:3,7,11	83:6,11 89:9,14	couple 4:4 10:14
connected 77:2	6:17 7:7 38:5	68:4,5,14,17,21	94:15,20 96:5	30:3,7 34:2 35:4
89:4 138:21	39:11 42:5	69:5,12,22	97:16,21 98:4	40:11 84:16
connection 120:19	60:17	71:19 72:14	98:10,16,23	92:19 106:24
conservation 62:25	conversations 5:17,18 68:7	86:9 89:7,12,15	100:20 103:16	course 35:3 45:15
consider 33:14	106:15	89:18,23 90:8	104:5,10 108:9	104:22 105:2
62:19 113:19,23	convey 70:7	93:15,23 95:5	108:16 111:19	covered 92:16
148:6	convinced 12:3	98:13 113:22	111:23 112:2,5	craft 39:5
consideration 87:12	copies 32:18 92:6	115:2,7 117:6	112:12,18,23	create 24:7,7,8,17
considered 67:8	cops 37:6	138:8 139:18	113:3,7,12,18	38:9,11 86:8
consistent 28:11	copy 78:5 83:17	140:13 144:12	116:24 119:8,17	92:11 93:21
constantly 102:10	120:22	145:19 147:2,2	119:20 120:6,10	109:3 110:4
constituents 89:2	Corbett 49:16	147:14 148:24	126:24 127:3	created 19:3,9
constitutes 106:4	Corey 119:18,20	150:17 151:4,7	128:2,6,10	114:15 121:21
Constitution 139:5	corner 64:19	151:10	129:4,11,19	creating 14:10
construction 13:14 15:6	corners 118:2	Councilman 1:10	131:14 132:8,14	25:24 40:7
35:22 130:22	corporation 3:2,3	1:11,12,12,13	132:23 133:11	65:23 102:15
144:15 145:10	3:14,16 15:11	1:13 2:2,7,8	134:5,18 135:7	creation 12:6 84:2
	18:19,20,21,24	3:23 8:13,16	135:14,22	99:10 105:16
	18:25 26:4	10:20 11:14,19	136:24 137:3,6	
	62:10 63:15	16:13,16 17:4,8	137:23 138:3	
		22:14,22 23:2	140:12 141:2,10	
		23:23 24:25	143:20 144:5,12	
			144:17 145:16	

116:25 credit 73:21 74:6 95:13 crews 110:3 crime 92:14 crimes 36:13,16 criticizing 68:25 curb 132:20 cured 143:11 current 27:24 28:2,2 currently 11:9 22:10 34:3 cuss 34:19 cut 136:14 cuts 6:17 cutting 118:2	debates 106:16 debris 77:18 85:22 92:8,21 95:2 115:18,20 115:25 132:5 decades 70:19 deceased 53:8,24 53:25 54:5 106:2 decency 121:16 decide 38:20 39:14 63:12,23 64:25 91:11 decided 75:18 decision 66:16 decisions 86:18 deck 125:16 deeply 15:21 defeat 140:6 defeated 138:16 defined 100:3,4 114:9 definitely 28:7 54:17 delis 131:3 delivery 28:10 demand 63:24 demolition 130:21 demonstrating 100:17 Denise 98:18,19 108:20 DENNIS 1:13 department 20:10 20:11 35:23 84:17,18 86:21 86:23 90:25 92:15 departments 37:16 84:11,13 85:14 87:4 88:24 90:4,14 90:22 91:23 described 27:10 designating 2:25 designations 13:7	desirable 19:7 desire 14:6 destined 28:7 destruction 122:23 detail 23:5 deteriorating 62:12 determine 60:4 106:6 develop 6:22 18:22 22:16 26:17 43:14,24 97:11 developed 47:24 48:13 110:17 145:7 developer 21:24 47:19 77:2 78:6 78:18 80:4,15 88:14 94:25 132:10,12,13 145:7,22 149:17 152:7 developers 18:11 18:13 19:17 21:2,2,4,14 24:20,22 25:6 26:13 37:2,15 47:4,7,21 61:2 63:7 64:10,13 65:9 92:6,23 95:19 97:3,6,10 102:23 109:20 114:7 115:8,17 117:22 127:19 141:17 146:14 147:12,13,16 150:22 developer's 154:2 developing 8:3 78:6 111:4 development 13:12 14:16,24 16:25 18:6,9,9 18:11,18,19 19:9,14,18,19	20:5,7,13,14 21:23 25:25 26:3,12,14 28:20 29:13 38:6 39:2 47:6 47:12,16 49:10 73:23 74:2,9,13 74:16 95:21,23 96:15 109:5 110:24 117:2 122:16 125:21 152:10 developments 1:19 2:23 28:24 28:25 75:11 dialogue 5:13 32:21 107:9 Diamond 1:19 2:21 died 54:2 111:13 dies 126:20 difference 59:8 different 30:6 68:8 90:3 91:23 97:5 99:16 112:10 123:7 differently 123:5 difficult 85:7 88:11 dig 92:11 digress 89:21 123:18 direct 155:22 direction 31:11 directly 4:13,21 Director 3:11 11:8 26:24 90:6 126:15 145:2 Directors 63:16 86:17 dirt 35:19 79:18 80:11,19 92:12 124:21 132:5 disagree 23:24 141:14 disagreement 106:9	disappointment 12:18 disclosure 144:16 discovered 78:13 discrepancies 53:5 discretion 146:3 discussed 31:4 discussion 8:11 66:18 discussions 106:16 disenfranchise 139:10 disenfranchise... 65:11 109:13 disparity 100:17 displace 32:11 displaced 111:17 displeasure 41:20 disposed 43:3 disproportionat... 99:23 disregard 123:10 disregarded 139:22 disrespect 114:22 123:9 disrespected 7:18 disrespectful 72:15 80:16 distant 19:6 distinction 99:25 100:25 101:12 district 1:16,20 2:15,25 3:4,5,6 3:10,14,17 4:9 5:5 12:8 13:13 27:15 28:15 34:11 36:11 38:16 44:8 45:10 64:20 79:21 84:3 99:7 99:11,12,14 101:18 103:11 103:15 104:9,24 105:5,7,16,24
---	---	--	--	---

106:4,22,23 114:9 125:12 143:15 150:5 152:4 districts 104:17 diverse 85:8 99:22 division 84:19 document 96:25 documentation 93:5 documents 146:2 doing 16:6 25:24 43:17 44:6 56:6 58:11 97:4 118:4 130:21 133:14,16,17 dollar 146:9,10 dollars 25:25 48:5 74:15 103:2,3 138:23 domain 76:2,14 donated 139:16 donation 121:14 122:4 donations 63:24 doors 21:21 dormitories 101:5 102:15 double 64:18 Downey 136:6,7 137:2,5,7,25 downturn 26:9 dream 44:9 Drexel 150:9 dried 43:20 drinking 121:3 driveways 84:25 drop 21:5 drum 65:8,9,10 71:8 Drummond 50:8 50:22,24,24 51:13,18 53:15 53:19 56:9 57:8 57:11,12 59:24 60:9 61:7 71:22	71:25 72:9 druthers 80:3 drywall 96:24 due 9:24 34:7 54:13 68:18 dug 20:16 dump 131:7 141:21 dumped 80:11 92:21 dumping 36:20 79:12 84:22 87:6 92:8 99:13 102:5,5 115:22 118:3 148:5 153:5,17,20 dumps 115:21 dumpster 102:7,8 dumpsters 102:2 dust 131:9 dwelling 130:12 130:12,14 E E 30:14 96:10 ear 81:15 earlier 107:16 135:18 early 28:24 39:6 earnest 42:23 economic 3:21 26:16 74:2,8,13 74:16 123:8 125:21 151:6 economically 110:18 111:7 economics 110:7 economy 26:9 efforts 69:24 either 74:25 101:25 128:15 elderly 118:15,18 elected 34:3,7 49:13 65:3 electric 149:9 electrical 148:10 eliminate 75:23	Elmira 76:17 77:12 else's 92:25 embarrassed 115:16 eminent 76:2,14 employ 97:8 employment 152:19 enact 58:15 enacted 57:2 endangered 75:15 ended 107:3 end-all 29:21 enforce 49:8 engaging 116:16 English 116:15 enjoy 100:10 enjoying 103:10 ensure 49:14 enter 41:18 enthusiastically 12:14 entire 11:13 36:5 39:2 75:23 139:11 entity 117:3 environment 14:12 environmental 65:24 124:20 EOP 145:20,23 147:25 EPA 116:3 equal 29:14 74:14 equation 76:14 equipment 20:21 equitable 48:24 equity 47:15 48:2 48:6 49:9 escape 118:12 especially 55:24 125:9 establish 13:11 146:4,12 147:25 established 147:4 establishing 1:15	2:14 146:6 147:5 estate 64:13 65:9 138:14 139:15 estimated 3:8 ethnic 123:2,8 everybody 9:4,5 9:10 18:16 19:10 22:17 24:19 32:6 44:16 51:17 66:19 79:10 83:12 94:5,13 103:18 119:25 122:6 125:16 149:21 evicted 101:9 evidence 155:4 exactly 46:14 examples 84:16 excavate 115:18 exception 88:20 excluded 31:7 109:4 excuse 27:5 45:19 50:25 66:24 excused 71:23 excuses 124:14 execute 3:12 Executive 13:2 15:7 145:2 exempt 124:13 exist 19:4 23:6 26:7 42:8,10 44:3 110:2 125:8,8 existence 125:25 exists 44:2 94:13 117:19 exit 92:24,25 experienced 114:16 145:9 express 138:10 expressed 12:8 16:3 extent 97:15 extra 39:16,20	40:20,22,24 41:2,5,7,11 52:14 141:25 extreme 113:20 F fabulous 131:21 face 16:25 facing 118:21 fact 6:4 7:8 18:5 25:10 53:8 69:7 90:23 116:7 117:13 150:10 fair 48:3,25 54:23 57:9 60:6,10 116:2 134:19 142:20 143:7 fairness 108:10 faith 15:17 fall 59:14 familiar 104:18 104:21 105:11 117:24 families 6:25 108:2 family 21:25 62:7 96:12 100:5 family-owned 64:6 far 51:25 96:15 96:16,16,20,23 97:23 130:6 father 71:12 fault 142:11 148:3 favor 139:25 February 127:14 129:17 federal 6:15,17 43:20 fee 3:18 38:13 40:20,22,24 41:2 58:24 59:11 143:3 feel 15:20,21 32:22 52:9 55:2 69:3 98:3 110:16 136:18
---	--	---	---	---

