

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, March 13, 2012
10:10 a.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 KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN JAMES KENNEY
COUNCILWOMAN MARIAN TASCO

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...

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COUNCILMAN GREENLEE: Good

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morning, everyone. Can I have

4

everybody's attention, please.

5

This is the Committee on Rules.

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For the record, we have a quorum with

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Councilman Goode, Councilwoman Bass,

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Councilman Henon, Council President

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Clarke and myself, Bill Greenlee, as the

10

Chair.

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Ms. Marconi, will you please

12

read the title of the bill before us

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today.

14

THE CLERK: Bill No. 120020, an

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ordinance establishing a neighborhood

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improvement district in an area that

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bounded by: (a) York Street, Carlisle

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Street, Girard Avenue and 19th Street;

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(b) York Street, the SEPTA Regional Rail

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tracks, Susquehanna Avenue and Watts

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Street; and (c) the Diamond Green, Kardon

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Atlantic, University Village and

24

Wanamaker School developments, to be

25

known as the North Central Neighborhood

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

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2 Before we take any testimony
3 from the public, I would recognize
4 Council President Clarke.

5 COUNCIL PRESIDENT CLARKE:

6 Thank you, Mr. Chair.

7 Good morning to the panel.

8 Good morning, everyone.

9 (Good morning.)

10 COUNCIL PRESIDENT CLARKE: I'm
11 glad to see you all here.

12 I just want to briefly -- and I
13 talked about this the other night, for
14 those of you that were at the community
15 meeting up Temple, but I'll say it again.

16 As I said at that time, this is
17 a process. It is a proposal. You will
18 have input, as I said the other evening,
19 as witnessed by you being here today in
20 City Council.

21 Just to give a brief history,
22 because some of you all may not have been
23 here the other night at the community
24 meeting, and I'll say it again, that this
25 is a proposal that came about as a result

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2 of years, I can say now, of concerns
3 raised by particularly the long-term
4 residents of a section in the North
5 Philadelphia community around the
6 perimeter of Temple University. We had a
7 whole lot of meetings of people raising
8 concerns about the activity of some of
9 the students that were in the community
10 in the middle of residential blocks doing
11 what 18, 19-year-olds do when they have
12 no supervision - parties all night every
13 night, trash being put out every day of
14 the week, landlords who did not respect
15 the neighborhood in terms of their
16 development, putting debris out,
17 construction debris out on vacant lots
18 next to the thing. It's just been a
19 whole lot of history relating to the
20 problems associated with this
21 development.

22 So as a result of that, there
23 were a couple of things that were
24 proposed. Initially there was a proposal
25 that I submitted. It was an ordinance

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2 called a Student Responsibility Bill.

3 After looking at a number of models that
4 had been put in other places, it became
5 clear to me that the City realistically
6 was not in the position to enforce that
7 bill, because it would have required
8 responses to the complaints, it would
9 have required a followup by License and
10 Inspection, and looking at the other
11 areas, it wasn't done nearly as well as
12 what's proposed.

13 So after talking to a number of
14 the residents and some of the landlord
15 community, we talked about a program that
16 was put in place in other parts of the
17 City called a Special Service District.
18 The one the most referenced was the one
19 in West Philadelphia centering around
20 University of Penn and Drexel. That
21 particular proposal, in most accounts,
22 was working, because they were able to as
23 a result of having resources -- and
24 University of Penn and Drexel apparently
25 have a lot of money, so they funded most

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2 of it. That allowed them, the Special
3 Service District, to hire people to
4 provide security in the neighborhood. If
5 you go out there around 40th and Market
6 and Chestnut in those areas, you'll see
7 people riding around on bikes with
8 uniforms cleaning up, riding little
9 scooters and doing all the other things,
10 and those are, by and large, people that
11 were hired from the local neighborhood to
12 provide that service. So it was thought
13 that something like that could be done in
14 this particular neighborhood to deal with
15 the issues that I mentioned earlier.

16 Initially, there was a thought
17 that this particular funding would only
18 come from properties that house students.
19 It was understood, based on the Law
20 Department and the ability to determine
21 what properties were students, that it
22 had to be broader. The way the law was
23 written, it had to be for multi-family
24 units; i.e., commercial properties.

25 So as a result of that, we sat

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2 down, we put together a proposal that
3 would essentially impose a fee on
4 properties that rented to primarily
5 students but actually also other people,
6 because you couldn't separate the two.

7 The thought was that that
8 funding that will be raised by those
9 individuals, exempting -- and I want to
10 emphasize, exempting individuals who
11 lived in single-family homes, individuals
12 who lived in owner-occupied properties
13 that decided that they wanted to rent to
14 students, that they would be exempt.
15 That proposal was put forth.

16 As the statute reads in the
17 law, it is a long process by design,
18 because it wants to make sure that
19 everybody in that targeted area has an
20 opportunity to participate in the
21 process, as witnessed by the number of
22 meetings that were had in the
23 neighborhood and today, the first of two
24 hearings that must be held in Council.

25 The best-case scenario, if

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2 everybody in this room and the
3 neighborhood decided that this would be
4 something that they will want, this bill
5 could not pass until, I think, June 20th,
6 mid June. That's the best-case scenario.
7 And I'm assuming that everybody in here
8 is not supporting this.

9 So that's the way the law is
10 structured.

11 The language that went out into
12 the bill, which is why I'm glad I
13 attended the meeting the other night,
14 probably should not have gone out that
15 way, but as I said, it was a proposal.
16 Because there was some language that,
17 understanding the nature of the
18 neighborhood, that actually touched some
19 things. We all, all of us, know the
20 history of the neighborhood and Temple
21 University. So whenever you deal with
22 that, you got to make sure that you're
23 very careful about the proposal and the
24 language.

25 So I listened intently to every

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2 person that testified the other night and
3 we made notes about the issues that were
4 raised at that particular meeting.

5 I think all of you should have
6 a packet. And, again, this is based on
7 what we've heard the other night and we
8 talked about the issues that were
9 concerns and we talked about some of the
10 recommendations as it relates to changing
11 some of the language and some of the
12 information in the bill. We may have
13 missed some things, so today if you
14 continue to have further issues as
15 relates to something that's not on here,
16 I want you to please look at this,
17 because this is important, because this
18 is the template on, if we move ahead, how
19 you do it.

20 So the bottom line is, this is
21 a proposal that came as a result of me
22 personally hearing a whole lot of
23 concerns, understandably, by residents in
24 that community. I did not wake up one
25 morning and say, Darrell Clarke, why

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2 don't you do a NID. I mean, it's just
3 not something that I would have done if
4 it were not for the residents.

5 So I'm happy to see you here
6 today. I want to make sure that you get
7 your points across and be in a position
8 to ensure that everybody has an
9 opportunity to have the appropriate
10 input. And even after all of that, at
11 the end of the day, if it's understood
12 that this is not something that's needed
13 or wanted in that particular community,
14 this is probably not going to happen, but
15 I just think that the City of
16 Philadelphia -- and I'll take the
17 responsibility in my little world -- has
18 not been in the position to adequately
19 address the problems as it relates to the
20 student issues. I mean, I know of a
21 number of issues where people have called
22 3-1-1 and people have called Temple
23 Police, and it's not the appropriate
24 response. When I walk the block, I told
25 somebody the other day, 7 o'clock at

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2 night -- and I'm sorry for taking so
3 long, but this is like really important.
4 I want to make sure I get it all out.

5 Seven o'clock at night I'm
6 walking with the Commissioner of License
7 and Inspection. We're walking down the
8 block, and somebody is pouring cement
9 with a big old cement truck. And we're
10 saying, Well, it's 7 o'clock at night.
11 The guy had no permit to do that. If it
12 were not for us being there, we wouldn't
13 have caught them.

14 But I understand the nature of
15 the stuff that's going on. So the only
16 way we can adequately, in my mind,
17 address those concerns is provide
18 additional support; i.e., resources, so
19 we can adequately deal with the
20 challenges associated with the
21 neighborhood.

22 I do want to say, the
23 organization TAPA, which is not all of
24 the landlords but it's a group that has
25 formed, and they've gotten together and

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2 said that they're prepared to be very
3 supportive of this particular issue and
4 will work, if we decide to proceed, to
5 ensure that people contribute to this
6 fund.

7 There's one other thing -- and
8 then I'll shut up, because I know you all
9 need to talk -- that was discussed, not
10 in detail, this whole notion about not --
11 the whole notion about only doing housing
12 for students, which has been an issues
13 that a lot of people have raised some
14 concern. There has been some preliminary
15 conversations about some of the landlords
16 actually getting involved and developing
17 affordable housing for residents, if we
18 decide to proceed down that line, but,
19 again, that will all be based on what the
20 community is interested in.

21 So with that, Mr. Chairman,
22 thank you for indulging me.

23 COUNCILMAN GREENLEE: Thank you
24 for clearing that up, Mr. President.
25 Just one thing, a lot of -- there's going

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2 to be a lot of amendments put in today, I
3 understand, and they're going to reflect
4 some of the changes you had spoken about,
5 correct?

6 COUNCIL PRESIDENT CLARKE:

7 Correct.

8 COUNCILMAN GREENLEE: Any other
9 questions, comments from members of the
10 Committee?

11 (No response.)

12 COUNCILMAN GREENLEE: Before I
13 call the first list of witnesses, just a
14 few quick ground rules, and I appreciate
15 everybody's cooperation in this. We want
16 everyone to get your point across, but we
17 do have a lot of people that want to
18 testify here today and we do have other
19 hearings here today. So in fairness to
20 all, we ask that you keep your remarks as
21 brief as possible, again, with still
22 getting your point across and letting us
23 know how you feel. I don't want to set
24 any kind of definite time limit, but we
25 reserve the right to ask people to

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2 conclude their testimony after a
3 reasonable amount of time.

4 If you have written testimony,
5 that will be made part of the record, and
6 we ask that rather than just reading the
7 statement, that you summarize your
8 statement. And please, as much as
9 possible, don't be repetitive and just
10 say the same thing that the person before
11 you said.

12 Finally, the stenographer here,
13 Michele, is very capable, but she can
14 only take down one statement at a time.
15 So please no speaking out, no shouting
16 out, and only the person at the mike can
17 speak. And if you need to have
18 conversation, please just step out in the
19 hallway momentarily to do that. So we
20 appreciate everyone's cooperation.

21 And with that, I'm going to
22 call the first panel.

23 Oh, and if you're not on the
24 list, if you have not signed up and you
25 at some point wish to testify, please see

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2 Ms. Marconi here and give her your name.

3 Thank you.

4 I'm going to call the first
5 panel of witnesses. What we're going to
6 do is call people three or four at a time
7 to try to keep things moving as quickly
8 as possible. So the first panel will be
9 Karen Fegely from the Commerce
10 Department, Beverly Coleman, Herb Reid,
11 Jr., and Nick Pizzola, if they're all
12 here. I know Ms. Coleman is here.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: Good
16 morning, Ms. Fegely.

17 MS. FEGELY: Good morning.

18 COUNCILMAN GREENLEE: Could you
19 please identify yourself for the record
20 and proceed, please.

21 MS. FEGELY: Yes. Good
22 morning, Mr. Chairman and members of City
23 Council. My name is Karen Fegely. I'm
24 the Director of the Neighborhood Economic
25 Development Unit within the Commerce

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2 Department, and I'm here today to provide
3 testimony in support of Bill No. 120020.
4 This bill will allow for the creation of
5 the North Central Neighborhood
6 Improvement District.

7 The creation of improvement
8 districts is consistent with the City's
9 Strategic Plan, especially with core
10 service areas of jobs and economic
11 development and healthy and sustainable
12 communities. It is commendable when
13 property owners join together to plan and
14 pay for services such as supplemental
15 cleaning, public safety, beautification
16 and marketing. Formation of an
17 improvement district is most successful
18 when property owners in a specific area
19 due to the nature of their area and
20 business have a shared economic interest
21 in cooperating to pay for very specific
22 things that are over and above what the
23 City normally provides.

24 As part of the ReStore
25 Philadelphia Corridors program, Commerce

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2 plays an increasingly active role in
3 working with the existing business
4 improvement districts and assisting
5 property owners who may wish to explore
6 creating a district. While Commerce has
7 not been as closely involved with the
8 property owners planning the North
9 Central NID, we believe that the NID
10 could have a significant positive impact
11 upon conditions within the neighborhood,
12 particularly if there is ongoing
13 financial support from and coordination
14 with Temple University.

15 We applaud North Central
16 property owners for acknowledging the
17 impacts that activities associated with
18 their properties have upon the general
19 neighborhood and for investing their time
20 to develop a plan where they commit
21 ongoing funds to address these issues.

22 Creation of a NID could create
23 an organizational structure and funding
24 for ongoing services that would
25 complement and enhance the many existing

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2 community efforts already underway. In
3 an area that has experienced rapid change
4 due to the creation of off-campus housing
5 for students, a successful NID could be a
6 positive force for stability within the
7 neighborhood that provides a way to
8 address quality-of-life issues for
9 homeowners and long-term residents.

10 We urge the NID organizers to
11 continue to conduct outreach and secure
12 support from their peers who own rental
13 properties or commercial properties who
14 would be subject to paying the annual
15 assessment. If the NID does not have
16 broad support from these owners, it will
17 not be successful. As the NID organizers
18 refine their plan, we urge them to more
19 clearly outline what services the NID
20 budget will be able to purchase and more
21 clearly indicate how the BID assessment
22 will be calculated after the first year.

23 The result of this successful
24 collaboration can be a dynamic
25 neighborhood improvement district that

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2 promotes the long-term stability and
3 viability of North Central neighborhoods.
4 This worthwhile effort deserves the
5 support of the City.

6 Thank you for your
7 consideration. I will be happy to answer
8 any questions you may have.

9 COUNCILMAN GREENLEE: Thank
10 you, Ms. Fegely.

11 What I would ask is if our
12 panel will all speak and then if we have
13 questions, we could ask.

14 Ms. Coleman.

15 MS. COLEMAN: Good morning,
16 Mr. Chairman and members of Council. My
17 name is Beverly Coleman. I'm Assistant
18 Vice President for Community Relations
19 and Economic Development at Temple
20 University. I'm here to testify in
21 support of the neighborhood improvement
22 district.

23 Temple University is concerned
24 not only about our campus, but also about
25 what occurs in the areas surrounding the

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2 university. We recognize that the

3 strength of our neighborhood and the

4 university are intertwined. We cannot be

5 a stellar educational institution without

6 being surrounded by a community that is

7 vibrant and vital. Similarly, the

8 neighborhood benefits from a university

9 that is committed to fostering a positive

10 environment and which also serves as an

11 important economic anchor for North

12 Philadelphia. Over the past five years,

13 Temple has hired nearly 1,400 individuals

14 from the communities surrounding Main

15 Campus and the Health Sciences Center.

16 In 2001, we launched the 20/20

17 Scholarship program, which provides 250

18 four-year scholarships over ten years to

19 students from the four zip codes

20 surrounding Main Campus. These are only

21 two of the ways that Temple supports the

22 long-term sustainability of North

23 Philadelphia.

24 Recently, we have witnessed a

25 significant growth in the number of

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2 students living off campus. This
3 increase has created economic opportunity
4 and helped contribute to the success of
5 redevelopment efforts, including Progress
6 Plaza and Avenue North. At the same
7 time, the increase has also created
8 stresses in the neighborhood. Due to
9 concerns about the increase in community
10 complaints pertaining to noise, parties,
11 vandalism and violence attributed to
12 Temple students, President Hart convened
13 a Community and Students Issues and
14 Concerns Task Force. The Task Force,
15 whose recommendations are now being
16 reviewed, is charged with developing a
17 comprehensive approach to policies,
18 programing and services with respect to
19 student behavior and safety.

20 Temple University is committed
21 to partnering with other organizations to
22 sustain and improve the neighborhood
23 quality of life. The NID is particularly
24 important because it will address key
25 issues, most notably trash and safety

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2 concerns, that detract from the stability
3 of the neighborhood. Enactment and
4 implementation of the NID should help to
5 alleviate a number of the complaints and
6 concerns that are being voiced,
7 especially those by long-term residents.
8 We are very willing to work with all
9 parties to work through concerns about
10 the NID. Temple supports the NID and
11 expects that it will contribute to a more
12 positive quality of life.

13 COUNCILMAN GREENLEE: Thank
14 you, Ms. Coleman.

15 And, Mr. Reid, before you
16 start, if I could ask all the
17 witnesses -- the first two certainly
18 did -- besides stating your name, if you
19 could say are you representing an
20 organization, are you a homeowner in the
21 area, a resident in the area, that kind
22 of thing.

23 Mr. Reid.

24 MR. REID: Good morning. Thank
25 you. My name is Herb Reid. I'm a

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2 landlord in the area as well as a member
3 of the Steering Committee for the North
4 Central Neighborhood Improvement
5 District.

6 While I'm a huge proponent of
7 this particular plan, my only duty today
8 is to explain the process to this point,
9 and I apologize if I repeat anything that
10 the President has stated.

11 The NCNID is being organized
12 for the purpose of providing additional
13 cleaning and security in the community
14 surrounding Temple University.