feeling 57:25 58:2 110:22	128:13	Foster's 35:8	Garage 14:18	140:8 142:18,21
fees 3:9 52:8	fix 34:25 35:11,16	fought 111:11	garden 62:14 63:2	144:10 145:21
feet 70:21	35:20,22 37:11	found 53:20 90:16	63:2	146:15 148:16
fell 77:5	37:24 39:4,12	foundation 149:4	gardening 39:19	150:19 151:19
fellow 142:10	40:8 41:6 42:8	149:5	gather 106:5	goal 14:10 63:4
felony 36:13,16	59:20 91:18	foundations	generally 1:16	goals 16:7
fence 92:24	94:3,11,24 96:3	115:18	2:16	God 118:11 130:2
fight 142:17	fixed 5:23 38:23	founded 62:9	gentleman 55:13	goes 78:11 149:6
146:20,21	93:2 94:6	72:21,21	103:21	149:9
figure 37:22 91:9	fixing 34:13 131:4	founding 145:3	gentlemen 30:3	going 5:10,11 7:9
122:14	flag 141:8	four 35:7 47:4	33:9 55:7 84:4	7:15,18,19,20
figuring 43:24	floor 118:24	63:17 70:20	85:3	7:23 8:18,25
film 79:16	119:2	81:16	gentrification	10:13 19:20
final 28:18,19	Floyd 15:10	framing 149:7	111:11	20:13 22:7,19
86:2,18 92:10	fluid 106:15	Fran 35:25	George 54:4	28:20 29:10,22
149:12	flyers 4:22	Francisville 18:20	getting 37:5 48:8	30:25 31:11,21
financial 46:6	focus 41:23	122:18	79:24 90:10	32:11 33:19
115:10	120:14 149:16	frankly 38:7 42:9	91:8 102:10	36:6,20,22 37:7
financially 46:7	focused 134:9	55:5 70:12	124:14,17	37:7 38:22
financier 49:19	focuses 39:21	free 32:23	127:16 131:23	40:14,19,22,23
find 87:3 99:22	folks 23:24 32:4,9	freeze 43:4	147:13 149:21	40:25 41:6 42:3
100:20 103:13	following 33:17	friend 45:16 53:9	Girard 1:17 2:18	42:11,13,14
126:11 147:17	followup 146:15	67:9	girl 30:20	44:7,12,17
fine 45:22 108:16	148:2	frightening	give 6:5 10:25	46:22 47:24
fined 24:13,14,18	follow-up 104:14	118:23	78:18 80:16	49:9,15 50:5,6
25:6 101:9	force 120:20,22	front 31:3 100:13	121:14 126:16	51:19,25 52:17
fines 101:23 102:9	120:24 121:6	142:16 151:8	130:2 135:19,25	58:18,20,21
102:11 142:8	126:6	frustration 90:23	141:7 149:12	59:17 60:18,22
finish 46:25 74:5	foregoing 155:7	full 31:25	given 26:7 33:23	66:18 71:14,15
finished 42:20	155:19	fully 155:5	59:2 60:2 69:25	78:25 79:2,4,21
finishing 96:11,24	foreign 116:8	Fumo 56:23	giving 27:18	79:23 80:5,19
fire 54:2 92:19	foreigners 111:2	functioning 90:5	54:22 76:15	80:23,25 81:5
142:24	foreseeable 36:8	fund 65:24 78:21	122:10	83:16 88:16
firm 148:20	forgotten 15:3	funded 110:4	glad 80:23 81:2	93:8,24 97:4
first 4:2,6 10:16	form 31:20	funding 6:14	Gladwyne 64:22	103:7,12,23,24
27:20 30:8 37:8	former 11:8 26:23	70:18 71:3	go 26:21 30:4	110:7,16,25
39:6 53:6 55:6	26:24 80:7	95:24 146:7	34:22 37:8	111:8 112:25
56:15,22 58:17	Forsha 53:11	further 42:4 55:3	42:11 47:2	117:7,18 120:21
67:17 75:22	forth 5:17 47:25	101:18 107:12	57:22 58:7,19	121:14 123:3,11
90:11 98:25	108:15	154:9	60:3 67:24	126:18 127:13
104:18 116:23	Fortunately 6:10	future 36:8 63:12	68:19,20 90:6	127:19,22
128:22 130:18	forty-one 70:20	125:2 143:4	102:11 103:17	128:22 131:20
151:6	forward 31:19	152:18	103:25 106:20	133:5,8 134:12
firsthand 45:25	32:23 33:2		106:22 111:16	134:16 137:20
five 64:4 127:21	48:11 49:12		123:12,14,25	143:5,10,25
127:22,23	71:7 126:9		126:6 133:15,17	144:6 147:25
	for-profit 85:18		136:3 137:7	149:4 151:9

G

gain 14:21
gap 148:13

Goliath 140:3 good 2:2 4:6,15 7:3 11:3,5 14:7 15:17 20:25 31:13 32:19,21 33:9,10 43:17 45:11,12 47:22 50:22 51:5 53:8 61:13 65:12 83:9 96:9 98:11 99:4 103:4 104:17 105:3 113:14 117:8 120:9 137:20 138:7 144:11 154:4,4 Goode 1:11 2:7 29:15 45:15 72:3,4,16,22 73:2,6,10,13,20 73:25 74:4,11 151:5 govern 109:8 117:20 government 6:15 15:25 27:17,18 27:22,25 28:2 33:18 37:20 43:4 55:17 75:2 94:6 Governor 49:15 gracious 16:12 grant 62:23 grass 136:15 Gratz 42:21 99:21 100:6,7 Graves 146:20 great 30:23 143:14 green 1:12,19 2:21 61:10 62:14,21 137:10 Greenleaf 30:15 Greenlee 1:10 2:2 3:23 8:13 10:20 11:14,19 16:13 16:16 17:4,8	22:22 23:2,23 24:25 25:18 26:19 27:11 28:16 29:11 33:4 44:19,24 45:4,12,21 46:11 49:22 50:3,12,19 53:16 56:8 57:10 59:22 61:5,8,17,21 66:11,14,25 67:16,20,25 69:20 71:24 72:6,11 73:16 74:20 81:7,10 82:5,12,16,20 82:25 83:6,11 89:9,14 94:15 94:20 96:5 97:16 98:4,10 98:16,23 103:16 104:5,10 108:9 108:16 111:19 111:23 112:2,5 112:12,18,23 113:3,7,12 119:8,17,20 120:6,10 126:24 127:3 128:2,6 128:10 129:4,11 129:19 131:14 132:8,14,23 133:11 134:5,18 135:7,14,22 136:24 137:3,6 137:23 138:3 140:12 141:2,10 143:20 144:5,12 151:16,22 154:7 Green's 28:3 grew 48:17 62:4 ground 34:6 group 22:6 39:2 51:16 86:12 99:22 groups 50:7 123:6	123:8,8 grow 26:10 growing 86:13 grown 12:19 guarantee 92:4 guess 23:6,12 25:12 58:2 guide 64:4 87:4 guideline 57:19 guy 33:16 36:4 81:15 95:8 144:7 148:25 149:8 guys 36:20 37:3 88:5 H Hall 1:6 30:13 83:22 84:8 92:5 hallway 68:8 hand 135:24 handed 5:2 handle 121:3 122:20 handling 95:16 hands 125:16 138:23 142:6 hang 35:7 hanging 35:10 happen 30:25 31:11,14 40:10 58:3,6 109:18 112:25 146:8 152:17 happened 108:7,7 126:20 happening 25:9 28:23 30:24 124:16 129:15 happens 92:9 127:21 128:12 145:25 happy 18:10 49:14 116:6 hard 79:19 147:20 Hargrove 119:15	119:18 harmony 18:17 Harrisburg 34:9 hat 79:19 106:19 hazard 115:23 head 34:18 90:21 healthy 107:2 hear 4:21 9:18 25:2 35:12 45:24 46:14 77:19 83:12 96:2,2 116:6 137:13 heard 7:13 8:23 105:18,18,22 127:20 144:22 152:6,25 hearing 8:23 9:3 9:3 12:2 55:15 124:13 hearings 4:10 58:8 122:13 126:11 143:25 heart 139:9 hearts 139:9 Heather 50:8,23 heaven 154:2 held 122:13 150:25 154:11 Hello 108:19 help 23:9 25:13 31:23 39:4 96:14,21 106:16 124:23 126:14 133:8 134:15 helped 73:14,19 helping 97:24 helps 24:5,23 Henon 1:12 8:16 Henry 50:14 75:9 heretofore 19:4 95:21 he'll 149:8,12 Hi 61:13 120:10 highest 36:12 high-volume 36:16	Hill 30:19 64:23 Hills 62:21 hip 17:3,25 hire 36:7 38:21 41:7,9,10,11,14 87:24 88:5 91:18 131:16 148:23 hired 88:5 hiring 92:8 historic 123:17,20 123:22,24 historical 78:23 history 64:3 105:2 123:17 124:6,7 hit 93:7 134:8 hold 151:14 holding 48:22 86:17 home 22:4 40:19 40:21 76:18 118:13,23 130:18,19 136:10 homeowner 111:24 127:15 128:21 129:5 134:17 homeowners 109:11,21 133:9 homes 32:12 115:19 117:21 123:24 HomeVestors 107:18 homework 106:18 143:13 homicides 36:15 honest 51:25 honor 130:2 hope 49:24 66:7 74:18 122:22 141:13 hopefully 9:14 152:17 house 77:6 94:25 112:9 118:15,20
--	--	--	---	--

129:8 131:10 137:11 142:14 142:16 houses 19:25 22:5 40:15 42:18 43:15,19 92:7 92:20 107:18 131:22 132:2 133:25,25 134:2 149:2 150:14 housing 6:9,13,21 6:24 8:4 19:20 19:21 22:2,3 38:3 42:13,20 43:25 59:5 62:12 73:23 74:17 85:21 87:9 95:17,20 108:2 142:13 145:8 HUD's 77:25 hundred 70:20 133:25 hundreds 52:10 74:14 102:25 114:8 hurl 118:22 hurry 20:4 hurt 23:13 24:5 25:3 126:19 hurts 24:24 husband 51:21,25 husbands 111:13	illegal 84:22 92:24 122:24 123:10 ill-equipped 114:13 117:9 immigration 116:9 impact 22:8 impacting 105:21 implemented 6:5 7:9 94:9 implications 46:21 important 15:24 153:10 imposed 58:24 76:2 100:18 101:23 imposition 138:13 impossibility 54:12,25 improper 106:5 improve 154:3 improved 152:24 improvement 1:16,20 2:15,24 3:4,21 12:7 14:3 27:15 31:15,21 84:3 104:17 150:5 152:3 improvements 3:7 31:18 100:11 103:11 incident 148:7 includes 1:16 2:16 including 3:7 inclusion 146:20 147:11 151:4,11 income 136:9 inconceivable 86:8 incorrect 105:24 increase 104:3 indicated 17:15 22:15 individual 47:18 individuals 4:14	6:18,24 7:14 35:13 39:22 41:11 Inez 54:5 inferior 20:6 information 5:2 5:17 31:24,25 32:7,19 54:20 54:21 60:2,4,15 93:4 105:23 106:3,6 120:17 120:24 121:5 126:7 127:16 inherently 139:2 input 126:3 inside 40:13 118:20 insist 29:14 inspect 149:8 inspection 80:9 84:17 86:2 92:10 122:9 124:12 126:12 126:15 152:8 inspections 117:13 inspector 36:4 85:25 92:9 95:3 103:23 122:10 122:19 148:12 148:13 149:5,11 inspectors 95:6 122:15 instance 88:2 Institutional 13:12 instructed 42:25 integrity 19:23,24 intellectual 19:23 intelligent 105:17 105:19,21 intend 80:25 intends 25:19 intent 4:24 51:22 intentions 99:11 102:24 interaction 35:5	35:14 interest 10:8 13:22 64:25 interesting 100:20 interrupt 89:10 interrupted 26:20 67:19 introduced 39:11 inundated 142:6 invest 19:8 134:3 invested 102:25 investing 54:23 investments 63:20 investor 51:20 101:2,15 investors 51:8 52:9,13,15,20 54:22 102:14,22 102:23 115:9 138:14 139:16 inviting 130:3 involved 6:19 38:18 46:6,9 86:20 110:19,20 145:13 irresponsible 40:16 issue 7:5 12:19 25:3 29:22 31:4 31:7 41:11 47:14,14 49:12 98:5 116:4,5,9 144:20 146:5 147:8 149:19 issues 4:4 5:22 6:3 6:7 7:11,23,25 7:25 9:8 16:25 17:22 22:12 23:14 29:24 37:19 38:9 41:20 44:10 46:8 124:20,24 125:4,14,15,18 134:23 141:16 146:23 153:10	153:19 J Jackson 54:5 Jacqueline 119:22 129:21 130:4 James 1:13 10:14 11:7 53:10 Janice 50:9,10,12 Jean 136:6 Jefferson 78:9 Jeffries 76:17 77:12 Jessica 98:17 99:5 Jewell 80:14 Jihad 140:19 job 49:13 67:13 74:17 98:2 jobs 31:5 48:6,8 76:24 80:5 96:16 97:7 110:4 John 14:13 15:12 30:15 33:17 70:23 146:19 joined 17:3,25 Jones 82:22,22,23 82:24 96:7,9,10 97:20 JR 1:11 Judith 119:11 120:12 juggling 30:5 jump 56:14 June 12:24 K K 1:10 Kardon 1:19 2:21 keep 42:13 119:24 124:21 131:12 131:20 137:8 keeping 14:9 78:15 Kenney 1:13 2:8 kept 49:5 77:9 79:5
--	---	---	---	---

kids 80:20,21,22	Labor 77:13	left 76:7 85:15	listen 65:2	121:22 122:6
kind 20:7 43:19	lack 12:13 145:13	111:13 124:21	listening 82:4	135:5 143:14
43:20 50:7	147:10 152:18	132:20	140:15,17	149:11
55:22 90:2,9	Lafayette 64:23	legal 65:16 105:21	listing 105:25	looked 53:3 55:17
97:7 119:24	land 13:8 26:14	126:13	literally 118:13	96:25
121:20 123:9	26:18 43:7,16	legislation 31:22	litter 64:18	looking 121:8
Kinshasa 119:12	47:10 62:10	39:5 139:7,12	little 20:12 33:16	146:17 149:15
127:5	65:16,18 70:2,4	140:7 145:19	38:7 42:17	look-see 106:20
kitchen 15:14	70:5,7,9,17 71:4	Lehigh 30:10	live 4:18 6:25	106:22
34:8 44:25 45:8	71:9 72:18	Lessie 50:24	18:16,16 37:25	lopsided 18:9
45:9,14,23	115:9,11 145:16	letter 57:25 58:4	39:13 40:4,18	lording 117:10
46:13,25 48:21	145:22 147:13	77:25 78:2	40:20 48:16,17	lose 138:19
49:24 56:17	147:23 149:21	letters 4:22 78:4	48:18 59:8 64:8	losing 63:6
77:6 107:15	landlord 86:13	140:6	67:15 71:16,17	lost 132:10
108:11 147:6	141:13,14	letting 48:13	71:17 78:21	lot 21:23 23:17
know 29:19 30:16	landlords 142:10	128:25 151:13	92:7 96:13,17	24:9 30:22
31:6 35:9 39:18	142:21 143:8	let's 43:22,23	97:24 102:19,20	31:18 37:2
40:3 45:5 47:13	large 102:15,15	72:16 94:25	109:6,9 110:5	39:25 43:5 47:5
47:18 48:7,13	115:4,21,22	96:5 102:8	110:15,18 112:9	56:12 57:17
48:14 49:2	larger 52:15	107:20 119:11	114:10,11 129:8	59:18 70:4 75:3
51:16 52:2,20	largest 75:13	135:10 148:14	129:10 130:4	81:14 84:22
55:16 56:9,12	86:12	leveled 77:8	134:3 135:6	90:16 94:17,21
57:24 58:20	late 37:12	levied 3:9	142:2	105:18 121:2
60:2,19 65:14	law 57:5 58:22	Levy 105:2	lived 7:16 62:2	131:9 133:21
67:4,8 68:9 70:8	66:4 74:11	Liaccouras 13:15	70:21 100:22	134:9 137:11
79:10 85:2,10	87:22 123:10	license 24:21 80:8	101:14	141:15 142:22
85:16 88:4,10	128:3,7,17	84:16 101:22	lives 7:17 53:9	142:22 144:18
98:3 105:14	140:2	122:8 124:11	living 64:14 71:11	145:15 150:8
111:3,14 112:5	lay 123:3	126:12,15	81:3 101:16	151:3
112:7,21 114:17	lead 134:20,21,22	142:24 143:3	127:9,10 150:11	lots 77:19,20
116:11,22	143:5	152:8	loan 78:25	81:13 102:3
117:15 118:9,11	leader 28:8 29:16	life 13:24 22:9	located 13:8	115:22
118:11 121:9	108:21 110:11	39:14 62:3	location 54:3	loud 37:4
122:18 125:8	leaders 138:15	111:10 143:7	lone 76:3	love 30:17 34:19
127:18 128:11	leadership 14:20	lightly 15:23	long 26:6 31:16	78:20 135:6
128:25,25 129:8	27:7 114:24	lights 84:21	71:10 111:18	low-income 108:2
129:16 131:15	learned 139:13	liking 52:23	128:20,21 135:5	lumping 102:14
137:19 147:17	lease 77:22 78:15	limestone 20:19	138:18 143:17	L&I 20:11 26:23
150:22 151:2	87:19	linchpin 105:3	longer 76:21	27:8 35:24,25
knowing 52:7	leased 77:19,20	line 66:22 93:25	longer-term 7:24	36:19 55:20
known 1:20 2:23	leave 67:17 69:17	113:2 148:10,11	longstanding	88:2 89:6 90:7
13:15	72:10 85:22	list 3:7 8:19 54:11	17:23 18:2	92:2 93:12
knows 139:7,9	131:8	82:17 85:3	long-time 109:11	117:14 119:6
148:20	leaves 22:12 95:2	135:11 150:12	109:21	131:25,25 132:4
	leaving 69:7	152:6	look 27:9 36:6	144:23 148:19
	led 15:7 146:20	listed 40:5 53:7	40:2 43:11,12	L&I's 117:12
	146:21	84:12	55:3 88:12	
L				
L 1:10 155:14				