15 The proposed NID is being
16 organized to address the problems the
17 community has experienced with Temple
18 students, developers, as well as
19 landlords and representatives from Temple
20 University, as well as illegal dumping,
21 unruly students, non-responsive landlords
22 and so forth.

23 The initiative started over two
24 years ago with a meeting with Councilman
25 Clarke in City Hall, some block captains,

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2 the ward leaders, as well as landlords
3 and representatives from Temple
4 University. Councilman Clarke suggested
5 the solution to address the problem was
6 to form a NID to be paid by landlords and
7 businesses within the NID.

8 A series of informal
9 discussions ensued and a local landlord
10 organization, TAPA, along with Temple
11 University agreed to pay for a consultant
12 to help develop a proposal. Econsult
13 Corporation was hired in March of 2011 to
14 prepare a feasibility study on how to
15 create and implement a neighborhood
16 improvement district.

17 The basic concept was to create
18 a new organization that would provide
19 street and lot cleaning and some basic
20 security services. It would be funded by
21 an assessment on all investment
22 properties, investment properties being
23 all properties not held for personal
24 investment -- not being held for personal
25 use rather. The Councilman made clear

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2 and the landlords agreed that it would
3 not be appropriate for owner occupants to
4 be assessed.

5 The intention is for the
6 assessment to be 7 percent of current
7 real estate taxes on each investment
8 property. The legislation calls for
9 assessment of up to 10 percent to allow
10 flexibility in the future, but all
11 initial budget projections are based on a
12 7 percent assessment. We believe that
13 between the assessments and voluntary
14 contributions, we will have 450,000 in
15 funding for the NCNID.

16 The boundaries have been laid
17 out, so I won't repeat that.

18 The services we are planning to
19 provide in the initial budget are
20 cleaning services, budgeted at \$275,000,
21 to provide 15,600 hours of annual
22 service; and security, budgeted at 75,000
23 to provide 3,400 hours of service; as
24 well as streetscaping, budgeted for
25 \$20,000.

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2 These services will be in
3 addition to those services now provided
4 by the City, not in lieu of.

5 The NCNID agreement will
6 terminate after five years, unless
7 Council reenacts this ordinance following
8 a review of the programs and services
9 provided by the NCNID.

10 A small group of landlords have
11 been working with representatives from
12 Temple University, Econsult, the Commerce
13 Department and the Councilman's office to
14 prepare this proposal that is in front of
15 you.

16 Since the submission of the
17 plan, discussions with various
18 stakeholders and community leaders have
19 been held. On February 22nd of this
20 year, a meeting with community leaders
21 was held with approximately 35 block
22 captains, pastors and other community
23 activists attended. On March 6th, a
24 meeting with the community at large was
25 held with approximately 150 community

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2 members attending.

3 We've learned a lot from these
4 meetings, and some things from those
5 meetings and suggestions on amendments to
6 the preliminary proposal based on
7 suggestions from the community will be
8 implemented, and I believe you will hear
9 that from Councilman Clarke's office.

10 As a landlord, I believe this
11 new entity will have a strong, positive
12 impact on moving North Central
13 Philadelphia forward and I am willing to
14 pay this assessment in order to see this
15 happen.

16 Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you, sir.

19 I would like the record to
20 reflect that Councilman Green and
21 Councilwoman Tasco, members of the
22 Committee, are also present.

23 And, Mr. Pizzola, before you
24 start, just again to keep things moving,
25 the next group of witnesses that I have

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2 here, just so you're ready to come up, is
3 Delores Johnson, Judith Robinson, Vivian
4 Vanstory and Lee Huang. I hope I'm
5 pronouncing that right.

6 Mr. Pizzola, please.

7 MR. PIZZOLA: Good morning,
8 Mr. Chairman and members of Council. My
9 name is Nick Pizzola and I have been a
10 landlord and developer in North
11 Philadelphia for six years. I renovated
12 my first house on Carlisle Street in
13 2007. It was a former crack house. My
14 neighbors thanked me for ridding the
15 neighborhood of a problem.

16 In 2008, when I built my first
17 new home on Monument Street, my neighbors
18 thanked me for getting rid of a
19 trash-strewn, weed-filled lot next to
20 their houses.

21 In 2009, when I provided
22 handicapped parking on an empty lot on
23 that same street, my neighbor thanked me
24 for being concerned for her well-being.

25 In 2010, when I supported and

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2 paid for permit parking on that same
3 street, Monument Street, my neighbors
4 thanked me once again for helping them
5 park in front of their own houses, as
6 they had before my students arrived in
7 the neighborhood.

8 In 2011, when I needed security
9 and cleanup in the house I was building
10 on Fountain Street, my neighbors thanked
11 me for using them to provide those
12 services.

13 Have those efforts, trying to
14 be a responsible landlord, improved the
15 community? Unfortunately not.

16 There's no doubt that growth
17 and development has brought problems as
18 well as improvements to the community.
19 Unruly, disrespectful student behavior is
20 a problem. Trash and illegal dumping is
21 a problem. Parking is a problem. Crime
22 is a problem.

23 These problems have not been
24 able to be solved with present services
25 provided by the City. These problems

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2 have not been able to be solved by the
3 efforts of existing community
4 organizations, as admirable as those
5 efforts have been. If these problems
6 could be solved with the existing efforts
7 of the City and community groups, why is
8 everyone who has attended our public
9 meetings complained about student
10 behavior, trash, development and crime?

11 As a landlord, I realize that
12 my efforts alone cannot improve the
13 community. What is needed is an
14 organization that will provide additional
15 funding and management to deal with
16 specific issues of student behavior,
17 trash and parking. The North Central
18 Neighborhood Improvement District is to
19 be put in place to do just that.
20 Cleaning of graffiti, cleaning of
21 sidewalks and lots, in addition to that
22 which the City presently provides, will
23 be put in place. Security, in addition
24 to what the Police and University
25 Security Department puts in place, will

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2 be supplemented by what the neighborhood
3 improvement district does. Sidewalk
4 repairs, tree pruning, in addition to
5 once again what the City provides, will
6 be put in place. These additional
7 services will improve the quality of life
8 for those who invest, work and live in
9 the community. I believe without the
10 North Central Neighborhood Improvement
11 District, nothing will change.

12 Thank you.

13 COUNCILMAN GREENLEE: Thank
14 you, sir.

15 I don't know if anybody else
16 has any questions.

17 Ms. Fegely, if I could just ask
18 you a real quick question, if you could
19 come back up, please.

20 Thank you. Have you had direct
21 involvement with other improvement
22 districts in the City?

23 MS. FEGELY: Yes.

24 COUNCILMAN GREENLEE: Would it
25 be fair to say that once -- and I know

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2 oftentimes they're controversial to
3 start. Would it be a fair statement to
4 say that once they're in place, most of
5 them, if not all, have worked pretty well
6 and people are satisfied with them? Is
7 that a fair statement?

8 MS. FEGELY: Yeah, that's a
9 fair statement. And usually through this
10 process, through the process of the
11 hearings and the community meetings, I
12 would say yes, support is usually
13 garnered, and then once the services are
14 put in place, people are pleased.

15 COUNCILMAN GREENLEE: Okay.
16 Thank you.

17 Any other questions or
18 comments?

19 (No response.)

20 COUNCILMAN GREENLEE: Thank you
21 all very much for coming up.

22 Again, the next list of
23 witnesses, please, Delores Johnson,
24 Judith Robinson, Vivian Vanstory and Lee
25 Huang.

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2 (Witnesses approached witness
3 table.)

4 COUNCILMAN GREENLEE: I have
5 Ms. Johnson's name first. Is that
6 Ms. Johnson?

7 (No response.)

8 COUNCILMAN GREENLEE: No? Not
9 here? Okay.

10 Ms. Robinson, you're next.
11 Please identify yourself.

12 MS. ROBINSON: Good morning.
13 My name is Judith Robinson and I'm here
14 to testify on Bill No. 120020.

15 We have a problem in our
16 community created by some Temple
17 students, you know, bad behavior, loud
18 music, et cetera, things we all know.
19 Underage drinking, that's a major
20 problem. Sanitation issues, we all know.
21 And the developers are a problem with
22 illegal dumping, working without permits,
23 overcrowding in properties. These are
24 all things that we know are out of order
25 and illegal, and there's a general

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2 disrespect of the homeowners and
3 residents of North Central.

4 But after reading this whole
5 bill, this bill here before us today, it
6 does not address the problems. It's
7 unfortunate, but it begs a question more
8 so than anything. What is the
9 responsibility of Temple University and
10 the landlords who rent to students in
11 North Central?

12 Instead of developers taking
13 some of their money from their deals with
14 these student houses to correct the
15 problem, they're being allowed to create
16 this bill that taxes all rental units and
17 other properties, even those landlords
18 who do not rent to students, and it
19 doesn't solve the problem. That's the
20 most important thing you should be clear
21 on.

22 The worst thing that we can do
23 as lawmakers is pass another law, out of
24 this Committee especially, that does not
25 solve the problem.

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2 This is a problem around many
3 universities. The homeowners, mostly
4 African American communities, are not
5 receiving the policing, License and
6 Inspection, health and sanitation
7 services. We have a problem of lack of
8 enforcement of present laws on the books.
9 Enforcement is the key.

10 This bill is not the answer to
11 the question. If at some later date the
12 community requests this NID -- and I
13 think that's what you need to be clear
14 on. Maybe these other NIDs are working
15 because the community asked for them --
16 then we can have more input, but now is
17 not the time to move forward with this
18 NID.

19 I want to ask the question,
20 what about the Temple charettes that we
21 have had and agreements that we've had
22 with Temple overall? It's Temple
23 University students. They're expanding
24 into a residential community. It's a
25 large institution. We're happy about

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2 having a great anchor institution, but
3 they don't want to take the
4 responsibility for their students and
5 this growing expansion in our community.
6 They're going up in the air now instead
7 of coming to a community and having some
8 kind of respectful action. It's
9 unconscionable why they would not
10 respectfully create a growing community.
11 It could be a good thing. You know, I'm
12 all for a good thing with this growing
13 institution.

14 But these developers have been
15 allowed -- they look at Google Maps and
16 have actually sectioned off our
17 neighborhood for the taking, ignoring
18 sections as they perceive as undesirable,
19 although students are in this area. I
20 live -- I'm a homeowner and a business
21 owner in this area. I live above this
22 designated area. I talked to a young man
23 right down in my neighborhood, and there
24 are 12 students in one house in the next
25 block from me. They would be cut out of

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2 this. So if we have any out-of-order
3 behavior, we still would have to resort
4 to the same thing we're resorting to now,
5 calling the Police, calling Temple
6 Police, et cetera.

7 So let's not cordon out an area
8 for the developers and then deny
9 homeowners who are dealing with the same
10 issues, these resources.

11 Past hearings on this issue
12 have been held in other areas, and I've
13 looked it up. You all had a hearing
14 here, maybe not in this Committee, but
15 Wynnefield residents came here and talked
16 about the same issue. I talked to Curtis
17 Jones' office and his staff, and they
18 were very helpful. They said they set up
19 a task force, including the university,
20 the neighbors, License and Inspection and
21 Police, and they look at -- they call
22 them "hot houses," where License and
23 Inspection should go and to check if
24 there's overcrowding, et cetera. So I'm
25 thinking we should try something like

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2 this before we run ahead and do the NID.

3 Let's look at this task force. Let's
4 talk to Councilman Jones and his staff
5 about how to better deal with this in a
6 more comprehensive way.

7 Even with these amendments,
8 this bill is uncalled for. Temple lives
9 all over North Philly, as I stated, and
10 we do not need these limiting boundaries.

11 The bill has incorrect
12 information. It went out incorrect. I
13 want to ask the question, how many of
14 these packages came back to City Hall
15 because they don't have the owners' name
16 correct or they have incorrect address?
17 So the list is wrong. So it's going to
18 give us a major problem in trying to
19 defeat it.

20 Temple University has proposed
21 for the Class A. I understand it has
22 been a minute now, but the fact that
23 Temple University would want to become a
24 Class A board member but want to veil
25 themselves behind developers is just

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2 shameful. Temple University needs to
3 come. Their community liaison person
4 needs to stop being lazy and come into
5 the community, meet the people. We're
6 there, we're interested in being partners
7 with Temple, but to take a lazy approach,
8 to use developers and hide behind them,
9 it's just shameful for a big institution
10 like Temple. You got a big institution
11 and developers, some of them with over 50
12 units of housing, and they want to attack
13 senior citizens who might have inherited
14 one or two properties while Temple gives
15 a darn donation. Shame on Temple
16 University for hiding behind developers
17 who do not reside in North Philadelphia
18 and who are only here --

19 (Applause.)

20 MS. ROBINSON: -- to suck
21 dollars out of our community. They're
22 here to suck dollars out of our community
23 and don't want to give anything back.
24 They should be doing this job now before
25 we even start talking about an NID.

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2 We are homeowners, business
3 owners, citizens asking you all please do
4 not vote this bill out of this Committee,
5 place an undue stress on our community to
6 defeat an illegal bill.

7 North Philadelphia is prime
8 land. I sell real estate 25 years.
9 Don't tell me we're not in a prime piece
10 of land. I don't care how bad the
11 raggedy houses are. They tear them down
12 like they did with the NTI. We got all
13 this land now. And development is moving
14 up Broad Street. We go to Planning all
15 the time. We know what's going on.

16 So please do not take away our
17 community right to create benefits of
18 economic development, job creation,
19 cleaner, greener communities. We all
20 want that. We're planning for year 2035.
21 Please give us a chance to do that. Give
22 us a chance to plan for our community.

23 Thank you for your attention.

24 COUNCILMAN GREENLEE: Thank
25 you.

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2 (Applause.)

3 COUNCILMAN GREENLEE:

4 Ms. Vanstory.

5 MS. VANSTORY: Good morning,
6 Council. Congratulations, Mr. Clarke,
7 President of City Council. I'm glad that
8 you stated and I didn't have to read this
9 verbatim, my speech here, but my name is
10 Vivian Vanstory, and this is my story.

11 I have lived at 15th and
12 Thompson for the last 29 years. My whole
13 life has been in the neighborhood. I
14 grew up at 18th and Master Street with my
15 six brothers and sisters. Today I own
16 two other properties in the neighborhood,
17 which I rent to my family.

18 In 1983, I founded Community
19 Land Trust Corporation, CLTC, to preserve
20 open space in my neighborhood and reverse
21 the rapid deteriorating housing stock.
22 We maintain 1500 block of Cabot Street as
23 a space, a garden on Thompson Street. We
24 manage a City property on the 1200 block
25 of 15th Street through Burns Street,

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2 three whole City blocks as an urban park.

3 Most people consider my
4 neighborhood to be North Philadelphia,
5 but I plan to call it Green Hills, like
6 the original it was in the 19th century.

7 I would like to say that this
8 is not about trash. It's not about
9 cleaning and greening. It's about taking
10 control of our community. And I --

11 (Applause.)

12 MS. VANSTORY: -- have been
13 denied as a community housing development
14 organization to not be a part of the
15 participation of the decision-making
16 process here. You have outside
17 developers that have planned our
18 community. And I urge you, Council, if
19 you would like to be elected in four
20 years, you would study this very
21 carefully.

22 (Applause.)

23 MS. VANSTORY: There are a lot
24 of illegal things in this bill that you
25 need to go over. The people have not

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2 received it in the entire community.

3 They excluded Temple University, as you

4 say they said, from Carlisle Street to

5 19th Street. Temple is the biggest

6 entity here, and why don't you tax them.

7 They said this is not about taxes. This

8 is a 7 percent taxes on top of poor

9 people like myself that is struggling

10 here. That's an entrepreneur. I will be

11 paying approximately 16 percent taxes for

12 five years and these people will be a

13 second government to me. It's totally

14 unacceptable.

15 Thank you for your time.

16 (Applause.)

17 COUNCILMAN GREENLEE:

18 Mr. Huang, before you start, just again,

19 so the next group of people can be ready,

20 next on my list, I have Reginald and

21 Louise Bundy and Lessie and Heather

22 Drummond.

23 Please.

24 MR. HUANG: Thank you,

25 Mr. Chairman, Mr. President,

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2 Councilmembers. Thank you for your time
3 this morning. My name is Lee Huang,
4 H-U-A-N-G. I am a Director at Econsult
5 Corporation, which is an economic
6 consulting firm based in Philadelphia. I
7 am here representing Econsult and I'm
8 speaking on behalf of Econsult Senior
9 Vice President and Principal Stephen P.
10 Mullin.

11 Econsult was engaged by Temple
12 University and the Temple Area Property
13 Association in 2011 to assist in the
14 formation of a neighborhood improvement
15 district. With significant contributions
16 from a Steering Committee made up of
17 members from Temple and TAPA, who in turn
18 were in contact with local politicians,
19 institutions, commercial property owners
20 and residents, Econsult drafted the
21 following documents in support of the
22 enactment of the North Central NID:

23 A preliminary NID plan; the
24 development of a boundary map of the
25 North Central NID; a list of properties

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2 within the North Central NID boundaries,
3 including classification as either
4 subject to NID assessment or exempt from
5 NID assessment; a proposed budget for
6 Year 1, including subtotals by major
7 expenditure category; and Econsult also
8 provided some advice to the Steering
9 Committee in its drafting of bylaws for
10 the North Central Management Corporation.

11 As a consultant to the North
12 Central NID, we have gotten to know it
13 very well, but our firm has studied NIDs
14 throughout the City and I would like to
15 state for the record that we have found
16 that they are largely positive for the
17 City and for their neighborhoods. Every
18 case is different and must be evaluated
19 on its own merits, but by and large, NIDs
20 represent an effective form of organizing
21 resources to improve neighborhoods.
22 They're often responsible for declines in
23 crime activity, increased retail sales in
24 commercial corridors and improved
25 property values.

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2 In the case of the North
3 Central NID, owner-occupied residents are
4 exempt from assessment, so they do not
5 have to pay in, but will reap the benefit
6 of intensified deployment of clean and
7 safe resources beyond what the City
8 currently offers.

9 The property owners who are
10 subject to the NID assessment and who
11 would be paying in are getting a
12 localized concentration of these funds.
13 In a sense, the NID represents a pooling
14 of resources towards activities that any
15 one property owner would not have the
16 funds nor the incentive to provide on
17 their own, but which together are
18 necessary for functioning commercial
19 corridors and safer streets. And the
20 City is getting a partner to work with at
21 a local level to coordinate
22 neighborhood-level improvements and
23 interface with neighborhood level
24 concerns.

25 Let me close by thanking

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2 Councilman Clarke for his leadership in
3 casting the vision for this NID and for
4 his commitment to this area and to his
5 constituents. I have appreciated the
6 work of Kevin Dow, Dennis Murphy, Rosalie
7 Leonard and others in the Nutter
8 Administration in supporting NIDs
9 throughout the City and in assisting this
10 particular enactment process.

11 The Temple Area Property
12 Association and Temple University have
13 been great clients to work for, and you
14 have seen and will see in their
15 testimonies that their commitment to this
16 area runs deep.

17 The NID enactment process is
18 designed to safeguard opportunities for
19 people to express both support and
20 opposition. And so for those who have
21 chimed in and will chime in with your
22 opinions, I thank you as a resident and a
23 taxpayer for playing an important part in
24 this democratic process.

25 Thank you very much.

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2 COUNCILMAN GREENLEE: Thank
3 you, sir.

4 Any questions or comments for
5 these witnesses?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, thank you.

9 (Audience member indicating he
10 has questions.)

11 COUNCILMAN GREENLEE: No. No,
12 sir. That's not the way it works.
13 Sorry.

14 Council President Clarke.

15 COUNCIL PRESIDENT CLARKE:
16 Thank you. I just want to respond to one
17 question real quick about the boundaries.
18 The boundaries were based on -- correct
19 me if I'm wrong, the landlords thought
20 that they were going to be able to get
21 certain membership in their organization
22 to be supportive of this, and when they
23 selected the boundaries, it was based on
24 the level of people within that area that
25 they thought would be supportive. So I

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2 don't know if ultimately it has to shrink
3 or if it has to grow or whatever, but
4 that's the issue why the boundary. So it
5 wasn't like we just picked out a boundary
6 based on a geographical issue. It had
7 more to do with the fact that there were
8 a concentrated number of residents -- I'm
9 sorry; property owners in that particular
10 area.

11 MS. VANSTORY: I would like to
12 speak on that statement, sir.

13 COUNCILMAN GREENLEE: Go ahead.

14 MS. VANSTORY: That's what the
15 problem is, is what they thought. They
16 are the landlords and we're the people.
17 In order to form that more perfect union,
18 they should have came to us.

19 COUNCIL PRESIDENT CLARKE: I
20 understand. That's why we're here today.

21 (Applause.)

22 COUNCIL PRESIDENT CLARKE: I'm
23 just responding to problems, we're
24 talking about Diamond Street, the reason
25 why it stopped at Diamond Street. So it

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2 had to do with --

3 MS. ROBINSON: But it doesn't
4 fit any natural boundary. We have
5 Diamond Street, which is our historic
6 corridor. We have been cleaning with the
7 non-profit Susquehanna Clean Up/Pick Up
8 from Broad to 22nd Street. The students
9 use the state store on 22nd Street. They
10 are from Broad Street all the way back to
11 22nd Street. Who decided that was the
12 boundary?

13 I live there. I would be
14 willing -- I'm saying this on record --
15 to pay more taxes if I was going to get a
16 better community. Nobody asked me.

17 COUNCIL PRESIDENT CLARKE: All
18 right. Well, I was just responding to
19 your question about why Diamond Street.

20 MS. ROBINSON: Because they
21 haven't talked to the community. That's
22 what the problem is.

23 COUNCILMAN GREENLEE: Okay.

24 Thank you.

25 (Applause.)

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2 COUNCILMAN GREENLEE: Let the
3 record reflect Councilman Jones, who is
4 Majority Leader, is also present in the
5 room.

6 Reginald and Louise Bundy,
7 Lessie and Heather Drummond, if they are
8 here. Are they here?

9 (Witnesses approached witness
10 table.)

11 MR. BUNDY: How y'all doing?

12 COUNCILMAN GREENLEE: Please
13 have a seat.

14 And for those new
15 Councilmembers who are not familiar,
16 Mr. Bundy was a former Sergeant-At-Arms
17 here and used to run a tight ship in this
18 place.

19 MR. BUNDY: Brand new day.

20 COUNCILMAN GREENLEE: There you
21 go.

22 Mr. Bundy, please proceed. I'm
23 sorry. State your name for the record
24 and proceed.

25 MR. BUNDY: My name is Reginald

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2 A. Bundy, Sr., retired Assistant
3 Sergeant-At-Arms. It was a good job
4 while I was here. I appreciate it.

5 I'm here in the reference of
6 what's taking place in our neighborhood.
7 And I'm reaching 40 years. Why 40 years?
8 Because President now, Councilman Clarke,
9 5th Councilmanic District, President
10 past, John Street, was our Mayor also.
11 All these things are happening today is
12 because these things should have happened
13 35 years ago. They didn't happen because
14 the vote was lost for the housing.
15 Housing went north of Allegheny Avenue.
16 Nobody complained then at that time those
17 houses were being deteriorated over and
18 over, over and over. Everywhere you
19 went, these houses was falling apart.
20 Had you traveled to North Philly like the
21 gentleman here did, Mr. Goode, y'all
22 would know what was taking place in the
23 City of Philadelphia.

24 These houses finally started
25 coming down. People started land

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2 grabbing. I didn't find nothing wrong
3 with land grabbing. If you had the
4 money, you get the property. But don't
5 blame other people for the problem that
6 you incur. You incurred these things
7 because you let it happen. They didn't
8 let it happen. You let it happen.

9 Things are happening today
10 because people are moving into the area.
11 Why didn't people move into the area?
12 Because you didn't take care of it, but
13 you're the first one to cry. Don't cry
14 about spilled milk.

15 Hey, look, solve the problem.
16 This is what our problem is today.

17 I asked the Councilman when I
18 was down here working, I came to
19 Councilman Greenlee and Mr. Goode, Can
20 y'all help me get signs in my block?
21 Because we ain't trying to stop the bad
22 people. We're just trying to make a
23 little safe haven so we have somewhere to
24 live.

25 We all getting older.

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2 Everybody in this room is going to get
3 older. You can't just sit back and say,
4 Today I can say what I want to say. No,
5 you cannot, because it don't belong to
6 you.

7 I got the signs. Councilman,
8 Mr. Greenlee.

9 How you doing, Mr. Green?
10 Mr. Goode.

11 These people helped me get
12 these signs in my block from Stop Drugs
13 to Town Watch. If you walk on my block
14 right now, you would see all these signs.
15 It looks like a highway. It's not there
16 to stop the bad people. It's there to
17 make you feel like you have somewhere to
18 live.

19 All these houses are going to
20 come down eventually. Land grabbing has
21 been around for a long time. People
22 didn't know it. Land grabbing has been
23 around them 40 years I'm talking about.
24 This Councilman -- excuse me. Our
25 Councilman right now, President, he did a

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2 lot of foot work. He did not get the
3 respect he should have gotten. He's
4 still not getting it. Everybody on this
5 panel up here needs the same respect,
6 because you were put here. You know why
7 you were put here. You asked for that
8 job. You're doing your job. Other
9 people want to do your job for you. They
10 should be sitting up there, not you.
11 Those are the ones that should be sitting
12 up here trying to do your job. They
13 cannot do your job. They do not know
14 City government.

15 I got in City government
16 because I worked here. It was free. I
17 enjoyed it. Any time I come down here, I
18 always feel good when I walk in this
19 door, because their education is here.
20 Education is for everybody. Every time
21 they say there's a City Council hearing,
22 people should get up off their butts and
23 leave the old and the useless alone. As
24 the world turns, come down here and learn
25 what's is going on with the City. This

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2 is how you know. Don't wait until
3 something happen, then you cry. This is
4 all your education right here. This is
5 why you're here, to educate the people,
6 and I see y'all trying, but they don't
7 hear you.

8 Rest my case.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. Bundy. Thank you.

11 Ms. Bundy, you would like to
12 speak also?

13 MS. BUNDY: I'm going to only
14 say a few words. My name is Louise
15 Bundy. I live in the 1700 block of
16 Seybert Street, and I am here to let you
17 know that my area, if I turn like this,
18 is not properly done by the so-called
19 people that supposed to be in charge of
20 my area.

21 Councilman, I have called down
22 many a times and had other people to call
23 many a times, and I have to have them to
24 come down because our lots be looking
25 like a forest, you know, when it's

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2 raining and stuff, when it rains a lot.
3 We shouldn't have to go that way. See,
4 I'm a senior. I've been fighting for
5 seniors all my life. Now I'm 72 years
6 old as of January the 1st, and you know
7 what? I'm going to continue fighting and
8 I'm going to fight for me.

9 I'm not here to argue with
10 nobody. Beech is doing their thing where
11 they are and they taking good care of the
12 area. If you go to them for certain
13 things, you can get it. Vivian Vanstory
14 is doing her thing where she's at. Okay?
15 All right? She looking like she said
16 something about four blocks or whatever.

17 I live in the middle of this.
18 So that means that I'm caught in the
19 middle. St. Joe's Prep the other day in
20 the City of Philadelphia helps us, and
21 I'm going to speak up for them, because
22 they've come to help us when we need help
23 when nobody else does it. Okay?

24 I don't want to argue with
25 nobody. I don't think we should be

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2 arguing. I think we should be trying to
3 get together to help each other. And I
4 do believe if the NID was going to hurt
5 us all the way, I would not be here
6 sitting here now. I listened to what
7 they said. That's why I'm sitting here.
8 I'm not -- and also I listened to what my
9 Councilperson said. I don't believe that
10 my Councilperson -- and I'm not saying it
11 because he's here. I don't believe that
12 he would put us in a position where we
13 would have to feel as though somebody
14 going to come and take our homes. Nobody
15 is going to take our home, because he not
16 going to let them take our homes. Okay?
17 We not going -- that's not supposed to be
18 what we're here for.

19 (Applause.)

20 MS. BUNDY: We're here to help
21 each other, and this arguing and
22 bickering and fighting and everything,
23 this stuff here is wrong. It's wrong
24 that we can't get together and help each
25 other instead of going through all this

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2 mess that we going through. That's why
3 we don't have nothing now.

4 That man came -- excuse me.

5 Councilman Clarke came into our area
6 walking with my husband -- I was working
7 doing a few hours work. My husband --
8 and I was feeding the children at the Y.
9 My husband walked with him for all over
10 the place. Okay? And when he came
11 again, my husband walked with him again.
12 I walked with him. I've had little
13 things in my block where I've invited
14 people through the years, and he can tell
15 you, to come in so that they can come in.
16 And even when President Street was there,
17 I did the same thing.

18 What I'm saying is, we need to
19 stop fighting with each other and try to
20 help each other. Okay? I don't believe
21 these people in the NID is here to hurt
22 anyone. I think they're trying to do
23 what -- it might not be what everybody
24 think that it should be, but I'm trying
25 to figure this out.

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2 If two and a half, three years
3 our Councilman done went through all this
4 area, then you tell me why haven't
5 something happened in two and a half to
6 three years when we used to be able to
7 see a progress now and we haven't seen
8 too much of nothing? Why hasn't it
9 happened?

10 We need to not be able to
11 living in filth. See, when you get a
12 certain age, people feel as though you
13 don't have no sense, but that's a lie.
14 I'm here to prove that. I'm here to
15 prove it. And you know what? Thank God
16 I got my mixed gray here, and if it
17 turned white, I'll use that, too.

18 I'm here because I love where
19 I'm at. I love my people, and I'm going
20 to fight hard. I'm not here to hurt
21 anyone, but I ain't going to let nobody
22 hurt me either. And I love him because
23 he always in his own way try to help us.
24 And I'm not being smart. I'm being
25 serious. Even when he act as though he

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2 don't know I'm around, I'm still in his
3 corner, because I see what he does for
4 people. Okay? And I don't think people
5 should try to act as though he's the
6 enemy. He's not the enemy. He's the
7 person that's trying to help.

8 You think he would have gotten
9 these people here, the NID here if he
10 thought they was going to hurt? Some of
11 the words in there may not be the way it
12 should be, but as he told us before, all
13 that's going to be corrected.

14 We need to stand tall with each
15 other and stop fighting with each other
16 and maybe we can get something done.

17 Thank you.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 (Applause.)

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Before Ms. Drummond speaks, I
24 just want for the record, Ms. Bundy came
25 up to me before and said she was nervous,

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2 she didn't know if she wanted to speak.

3 MS. BUNDY: That's right. I
4 am.

5 COUNCILMAN GREENLEE: But she
6 said she was going to get revved up. She
7 got revved up.

8 MS. BUNDY: Thank you.

9 COUNCILMAN GREENLEE:
10 Ms. Drummond, please identify yourself.

11 MS. LESSIE DRUMMOND: Good
12 morning. My name is Lessie Drummond and
13 I am -- first of all, a little background
14 other than my testimony, that I was
15 raised in North Philadelphia as a child.
16 I have two rental properties, which I
17 acquired from my parents who departed
18 years ago.

19 In my testimony I'd like to
20 pose some questions, and then maybe -- I
21 am quite sure maybe you will answer some
22 of them. I have some answers to them
23 that I think will give you some food for
24 thought. And the first one, it says, How
25 will Bill No. 120020 impact on

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2 single-family homeowners?

3 This is my answer: Because the
4 homeowners were excluded from paying
5 assessment fees, single-family homeowners
6 were denied an opposition vote. They
7 have no say in their community. Without
8 the vote to oppose or defeat for anything
9 that affects the homeowners and the
10 community at large, to me that is not
11 American. That's the un-American way.

12 (Applause.)

13 MS. LESSIE DRUMMOND: How will
14 this bill affect small businesses and
15 small landowners?

16 They will be forced to pay an
17 additional tax through the assessment
18 fees determined by the NID association.
19 Small businesses and landowners will be
20 forced to charge more for their services
21 and rental properties. Many small
22 landowners would like to continue to rent
23 to low-income families, but the increased
24 taxes will force them to increase rental
25 charges and force these families to live

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2 elsewhere. This would change the
3 diversity of the neighborhood.

4 As we know, that because we as
5 small landowners, along with the giant
6 landowner and realtor investors, we are
7 considered the affected property owner,
8 and we do have the right to oppose the
9 bill. And I will tell you frankly, after
10 I've gone through it thoroughly, I do
11 oppose the bill 100 percent.

12 (Applause.)

13 MS. LESSIE DRUMMOND: How will
14 this bill benefit Temple University?

15 Temple was exempted from the
16 assessment fee. Temple may voluntarily
17 contribute monies. Through their Board
18 of Directors, Temple, along with TAPA,
19 has supreme power and control of the NID.
20 By having off-campus housing for their
21 students without having the use of their
22 own money, Temple will benefit at the
23 expense of others.

24 How will this bill benefit -- I
25 have to always get it wrong. I always

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2 say TAPA, which is incorrect, but how
3 will -- and TAPA, of course, is a group
4 of investors who are supporting all of
5 the Temple efforts by providing student
6 houses in the community.

7 This organization will be able
8 to continue to build housing for Temple
9 students. This organization will be able
10 to secure more land and property and will
11 have total control. The possibility of
12 securing properties from low-income
13 homeowners and seniors is great through
14 foreclosures or the incapacity of these
15 residents to live in this area.

16 What input does the homeowners
17 have in the policy-making decisions that
18 directly impact on how they live in the
19 NID?

20 They have no voice in making
21 decisions. Policies and decisions will
22 be made solely by the NID association.

23 What jobs are created for the
24 community?

25 (Applause.)

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2 MS. LESSIE DRUMMOND: Community
3 jobs are not mentioned in the bill.
4 However, the association has the right to
5 use services inside and outside the
6 community. They also have the right to
7 get an outside NID to bill and collect
8 assessment fees.