M				
M 30:13 magnify 54:15 mail 102:11 main 114:5 maintain 62:13 62:25 148:18 154:3 maintaining 14:11 major 12:20 14:3 16:2 50:9,10,13 65:8,9,11 71:8 100:17 102:14 102:18,21 117:21 150:15 makeup 123:7 making 66:15 130:22 131:21 146:14 man 95:15 146:19 manage 62:15 71:3 114:14 management 3:2 3:5,13,15 65:18 managing 11:8 26:24 70:17 manner 115:12 116:21 manpower 88:4 manse 21:20 Mansion 37:6 manual 86:4 Maps 13:6 March 12:9 83:22 Marks 70:21 marred 123:22 marring 124:5 Massaro 135:11 Master 21:21 62:5 68:23 79:13 material 20:6 53:2 matter 65:13 87:12 113:17 117:12 139:6	155:7 Mayor 28:3 34:23 77:7 78:2 89:8 89:14 Mayoral 114:25 Mayors 34:16 ma'am 108:9 128:3 135:9,22 136:3 mean 23:19 25:4 49:3 72:12 88:10 93:10 118:9 131:14,16 131:17 146:16 meaning 105:24 109:20 means 64:17,19 93:11 128:23,24 155:21 meant 77:4 132:10 measure 113:20 mechanism 153:6 medallion 102:6 medallions 102:2 meet 21:16 meeting 4:16,20 5:8 23:8 35:5 39:8 55:9,14 57:22 65:21 68:23 83:22,22 84:8 92:5 114:3 129:18 147:4 149:25 150:5 meetings 4:12 30:5 58:9 60:20 108:6 114:4 133:24 mega 115:11 117:18 member 8:16 11:9 145:3 members 11:6 21:8 23:21 38:25 62:8 63:16,22 76:23 96:13 138:8	139:18 146:18 membership 86:16 Memorial 17:12 men 118:16 mentioned 85:14 mentors 33:14 mentorship 33:22 mess 44:17,18 119:13 met 28:4 78:3 86:5 107:16 153:2 Michael 82:21,22 82:23 96:10 MICHELE 155:14 microphone 83:12 microphones 151:24 middle 124:4,4 midst 116:18 million 74:8 146:11 millions 74:15 103:3 mind 41:16 68:25 81:4 minding 38:2 minds 37:22 40:7 139:15 mine 77:23,23 142:14 minister 79:8 minorities 145:13 147:11 minority 152:18 minute 43:21 minutes 118:20 misbehaving 115:15 miscellaneous 85:3 mistaken 88:20 mistakes 39:6,8 39:12	Mitch 140:18 141:5 mixed 24:12 mixers 20:15 mixture 88:16 mock 139:23 model 143:16 mojo 79:23 money 23:15 36:7 38:14,15 39:4 41:5,7 43:20 48:16 49:17 70:19 71:5 74:12 79:2 91:18 108:4 112:14 126:12 130:8 133:5 134:13 139:16 150:8 153:19 monitoring 20:12 21:12 Montgomery 13:9 monthly 102:10 months 60:21 129:17 Moore 10:15 13:10 14:18 16:17,18 17:7 17:10,11 22:23 24:3,16 25:17 25:21 27:10 28:17 29:5 33:23 36:25 79:8 130:25 146:22 morally 48:3 moratorium 118:7 morning 19:12 21:6 28:25 44:6 77:5 79:9 150:3 150:6 Morris 53:25 mother 71:12 Mount 30:19 move 6:23 33:2	42:3,6 47:25 50:7 75:18 77:17 80:4 94:16 95:3 96:6 106:17 126:8 132:19 150:24 moved 75:17 76:20 110:12 132:6 136:9,21 136:22 movement 138:15 moves 7:10 48:10 moving 31:19 49:12 76:9 90:5 105:19 119:24 multiple 101:23 102:4 131:2 multi-functional 130:15 multi-unit 22:2 MURPHY 155:14 museum 64:20 music 141:9
				N
				name 11:2 61:18 61:24 75:9 83:10,14 96:10 99:5 108:19 113:15 117:7 119:13 120:11 130:4 135:19,25 136:6 138:9 141:5 151:25 names 8:19,20 140:21 National 26:5 nature 5:8 Near 20:18 necessarily 59:12 77:3 necessary 14:22 need 5:23,23 6:22 16:8 22:13,15 24:20 31:8,9 43:16 49:17 54:10 55:3 69:3

84:9 86:24 87:23 97:11,11 110:3 111:16 121:14 122:12 122:14 125:15 125:16 126:14 126:14 131:25 133:13 135:7 139:19 141:11 141:23 148:14 150:11 151:14 needs 21:13 28:11 38:23 42:4 152:9,12,14,20 negative 35:14 negotiated 14:21 15:8,15 neighbor 14:7 118:15 neighborhood 1:16,20 2:14,24 3:4 6:11 12:7 17:2 18:23 19:3 19:25 21:18 26:8 27:19,21 28:6 31:12 35:6 37:25 38:10 39:17 41:8,12 41:15 60:23 61:4 62:4,7,11 62:20 63:5,11 63:13,14 64:19 64:21 84:3 86:24 90:12 114:10 127:11 127:14 129:16 130:23 133:6,10 135:5 136:14 138:14 139:11 150:5,14 152:3 152:11 neighborhoods 34:17 84:15 90:21 110:6 138:20 neighbors 92:19 129:2 132:2	137:18 never 58:6 89:13 95:11 127:12 152:23,24 new 19:22 22:5 64:15,23 80:24 95:17 109:15 132:15 133:9 134:20 143:5 News 121:2 nice 130:23 131:22 135:6 Nicholas 50:14,14 75:5,8,9 81:8,9 81:12 82:7,14 Nick 140:18 151:25 NID 32:3 53:7 54:8 56:16,18 59:10 63:8,22 64:4 65:4,20 66:3 84:10 93:21 99:7,11 99:12,14 100:15 103:11,14,18 104:6,8 105:16 105:24 106:4 107:15 117:4 121:18,19 125:2 125:18,20 130:9 136:11 137:22 138:13,17 139:2 141:17,23 143:9 150:9 152:21,22 153:5,12,12 NIDs 23:19 night 37:12 143:11 nine 63:22 92:3 nodding 117:5 non-owner-occ... 99:24 100:19 101:12,19 non-profit 3:3 26:5 72:23,24 95:25 non-profits 47:22	Norris 76:3,7 north 1:20 2:23 2:25 3:13,15 12:6 13:22,24 14:3,12 18:14 19:6,15 22:3,5 26:2 30:9,12,16 30:18,20,24 31:14 32:13 48:18 53:10,21 53:24 54:4 62:20 63:8,14 64:7,24 75:16 75:18,19 78:11 78:20 79:19 80:24 84:2 87:16 95:23 99:17 100:7,13 100:22 102:20 108:24 110:5 116:12,25 126:17 130:5,24 136:8 138:11 140:4 142:5 146:16 noted 116:25 notes 155:6 noticed 53:4 number 6:18 8:22 9:12 36:15,15 66:17 75:13 93:7 numerous 140:15 Nursing 76:17 O objections 155:4 observation 12:13 observe 45:24 obtain 120:22 obvious 20:9 obviously 7:6 9:10 20:25 21:10,11 23:23 66:19 occupancy 101:21 103:6 149:13	occurs 49:11 OEO 146:10 offenders 142:13 offensive 114:23 offer 78:22 96:14 97:23 106:18 office 30:19 43:6 Officer 13:3 official 34:3,7 officially 45:5 officials 49:13 oh 40:14 46:13 118:11 okay 11:2 26:19 28:16 46:13,15 51:18 61:22 74:10,17 82:21 91:20 98:5 103:16 104:10 105:13 113:12 119:8,14,18 122:10 128:10 128:18 129:3,19 129:20 132:14 133:11 137:6 141:2 okaying 122:3 old 55:25 67:22 104:20 once 83:24 85:13 113:18 118:14 138:25 ones 102:4 122:3 133:10 147:22 ongoing 121:12 open 62:10 opening 16:23 Operating 13:3 operator 146:21 opinion 66:20 opportunities 6:24 146:17 opportunity 6:6 9:6 11:22 16:20 17:17 19:12 29:14 58:4 124:6	oppose 16:5,6 54:24 55:5 64:14 99:9 101:18 104:2 113:19 127:6,7 opposed 15:5 56:21 58:5 61:15,23 87:14 105:16 128:8 153:23 opposition 12:6 15:5 16:4 54:11 54:13 68:11 97:18 100:16 102:12,22 106:7 127:15 128:19 129:3 140:6 oppressed 108:24 109:2 oppression 108:23 optimal 59:3 options 81:22 order 57:2 121:16 123:11 orderly 26:10,12 ordinance 1:15 2:14 23:8 25:8 143:6 ordinances 14:22 organization 69:8 70:3,9 73:24 125:23 144:19 145:3 146:18 organizations 14:20 26:6 27:8 93:22 organize 62:24 organized 140:8 original 77:21 originally 58:11 62:22 ought 18:12,15 24:18 28:22 ourself 143:16 outcome 106:17 outcomes 106:21
---	---	---	---	---

106:23	10:24 135:25	parties 85:8,11	19:7 20:20,23	person 34:5,12
outlined 55:8,13	P	108:4 153:9,11	21:10 31:6,23	41:8 55:20
outrageous 46:23	page 26:25 32:25	partner 49:10	31:24 32:5,6,11	58:19 117:17
47:3	pages 150:13	parts 6:11 11:17	32:22 35:9	119:7
outside 47:7 63:6	paid 21:10 23:16	104:23	36:18,23 37:17	personal 21:19
64:22 71:13	25:19 36:24	party 37:4 88:17	37:18,23 38:10	68:13,24 74:25
115:8,9	65:25 76:22	88:18 102:19,19	38:19 39:25	personalize 67:13
outsiders 109:23	136:17 137:19	partying 37:13	40:3,6,11,25	68:10 69:2
117:10	pain 75:22	pass 105:4 139:7	41:2,14 43:5	personally 69:25
outsource 148:19	paint 143:5	passed 12:4 14:23	46:20 47:15,25	90:20 144:19
outstanding	painting 96:11,23	151:9	48:8 49:6,19	persons 10:9
22:12	panel 16:21 17:17	Pastor 17:12,13	50:5,6 52:5	15:15
overdue 31:16	50:15	patience 151:21	54:18,22 55:17	perspective 60:21
overflows 102:9	parade 77:13	patients 76:20,21	55:25 56:13,21	pertains 12:12
overheard 88:3	Paragraph 26:25	patrols 64:17	56:25 57:23	Philadelphia 1:2
overload 148:23	paraphrase 11:18	Paul 105:2	59:13 60:24	1:6 4:11 11:9
override 128:7	parcels 43:15	pay 21:7 37:24	62:19 65:7 66:9	13:6,23,25 14:8
oversee 87:4	Pardon 112:18	39:16,20 40:8	70:5 71:13	14:13 18:15
overseen 15:12	parents 130:17	40:20,22,24,25	76:15 81:18	19:6,15 26:2
overseers 64:15	park 62:18	52:3,8,14 59:11	83:25 87:16,17	30:9,13,17,18
oversight 15:9	parked 118:14	64:11 65:19	91:18,24 94:17	30:24 31:14
146:4,6,12,25	parking 14:18	93:20 103:9	94:21 96:17,22	32:13 36:14
151:7	21:17 78:8,10	112:6 127:23	97:24 98:2	45:10 48:19
overwhelmed	Parrish 148:8	134:12 136:19	102:5,7 105:25	62:20 63:14
95:10	parsonage 21:22	147:18	107:13 108:24	64:7,24 65:17
overwhelming	part 9:16 10:5	paying 25:15	110:15,17,18,22	69:15 71:2
95:9	14:7 17:20	36:23 71:11	110:25 111:3,16	75:16,19,19
owned 43:12 73:5	37:23 46:4 82:9	85:16 86:6	112:7 113:10	78:20 80:24
73:8 85:19,24	105:23 115:4	100:12 101:20	114:2 116:22	85:20,21 86:21
87:7 101:14	121:10,18,24	101:25 102:2,6	118:16 120:2	87:8,8,16 92:14
owner 51:6 96:10	122:5 145:14	102:7 103:5,6	132:16 133:8,24	96:23 99:17
99:6,16 100:3	participant 49:18	103:22	135:8,24 137:14	100:22 102:20
147:18	participated	Payments 152:13	138:11 140:4	102:21 108:24
owners 3:10,16	26:11	pays 63:23	141:21 143:14	110:6 117:24
58:12,16 64:9	participation	peace 18:17	147:7,17 148:6	126:17 127:9
97:13 99:24	49:14	peach 63:2	151:2,12	138:12,19
100:8,9,11,19	particular 5:3,24	pending 93:9,10	people's 42:19	139:25 140:5
101:19 102:16	6:15 18:23	93:11	49:14	142:13 144:25
103:10 106:2	23:16 25:20	Pennsylvania 1:6	percent 19:19	145:10 148:21
owns 101:2	31:22 36:10	3:2 139:5	54:10 55:2	Philip 135:15
150:13	41:24,24 54:19	148:20 150:4,8	56:20,25 60:4	138:9
Oxford 78:9	58:16 60:14	pension 78:21	74:12 106:7	Philly 30:20 79:20
O'Brien 1:13	69:15 145:11	people 4:18,20	perfect 141:22	95:23 130:24
61:10	particularly	5:13 7:16,18,19	period 91:19 93:6	142:5 146:16
o'clock 19:13,13	34:11	8:19,20 10:4,10	permit 20:16	phone 119:2
77:4	particulars 66:6	10:14,22 12:15	124:2	pick 21:6 63:3
O'Connell 2:10		15:4,19 18:10	permits 123:14	142:5,7