9 I don't think that leaves a lot
10 for the people in this community, many
11 who are out of jobs, who are seeking
12 work, but it seems like they are not a
13 part of this. We have these big agencies
14 coming in with the building, but it
15 really is not allowing the community at
16 large who really need jobs, because this
17 is a poor area. They're not giving them
18 the chance to get the employment. They
19 should get something out of this, and as
20 far as I'm concerned, they are absolutely
21 getting nothing.

22 What does a non-profit
23 management association -- I'm sorry. Why
24 does a non-profit management association
25 get paid 17 percent of a budget to

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2 benefit itself?

3 (Applause.)

4 MS. LESSIE DRUMMOND: The
5 association is much too powerful and has
6 the ability to suck the NID dry by
7 outlandish salaries and the ability to
8 form as many salary paid jobs as they
9 choose.

10 This is a question I'm posing
11 to you as a panel. I know how it affects
12 me. I know how it affects my neighbors
13 and the people in that area and
14 especially the seniors. I'm going to
15 pose this question to you: What would
16 you do if this bill was proposed in your
17 neighborhood?

18 (Applause.)

19 MS. LESSIE DRUMMOND: And you
20 as a homeowner who live in your home was
21 denied the right to a vote to oppose it
22 or be for it? As you can say, to me it
23 would be illegal. You would not stand
24 for it if that was in your neighborhood.

25 (Applause.)

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2 MS. LESSIE DRUMMOND: For the
3 reasons I have and the questions that I
4 have posed to you, I'm going to ask you
5 to please vote no for this bill. And I
6 know that if you really empower the
7 homeowners, that if we can get together,
8 we can find a solution for, as you say,
9 the problem of safety, which we know, and
10 trash.

11 My mother has lived on that
12 block for 40 years, with her little
13 broom, cleaning up. I know she couldn't
14 do it by herself. So all I'm asking you,
15 in memory of my mother, in memory of all
16 the seniors who maybe can't do it
17 anymore, we need help, but we do not need
18 to be controlled.

19 Thank you.

20 (Applause.)

21 COUNCILMAN GREENLEE: Please
22 identify yourself for the record and
23 proceed. And if I could just say, we
24 have a lot of people to testify, so
25 please make your point, but please be as

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2 brief as you can. Thank you.

3 MS. HEATHER DRUMMOND: I'll be
4 very brief.

5 Good morning, Councilmembers,
6 press and media agencies and concerned
7 citizens. My name is Heather Lee
8 Drummond.

9 I just have a few questions. I
10 was told by Councilman Clarke this whole
11 process to get to where we are now took
12 about a year of planning and taking time
13 and meeting with Temple, with him, with
14 members of the Temple Area Renters
15 Association. One of the main questions I
16 have is, why was the decision of tax
17 assessment the first solution? As far as
18 I'm concerned, if you had a year with
19 Temple, why wasn't fundraising,
20 grant-writing, proposals, sending this
21 out to the community even in the media
22 and the press over that year? You may
23 have been able to raise the two and a
24 half million dollars to cover this NID as
25 opposed to trying to tax and assess from

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2 the poorest residents and landowners in
3 this entire City during one of the
4 harshest economic downturns in modern
5 history. That's one of the questions
6 right there.

7 Would you like to -- okay. I'm
8 going to keep going.

9 COUNCILMAN GREENLEE: Finish
10 your and then --

11 MS. HEATHER DRUMMOND: Okay.
12 Another question I have is, who are the
13 actual incorporators of the management
14 corporation? That was also asked at the
15 other meeting and never answered. The
16 names of the incorporators and the date
17 of incorporation.

18 If this bill has yet to be
19 passed, why is the management company
20 already in place? That's something that
21 can done -- it's very quick to
22 incorporate, one of the quickest cities
23 to do that. Why is that already in place
24 with those names not on the bill or on
25 the resolution, the name and the date of

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2 when that actually happened? That's
3 another question I had.

4 This NID to me seems like a
5 glossed-over way to actually support
6 gentrification in this neighborhood, and
7 pretty much is making a current
8 modern-day feudalism, the way they had in
9 England in the Middle Ages, when the word
10 actually "landlord" comes from that, when
11 people were actually double taxed. They
12 were taxed by their area, then taxed by a
13 few of the lords to pay an additional
14 assessment.

15 I am pretty much here to say on
16 behalf of this community, if Temple and
17 TAPA want this NID, they can pay for it
18 themselves for the first five years.

19 (Applause.)

20 MS. HEATHER DRUMMOND: After
21 that five years and, you know, they
22 actually can say, This is what we're
23 willing to do and see the actual
24 progression, I am pretty sure that
25 everyone in that community would not mind

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2 sharing, homeowners and landowners
3 together, to pay into this after we see
4 what's actually done.

5 So if this is such a great
6 idea, you believe in it, it's supported,
7 that's what probably should happen. You
8 should put your money where your mouth
9 is. And that's just as simple as that.

10 These people have been promised
11 lots of things from different companies,
12 different corporations at different
13 times. Temple has great power, great
14 fundraising power, to get what they need
15 to get done. They have a lot of
16 extremely rich alumni. There's a reason
17 that all of Cecil B. Moore Avenue has
18 changed and all the brand-new arenas are
19 being built. There is money there. Why
20 are you asking the poorest people to pay
21 for what they can do?

22 This year that this took to
23 plan should have been from fundraising
24 and grant-writing so that there's
25 actually money to pay for this two and a

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2 half million dollar bill.

3 That's it. Thank you very
4 much.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Just a very quick question
8 for -- I know the Bundys live -- do you
9 actually live in the community now? Do
10 you live in that community now?

11 MS. HEATHER DRUMMOND: No, I do
12 not live, but I actually am a co-owner of
13 property in that. And I actually have
14 stayed in that community. My grandmother
15 used to live there and I have spent
16 summers with her.

17 COUNCILMAN GREENLEE: No; I
18 understand.

19 MS. HEATHER DRUMMOND: So in my
20 lifetime, I have actually physically
21 lived within this area.

22 COUNCILMAN GREENLEE: I'm just
23 trying to keep the record who is who.

24 And, Lessie Drummond, do you
25 presently live in the community now?

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2 MS. LESSIE DRUMMOND: I don't
3 live in the community now, but I lived
4 there for years.

5 COUNCILMAN GREENLEE: Okay.
6 Thank you.

7 MS. LESSIE DRUMMOND: And still
8 have the connection with the community.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Council President Clarke.

12 COUNCIL PRESIDENT CLARKE: I'm
13 going to respond to a couple of the
14 questions real quick, and I think
15 questions by two of the individuals
16 testifying.

17 The first question was about
18 single-family homeowners. The lady in
19 the back -- I'm sorry, ma'am.

20 COUNCILMAN GREENLEE: Please
21 come up to the microphone.

22 COUNCIL PRESIDENT CLARKE:
23 About single-family homeowners was the
24 question, why are they being -- your
25 first question.

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2 MS. LESSIE DRUMMOND: Oh, okay.

3 I think the first thing I noted was that
4 they were being exempted from the
5 assessment, but by doing that, I felt
6 that that was, as you say, throwing a
7 bone to them not to be able to vote.

8 COUNCIL PRESIDENT CLARKE:

9 Okay. Let me say to you, and I said this
10 the other night, the vote is for purposes
11 of the individuals who are eligible to
12 pay taxes under this proposal to
13 basically say we agree to tax ourselves
14 or we don't agree to tax ourselves,
15 period. The thought that you in the
16 community, the residents, the people that
17 work, don't have a say so is just
18 inaccurate, because at the end of the
19 day, these individuals up here will have
20 the ultimate say as it relates to whether
21 or not this proceeds, not TAPA, not
22 Temple University, not anybody else. All
23 right? So you being here speaking
24 personally and actually for a couple of
25 the other members who are at-large

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2 members, we represent you directly,
3 right? And I can speak as a person who
4 lived and was born and raised in the 5th
5 District in North Philadelphia all my
6 life and having a 30-year career in
7 public service for the 5th District, I
8 take this very seriously. And as was
9 said earlier, if it not for the people in
10 this room and a whole lot of other
11 people, I'm not sitting here. That's
12 just the simple reality.

13 So while you may not have a
14 formal vote, trust me, you have influence
15 and you have a say in this process,
16 believe me.

17 (Applause.)

18 COUNCIL PRESIDENT CLARKE: I
19 just want to respond. You had another
20 one. With respect to the jobs issue,
21 there was no specific language in the
22 job. Before anything, if in fact this
23 happens -- because, as I said, this is
24 the first formal meeting in the Council
25 session. This is a long process. Before

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2 anything is agreed to, if people agree to
3 proceed, there will be a document that
4 indicates all of the jobs, be it as it
5 relates to support for security, cleanups
6 and any other thing associated with it --
7 and, trust me, based on our history with
8 dealing with these kind of programs, we
9 will ensure, and I anticipate that the
10 recommendations from all of the parties
11 will be that all of the jobs will be for
12 the local residents. I mean, that just
13 makes all the sense in the world. So
14 that's going to be in there, if in fact
15 we proceed.

16 This other question about over
17 the last couple of years raising money
18 outside of this particular process, there
19 were these conversations early on in the
20 process about voluntary commitment. We
21 understood early on in that process that
22 people just simply weren't prepared to
23 voluntarily commit, and there has to be
24 some level of certainty in terms of how
25 much money we'll actually have to do a

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2 process. So the concern is if the first
3 year everybody might say, Yeah, yeah,
4 okay, this is good, and you might get a
5 certain amount of dollars and you hire a
6 number of people, and then the second
7 year, people all the sudden, I had a bad
8 year, I'm sorry, I can't contribute.
9 Then you got to lay a bunch of people off
10 or you can no longer provide that
11 service.

12 So the thought is -- and when
13 you have people saying that they were
14 willing to try to get their members to
15 vote for this, you have some level of
16 certainty in terms of resources. That's
17 the only reason.

18 MS. LESSIE DRUMMOND: May I
19 pose one thing?

20 COUNCILMAN GREENLEE: Briefly,
21 please.

22 MS. LESSIE DRUMMOND: I will,
23 and I'll leave.

24 I think that this particular
25 NID did not give the homeowners the

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2 choice of opposition. However, it's my
3 understanding that this was not done in
4 some of the formation of some of the
5 other NIDs.

6 COUNCIL PRESIDENT CLARKE:

7 Yeah.

8 MS. LESSIE DRUMMOND: My
9 question is why. Why was it done in this
10 one?

11 COUNCIL PRESIDENT CLARKE:

12 Right. The most recent NID was the
13 Chinatown proposal, and in that
14 particular NID, they proposed under the
15 NID -- and correct me, gentlemen, if I'm
16 wrong -- that everybody in that targeted
17 area had to pay the tax. There's no way
18 in the world that I was going to ask
19 everybody in this targeted area to pay
20 the tax for a problem that they didn't
21 create. So --

22 MS. LESSIE DRUMMOND: Thank
23 you.

24 COUNCIL PRESIDENT CLARKE: So
25 from day one, the people in the

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2 neighborhood did not create this problem
3 and the people, in our mind, that are
4 creating the problem as relates to the
5 students should be the ones that pay the
6 freight to correct the problem, and the
7 individuals from the organization have
8 stepped to the plate and said they're
9 prepared to do that. Because I don't
10 think that people like -- these folks
11 here should not have to pay for it.

12 COUNCILMAN GREENLEE: Thank
13 you. Thank you all.

14 MS. HEATHER DRUMMOND: I'd like
15 to say one very quick question.

16 COUNCILMAN GREENLEE: Very
17 briefly, please.

18 MS. HEATHER DRUMMOND: Very
19 briefly. You were saying that Temple is
20 giving voluntarily and that you didn't
21 have the exact number yet of the amount
22 that Temple was willing to give.

23 COUNCIL PRESIDENT CLARKE:
24 Trust me, they're going to -- it's going
25 to be a substantial contribution.

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2 MS. HEATHER DRUMMOND: But
3 there's no exact number yet. So I find
4 it interesting that you know the amount
5 that you need to assess us for, but
6 Temple hasn't given that number yet, what
7 they're willing to give. So it's like
8 they know how much money they want from
9 us, but not how much money they're
10 willing to give.

11 COUNCIL PRESIDENT CLARKE: I
12 understand.

13 MS. HEATHER DRUMMOND: There's
14 a serious problem.

15 COUNCIL PRESIDENT CLARKE:
16 That's a legitimate question, and I don't
17 know if Temple is prepared to respond to
18 that today, but I know that there have
19 been conversations, and, trust me, it's
20 going to be substantial, if it happens.

21 COUNCILMAN GREENLEE: And,
22 remember, we're not voting on this bill
23 today. So there's going to be some
24 time --

25 COUNCIL PRESIDENT CLARKE: This

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2 is a long process.

3 COUNCILMAN GREENLEE: -- to
4 work on this.

5 MS. BUNDY: Can I just say one
6 thing, please?

7 COUNCILMAN GREENLEE: Real
8 quick, Ms. Bundy, because we're really
9 running behind.

10 MS. BUNDY: Just one thing.
11 It's not a question. I just want to
12 mention -- I forgot to mention one
13 organization that has been helping.
14 They're the newest ones in our
15 neighborhood, which is called MAP, M-A-P,
16 which means Mankind Against Poverty.
17 They're there to help us also. They just
18 don't come out and do street work, but
19 they will help you if you come in there
20 for anything else.

21 COUNCILMAN GREENLEE: Thank
22 you. Thank you very much.

23 I'm sorry. I should have
24 announced earlier. The next group of
25 witnesses, please, Reverend William

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2 Moore, Peter Crawford and Mark Zwick.

3 (Witnesses approached witness
4 table.)

5 COUNCILMAN GREENLEE: Good
6 morning. Reverend Moore, please identify
7 yourself for the record and proceed,
8 please.

9 MR. CRAWFORD: My name is Peter
10 Crawford.

11 COUNCILMAN GREENLEE: You're
12 not Reverend Moore, right? Reverend
13 Moore, please.

14 REVEREND MOORE: My name is
15 Reverend William B. Moore and I'm Pastor
16 of the Tenth Memorial Baptist Church in
17 North Central Philadelphia for the last
18 38 years.

19 COUNCILMAN GREENLEE: No. Go
20 ahead, proceed.

21 REVEREND MOORE: Thank you,
22 President Clarke, Chairman Greenlee,
23 Committee members, Councilmembers. Thank
24 you for the opportunity to testify before
25 you today. As I indicated earlier, my

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2 name is Reverend William B. Moore, Pastor
3 of the Tenth Memorial Baptist Church,
4 1328 North 19th Street in North
5 Philadelphia for the past 38 years. I'm
6 a proud resident of this city. In some
7 of the most challenging times, my wife
8 and I reared two children in the
9 neighborhood. We have seen the good, the
10 bad and the ugly. When we saw the ugly,
11 we rolled up our sleeves to make it
12 better.

13 I'm pleased to witness the
14 renewed interest in North Philadelphia.
15 However, it saddens me to witness the
16 thoughtful planning of growing North
17 Philadelphia being swept aside by the big
18 bucks of private developers who buy land,
19 get an over-the-counter permit and do the
20 development --

21 (Applause.)

22 REVEREND MOORE: -- and do the
23 development without the input of the
24 community. Too much of the development
25 now is serving the dormitory needs of

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2 Temple University. While I do not oppose
3 students nor housing, for our
4 congregation itself has built a \$4.4
5 million senior home, ten townhouses for
6 first-time homeowners, we have rental
7 property and we also participated with
8 the Beech Cooperation, on the Board of
9 whom I sit, to share in over \$30 billion
10 worth of development in North Central
11 Philadelphia. While I do not oppose
12 students nor housing, as I said, more
13 consideration needs to be given to where
14 these houses are placed and how it
15 impacts the existing community.

16 The William Penn Foundation
17 with the Beech Corporation was charged by
18 Dr. Bernard Watson, who was President of
19 the William Penn Foundation, and John
20 Haas to work with Temple as a major
21 partner and the community stakeholders to
22 orderly develop the North Philadelphia
23 homeownership zone. That would include
24 not only housing but other forms of
25 development. And with the cooperation of

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2 then Mayor Street and Councilman Clarke
3 over the last 30 years, this investment
4 has paid off richly. That work then is
5 the foundation, I believe, in this
6 section of North Philadelphia that has
7 built the foundation for the renewed
8 interest that we now build on.

9 And I'm sure that there are
10 many in this Chamber who remember not too
11 long ago that it was dangerous and unsafe
12 to walk past two blocks of Temple
13 University. We need now to step back,
14 look at what has been done and how we
15 continue to move forward together. It
16 just might be that the neighborhood
17 improvement district is the next step,
18 but we need to do it thoughtfully and
19 correctly so that it does not become the
20 neighborhood interruption district.

21 However, from what has been
22 distributed, I am not clear and many of
23 the residents do not see how the NID,
24 Temple, the Temple Area Property
25 Association and the residents' interest

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2 come together, particularly when the
3 controlling number of members are the
4 developers and Temple University.

5 I read with interest TAPA's
6 mission statement that reads in part, We
7 hope both to represent the area property
8 owners in the neighborhood and issues and
9 to encourage responsible development and
10 property management.