picked 79:7	96:6,7 99:3	present 1:9 8:17 61:11	proactive 42:17	48:24 106:18
picture 34:22 76:5	115:13 120:8,21 126:10 129:22	preserve 62:10	probably 34:6	productive 4:20 5:16
pictures 41:13	129:23 135:19	President 1:10	problem 12:20 17:24 21:11,12	professional 129:15
piece 31:22 142:4	135:19,24 136:2	2:6 3:25 4:3	22:11 24:6,18	professionals 29:8
piles 35:19 124:20	136:5 138:5	8:14,24 13:2	34:13,21 37:23	profit 64:10 109:9 109:24
Pizzola 140:18	141:3 151:22,24	14:13 15:7,11	37:24 39:4 40:7	program 6:16 74:6
151:20,25 152:2	pleasure 89:7,19 89:20	15:12,13 16:7	40:8 44:2,12,13	progress 64:17 106:11
place 18:15 46:22 53:12 64:8	pledged 78:22	16:22 17:19	48:7 57:16	project 13:15 46:7 47:24
65:22 75:11	pledges 15:19	25:11 28:5 33:6	70:13 75:21	49:19 145:21 146:22
79:22 80:25	point 15:2 21:20 59:16	33:7,11,21,25	81:6 87:3 91:19	projects 79:21 96:18
84:11 88:25	pointed 27:19	44:20 51:11,14	92:13 94:2,12	promise 56:13 64:16
91:24 107:4	police 36:8 38:21 41:9 86:21,22	56:11 57:13	94:24 95:7	promises 152:15
109:14 126:19	92:15 116:13	60:7,11 61:14	122:9,12,17	promoted 128:24
136:13 145:20	policing 103:24	66:12,15,21,23	143:10 145:14	pronouncing 98:18
149:23	politically 138:21	67:2,3,7,11 68:4	146:13 152:9,12	properties 39:23 39:24 42:12
placed 22:7 54:18	politicians 139:17	68:5,14,17,21	152:14,17,19	43:13 53:6,20
plague 84:15	poor 76:15 81:18	69:5,12,22	153:9,16	54:8 58:23 62:6
plan 3:6,19 11:25 13:19 14:16,25	porch 118:19	71:19 72:14	problems 17:2 18:2 23:5,10,17	63:20,25 64:6
22:16 26:10	position 6:8,12 39:3 52:14	83:19 84:9 85:6	42:8 46:20 47:9	85:24 87:7 99:7
29:14 62:21	107:8	88:23 89:12,18	81:5 84:12,14	99:17,19 100:2
109:4 111:15	positive 130:10	89:23 90:8	114:15,15,16,18	100:14,23 101:2
121:17,18,22,25	possibility 148:24	93:15,23 95:5	121:9 125:7,19	101:20 102:4,17
122:6 145:23,24 147:25	possible 5:15 9:25 120:3	98:13 105:9	152:7,21 153:14 153:21	104:6,23 106:3
plane 72:10	possibly 106:5 142:18	113:22 117:6	proceed 45:7 50:21 56:22	107:23 112:11
planning 126:2	power 49:8 63:11 80:7 150:9	120:19 138:8	59:17 60:17	114:8 133:19,21
plans 48:12 145:20	powerful 65:10	140:13 144:12	75:3,7 83:8 96:8	property 3:10,16 3:17 39:13 40:5
planted 137:9	practice 84:8	147:3,14 148:24	99:3 120:8	42:25 51:6,21
play 80:20 118:8	precautions 148:15	150:17 153:3	129:24 136:5	53:22 54:6,23
playground 4:17 20:18,21 57:22	preceded 28:3	Presidents 34:15	138:6 141:4	58:12,16 59:7,8
plead 139:21	preface 33:13	pretty 35:6 97:14	proceedings 155:4	62:15 63:9 64:2
pleading 81:19	prefaced 57:20	prevails 138:18	process 5:25 6:19 16:9 41:19	64:9 69:13,14
pleadings 139:22	prefer 59:3	previous 8:23 113:16	42:16,22 43:13	78:14 81:17
please 2:10 10:15 11:4 24:2 26:21	prepare 14:15	previously 101:13	46:17 56:18,19	85:19 93:2
28:18 34:14	prepared 38:24 40:8 82:7	price 63:6 93:20	59:10 81:21	97:12 99:6
45:18 50:21,25	prerogative 125:13 139:8	pride 30:21	85:7 87:5	
57:14 60:14		primarily 30:11 34:12 39:21,24	106:25 110:20	
68:15 69:21		prior 45:19 51:2 121:6	110:21 117:19	
72:7,11 75:7		private 63:15 64:16 95:19,19	121:10,15	
78:13 81:11		99:19 101:3	122:24 126:9	
83:13 94:21		145:14 147:15	processes 43:23	
		privilege 83:20 101:21	product 47:23	

100:2,3,5,6,8,9 101:13,14 103:10 104:3 112:3,8,8 118:17 124:3 129:6 131:12,19 132:16 136:7,22 136:23 137:8,22 150:24 property's 100:4 proposal 5:25 12:14 15:5 41:25 104:15 proposed 3:7 5:15 5:21 17:24 22:11 44:17 54:10 59:10 99:10,15 103:15 proposing 105:9 prosecuted 141:22 protective 115:5 proven 114:12 provide 8:4 78:7 provided 103:7 105:23 providing 3:8 provision 58:16 provisions 3:20 public 4:10 14:2 30:12 70:18 71:3 155:15 publicly 43:12 Pull 83:11 pulled 81:15 pumped 74:7,13 punch 149:3 purchase 115:9 115:11 132:16 134:2 purpose 4:23 13:13 44:5 68:10 push 109:10 pushed 81:24 put 5:17 21:15,24 24:9,10,11,12	25:5 26:25 43:4 74:14 78:25 81:25 86:14 87:20,21 91:4 91:14 102:8 104:14 106:19 107:10,25 120:24 131:25 133:5,22 136:16 145:19 147:20 148:14 149:4,18 149:22 151:7 puts 24:10 150:8 putting 23:15 37:17 103:4 117:9 p.m 1:7 154:14 Q qualified 56:3,7 116:22 quality 22:9 question 24:4 28:14 31:2,19 54:7 55:15 84:16 90:11,14 94:19 104:14 128:12 questions 32:22 32:24 quick 103:17 104:13 quickly 12:10 50:8 56:12 94:21 122:12 quite 52:12 70:12 80:10 132:2 quorum 2:6 R raccoons 115:25 Rail 1:18 raise 38:14,15 91:17 109:10 139:23 raised 30:10,11 81:16 135:24 raising 64:2	137:15 rampant 99:15 ran 30:18 118:24 ranger 76:3 rapid 62:12 rational 12:5 rationales 114:5 RDA 145:21 reach 96:20 97:22 142:7 read 2:11 10:6,24 11:13 32:2 45:25 83:16 125:19,21 reading 32:4 138:16 reads 57:5 reaffirm 114:19 real 56:12 64:13 65:8 70:13 121:8,9,11 138:13 139:15 realistically 36:5 reality 36:3 37:3 37:9 69:13 realize 41:19 112:13,17,21 153:24 really 22:15 31:3 31:20 45:18 46:2,23 47:3 48:23 49:3 55:2 55:19 63:8 94:16 103:17 111:16 113:17 116:20 117:20 121:23 122:7 123:15 124:5,8 124:18 125:3,10 125:11 126:20 126:22 145:9,12 145:25 147:12 149:18 reason 56:19 reasonable 10:12 reasons 22:13 55:6 127:7	153:2 recall 19:5 received 62:23 78:4 127:8,12 receiving 117:3 recess 5:12 8:8 60:18 recessed 154:13 recognition 17:20 recognize 16:24 143:8 recognized 65:15 recognizes 13:23 recommendation 27:2 91:16 reconsider 66:8 record 2:5 8:15 9:17 10:5 11:4 17:6,9 18:8 27:25 45:7 50:20 53:17 60:8,12 61:9,18 65:18 75:6 81:25 83:8 93:17 96:8 98:24 99:2 104:2 107:11 120:8 129:24 136:4 141:4 149:22 records 77:22 recoup 142:12 recreation 133:7 134:14,20 rectify 99:15 recycling 24:13 Redevelopment 85:22 87:9 145:17 149:20 149:24 150:20 151:13 redlined 27:21 reelected 139:19 reference 32:3 70:14 reflect 8:15 61:9 reflected 14:24	regain 15:24 regard 22:8 118:5 regarding 120:18 121:5 regardless 7:24 regards 148:4 Regional 1:18 2:19 regulation 142:22 regulations 77:25 rehab 107:25 related 6:7 relates 7:5 8:2 28:15 35:21 58:8 122:25 124:19 relating 3:14 41:20 relationship 89:5 90:3 relevant 47:8 remain 12:3 remaining 113:25 remarks 16:23 17:19 remedy 24:14 125:7,19 remember 53:21 65:5 remotely 43:2 remove 80:10 Rendell 77:7 renew 128:14,14 renewed 64:4 renovations 87:5 141:20 rent 39:14 40:21 51:22 53:12 58:13 62:7 76:22 87:18 99:18 100:23 136:10,23 rental 39:24 59:7 63:20 85:18 129:5 142:23 Rentals 99:6 renters 99:22
--	--	---	--	---