11 To me it's a good goal, but
12 this statement is offensive. It is a
13 statement that is straight out of the
14 attitude of the '50s and '60s that says
15 don't worry, trust us, the people with
16 the money will take care of you poor
17 folks.

18 (Applause.)

19 REVEREND MOORE: Mr. President,
20 the NID needs to focus on clean and safe
21 services, and that's wonderful, but if it
22 is not built on mutual respect and
23 cooperation, the residents who have
24 endured the toughest of times will
25 continue to be, and rightfully so, up in

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2 arms.

3 We don't want to go back to
4 nothing. None of us want to do this, but
5 we do need to bring this plane back to
6 the terminal and have a more informed
7 discussion, away from the turmoil of
8 meetings where very little gets done.

9 It does appear that a lot of
10 work and thought has been put into the
11 formation of the NID and the residents
12 were brought in almost as an
13 afterthought. It is now time to correct
14 this problem and move forward together.

15 Let me just say in conclusion
16 that I certainly took with great interest
17 the gentleman who spoke earlier in the
18 panel that said that he rehabilitated a
19 drug house and the neighbors thanked him,
20 but I would also remind him that many of
21 the young people who were in those drug
22 houses are people now that are members of
23 my congregation and other members of the
24 congregation worked with when they were
25 on drugs, and because of our work, before

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2 he rehabilitated this drug house, we
3 dealt with them so that the people who
4 were there no longer went back there, and
5 for that, our residents thank us.

6 Thank you so much for your
7 time.

8 COUNCILMAN GREENLEE: Thank
9 you, Reverend.

10 (Applause.)

11 COUNCILMAN GREENLEE: Whoever
12 would like to go next, just identify
13 yourself, please, and proceed.

14 MR. CRAWFORD: My name is Peter
15 Crawford. Good morning. I have been a
16 landlord in North Philadelphia since
17 2002, and I'm one of the organizers of
18 the North Central NID. My tenants come
19 from all ethnic, racial and economic
20 backgrounds. I have tenants who work the
21 cash register at Acme, who check out your
22 books at the public library, who wait
23 tables at Applebee's and who stock
24 shelves at Home Depot. Some are native
25 Philadelphians; some are products of our

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2 public schools here. Most of them are
3 also college students, but they don't fit
4 the profile of the spoiled rich college
5 student. They have to work to pay their
6 bills just like the rest of us.

7 North Philadelphia has been a
8 challenging area in which to do business,
9 to say the least. Hardly a year goes by
10 without one of my tenants being the
11 victim of a burglary, attempted burglary
12 or a robbery. One property that I own
13 was broken into four times in a single
14 year. In the past couple of years, the
15 burglars have become more and more
16 brazen. We have had incidents where the
17 front door was kicked in at dinnertime at
18 night when the tenants were home. We had
19 another burglar try to put a ladder up to
20 a second floor window at 12:00 noon when
21 the tenants were also home. These are
22 the conditions that we're faced with.

23 Apart from crime, there is the
24 issue of the blight and the vacant
25 properties. In 2009, a portion of a

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2 dilapidated property next door to mine
3 fell on top of one of my houses.
4 Fortunately no one was injured, but it
5 was a frightening experience for the
6 tenants and for me. I later sued the
7 owner, and I am forcing her to make
8 repairs. I had to board up another
9 vacant property next to mine because my
10 tenants were looking out their window and
11 they were seeing strangers running around
12 the vacant house at odd hours. Again,
13 these are the conditions that we're
14 dealing with in North Philadelphia.

15 I dream of the day when there
16 won't have to be any security doors or
17 window security bars in North
18 Philadelphia, when a resident can walk
19 home from the subway at 11:00 p.m. and
20 not look over his shoulder, when a
21 resident can look out her window and not
22 see a weedy vacant lot or a decaying
23 shell.

24 Working together, the landlords
25 and the residents, we can make that day a

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2 reality. But it's going to take more
3 resources than the City has to offer
4 right now. The City has to stretch right
5 now just to pay for basic services. What
6 we need is a new source of funds.

7 A group of us landlords has
8 decided that as much as we hate taxes, we
9 hate the crime and the blight that
10 surrounds us even more, and we are
11 willing to commit our own funds on an
12 ongoing basis to this neighborhood to
13 make it a place that everyone can be
14 proud of. These funds, along with funds
15 contributed by Temple University, will
16 give us a start toward restoring North
17 Philadelphia to its former glory, the
18 glory that some of our older residents
19 remember.

20 I've talked about the
21 challenges of doing business in North
22 Philadelphia, but one of the pleasures
23 has been meeting some of the fine
24 long-time residents. Outsiders will tell
25 you there are no good people around here,

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2 but nothing could be further from the
3 truth. Hidden among all the blight are
4 well-maintained blocks and good neighbors
5 with pictures of children and
6 grandchildren on their living room walls.
7 Only by combining the landlords' funds
8 with the dedication of these long-term
9 residents can we hope to create a better
10 neighborhood.

11 I hope you will lend your
12 support by voting in favor of the North
13 Central Neighborhood Improvement
14 District.

15 Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Before you start, first let me
19 just --

20 (Applause.)

21 COUNCILMAN GREENLEE: -- the
22 next group of witnesses I have, Tom
23 Massaro, Henry Nicholas and John White.
24 So if they could be ready to testify.

25 And let me repeat my statement

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2 from the beginning of the hearing. If
3 you have written testimony, it will be
4 made part of the record and you don't
5 have to read every single word. It will
6 be made part of the record and you can
7 certainly summarize your statement.

8 Sir, please.

9 MR. ZWICK: Hello. Thank you
10 for your time today. My name is Mark
11 Zwick. I am a property owner in the
12 North Central neighborhood. I am also
13 the President of the Temple Area Property
14 Association, known as TAPA, as well as
15 co-founder.

16 TAPA members all own property
17 in the NID area. TAPA was formed in
18 2008, in December 2008.

19 Our initial purpose was to
20 start a dialogue with Councilman Clarke
21 to find out how to address the problems
22 the community was experiencing with
23 Temple students, developers and
24 landlords.

25 In January 2010, after an

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2 informal contact and discussion with
3 Councilman Clarke -- Council President
4 Clarke, excuse me, convened an evening
5 meeting with representatives from TAPA,
6 Temple, as well as ward leaders and block
7 captains to discuss the best ways to
8 address the community's concerns.
9 Council President Clarke suggested that
10 the three groups represented - the
11 landlords, University and community -
12 consider forming a neighborhood
13 improvement district modeled after the
14 University City District up at Penn and
15 Drexel, which has been in place since
16 '97. He also asked that the NID be
17 funded by the landlords and the
18 University, but not the residents, which
19 was stressed to us. TAPA realized what
20 Councilman Clarke proposed made good
21 business sense and we agreed to support
22 his initiative.

23 In addition to working to
24 implement the NCNID, TAPA also looked at
25 what else we could do immediately to

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2 improve relations with the community, the
3 University and the City of Philadelphia
4 to support the growth and redevelopment
5 of the area near Temple University in a
6 responsible way while the feasibility of
7 the NID was being studied.

8 As a result, TAPA and its
9 membership supports local non-profit
10 organizations with donations. About
11 one-third of TAPA membership fees have
12 been invested in the community through
13 donations, both large and small, to local
14 non-profit organizations such as:

15 In 2009, the food cupboard,
16 Little Africa, we donated \$1,200 and a
17 freezer.

18 In 2010 and 2011, the 32nd Ward
19 Annual Community Wildwood was about a
20 thousand dollars per year that we have
21 donated.

22 We also support the Tree House
23 Books Literacy Program, and Halloween and
24 holiday parties sponsored by Temple
25 Police.

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2 TAPA supports the goals of the
3 proposed NID, including the focus on
4 clean and safe services such as cleanup
5 of sidewalks, vacant lots and alleys.

6 TAPA also supports safety improvements
7 such as cameras, additional lighting,
8 sidewalk repair and tree maintenance.

9 TAPA recognizes that in recent years the
10 increasing number of students living in
11 off-campus housing in the North Central
12 area has also meant increased levels of
13 trash, noise and other inconveniences.

14 The services of the NID are supplemental
15 to those provided by municipal
16 government. We think that the NID
17 services will help to offset the effects
18 of the increased number of students in
19 the area and contribute toward making the
20 neighborhood a safer, cleaner and more
21 pleasant place to live and maintain
22 businesses.

23 Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you.

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2 Any questions or comments for
3 the witnesses?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, thank you all very much.

7 Again, Tom Massaro, Henry
8 Nicholas, John White.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN GREENLEE:
12 Mr. Massaro, I have your name first, so
13 if you would like to start, please.

14 MR. MASSARO: My colleague is
15 in a rush. I would defer to him, if
16 you're willing.

17 COUNCILMAN GREENLEE:
18 Absolutely. Whoever would like to go
19 next.

20 Mr. White? Sorry. We
21 certainly know James White. I'm sorry.
22 I had John down here. Sorry.

23 MR. WHITE: That's perfectly
24 okay, Mr. Chairman.

25 COUNCILMAN GREENLEE: Thank

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2 you.

3 MR. WHITE: Chairman Greenlee,
4 members of the City Council Committee on
5 Rules, I am James Stanley White, former
6 Managing Director of the City of
7 Philadelphia. Thank you for giving me
8 this opportunity to explain why I do not
9 support the passage of Bill No. 120020 in
10 its present form.

11 I've worked in this
12 neighborhood for 33 years in multiple
13 capacities, to include as the
14 Administrator of the Home Improvement
15 Programs Division in the Office of
16 Housing and Community Development during
17 the Administration of Mayor William
18 Green; as the Commissioner of License and
19 Inspections and the City Managing
20 Director in the Administration of Mayor
21 W. Wilson Goode, Jr. (sic); as the
22 Executive Vice President, Chief Operating
23 Officer of Temple University under
24 President Peter J. Liacouras; and for the
25 past 13 years, as a member of the Temple

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2 University Board of Trustees, where I
3 chair one of the standing committees of
4 the Board and serve on the Executive
5 Committee, among other committees of the
6 Board.

7 My opposition to Bill 120020 is
8 based primarily on the following:

9 First, the residents of North
10 Philadelphia have endured years of
11 hardships created by circumstances beyond
12 their control, including the absence of
13 governmental investment in the
14 infrastructure, housing stock and social
15 services. I personally have vivid
16 memories of the suffering experienced by
17 long-time residents of this neighborhood,
18 particularly those owner occupants who,
19 despite being below the federal poverty
20 level on their income, could not receive
21 assistance to make much-needed repairs to
22 their homes because of the policy of
23 their municipal government, which
24 withheld expenditures of Community
25 Development Block Grant funds in selected

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2 sections of Philadelphia.

3 In 1980, immediately after his
4 inauguration, Mayor William Green
5 reopened these programs, and I was given
6 the assignment, by the way, by Mr. Tom
7 Massaro, who then was my boss as the
8 Director of OHCD, to reactivate the Basic
9 Systems Repair Program, the Grant Program
10 and the Section 312 Loan Program in North
11 Philadelphia and each of the other such
12 neighborhoods in the City. Councilmen
13 Lucien Blackwell and John F. Street,
14 State Legislators Roxanne Jones, David P.
15 Richardson, Hardy Williams and numerous
16 others pushed for these services to be
17 expedited and that minority contractors
18 be given an opportunity to compete for
19 the contracts awarded by the Office of
20 Housing and Community Development, as
21 well as residents of the area hired to
22 work on these renovation/repair projects.

23 Secondly, there are too many
24 unanswered questions about the
25 partnership forged between members of the

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2 Temple Area Property Association and
3 certain members of the Temple University
4 Community Relations staff. Questions
5 like, first, who are these persons who
6 are the leaders and members of the Temple
7 Area Property Association? Two, are they
8 residents of this neighborhood? Three,
9 are they residents of Philadelphia or
10 elsewhere in Pennsylvania?

11 (Applause.)

12 MR. WHITE: Four, is it true
13 that they convinced Temple University to
14 provide the funds to engage the
15 consultant who prepared the plan for the
16 establishment of the neighborhood
17 improvement district now described in
18 Bill No. 1020020 (sic)? Five, have the
19 owners of these rental properties
20 complied with all applicable regulations
21 of the City of Philadelphia? Six, what
22 is their track record in
23 construction/renovation activities in
24 Philadelphia according to records within
25 my old department, the Department of

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2 Licenses and Inspections? Seven, have
3 the appropriate background checks been
4 conducted to ascertain their worthiness
5 to use the extraordinary powers granted
6 to the North Central Management
7 Corporation --

8 (Appause.)

9 MR. WHITE: -- by the bylaws in
10 Exhibit A-4 of Bill No. 1020020? Eight,
11 why is Temple University the only entity
12 identified by name in Exhibit A-4, Bylaws
13 of the North Central Management
14 Corporation within Bill 120020? Nine,
15 who authorized the inclusion of a Temple
16 University building as the, quote,
17 registered office, end quote, of the
18 North Central Management Corporation as
19 stated in the Bylaws of the North Central
20 Management Corporation? Ten, how was the
21 Temple Area Property Association able to
22 secure the use of a Temple University
23 academic auditorium to hold a community
24 meeting on Tuesday night, March 6th,
25 2012 --

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2 (Applause.)

3 MR. WHITE: -- for the purpose
4 of promoting Bill 120020?

5 There are numerous other
6 questions that I have personally or that
7 have been presented me by people who have
8 complained to me in reference to this
9 issue.

10 Members of the Consortium of
11 Cecil B. Moore Avenue Neighbors, who in
12 the 1990s under the leadership of then
13 Council President John Street and State
14 Senator Shirley Kitchen, reached an
15 agreement with Temple University to
16 support the construction of the Liacouras
17 Center Complex. Now they feel that in
18 2012 the University has betrayed them.
19 As the Temple University Executive Vice
20 President, I was the Chairman of the
21 University's Planning Commission which
22 met regularly with the Consortium and I
23 supervised the preparation of the
24 community development plan, which
25 specified the Temple University

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2 commitments of resources and access.

3 And I also should add that I
4 came before this body thereafter to
5 testify on the passage of the necessary
6 legislation that we needed to continue
7 with this project after you were assured
8 that we had reached this agreement.

9 I, therefore, am sensitive to
10 the importance placed on this loss of
11 trust by those who resent being excluded
12 from the planning process for the
13 proposed neighborhood improvement
14 district.

15 I should also add at this point
16 that it was under the Administration of
17 Mayor W. Wilson Goode, Sr. that as
18 Managing Director, we led a planning
19 process which led to the establishment of
20 the Center City Improvement District. So
21 I say that to say that I'm fundamentally
22 not opposed to this concept. I'm opposed
23 to the process that brought us to today.

24 (Applause.)

25 MR. WHITE: Third is that there

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2 is a general feeling that the Temple Area
3 Property Association is more interested
4 in the advancement of the goals of their
5 enterprise, which is rentals to Temple
6 University students, rather than to the
7 improvement of a quality of life of all
8 residents in this area. The
9 proliferation of illegal advertisement
10 posters on utility poles is but one
11 example of this.

12 And I would remind each of you
13 distinguished Councilpersons that the
14 history here in Philadelphia is that
15 these same type campaign signs that you
16 put up or have put up have always been a
17 source of complaints by citizens, when we
18 have these same type things, which are
19 much more unsightly and contribute to
20 blight, hanging on the utility poles
21 illegally throughout this neighborhood.
22 Their use of the word "Temple" in the
23 name of many of their companies, the
24 flying of Temple "T" flags on the outside
25 of their student rental properties and

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2 other subtle suggestions that some of
3 these properties are in fact owned by
4 Temple University have all contributed to
5 the perceptions which are largely
6 responsible, I feel, for the widespread
7 opposition to Bill No. 1020020 and have
8 severely damaged Temple University's
9 reputation as a good neighbor.

10 Four, regardless of their
11 intentions, the manner in which the
12 Temple Area Property Association has
13 conducted its business, coupled with
14 questionable judgment on the part of
15 those assigned to represent Temple
16 University in this important matter, has
17 created a serious breach in the North
18 Philadelphia-Temple University town gown
19 relations. This unfortunate situation is
20 not in the best interest, I feel, of any
21 of the parties to this dispute over the
22 proposed establishment of a neighborhood
23 improvement district in this area. The
24 resolution of this dispute is one of the
25 most critical challenges, I feel, facing

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2 all of us who care dearly about the
3 people who live, work, study, have
4 businesses or visit this neighborhood.

5 I hope, Mr. Chairman, that the
6 legitimate and complex issues you will
7 hear during these proceedings will be
8 addressed in the spirit of fairness, with
9 transparency and recognition of all that
10 the residents of this area have endured
11 in years past.

12 And I would like to add for the
13 record that one of the persons who I met
14 in 1980 when Mayor Green opened the OHCD
15 programs to North Philadelphia and other
16 neighborhoods of Philadelphia, that one
17 of the persons I met was in fact now
18 Council President Darrell Clarke, a
19 person who I was impressed with as a
20 military person. I was highly impressed
21 by his focus, his dedication and his
22 straight talk in dealing with me as the
23 Administrator of the Home Improvement
24 Programs Division. I still carry that
25 admiration and respect for him and

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2 personal pride in where he's gone, which
3 when I first met him I was almost certain
4 that he would be a future leader in this
5 great city.