renter's 101:22	19:2 22:4 24:9	result 5:18 6:16	122:13 123:3	53:1 54:1 55:1
renting 39:25	27:6 28:21	44:10 122:19	127:4 128:15	56:1 57:1 58:1
40:3 41:3	35:15 37:25	results 120:22	135:17,23 136:3	59:1 60:1 61:1
102:17	39:10 40:14	rethink 16:9	136:17 137:24	62:1 63:1 64:1
rents 101:3	53:7 55:11 61:3	153:24	143:3 153:15	65:1 66:1 67:1
repeated 119:5	63:13 64:9,22	revenue 20:12	rightfully 91:3	68:1 69:1 70:1
replaces 21:25	88:15 110:5	141:24	Ripley 98:19,19	71:1 72:1 73:1
reporter 155:23	153:22	revenues 22:19	98:25 108:18,19	74:1 75:1,4 76:1
reporting 40:16	resisting 138:12	Reverend 10:15	108:20 110:10	77:1 78:1 79:1
represent 60:25	resolve 88:25	16:16,18 17:4,7	111:20,22,25	80:1 81:1 82:1
61:2,3 84:7 87:2	125:17	17:10,11 22:23	112:4,7,16,20	83:1 84:1 85:1
87:24 96:12	resolved 5:23	24:3,16 25:17	112:25 113:5,9	86:1 87:1 88:1
115:3 125:11	7:12 91:2	25:21 27:9	Ritter 83:21 84:8	89:1 90:1 91:1
representative	resolves 22:11	28:17 29:5	92:5	92:1 93:1 94:1
45:9 46:12	resources 37:12	33:23 36:25	Roadways 84:20	95:1 96:1 97:1
48:15 80:14	37:13 42:8	42:16 55:13	Robert 82:17,21	98:1 99:1 100:1
86:9 88:21	respect 9:24 21:3	79:8	83:10,15	101:1 102:1
representatives	33:22 34:8	reverse 62:11	Robinson 119:11	103:1 104:1
65:3	59:24 68:18	review 11:24	120:7,9,11,12	105:1 106:1
represented	71:25 114:24	revitalization	rode 28:24 95:14	107:1 108:1
63:17	respectfully 9:14	13:22	roll 22:15 90:10	109:1 110:1
representing	74:24	Reynolds 1:14	room 1:6 88:12	111:1 112:1
75:12,25 113:5	respond 24:20	61:11	88:13 139:6	113:1 114:1
113:10	36:19 44:10	Rhodes 30:14	rose 137:9	115:1 116:1
reproduction	56:10 57:14	rid 131:23	roughly 1:16 2:16	117:1 118:1
155:20	68:15 69:3,4	ride 19:14,16	Roundtable 145:4	119:1 120:1
request 8:25	90:9 153:13	20:10 35:17,18	RPR-Notary	121:1 122:1
14:14	response 27:10	riding 137:16	155:15	123:1 124:1
requested 51:13	50:11 51:7	right 8:20 9:11,20	rude 72:13	125:1 126:1
requesting 125:11	119:16,19	10:13 21:8	rule 64:15	127:1 128:1
requests 27:6	135:13 140:23	22:23 25:7,16	rules 1:3 2:4 3:1	129:1 130:1
84:25 85:2	responsibility	31:24 34:20,21	4:1 5:1 6:1 7:1	131:1 132:1
require 34:9	86:3 91:12	34:23 35:2,11	8:1 9:1 10:1	133:1 134:1
required 146:24	124:10 146:2	35:22 36:8 38:4	11:1,7 12:1 13:1	135:1 136:1
requirement 4:8	responsible 20:23	39:15,16,18,20	14:1 15:1 16:1	137:1 138:1,9
requirements	22:16 24:22	40:4 41:18,22	17:1 18:1 19:1	139:1 140:1
21:17 148:5	27:7 34:13	42:22 43:4,16	20:1 21:1 22:1	141:1 142:1
requires 145:23	52:10 84:13	43:24 44:8,18	23:1 24:1 25:1	143:1 144:1
rescinding 113:23	85:11 141:13,18	58:13 66:19	26:1 27:1 28:1	145:1 146:1
research 14:2	141:19 143:8	67:10 68:2,20	29:1 30:1 31:1	147:1 148:1
120:16	responsibly 18:22	68:22 69:16	32:1 33:1 34:1	149:1 150:1
resident 39:17	restate 75:14	70:10,13 71:20	35:1 36:1 37:1	151:1 152:1
40:9 111:21	restaurants 131:3	78:17,18 79:13	38:1 39:1 40:1	153:1 154:1,13
residential 100:5	restore 78:23	79:14,17 80:11	41:1 42:1 43:1	run 63:15
102:17	restoring 103:3	91:2 95:8 98:18	44:1 45:1 46:1	running 19:10
residents 6:9 8:4	restructure	109:20 110:13	47:1 48:1 49:1	20:19 115:24,25
14:19 18:13,22	134:13	112:12,16,20	50:1 51:1 52:1	122:10

Ruth 98:20 113:15 Rutherford 53:11 53:14	secure 14:11 security 41:10 64:17 86:23 100:10 137:16 see 23:19 31:13 31:15 35:9,18 35:20 36:20 49:25 71:14 75:21 86:4 87:3 92:17 93:8,19 94:14 95:17 97:2,25 109:17 110:24,25 111:2 111:7,8 119:11 126:7 129:2,14 135:10 141:21 142:4 149:12 seen 18:18 40:17 95:11 select 103:12 109:19 110:7 sell 123:19,21,21 selling 70:11 Senator 15:14 34:8 44:25 45:8 45:8,14,23 46:13,25 48:14 48:21 49:23,24 50:4 56:17,23 57:4 107:15 108:10 147:6 send 92:6 senior 22:4,4 40:15 136:22 sent 39:7 52:25 77:25 78:2,4 100:16 150:12 separate 5:24 7:2 42:6 70:6 SEPTA 1:18 2:19 serious 46:21 116:13 serve 89:6,19,20 served 124:10,13 124:15 service 4:9 5:5 28:10 38:16	44:8 services 27:16 63:24 85:17 86:7 124:17 126:13 134:22 set 59:2 74:12 105:11 152:22 sets 18:4 seven 127:11,17 128:21 sewers 20:20 sexual 116:17 shape 31:20 she'll 36:2 shifting 124:9 shine 46:17 126:16 Shirley 15:14 44:25 45:9 107:15 short 88:4 115:21 118:2 141:21 148:5 short-dump 115:20 short-term 7:11 7:22 shot 37:6 shoveled 77:10 136:16 shovel-ready 79:20 show 90:7 showing 41:13 shrubberies 137:12 shuttle 65:16 sick 48:12 side 39:18 40:23 49:15 76:6 77:10 88:14,15 88:18,19 106:10 140:2 149:2,3 149:15 sides 135:3 sidewalk 20:15 sidewalks 20:15	sight 20:17 signed 10:23 significant 6:11 6:13 60:16 signs 84:21 similar 60:12 105:8 simply 87:23 103:13 single 21:25 100:5 102:16 105:20 single-family 21:22 130:11,14 sir 28:19 66:24 67:23 68:16 69:4 73:19 91:10,22 93:15 93:23,24,24 95:5 96:2 97:16 140:16 sister 71:12 sisters 62:5 sit 10:6 79:16 80:13 site 29:2,7,9 84:19 114:11 sites 79:15 97:5 sitting 88:14,15 88:17,18,22 118:17,19 situation 18:12 19:18 20:24 55:18 60:13 76:18 82:10 122:21 136:9 six 62:5 79:15 Sixty 53:14,15 skill 111:5 sleep 44:8 sleeves 22:16 slots 86:17 small 38:25 51:16 51:20,23,24 52:13,20 54:22 101:2,15 113:11 120:23 smart 76:12	snow 77:10,17 136:16 solution 17:24 41:17 59:20 91:5,13,15 153:13 solutions 121:9,11 solve 25:14 122:12 153:14 153:20 solved 47:10 solves 46:19 somebody 37:5 80:6 92:25 100:25 101:13 101:15 son 118:21 soon 49:25 60:18 76:9 sorry 10:22 17:7 17:11 26:20 46:10 61:20 132:9 144:9 sort 96:14 117:25 124:9 sounds 41:4,16 space 62:11,14 78:8,10 137:11 speak 9:6,11 35:20 50:25 67:4,17,18,22 72:16 74:22,23 79:10 83:20 94:22 108:22 109:16 116:15 130:3 139:25 151:23 speaker 83:24 speakers 51:8 speaking 9:13 26:22 38:8 42:9 52:12,19 70:12 71:9 144:24 special 3:17 4:8 5:4 38:16 44:7 species 75:16 specific 65:22
---	--	--	--	---