6 Thank you, Mr. Chairman. Thank
7 you, members of the Committee, for
8 hearing me.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. White. Thank you very much.

11 (Applause.)

12 COUNCILMAN GREENLEE: Mr.
13 Nicholas, would you like to go next?

14 MR. NICHOLAS: Thank you,
15 Mr. Chairman. I'm sorry that my
16 Councilperson is not present during this
17 testimony. My name is Henry Nicholas. I
18 am a 45-year resident of North Philly,
19 the block captain of a very exciting
20 group of residents; that is, before
21 eminent domain appeared and wiped out all
22 of my members, both those in the
23 community and those members that I
24 represent.

25 Right across from my house were

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2 the LMI Jeffers Nursing Home, where I
3 represented 185 members, and although I
4 am the largest union represented at
5 Temple, they never told me that they had
6 disbanded the nursing home. And I asked
7 what they were going to do with the
8 building. They never told me what they
9 were going to do with the building,
10 notwithstanding they just had thrown out
11 185 of my members.

12 Then I saw some building signs
13 going up, and I said, There is no permit
14 to build. And when they knew that I
15 understood what permits was about, they
16 said, We're going to make sure your
17 members have jobs up at another place.
18 And they had jobs for 60 days and they
19 sold the other place, too.

20 It is problematic for me
21 because I've been there now more than 40
22 years and the contempt and disdain for
23 the community that these developers have.
24 They wrecked my house, historical
25 property, took off the front end and then

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2 told me that if I didn't like it, they
3 will take over my house, too, and they
4 own all the decision-makers, so I had no
5 place to go.

6 For the year and a half, every
7 morning based on -- and the only law
8 violators that nobody -- and I don't know
9 who they own, but they told me they own
10 somebody. I have to get up and sweep the
11 sand. They have not -- there has not
12 been a single hard hat at none of the
13 buildings in North Philly, not one. Not
14 a single silt screen, not one. They have
15 dumped the dirt and piles of it. No one
16 can see it. At the YMCA along the
17 Carlisle Street entrance when they were
18 tearing down the five-story building, the
19 mothers and their kids had to get out in
20 the street while they dangle -- Tom
21 Massaro and I staged a sit-in one
22 Saturday morning because we were so
23 disgusted, and then we demanded that then
24 State Representative Jewell Williams
25 come, because we wanted him to see it.

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2 And then when Jewell Williams left, we
3 demanded that the captain came. And what
4 was so painful when we said the debris
5 that they are throwing in the play yard
6 at the YMCA is crumbling, the captain
7 said, What the hell do you care? It's
8 not your kids.

9 And so it is problematic
10 because -- and I'm here and I represent
11 Temple. I fought with Jim White and
12 against my city, Councilman, when they
13 were trying to build Peter Liacouras
14 Center. So I am a day-to-day witness of
15 what goes on in the community.

16 They have absolutely no
17 disregard. They went below the property
18 line and knocked the historical statue
19 off my house and said it was too bad.
20 And we've complained to everybody, and we
21 have come to this body, because we
22 believe that it would be a mischaracter
23 of justice that if you would support this
24 bill. And I say that with an entire
25 investment.

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2 As a community resident in
3 North Philly when I moved there, I
4 offered to restore all of those
5 historical houses along 15th Street using
6 my money, presented a plan. They told me
7 they were going to tear all of those
8 houses down, it wasn't worth it. That
9 was before eminent domain came. So I've
10 been there for 41 years and I'm there
11 every day, and the builds there have no
12 respect for nobody in the community.
13 They won't even tell me where they live.
14 They gave me the address of a vacant lot
15 down on the street.

16 And so I'm here because I will
17 be in North Philly until the end of
18 times. And I don't intend the times to
19 come so soon. My house was knocked down
20 in the back when the property fell down
21 on it when Mayor Rendell was the Mayor
22 here. He was so embarrassed, he came out
23 and raised all of the properties in 12
24 hours.

25 I then, knowing that the

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2 property would become a vacant lot,
3 leased the property, with an idea that it
4 would become a green space. And for
5 almost 25 years, I've kept the property
6 clean, built trees around it, and when I
7 asked after the developers came, I wanted
8 to know the status of my property.
9 Somehow the lease that I have -- and I'm
10 prepared to go all the way and prepared
11 to seek legal justice, if necessary --
12 that somehow that document is missing out
13 of the file. And I have the original.
14 And there's some funny things going on
15 and they don't all look nice.

16 (Applause.)

17 MR. NICHOLAS: I'm a resident
18 in North Philadelphia and intend to stay
19 there. I never was given the opportunity
20 to restore the historical value of the
21 community. I was going to put up the
22 money. But now the developers are
23 running amuck.

24 There has not been one union
25 job in North Philly, not one neighborhood

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2 person hired in North Philly.

3 (Applause.)

4 MR. NICHOLAS: We offered them
5 at taxpayer expense a ten-year abatement.
6 The City don't even get tax money because
7 they pay off in cash at the end of the
8 day. And there's no one from the
9 community -- we couldn't even get one
10 YouthBuild worker to get any help at all
11 over at the project, and we've tried.
12 We've tried. We have everything
13 documented and prepared to give Council
14 a -- because we've been documenting for
15 one year now. The community don't have a
16 chance.

17 We would strongly urge that you
18 rescind this operation.

19 (Applause.)

20 MR. NICHOLAS: Bring us
21 something different.

22 And so I don't know why I was
23 not -- when I had the money, I was
24 willing to restore all the historical
25 value of those houses in the City. They

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2 said, No, we're going to tear them all
3 down and start from scratch.

4 So something is wrong with this
5 picture, and we believe that this body
6 would do us grievous harm if you go
7 forward with this plan, and I would
8 strongly urge that you send this back to
9 the drawing table.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Before Mr. Massaro speaks, the
13 next group of witnesses that I have, so
14 they can be ready, is Mitch Wolfson,
15 John -- I'm going to mess this up bad --
16 Athanasias and Jonathan Weiss. I hope
17 John understands the name I gave.

18 So Mr. Massaro.

19 And also please let the record
20 reflect that Councilman Kenney, the Vice
21 Chair of the Committee, is present.

22 Mr. Massaro, please.

23 MR. MASSARO: Thank you. I'm
24 going to testify briefly from the vantage
25 of serving formerly as the City's Housing

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2 and Community Development Director as
3 well as for the City of Newark, New
4 Jersey, as a resident of this community,
5 as a person who has been a private
6 developer in the City -- I've done over
7 300 units -- and as a person who has
8 worked with and been a service provider
9 to Freedom Theatre, the YMCA, the Richard
10 Allen Homes and some of the churches in
11 the community.

12 First, I'd like to make three
13 points. One is that Temple I think over
14 the last 30 years under the direction of
15 Mr. Fox and Mr. Giddis and Jim White and
16 Peter Liacouras has overall provided many
17 positive impacts for the community, many.
18 And Temple I think in the last 30 years,
19 in very large ways, has worked
20 constructively with the community.

21 Second, I feel that NIDs in
22 general, as a city planner and in
23 particular in this district to attract
24 private development, overall is very
25 positive. If there are economic benefits

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2 to the City and to the community, I would
3 support a NID.

4 And, third, I appreciate the
5 fact that Councilman Clarke has convened
6 people to kind of focus on how we do
7 community development well.

8 There are positive aspects to
9 this proposal and there are some
10 fundamental serious flaws. I'm going to
11 address the flaws.

12 One is, I feel that there
13 should have been better citizen
14 participation in drafting this document,
15 in drafting the operations.

16 Number two, there has been an
17 egregious destruction of historic
18 property in this neighborhood that is
19 just mindless. Beautiful single-family
20 homes are being ripped down to put up
21 ugly plywood -- stucco over plywood
22 houses. On North 16th Street, which was
23 once called the Gold Coast, there's just
24 been a hideous building put up that looks
25 like a garage with stucco on it across

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2 from the Messiah residence.

3 Number three, from a planning
4 point of view, I feel this is
5 fundamentally flawed professionally.

6 There is no commitment to comprehensive
7 neighborhood development - open space,
8 single-family homes --

9 (Applause.)

10 MR. MASSARO: -- multi-family
11 homes, student housing and housing for
12 the people that are there. There is no
13 commitment to that in the bylaws.

14 The two biggest problems is,
15 right now this is a NID, a non-indigenous
16 development zone.

17 This morning on the way here,
18 Mr. Nicholas and I, Ms. Delores Johnson
19 and others, Bruce Crawley and others,
20 have been helping us. This morning we
21 did another census. We went from Cecil
22 B. Moore down to Girard on North 15th and
23 came up Carlisle. There is a total of
24 137 workers this morning. Exactly six
25 are African American. Exactly zero are

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2 women.

3 (Applause.)

4 MR. MASSARO: Number two, I
5 would ask the people at TAPA -- and I say
6 this as a former developer myself in
7 Germantown and Mount Airy -- I'd like the
8 top 20 members to present to the
9 community, if you did a million dollar
10 project, could you tell us exactly,
11 because the project is done, how much
12 went to Philadelphia-based firms, how
13 much went to Philadelphia-based minority
14 firms, how much went to Philadelphia
15 female-owned firms and particularly
16 African American-owned firms. And I
17 would ask the top 20 members to document
18 that, because in some cases, the
19 developers are responsible and engage the
20 community. In most cases, they don't.

21 I approached six of these
22 developers and asked them to take a kid
23 from YouthBuild. Not one would take
24 them. That is a fundamental flaw.

25 This neighborhood within one

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2 mile of Cecil B. Moore and Broad Street
3 has lost over 11,000 units of affordable
4 housing in the last 30 years under the
5 Community Development Program. A couple
6 hundred have been put back.

7 What this District will do is
8 create thousands of high-cost rental
9 housing. There is not a plan or a
10 commitment here to do one unit of
11 affordable housing. That is a
12 fundamental flaw.

13 (Applause.)

14 MR. MASSARO: The irony here is
15 that the existing long-time homeowners in
16 North Philadelphia are grossly
17 overassessed, grossly overassessed. The
18 developers of these projects pay for 50-
19 and 60-unit buildings sometimes just
20 hundreds of dollars a year.

21 Single-family homeowners that are alone
22 can pay thousands, thousands of dollars.

23 So I would propose this on the
24 development end: One is, there has to be
25 a commitment to keep low- and

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2 moderate-income housing in that
3 neighborhood and to provide more
4 affordable housing. The City has allowed
5 single-family residences to be upgraded
6 on zoning. On some single-family lots
7 there's now 30 units. The land value in
8 this community is \$100,000 to \$125,000 a
9 unit. When a developer goes from ten
10 units on a lot to 40 units on a lot, he
11 just got a gift of about \$4 million of
12 land value.

13 I say this: Let's take 50
14 percent. Let's give the developers
15 incentive zoning. Let's increase the
16 density on a selective, thoughtful basis,
17 but the value should not go to a
18 developer who doesn't live in this city.
19 The value should go to the community for
20 affordable housing.

21 (Applause.)

22 MR. MASSARO: I think we should
23 set goals in this District for economic
24 opportunity. There shouldn't be a job
25 that goes up there when the kids from

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2 YouthBuild that are two blocks away sit
3 there without an internship. That's
4 wrong. That's fundamentally wrong.

5 (Applause.)

6 MR. MASSARO: I also wanted to
7 show you that the biggest problem in the
8 neighborhood now are caused by
9 irresponsible developers. We have
10 wonderful developers; we have
11 irresponsible ones. We took video this
12 morning, just this morning, at 1510 North
13 15th Street where the developer took a
14 single-family house, ripped it down and
15 is putting up 50 or 80 units. They are,
16 as we speak, mixing the cement in the
17 street. The cement goes into the City
18 sewers. That's 1510 North 15th Street.
19 As we speak, they're mixing the cement in
20 the street, and it pours right into the
21 sewers.

22 At the YMCA, the 1400 block of
23 Carlisle, for the last two years the
24 developers in the 1400 block of North
25 Carlisle have mixed that cement on the

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2 sidewalk in the street 18 feet from the
3 YMCA daycare playground. Councilman
4 Clarke had his staff out there to
5 document it. We've been to L&I. They
6 have been unresponsive. We got a
7 response from the Councilman. We haven't
8 had much response from L&I.

9 Go to 1401 North 15th, you'll
10 see this morning there's 57 piles dumped
11 on that lot, and it blows onto children
12 in the Y and the kids going to music
13 lessons at the Freedom Theatre. That's
14 been going on for two years. That's
15 contempt for this community.

16 When Mr. Nicholas and I went
17 over, they said, They're not your kids,
18 why are you worried about it. And every
19 day at the Y, the people take washcloths
20 and wipe down all the playground
21 equipment, because they dump the cement
22 on the machine, they shake the bag. We
23 have it on the videotape and you watch it
24 blow onto the children at the Y. That's
25 been going on for two years.

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2 There's not a silt fence on 90
3 percent of the jobs. There's not a dust
4 barrier. L&I could spot that before they
5 got out of their car. You just put the
6 black fence on the ground so the mud and
7 cement don't wash into the sewers. The
8 sewers there have been cleaned over 12
9 times, the intersection of Carlisle and
10 Master Street, 12 times in the last year,
11 because the developers on the 1400 block
12 have clogged them.

13 I say let's enforce the L&I
14 regulations. Let's have good developers
15 live by the law, and let's all work
16 together.

17 (Applause.)

18 COUNCILMAN GREENLEE: Thank
19 you.

20 MR. MASSARO: And we will
21 provide the videotapes of this, if you'd
22 like, on the iPad.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 First, I want the record to

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2 show that Councilman Johnson is present.

3 Also, if there are people here
4 that are here for what was going to be
5 the 12 o'clock Finance Committee hearing,
6 that will commence as soon as we finish
7 our hearing here. Sorry for the delay.
8 Sorry for those of you who have to wait.

9 Any questions or comments for
10 this group?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, thank you.

14 Mr. Mitch Wolfson, John
15 Athanasias and Jonathan Weiss.

16 (Witnesses approached witness
17 table.)

18 COUNCILMAN GREENLEE: I have
19 Mr. Wolfson first. Is that you?

20 MR. WOLFSON: I would like to
21 thank the Committee for the privilege of
22 testifying. My name is Mitch Wolfson. I
23 was born and raised in Philadelphia,
24 although I now reside outside the City.
25 I'm a product of the Philadelphia school

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2 system and a Temple University grad and a
3 former Army officer. I took an oath to
4 duty, honor and country, and still
5 believe in that today. I am active in my
6 local community and have volunteered on
7 Meals for Homeless, rehabbing houses both
8 in Delaware County and Philadelphia.

9 I attended a six-month NID
10 certification program sponsored by
11 Drexel, along with Peter Crawford. We
12 met and exchanged ideas with other NIDs.
13 I am also a Temple landlord, a TAPA
14 member and a member of the Steering
15 Committee.

16 The members of the Steering
17 Committee are all honorable and ethical
18 people whom I've had the pleasure of
19 working with. We have put in numerous
20 hours to this point on the NID. There
21 are no hidden agendas. There's a lot of
22 misinformation or no information on the
23 NID.

24 Many of the complaints I've
25 heard today and previously have nothing

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2 to do with the NID, and many are valid.

3 The one complaint I heard is, No one

4 asked me.

5 I did ask my neighbors, and all

6 were supportive. There is not one place

7 to go where you can communicate with the

8 entire community.

9 The other complaint I heard

10 concerns compensational Board members.

11 There is none contemplated.

12 "We will be taxed" is another

13 falsehood. The only tax will be on

14 rental properties and businesses at 7

15 percent of the current tax. Those being

16 taxed will have the right to vote on this

17 measure. That is taxation with

18 representation.

19 I now pay Philadelphia real

20 estate tax without the right to vote in

21 the City.

22 The tax would amount to \$70 on

23 a property where the current bill is a

24 thousand dollars. This, along with

25 voluntary contributions from other

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2 non-profits, including Temple, will fund
3 the NID.

4 Another complaint I've heard
5 is, We're already doing this. It is true
6 that certain blocks are being cleaned.
7 What we are talking about is a much
8 larger area than anyone is doing that we
9 would put under professional management.
10 The NID would also address broken
11 sidewalks, improved lighting and safety
12 issues.

13 "I don't trust the Board of
14 Directors. They can give contracts to
15 relatives." There will be a conflict of
16 interest policy and there would be
17 transparency with NID contracting. How
18 do you trust any board?

19 The proposed bylaws have been
20 nitpicked to death. We realize there are
21 corrections to be made to address
22 legitimate complaints. Some have already
23 been made.

24 "Why do we need another
25 non-profit when there is one existing?"

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2 We need to follow the NID
3 regulations and need a clean non-profit
4 that meets all the required governmental
5 filings.

6 "The landlords and businesses
7 are doing this only for their
8 self-interest."

9 This is partially true. What
10 benefits the community also benefits the
11 landlords and vice versa.

12 There is no eminent domain
13 provisions in this bill.

14 I heard a complaint about
15 taxing senior citizens, and that's not
16 true, except for me, because I'm a
17 landlord, and any other landlord or
18 businesses who are senior citizens.

19 Why would anybody be opposed to
20 removing trash or extra security in the
21 area? In a perfect world, we would not
22 need a NID, as there would be adequate
23 police protection and street cleaning.
24 Without the NID and funds going directly
25 to this District, things won't change.

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2 The NID will cure some of these problems
3 and is a big improvement, but don't
4 expect an overnight cure. This is a
5 first step in a long process.

6 Not all landlords agree with
7 me. A comment by one said, I already
8 clean the front of my property, I have
9 adequate security. He is forgetting the
10 rest of the neighborhood and the
11 community.

12 I would like to thank
13 Councilman Clarke for proposing the NID.
14 We in the informed community appreciate
15 and support your efforts.

16 Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Whoever would like to go next,
20 please identify yourself and proceed.

21 MR. ATHANASIADAS: Good
22 afternoon, everyone. My name is John
23 Athanasias. I am the owner of City
24 View Pizza, a business located at 1434
25 Cecil B. Moore Avenue. I've been in

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2 business since 2005. I recently bought
3 property in North Philadelphia.

4 I think a community is made of
5 churches, schools, residents, business
6 owners, members and leaders. I would
7 like to consider myself a business owner
8 and community member. At City View
9 Pizza, we have donated to various
10 charitable organizations in North
11 Philadelphia. We also sponsor a
12 Thanksgiving Day giveaway where food
13 baskets are given out to underprivileged
14 families in North Philadelphia. I hire
15 all types of people at City View Pizza,
16 from people who live in North
17 Philadelphia to Temple students, anyone
18 with food experience. I may not live in
19 North Philadelphia, but I do care about
20 North Philadelphia. That is why I
21 support the North Central District.

22 I have the same problems
23 everyone else does. The business next to
24 me was robbed. The business across the
25 street from me has been robbed. My

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2 delivery drivers have been robbed at
3 least 20 times since 2005 from 15th
4 Street to 20th Street. My thoughts and
5 prayers are with them and their families.
6 Fortunately they were not seriously
7 injured.

8 We have a security issue that
9 needs to be addressed in North
10 Philadelphia. The North Central
11 Improvement District will provide
12 additional resources to help with this
13 problem.

14 As a business owner and a
15 landlord, I pay for a private company to
16 collect my trash at my business and at my
17 property. With the increase of traffic
18 to North Philadelphia, that service is
19 not enough. Every day we are constantly
20 sweeping and cleaning and collecting
21 extra trash. It's everyone's fault, from
22 business owners to Temple students to
23 developers and residents. We need more
24 trash cans. We need more street
25 sweepers. We also need people to collect

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2 the trash. If residents do not have to
3 pay for this service and landlords are
4 willing to pay for the extra service,
5 then as a business owner and landlord, I
6 support the improvement.

7 I am a believer of actions
8 speak louder than words and there's
9 always two sides to every coin, but if we
10 do nothing at all, then things will
11 remain the same. We can continue to
12 suffer together or we can support the
13 North Central District Improvement
14 together to make a neighborhood cleaner
15 and safer.

16 Thanks again for your time.

17 COUNCILMAN GREENLEE: Thank
18 you, sir. And sorry if I messed your
19 name up.

20 MR. ATHANASIADAS: That's quite
21 all right. I couldn't get it right
22 before sixth grade.

23 COUNCILMAN GREENLEE: Before
24 Mr. Weiss testifies, the next three on my
25 list, Debbie Rowe, Philip Browndeis and

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2 Tarik Nasir.

3 Mr. Weiss.

4 MR. WEISS: Thank you. My name
5 is Jonathan Weiss. My company is
6 TempleTown Realty. I've been investing
7 and developing property in North Central
8 Philadelphia for over 15 years. I have
9 rehabilitated close to 70 historic
10 brownstones, along with constructing a
11 number of new buildings. I currently
12 have 17 employees, most of whom work in
13 North Philadelphia every day. Along with
14 those permanent jobs, I've created
15 countless shorter-term construction jobs
16 over these 15 years. Throughout this
17 time, I have hired many community
18 residents, many minority contractors. My
19 company is color blind. And one-third of
20 my current employees live in North
21 Central Philadelphia. My office is in
22 this neighborhood and I come to work
23 there every day.

24 I also helped to create Tree
25 House Books on Susquehanna Avenue. It is

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2 both a bookstore and a community center.
3 Dozens of neighborhood youth come to Tree
4 House every day after school for help
5 with their homework, to read books, to do
6 creative writing and to produce a
7 literary magazine. We have hundreds of
8 volunteers there, and in addition to
9 selling books, last year we distributed
10 over 3,000 free books in the
11 neighborhood.

12 I tell you all this not as a
13 way to pat myself on the back, but as a
14 way of saying that I am part of this
15 neighborhood, too. I take offense at the
16 frequent characterization of developers
17 and landlords as fly-by-night,
18 irresponsible speculators or destroyers
19 of this neighborhood. I, and most of my
20 fellow landlords -- certainly not all,
21 but most -- are responsible people who
22 invested deeply in this neighborhood and
23 sincerely want to see it thrive and
24 prosper.

25 As to the NID proposal, I was

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2 originally reluctant to support it. I
3 will have one of the largest total
4 assessment bills. I already pay tens of
5 thousands of dollars to the City every
6 year in the form of real estate taxes,
7 business privilege taxes, rental
8 licenses, storm water fees, trash
9 collection fees, and I could go on. Why
10 would I want to pay more?

11 But I took a look at the impact
12 that some of the other special services
13 districts have in Philadelphia.
14 University District and Center City
15 District are remarkable models and they
16 have significantly improved the quality
17 of life, the livability, of the areas
18 where they operate.

19 I've come to voice my support
20 for this new initiative and to encourage
21 other landlords to support it as well.
22 Yes, it will cost us some more, but it
23 can make North Central Philadelphia a
24 better place to live, a better place to
25 work, a better place to shop and a better

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2 place to invest. The NID will be a way
3 that many investment property owners can
4 pool resources together and have a
5 significant impact on the area's
6 livability.

7 My support has come with an
8 important condition, though. It's that
9 the landlords, those actually paying to
10 support this new entity, those paying the
11 assessments, should have substantial
12 representation in administering the
13 funds. That's representation with
14 taxation. With that one condition, I
15 would like to urge City Council to enact
16 this measure.

17 I'd like to make one other
18 brief point. It is very unfortunate that
19 some have tried to characterize this
20 initiative as trying to take control of
21 this neighborhood. It is unfortunate,
22 because nothing could be further from the
23 truth. That assertion is fanning fears
24 among the community and creating a lot of
25 heat, but not much light. This entity

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2 has no powers of governance, no zoning
3 authority, no condemnation authority. It
4 is not a development entity. It is
5 created purely to create services, and I
6 would hope that all would come to
7 recognize it as really being able to have
8 a positive impact in the area.

9 Thank you for your time.

10 COUNCILMAN GREENLEE: Thank
11 you. Just stay there for a second.

12 Councilman Kenney.

13 COUNCILMAN KENNEY: Thank you
14 very much. The questions I have are not
15 about the NID. Generally I follow the
16 lead of a District Councilperson once
17 they negotiate and deal with the
18 legislation that they're putting forward,
19 and if it's not unreasonable, I normally
20 will support it.

21 I'm just curious. This
22 gentleman in the middle is a pizza shop
23 owner. You're a developer. And, sir, I
24 didn't hear what you --

25 MR. WOLFSON: I'm a developer.

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2 COUNCILMAN KENNEY: How many
3 units have you developed in this Temple
4 area?

5 MR. WOLFSON: I'm one of the
6 smaller developers --

7 COUNCILMAN GREENLEE: Speak
8 into the mike, because she can't record
9 it.

10 MR. WOLFSON: I'm one of the
11 smaller developers. I've only developed
12 three. On the other end would be
13 Jonathan, who is a major developer.

14 COUNCILMAN KENNEY: How many
15 units?

16 MR. WEISS: I've developed over
17 250 units.

18 COUNCILMAN KENNEY: Now, you
19 had testified relative to there are 17
20 employees. They are permanent, I assume,
21 property maintenance and those folks.
22 When you actually do the development, how
23 do you hire a construction company?

24 MR. WEISS: Well, we are a
25 general contractor, so we perform most of

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2 our work. We have many local employees.
3 We have a strong track record of hiring
4 minority contractors. I stand by the
5 record, and be happy to go into more
6 detail with that.

7 COUNCILMAN KENNEY: One of the
8 issues -- and I'm certainly not
9 suggesting you're doing this, but I'm
10 trying to figure out the construction
11 industry at that level. I have some
12 ongoing concerns, which I'm working on in
13 a different project altogether, relative
14 to the full collection and payment of
15 taxes, that workers sometimes are paid in
16 different ways, either like cash or with
17 1099's where they're responsible for
18 paying the taxes themselves.

19 Can you tell me how you handle
20 your and what your interaction is as a
21 general contractor, what your interaction
22 is with your employees.

23 MR. WEISS: Sure. And to be
24 perfectly honest, my business practices
25 have evolved, as my company has grown,

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2 and when starting out, I think that many
3 developers are faced with trying to get a
4 job done as low a cost as possible and
5 frequently engage in hiring undocumented
6 workers or will hire people as day
7 laborers.

8 COUNCILMAN KENNEY: I'm very
9 liberal when it comes to immigration, so
10 I don't have an issue with -- anyone who
11 knows me here, I don't have an issue with
12 documentation. My issue is is that how
13 people are paid and what we get back in
14 taxes from the individuals. So if we're
15 letting the employees be responsible for
16 paying their own taxes, sometimes I'm
17 sure they do, sometimes they don't. If
18 we're paying them cash, we're not getting
19 anything back at all.

20 MR. WEISS: True.

21 COUNCILMAN KENNEY: And a lot
22 of that money doesn't stay in the
23 community.

24 And the other issue -- again,
25 I'm not saying you did this, but when you

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2 listen to the testimony of folks relative
3 to construction practices, with not
4 putting up appropriate blinds and things
5 to stop the dirt and mixing cement in the
6 street and on and on and on, I mean, I
7 think L&I does have an absolute
8 responsibility to get out there and do
9 something about that, but do you think a
10 developer needs to have some control over
11 what goes on when the construction is
12 being done?

13 MR. WEISS: Oh, absolutely. I
14 mean, developers should be ultimately
15 responsible for everything that goes on
16 at a site.

17 And just to your earlier point
18 about paying cash versus 1099's, there's
19 many people who pay cash. It's really a
20 double-edged sword because there is a
21 significant labor pool in North Central
22 Philadelphia that will much prefer to be
23 paid cash and who are available to be
24 and --

25 COUNCILMAN KENNEY: This is not

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2 a union versus non-union. I'm sitting
3 next to a former business agent for a
4 political director for a labor union.
5 But my issue is when it comes to workers
6 in those categories, we aren't even sure
7 what qualifications they may have or not
8 have to wire a house, to wire an
9 apartment building, to do what's
10 necessary in the plumbing. It's kind of
11 like -- this becomes almost a union
12 versus non-union argument, and I'm not
13 making that argument. What I'm making
14 that argument is qualifications of
15 employees and whether or not when they
16 get paid, we're getting what we need to
17 fund the Fire Department, the Police
18 Department and schools and everything
19 else. And I'm working towards making
20 sure that those practices are followed.
21 Whether you hire union or you don't,
22 that's on you, but my point is is that
23 people need to pay what they need to pay.

24 MR. WEISS: I'd agree, and I'd
25 agree with many in this room who said

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2 that L&I could be more comprehensive and
3 do a better job. It's unfortunate -- I
4 understand there's not the funds.

5 COUNCILMAN KENNEY: Well, it's
6 also Revenue, which is what I have my
7 problems with relative to their diligence
8 in going after what's owed to the City.
9 But if we have this continuing
10 underground economy in construction and
11 in other areas, I think we're really
12 missing a lot of money that's on the
13 table that we could be providing services
14 to people who live here and do pay their
15 taxes.

16 MR. WEISS: I would just say
17 I'm a member of the BIA and I know that
18 entity -- organization engages a great
19 deal on those matters and I'm sure would
20 be thrilled to have ongoing -- if you're
21 not already having conversations about
22 that.

23 COUNCILMAN KENNEY: We're
24 talking about it now. But I just wanted
25 to get some insight into the development

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2 process in the City.

3 Thank you.

4 COUNCILMAN GREENLEE: Thank

5 you.

6 Councilman Goode.

7 COUNCILMAN GOODE: Thank you,

8 Mr. Chairman. I'll be brief.

9 Mr. Weiss, you said you'd be
10 more than willing to elaborate upon your
11 diversity track record with regard to
12 your development projects. Please feel
13 free to do so.

14 MR. WEISS: I'm not sure quite
15 how to do that in this forum.

16 COUNCILMAN GOODE: I'm asking
17 you to quantify it rather than use words
18 like "many."

19 MR. WEISS: Quantify -- well,
20 for my most recent project, I think we
21 had 20 or 25 percent of our contracts
22 were minority contracts. That was
23 actually a \$12 million project. It was
24 one of the first LEED Gold buildings in
25 North Central Philadelphia. And we

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2 worked with -- I'm sorry. I'm forgetting
3 the name of Anthony Fullard's
4 organization, but there's an organization
5 that employs local people. We work
6 closely with his organization. We work
7 with the electrical unions.

8 You know, I'd be happy to -- I
9 don't have those numbers --

10 COUNCILMAN GOODE: You
11 mentioned one project.

12 MR. WEISS: Yes.

13 COUNCILMAN GOODE: You said you
14 think it was 25 percent.

15 MR. WEISS: Right.

16 COUNCILMAN GOODE: But you said
17 you've done over 250 units of housing,
18 and you said you'd be more than willing
19 to elaborate on your track record. I'm
20 just asking you to follow through on
21 that.

22 MR. WEISS: I would. I don't
23 have documents for all of my projects in
24 this forum.

25 COUNCILMAN GOODE: Please feel

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2 free in the future when you provide
3 testimony to provide that type of
4 information. We'd be more than willing
5 to read it and then respond to it.

6 Thank you, Mr. Chairman.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 And if you'd like, you can get
10 those documents to me and I can share it
11 with the Committee, if you have those
12 figures.

13 MR. WEISS: Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Any other --

17 (Audience member shouting.)

18 COUNCILMAN GREENLEE: Please,
19 no shouting out, please. We've been
20 doing good so far.

21 Any other questions or
22 comments?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, thank you three very much.

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2 Again, Debbie Rowe, Philip
3 Browndeis and Tarik Nasir.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN GREENLEE: As I did
7 before, I would appreciate when you
8 identify yourself, if you could say if
9 you're a resident in the area or own
10 property in the area, whatever, or
11 represent an organization.

12 Ms. Rowe, please.

13 MS. ROWE: Hello, everyone.
14 Thank you for allowing me to speak today.

15 Correct me if I'm wrong --

16 COUNCILMAN GREENLEE: Just
17 identify yourself for the record first.

18 MS. ROWE: My name is Debbie
19 Rowe. I'm a resident of North
20 Philadelphia, born and raised here.

21 COUNCILMAN GREENLEE: In the
22 area that we're talking about?

23 MS. ROWE: Yes, in the affected
24 area.

25 COUNCILMAN GREENLEE: Okay.

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2 MS. ROWE: I have a rental
3 property that is right next door to me.
4 It used to be a crack house, and I
5 acquired it from the City, fixed it up,
6 and it's a beautiful home now.

7 Correct me if I'm wrong, the
8 Community and Economic Improvement Act,
9 53 P.S. 18101 is a Pennsylvania state law
10 that is being used to execute the
11 beautification of the City of
12 Philadelphia. Therefore, by Temple
13 University being funded by the state,
14 this exempts them from paying taxes, as
15 well as the City of Philadelphia.

16 I basically agree with those
17 who oppose the bill for the reasons
18 mentioned. And in addition, I really
19 oppose the bill as well for the fact that
20 I -- I'm into beautifying the City of
21 Philadelphia. I work hard. I sweep. I
22 go along with the, you know,
23 beautification of the City of
24 Philadelphia to the point where I was --
25 have a City contract right here that I've

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2 been holding on for ten years. This
3 contract said that if I had fenced in and
4 cleaned up a lot, that in turn it would
5 be given to me for my hard work and
6 money. I invested thousands of dollars
7 in this particular two lot.

8 I have two different contracts
9 saying that if I was to fix it up, that I
10 would be given my deeds. My deeds have
11 been on hold. They have been processed.
12 The inspectors came out. They inspected
13 the property. I did everything that I
14 was supposed to do. And I'm in agreeance
15 with President Barack Obama, if you work
16 hard, if you do the right thing, if you
17 do what you're supposed to do, then you
18 should be rewarded for that.