144:14 specifics 4:25 spelled 39:9 spirited 4:15 spite 58:7 90:23 spoke 9:12 67:21 103:21 sponsor 8:24 sponsored 95:24 sprinkler 142:25 square 70:2,18,21 70:24 71:5 stable 14:11 stadium 111:12 staff 91:25 stairs 118:24 stand 71:13 109:16 standing 34:23 Stanley 11:7 Stanton 30:13 start 8:18 10:14 10:21 42:22 43:22 69:2 83:7 107:20 144:7 starts 128:16 state 15:14 45:8 48:14 56:16 57:5,18 61:18 66:4 80:14 104:2 113:17 128:3,7 stated 13:17 100:21 114:7 statement 51:5 89:11 100:21 statements 10:8 14:5 state-authorized 56:18 status 52:23 stay 80:25 134:8 134:16 135:23 Steering 152:2 stenographic 155:6 step 16:8 22:14	153:15 steps 118:17 Stevenson 119:18 119:21 stick 75:3 stickers 131:25 stock 62:12 stole 77:21 78:16 78:16 stones 140:4 stood 65:6,7 80:17 stop 7:15 25:9 59:15 95:2 stopped 150:19 stores 131:3 stories 7:12 35:12 105:19 story 40:13 61:25 straight 71:7 strategies 43:14 strategy 6:2,22 8:2 Strawberry 37:6 street 1:17,17,17 1:18,18 2:17,18 2:18,19,20 13:10,11 14:4 15:13 21:21 33:17 35:17,18 37:5 42:21 53:4 53:10,21,24 54:4 62:2,13,15 62:16,17 64:18 70:23 76:3,4,7,8 76:17,25 78:7 78:11,12,19,24 84:23 92:21 95:15,15 99:20 99:20,21,21 100:7,7,13 102:3 107:21,21 108:8,14 110:13 110:24 116:12 130:5 131:7 132:18,21 135:3 136:8 137:17	142:4 streetlights 84:21 streets 37:16 64:16 77:11,12 77:14 84:17,18 Street's 14:14 strips 14:4 strongly 99:9 structure 130:9 133:13 structures 103:4 118:5 struggling 52:5 stuck 20:4 student 7:6 19:20 22:2,3 35:14 39:15 40:21 42:13 58:19 59:4 80:2 107:22 120:20 129:14 153:4 students 6:4 22:6 24:9,17 35:13 39:25 40:3 41:3 51:23 58:13,17 58:22 61:3 63:21 64:20 76:22 77:16 99:18 101:4,4 115:15 132:18 stuff 34:25 151:4 subcontractors 92:2 subject 12:2 submit 12:10 subsequent 39:10 subsidize 138:24 subsidized 63:19 substitute 27:16 suburb 142:2 sub-inspectors 92:3 successfully 105:15 sudden 38:3 142:15 sufficient 103:25	suggesting 107:5 suitability 143:2 summarize 10:7 summary 86:19 summer 60:20 summertime 92:16 Sunday 40:11 supervision 155:22 support 13:4 14:15,22 32:10 32:15 97:17,21 98:9,11 103:18 125:14 138:11 143:21 144:4,17 supported 143:23 supporting 12:14 32:12 143:12,23 supportive 69:23 69:25 132:25 133:2,4 supposed 25:13 27:14 34:25 36:24 91:4 103:22,23 109:7 125:25 sure 6:23 7:21 8:25 11:19 23:5 29:16 31:10 32:17,24 52:12 56:3 60:14,23 70:3 79:10 80:10 114:3 122:4 123:2 131:11 surely 38:10 surrounding 148:18 suspended 6:16 Susquehanna 1:18 2:20 sustained 13:25 sweep 76:18 77:18 swept 77:12 swooped 133:23	Sydenham 13:11 system 109:2 149:22 T table 10:19 45:3 50:18 56:2 81:23 83:5 86:15 98:22 106:10 113:24 113:25 119:23 120:5 135:21 140:25 147:21 take 15:23 34:22 36:21,22 46:15 46:22 48:4,5 65:15 81:24 87:25 89:22 115:19 116:5 122:6 134:12 137:10 141:25 142:17 taken 8:7 16:9 101:10 155:6 takes 93:4 talk 4:13 23:18 25:12 38:8 52:4 69:7 76:15 144:13 talked 5:3 33:15 33:15 41:21 42:15 58:11 121:2 134:23 talking 25:3,16 31:10 54:14 71:7 97:6,19 118:16,21 124:21 145:16 tangents 107:14 TAPA 63:18 65:21 138:21 targeted 41:8 task 120:20,22,24 121:6 126:6 tax 38:13 39:16 39:20 40:14 58:21 63:11
---	---	--	--	--

73:21 74:6 81:3 100:15,18 101:21,21 127:24 138:23 139:4 142:23,23 147:18 taxed 100:24 103:12,18 111:8 112:13 127:19 taxes 52:2,7 63:19 63:24 64:2 65:19 71:11 85:17 86:6,25 100:12 103:5,6 103:22 104:3 109:10 125:6 139:23 147:19 taxpayers 76:16 tax-exempt 63:25 teacher 106:19 tear 79:3 tell 52:17 58:18 86:11 95:17 123:5 131:24 132:3 telling 72:13,17 95:11 tells 105:2 Temple 7:7 11:10 12:18 13:3,14 13:21,24 15:6 15:25 19:20 26:5 30:15 39:9 43:2 46:5,9,10 46:12 51:22 52:11 63:9,17 63:21 75:13 77:11 79:3 86:12,22 88:21 99:18 107:22 114:3 115:14,16 120:18,19,25,25 121:10,13,17,21 122:5 126:7 127:10 129:13 132:18 138:22 141:12,14	146:23,24 150:2 150:13 151:14 152:16,23 Templetown 75:20 Temple's 121:18 ten 81:4 127:25 tenants 142:11,12 Tenth 17:12 terms 3:22 17:25 32:8 46:22 49:16 terrifying 119:3 testified 8:22 9:23 52:24 120:15 141:6 147:2 151:5 testify 8:21 10:23 13:4 16:12 56:13 120:2,12 135:17 139:20 140:21 150:18 152:5 testimony 8:8 10:3,4,7 11:13 12:9 13:17 26:25 27:20 45:20 55:6,11 55:16 113:16 139:20 thank 3:23 4:4 8:12,13 10:17 11:2,14 16:11 16:13,18 22:23 30:2 33:3,4,5,8 33:12,21,24 44:19,21,21,23 49:21,22 50:3,6 50:16 59:22 61:5,6,7 66:10 67:5,19,24 69:11 71:18 73:10,13,16 74:3,19 75:8 81:11 82:4,5,12 82:14 83:16,18 87:11 89:24	96:4,6 98:6,11 98:14 104:11 108:17 119:9,10 126:22,24 130:3 135:8,9 137:24 138:4 140:10 141:3,11 143:11 143:19,22 151:17,19,20 152:4 154:6,7 154:12 theirself 150:15 themselves 111:5 then-Council 14:13 theoretically 27:15 148:8,25 theory 84:7 thing 19:11 25:7 39:7 40:10,12 43:17 55:23 56:4 58:10 87:13 91:6 95:22 107:13 110:14 118:4 131:21 134:8,8 134:9 137:20,21 147:10 148:4 150:6 152:24 things 5:19 20:3 30:4,6,7,23 31:13 34:2 49:2 51:2 53:5 57:16 58:7 59:18 69:6 85:4 87:22,25 88:6,11,23 90:4 99:14 105:17 116:19 117:25 122:20 123:4,19 124:25 129:14 129:17 130:7 131:4,5,8,23 134:10 144:22 144:23 145:12 150:19 think 4:19 6:4 7:3 8:23 10:3 12:20	15:23 16:8,23 17:20 18:11 20:6 22:13 24:4 25:4,10 28:13 29:20,23 30:22 31:2,8,9,12 32:20 46:8,16 47:16 49:17 54:16 56:4 66:16,20 75:2 84:5 88:19 90:13 91:17 97:10,25 99:12 102:13,18 105:20 106:9 115:6 119:12 121:4,14 128:20 131:20 134:19 137:21 thinking 41:16 third 118:24 119:2 Thirteen 70:20 Thompson 62:2 62:14 thought 25:22,23 26:2,4 32:11 121:20 132:9 thoughts 65:20 thousand 70:20 thousands 103:2 three 10:4 15:15 34:10 35:7,19 47:4 62:17 63:18 77:8 78:4 83:3 98:11,17 100:8,11 119:23 140:21 three-story 21:23 124:3 130:12 thriving 130:25 131:2 throw 92:12 124:2 132:19 throwing 79:18 thrown 122:11 Thursday 1:7	tickets 37:17 time 5:3 9:5 10:12 13:2,18 19:5 22:21 25:5 28:4 29:12 40:2 42:15 52:24,25 56:14 76:9 81:2 87:12 93:6 104:4,4 107:20 111:18 113:22 118:9 119:24 128:22 136:17 141:6 143:17 146:17 150:20 times 20:4 35:7 66:17 81:4,16 90:15,16 132:22 140:15 Tioga 145:8 tired 38:8 48:12 108:25 title 2:11 84:23 today 2:12 5:7,9 7:12 8:7 9:11,18 15:4 42:3 44:3 44:11 53:9 59:17 62:6 66:8 66:16 68:24 83:23 85:13 96:12,14 105:18 105:22 139:15 140:14 141:15 144:13 152:6,25 154:9 today's 5:11 12:2 told 30:20 38:23 65:22 70:8 77:2 80:20 Tom 135:11 tools 59:2 top 86:16 90:24 95:7 tore 54:3 totally 68:8 totes 101:25 touched 70:4 148:9
--	---	---	--	--

towering 124:3 town 21:5 117:23 track 65:18 149:22 tracks 1:18 2:19 trades 147:11 trained 96:22 transcript 155:8 155:20 transit 87:18 trash 24:7,8,10,11 24:11 25:5 36:21 37:17 87:6,20 101:23 102:8 131:8 136:16 141:25 142:3,4,7,8,10 142:15 149:14 153:4,17,19 treated 55:12 treating 35:13 101:6 tree 63:2 trees 84:25 92:17 tried 67:12 trim 137:8 trimmed 136:15 triplex 130:16,16 Trophies 35:8 trouble 136:21 144:6 truck 116:16 true 150:25 155:8 trust 15:24 62:10 65:16 70:17 71:9 72:18,25 97:14 trustees 11:10 13:20 122:2 truth 72:13,17 79:11 try 9:22 91:4 97:22 120:2 142:11 trying 68:10 70:7 94:3,11,24 96:3 97:6 101:16	113:20 130:7 131:16 153:23 153:25 154:2 turn 47:22 72:2 turnaround 26:16 turned 65:25 70:22 twice 64:2 twice-a-week 142:3 two 4:10,16 10:16 18:4 21:21,24 42:6 55:7 62:6 63:16 64:3 79:12 85:10 86:13,17 90:12 118:8,16,19 120:14 126:2 129:17 135:24 153:2,7 two-hour 19:16 two-story 123:24 two-way 108:8,14 type 97:12 122:21 Tyrone 119:14,17	138:4 understanding 5:14 31:25 32:20 46:5 125:17 128:22 undocumented 116:10 152:13 undue 52:21 103:8 unduly 99:24 unfair 54:17 103:13 unfortunately 6:14 36:9,14 40:9 59:5 uniformity 139:4 union 75:12 76:23 78:22 80:9 145:5,6 146:21 units 47:19,20,23 52:11 145:9 university 1:19 2:22 7:8 11:11 12:18 13:4,24 14:2,15 15:25 19:21 30:16 39:9 41:13 43:3 46:3 49:6,7,16 52:11 63:17 86:12,22 88:21 104:19,21 106:21 107:22 126:7 138:22 143:15 150:4,7 150:10,13 University's 13:18 14:6 15:8 120:25 122:5 unprofessional 117:10 unsafe 148:5,6 uphill 28:9 upkeep 131:12 upset 43:5 55:23 77:7 upstanding 37:3 urban 62:18	use 88:2 100:4 101:20 103:6 126:16 149:13 153:18 uses 85:19 usually 23:19	25:8 36:19 37:14,15 38:20 82:2,3 85:15 101:24,24 152:8 Vivian 50:9 61:19 61:24 Vivian's 70:9 voice 107:10 volume 36:13 voluntarily 64:11 vote 125:13 139:12 voted 88:5 voters 151:8 votes 139:19
V				
vacant 21:23 47:10 53:23 54:6 77:5 81:13 103:3 107:24 115:22 137:4 value 19:3,9 121:4 vandalism 99:13 Vanstory 50:9 61:12,13,19,20 61:23,25 66:20 66:24 67:5,10 67:14,17,20 68:12,16,19 69:4,11,19,21 70:15 72:5,7,12 72:20,24 73:4,8 73:11,14,18,22 74:3,10,18 various 14:20 23:4 27:7 99:17 vehicle 153:6 verbally 84:12 verify 53:17 vernacular 126:17 Vernon 70:21 version 46:18 vested 13:21 Viaduct 138:17 Vice 2:8 13:2 15:7 view 18:14 viewed 34:10 Village 1:19 2:22 violate 123:15 violates 77:24 139:3 violation 41:7 violations 23:4				
W				
W 1:11 wait 93:6 wake 44:6 walk 36:3 110:24 132:17,21 walked 28:6 90:19,25 walking 35:4 Wanamaker 1:19 2:22 want 5:7 18:4,7 19:11 20:8 29:16 31:13,15 32:17 33:12,21 34:2 36:21 38:21 39:14 41:10 44:15 48:21 49:20 55:4,4 56:5,9 60:23 64:7 65:14 72:9 74:22 81:20,20 93:21 94:18,22 96:18,24 97:20 97:21,22 100:23 107:10,19,24,25 109:3,17 113:8 113:17 120:2,14 125:14 131:13 131:19 132:6				

134:7,8 137:13 wanted 12:22 26:15,16 30:3,8 43:18 59:25 61:8 66:3 79:9 82:10 133:19 134:2 144:20 wants 18:16 29:19 135:17 140:21 Washington 30:14 wasn't 23:7 56:17 119:2 125:24 137:17 watching 40:10 Watts 1:18 2:20 waving 53:18 way 7:15 23:13 32:10,14,21 35:12 37:22 41:5 42:7 48:9,9 56:16 57:4,4,20 101:5 104:17 105:4,8,11 107:7 109:12 123:5 128:17 130:20 131:4,5 133:14 139:17 144:16 149:6 ways 31:16 wealthy 52:4 web 84:19 website 84:20 85:5 120:25 week 34:10 35:7 57:21 78:13 118:8 150:21 weekly 102:10 weeks 4:16 well-reasoned 139:14 went 14:4 30:12 30:13,14,14,15 66:2,5 85:13 106:25 118:14 118:15 125:20 weren't 133:21	West 21:20 we'll 8:7 38:12 60:20 119:23 we're 5:10,11 7:17,20 24:16 31:10 32:25 34:23 36:6 42:3 43:9 48:6 51:23 52:3,5,22 54:14 59:17 60:17 66:15 69:23 79:2 81:24 88:4 91:10 107:14 113:20 123:12 125:3 126:4 143:5,9,24,25 145:16 149:2 151:9 153:13,23 153:24 154:2 we've 4:11 6:12 49:2 114:16 125:18 wheel 51:24 wherewithal 115:10 White 10:15,21 11:3,5,7,16,20 16:14 26:20,22 27:12,24 33:10 33:15,24 Whittier 30:15 wild 19:18 William 1:10 10:15 17:11 Williams 80:14 119:22 129:21 129:25 130:4 131:18 132:11 132:15,25 133:4 133:12 134:7,25 135:9 willing 49:18 51:10 52:16 143:9 WILSON 1:11 win 142:18 window 79:18	132:20 winds 142:16 Winfield 82:17,19 82:21 83:7,9,10 83:14,15 88:10 89:16,21,25 91:20 93:19 94:16,18,23 96:4 wintertime 92:17 win-win 18:12 wish 8:21 45:18 140:9 witness 10:18 44:25 45:2,2 50:17 83:4 98:21 120:4 135:20 140:24 witnessed 7:13 80:18 witnesses 10:10 10:18 50:17 74:21 82:17 83:4 98:21 120:4 135:20 140:24 Wolfson 140:18 141:5,6,12 144:3 woman 108:22 118:18 woman-owned 70:16 72:18 73:3 women 111:12 wonder 23:25 116:8 122:4 wonderful 69:9 69:10 wondering 71:8 123:13 wood 149:7 word 78:17 93:9 work 7:4 18:23 21:15 55:22 56:3,5 57:18 69:9,10 81:20	81:23 82:8 84:5 88:6,7 89:13,17 91:5,10 94:8 96:18 106:11 114:11 117:14 118:14 130:22 131:7,11,13,19 142:17 worked 9:8 12:16 34:15,16 76:16 81:21 workers 21:4 55:25 56:6 75:13 116:8,11 116:15 152:13 workforce 31:5 working 6:2 18:21 19:2 71:4 73:11 85:8 90:2 91:6 98:2 111:2 111:5 world 13:24 141:22 142:20 worth 25:25 142:19 wouldn't 56:24 80:16 117:11 141:23 write 37:16 38:19 57:25 58:4 writing 15:19 86:14 written 10:2,3 45:19 wrong 24:12 25:5 48:4 76:4 79:6 139:10 wrongheaded 77:24 81:13,18 wrote 57:4	80:20 yards 92:3 Yeah 46:11 56:12 112:16 131:18 132:11 year 62:23,24 116:12 years 17:14 25:24 35:4 53:13,14 53:15,23 54:6 62:3 64:3,4 67:9 77:9,15 79:12 82:8 85:10 86:13 90:13 104:20 107:16 109:7,14 111:10 126:2 127:12,17 127:21,22,23,25 128:13,21 145:6 yelling 23:21 YMCA 20:18 80:19 York 1:17,17 2:17 2:19 64:23 young 96:17 146:19 youth 62:24 97:8 YouthBuild 80:3 y'all 47:2
Z				
zoning 13:6,7 124:12				
\$				
\$100 74:7 \$150,000 81:14 \$200,000 153:18 \$325,000 76:13 \$50 74:7				
1				
1:10 1:7 10 32:13 1073 145:6 12 99:7 104:9 1200 62:16 120020 1:15 2:13				

3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 61:24 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1,12 86:1,7 86:20 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1,13 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1	129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 144:1 145:1 146:1 147:1 148:1 149:1 150:1 151:1 152:1 153:1 154:1 12550 96:25 13 13:20 100:13 13th 12:9,24 83:22 14 10:10 14th 151:6 15 8:20 10:9,11 77:9,15 150:14 15th 62:16 78:24 99:21 1500 62:2,13 100:7 1505 78:11 16 150:13 16th 4:16 42:21 57:21 68:23 1600 130:5 135:2 161 22:5 17th 30:10 95:14 1700 100:13 18th 35:18 62:4 95:15 130:5 183 81:3 1833 136:7 1835 136:7 1848 21:20 19th 1:17 2:18 62:22 116:12 129:2 136:8 1963 136:14 1970 130:18 1982 136:13 1983 62:9 72:21 1986 13:20	1991 127:9 1994 12:23 1998 125:22 2 20 28:23,25 32:14 67:9 145:6 20th 148:7 2000 116:11 130:19 133:20 2010 151:8 2012 1:7 83:23 155:7 2020 121:17,18,24 122:5 22nd 36:10,12 2200 53:4 92:20 2253 53:21 2263 53:10 2272 53:24 2273 54:4 23rd 36:10 2300 107:21 25 104:20 146:11 26 100:14 28th 30:11 285 76:23 29 62:3 3 3 1:7 26:25 77:4 155:7 3rd 45:10 83:23 3,000 47:11 3-1-1 93:4,4,16,17 132:7,22 3:40 154:14 30 20:5 25:24 32:14 104:20 106:20 133:25 300 47:20 35 114:8 38 17:14 4 4,000 47:11 40 32:14 111:10 133:25	40s 130:17 400 1:6 42 82:8 100:8,9 45 140:7 5 5 74:12 5/3/12 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1	116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 144:1 145:1 146:1 147:1 148:1 149:1 150:1 151:1 152:1 153:1 154:1 50 109:7 111:10 500 47:18 501(3)(c) 66:5 51 54:10,12,25 56:20,24 60:4 106:7 6 6 19:13 27:2 40:9 6:00 79:8 60 20:5 8 8 19:13 82 150:13 839 13:5 88 145:8 9 9-1-1 118:25 98 80:8 99 19:18
---	--	---	---	---