19 I have a problem because I see
20 in the listing that the City has at least
21 maybe close to 40 properties, and I
22 believe my properties are included in
23 that, because my deeds have not been
24 released to me. And it is in the prime
25 real estate area on Diamond Street, 1719

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2 and 1721 West Diamond Street. So I have
3 a problem, because I think that according
4 to this Bill 120020, that with the monies
5 that's going to be raised from the
6 residents that live on the property
7 owners that live and the business owners
8 that live in the particular area are
9 going to have to pay taxes on. They're
10 asking me to pay taxes on a land that
11 they won't give to me, and I think that
12 that is so wrong, because I beautified
13 that lot. That lot looked like a jungle.
14 I had to remove trees. I had to remove
15 weeds that were big as trees. I had to
16 remove bricks. I swept. I worked hard.
17 And I think it's so unfair for the North
18 Central Improvement Corporation to
19 acquire funds from myself and others and
20 use that money to develop property on and
21 disregard my hard work, disregard my
22 efforts to beautify a community that I
23 belong to, that I love.
24 So I oppose this act, and I
25 would like to ask City Council to please

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2 release my deeds for my hard effort and
3 my hard work and for the money that I
4 invested, the time. It's ridiculous,
5 because I've seen people -- I've been in
6 meetings and waiting for my deed. I've
7 seen other people walk out with their
8 deeds, and when it came to me, it was
9 held back. I've had one excuse after
10 another. I'm in this room now and a guy
11 walks up to me and said he just got his
12 deed. However, I've been waiting for
13 mine's for ten years. And I feel like I
14 am being discriminated against because of
15 special interest groups.

16 This goes deeper than just
17 trying to beautify a certain specific
18 area. This is like robbery. How could
19 the City of Philadelphia ask me to abide
20 by a law when they're breaking the law?

21 COUNCILMAN GREENLEE: Ma'am, as
22 far as the individual situation, I'm not
23 familiar with that, but I understand your
24 feelings against the bill. Thank you.

25 MS. ROWE: One more thing.

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2 I'll tell you what the situation is. The
3 situation is that I acquired this
4 contract from the City of Philadelphia to
5 beautify a lot. I got it under the
6 beautification contract of the City of
7 Philadelphia. That's how I got it.

8 COUNCILMAN GREENLEE: No, I
9 understand that, ma'am, but that really
10 is separate from -- but I understand your
11 opposition to the bill.

12 MS. ROWE: But it's not
13 separate from them taking that land.

14 COUNCILMAN GREENLEE: All
15 right.

16 MS. ROWE: And then selling it
17 and then having a developer build on it.
18 So that's what I oppose.

19 COUNCILMAN GREENLEE: Okay.
20 Thank you.

21 Mr. Browndeis.

22 And just, again, I'd like
23 everybody to identify whether they live
24 or own in the area. Thank you.

25 MR. BROWNDEIS: Thank you.

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2 Good afternoon, Council President Clarke
3 and members of the Committee. My name is
4 Philip Browndeis. I do not live in the
5 district, but I am here to support the
6 people of North Central Philadelphia.

7 Our City government has ignored
8 this area for decades and has failed to
9 provide basic services such as safety,
10 lighting, neighborhood security and
11 street cleaning on an acceptable,
12 consistent basis. Now that Temple
13 University is rapidly growing, real
14 estate investors have swooped down on the
15 area, and still our City Council says it
16 cannot afford to provide basic services
17 to the taxpayers. So now the developers
18 want to create a neighborhood improvement
19 district to provide those services.
20 Perhaps if City Council stop giving away
21 taxpayer money to developers, then it
22 could provide the services that taxpayers
23 have every right to expect.

24 (Applause.)

25 MR. BROWNDEIS: TAPA are the

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2 individuals behind this proposed bill.
3 They do not live in the neighborhood,
4 vote in the neighborhood or have the
5 support of the majority of property
6 owners in the neighborhood, but they do
7 have the support of Council President
8 Darrell Clarke.

9 All NIDs and BIDs share a
10 common trait. They are inherently
11 contrary to the most basic principle of
12 democracy - one person, one vote. TAPA
13 learned an important lesson from the
14 defeat of the Callowhill Reading Viaduct
15 NID. If owner-occupied properties are
16 not taxed, then owners cannot vote
17 against the creation of a NID. Council
18 President Darrell Clarke summed it up
19 best during the March 6th community
20 meeting when he told a long-time
21 resident, quote, You won't have a vote,
22 but you'll have a say, end quote.

23 North Philadelphia is not alone
24 in resisting a takeover of their
25 neighborhood. Wealthy neighborhoods like

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2 SoHo in New York are fighting back
3 against a proposed NID, because it is
4 always wrong to grant the power to tax to
5 any group not elected by a majority.

6 TAPA strikes an arrogant tone
7 of privilege when in this dire time of
8 state budget cuts for higher education it
9 seeks a six-figure, multi-year, quote,
10 voluntary, end quote, donation from
11 Temple, a publicly funded university.

12 Ms. Vanstory and the others who
13 testified today will be vilified for
14 their opposition to the creation of a
15 NID. It will be said that they are
16 motivated by fear, anger and a desire to
17 stop progress. TAPA will say that the
18 opponents to this ordinance are
19 misinformed, even though they have read
20 the ordinance, and that they exaggerate
21 the powers granted to the North Central
22 Management Corporation, when the powers
23 of the NID are clearly stated in the
24 text.

25 City Council just gave away

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2 Dilworth Plaza to the Center City
3 District, a private corporation, a little
4 different than a NID, at no cost, for 30
5 years. Let's not keep making the same
6 mistakes. Don't hand over North Central
7 Philadelphia to real estate investors
8 masquerading as a not-for-profit
9 corporation.

10 Thank you for your time.

11 (Applause.)

12 COUNCILMAN GREENLEE: Before
13 Mr. Nasir, the next three people I have
14 on my list are Edward Johnson, Reverend
15 Lewis Nash and Beatrice Smith.

16 MS. ROWE: Excuse me. That is
17 exactly what I'm saying. You know,
18 you're turning over property --

19 COUNCILMAN GREENLEE: Ma'am.

20 MS. ROWE: -- to these
21 developers, especially the one that I
22 have invested all this money in.

23 COUNCILMAN GREENLEE: All
24 right, ma'am.

25 Mr. Nasir.

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2 MR. NASIR: My name is Tarik
3 Nasir. I'm a resident and long-time
4 investor in this proposed neighborhood
5 improvement district. Good morning,
6 President Clarke, Councilmembers and my
7 fellow community members and leaders.
8 I'd like to address Council and the
9 Steering Committee on behalf of my fellow
10 community members, leaders and investors
11 who feel as I do. My outrage at the
12 disrespect and slights of hand that is
13 this neighborhood improvement district
14 plan has brought me here today. I have
15 questions to ask that I hope will be
16 presented and answers demanded by this
17 Committee.

18 Firstly, I know as a member of
19 TAPA and, as previously stated, that this
20 plan has been in the making for the last
21 two years at least. The 86 pages of this
22 proposal include multiple exhibits, but
23 none of them outline or define the
24 involvement or consultation with any
25 existing community-based organizations or

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2 leaders. Why is that?

3 Is it the opinion of the NID
4 Steering Committee and Econsult that they
5 have greater insight and understanding
6 into the needs of the people than those
7 who have been servicing the community for
8 generations, like Vivian Vanstory's CDC
9 and Beech Interplex? What is your
10 justification for excluding these pillars
11 of the community from your planning
12 processes?

13 It is the Pennsylvania
14 Community and Economic Improvement Act of
15 December 1998, not Philadelphia
16 government, that potentially delivers
17 powers of eminent domain to the North
18 Central Management Corporation. Simply
19 removing the powers from a list does not
20 eliminate them.

21 People here have expressed real
22 fear that their homes can be taken away
23 from them. Why are you seeking such
24 power if your goals are to simply control
25 your outrageous students' behavior and to

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2 keep your own sidewalks clean?

3 Furthermore, it's

4 understandable that our people would

5 object to such an overreach of authority

6 by the North Central Management

7 Corporation's potential Board members,

8 which is currently the Steering Committee

9 incidentally. So what verifiable

10 investments have been made individually

11 and as a group other than a few small

12 charity donations to demonstrate your

13 past commitments to improving this

14 community that have not made you money?

15 Now, we have seen the vigorous

16 community opposition to this proposed

17 neighborhood improvement district, but

18 not much input from those who have been

19 asked to foot the bill; namely, the

20 landlords. I must ask, do you honestly

21 believe that if we were allowed a real

22 vote rather than this sham that hundreds

23 of honest stakeholders would vote you

24 their new tax collector?

25 And, finally, what are your

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2 plans for our seniors?

3 I sincerely pray that Council
4 will require answers to these questions
5 in the interest of the North Central
6 Philadelphia community.

7 Thank you for your time and
8 consideration.

9 (Applause.)

10 COUNCILMAN GREENLEE: Thank you
11 three very much.

12 Our next group is Edward
13 Johnson, Reverend Lewis Nash and Beatrice
14 Smith. Are they still here? Yes, I see
15 the people coming up.

16 (Witnesses approached witness
17 table.)

18 COUNCILMAN GREENLEE: Also,
19 early on I called a Delores Johnson. Is
20 she here?

21 UNIDENTIFIED SPEAKER: Yes,
22 she's here.

23 COUNCILMAN GREENLEE: Okay.
24 She'll be in the next group. Not this
25 group; the next one.

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2 Mr. Johnson, I have your name
3 first. If you could identify yourself
4 and proceed, please.

5 MR. JOHNSON: Okay. My name is
6 Edward T. Johnson. I live on the 1700 of
7 North 18th Street. I'm one of the first
8 homeowners of the Cecil B. Moore town
9 homeownership.

10 I don't really -- I understand
11 the need of a clean district, but it's
12 the execution. You have numerous of
13 communities -- committees here that have
14 not been consulted properly, and
15 homeowners, too. Temple has a great
16 vested interest in our community, but the
17 problem is, as paying taxpayers, none of
18 our money has come down to our areas to
19 improve the areas.

20 And second and thirdly, I'm
21 right across adjacent to -- I mean, right
22 across from the old New Faithful Church
23 which is now being developed into 16
24 duplexes. Then on the other side of me
25 there's a house that was rehabbed. It's

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2 Temple students. Trash has not been
3 picked up for the whole year. The whole
4 yard is full of trash. Right now I'm
5 having that addressed right now.

6 On the other side of me -- no
7 one has talked about this. With any
8 development, the Philadelphia Housing
9 Authority has never been called here,
10 since they own the majority of the houses
11 in the neighborhood, is owned by PHA and
12 the Redevelopment Authority. They have
13 not been down here discussing the issue,
14 too, because they own the majority of the
15 property.

16 It is sad that -- a lot of us
17 are aging, are getting older. I'm going
18 to be retiring within three years from my
19 job. I've been on my job almost 34
20 years. Seniors have faced a lot of
21 difficulty in such difficult times. They
22 don't have the money when the taxes go
23 up. That's the big concern there.
24 There's not enough younger people there
25 to keep tax money flowing, so you need to

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2 concentrate on building affordable
3 housing and extend it to Cecil B. Moore
4 town shift from low- to moderate-income
5 people to keep an income pace there. The
6 Temple students are there temporary just
7 to get an education. So their needs are
8 not there. They're just there to get an
9 education. They don't live there or pay
10 any taxes. So, you know, they don't have
11 the same vested interest as homeowners
12 here.

13 And if I believe you come
14 better to talk with the owners here,
15 people will be more receiving of this
16 when you have more inclusion, because as
17 black people, we have been redlined and
18 left out of a lot of things. That's what
19 you hearing the anger here. We've been
20 redlined and left out of everything. We
21 had the Drexel area, Penn area, which
22 used to be called the Bottom Black. It's
23 eliminated, gone. South Street, that
24 area there is eliminated, gone with
25 changes like this. And people had little

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2 or no say so.

3 Include the people here,
4 restructure it, you may get some support,
5 but you got to restructure it with the
6 people in mind.

7 And, also, the developers are
8 getting a very big handout. Give some of
9 the loans or make loans available for
10 people who own businesses here so they
11 can keep their business going during this
12 difficult time, because the area is very
13 poor, face it. So the people that own
14 businesses here are very strained.

15 Have a system where they can
16 get loans to keep their businesses going.
17 Keep them in mind. The same things that
18 you gave -- the grants or loans or
19 whatever on Bainbridge that you give to
20 the developers, give to the homeowners or
21 business owners here. Make us feel
22 included. We pay taxes. These people
23 don't live in and don't pay taxes. They
24 don't live here. So include everybody.
25 Include everybody, then you may have some

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2 support.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Reverend Nash.

6 REVEREND NASH: I'll wait.

7 COUNCILMAN GREENLEE: Okay.

8 Ms. Smith. Please identify yourself and
9 proceed.

10 MS. SMITH: My name is Beatrice
11 Smith. I live at 1533 North 20th Street.
12 I'm in the Cecil B. Common Homes.

13 I've been living in
14 Philadelphia since I was seven months
15 old. I was born in Florida. My family
16 moved here and we lived in a home in
17 Philadelphia since I was 8 years old. As
18 I got married, my siblings, my cousins,
19 aunts, uncles, everyone owns a home here
20 in Philadelphia.

21 When they made this bill, the
22 main people are not included in this
23 bill, which are the homeowners.

24 Everyone has said everything
25 that needs to be said very eloquently, so

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2 I'm not going to go through it. What
3 needs to be done with this bill is to
4 have it completely deleted, the whole
5 thing, restructured, with the homeowners
6 having the say. And hopefully everyone
7 that's in this bill that are backing each
8 other will back the homeowners. We can
9 tell you more than anyone, because we
10 live here. They've lived here as long as
11 I have, some longer, because they're
12 older. I am now 68 years old. So I've
13 been here living in Philadelphia and been
14 a homeowner for more than half that time.

15 We can tell you what we need.
16 We can tell you what will keep this
17 neighborhood, our whole community, safe,
18 clean, but no one asked the homeowner. I
19 hear the developers saying they're
20 neighbors. They're not my neighbors.
21 They don't want to be my neighbors. They
22 don't want to live here. They want to
23 get -- they want to profit from my
24 community. They want to profit from us.
25 But they do not want to be my neighbor.

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2 So they don't have as much in this as I
3 do.

4 Stop dividing us, because when
5 you divide, you divide and conquer.
6 You're tearing the homeowners apart. If
7 we're North Central Philadelphia, we're
8 all North Central Philadelphia. We're
9 not Brewerytown. We're not Yorktown. We
10 are all North Central Philadelphia. We
11 are all homeowners. No one asked us.
12 Everybody else can move out when you get
13 ready. You don't like something, you
14 move. We are homeowners. We are here
15 for life. We cannot move just because we
16 don't like a bill.

17 They want us to pay for cleanup
18 that you mess up. You want me to pay you
19 to clean your mess up. No. I am already
20 being fined. I can't put my trash out to
21 a certain time. If my trash is not
22 cycled the way it should be, I am fined.
23 Temple students don't -- renters throw
24 their trash anywhere any time they get
25 ready. I have to get out and clean mine.

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2 I'm not get any younger. I have a big
3 empty lot in front of me. Let the wind
4 blow and all of the trash comes in my
5 yard, because I'm on the corner. So,
6 therefore, I have to constantly clean,
7 because they come past there and they
8 say -- they can -- ten to one, now that
9 I'm speaking on it, I am going to be
10 covered with all kinds of tickets and
11 fines.

12 But anyone can tell you, this
13 is what happens. But we are cleaning.
14 We're already being fined. These bills
15 are already on us. Let us be the ones
16 that set up the rules and regulations,
17 because from what everyone has said here,
18 including the contractors, the first ten
19 pages, so to speak, promises me heaven.
20 The next ten pages promises me definitely
21 hell. This is what it does.

22 I'm not getting any younger.
23 I'm getting older. But by the time my
24 tax abatement is up, I can't afford the
25 taxes, but you want to increase my taxes.

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2 And you say you are in -- you want to
3 develop us? But you're not helping the
4 people that are making the neighborhood
5 to stay in the neighborhood. By the
6 time -- if my children are not able to
7 maintain their property right here
8 because they're going to have the same
9 taxes I'm going to have, they're going to
10 lose my property. Either they're going
11 to lose it to taxes or if they're smart,
12 they will sell it, but they cannot keep
13 it. And instead of you helping us to
14 keep our property by helping us pay taxes
15 or keeping our taxes down so that we can
16 stay here -- because we're homeowners.
17 We're not renters. We're not going to
18 tear up the neighborhood. We're not
19 going to bring all kinds of drugs and
20 crime in here, because this is where we
21 live. We can't call the police and say
22 we see a crime going on and the police
23 come to my door. He says, Oh, these are
24 the people that you just called about?
25 You just put a target on my heart and my

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2 head. And then when I'm gone, that's
3 another one bites the dust. Who else is
4 going to stand up? No one. Because you
5 are throwing us to the dogs.

6 COUNCILMAN GOODE: Point of
7 information.

8 COUNCILMAN GREENLEE:
9 Councilman Goode.

10 COUNCILMAN GOODE: Good
11 afternoon. Just for clarity of the
12 record -- and I'm not taking a position
13 on any of this. I'm asking you to
14 actually decide.

15 Are you saying for the record
16 that there should be no neighborhood
17 improvement district or are you saying
18 there should be more people included in
19 the neighborhood improvement district?

20 MS. SMITH: I feel as though
21 the homeowners should be the head of the
22 committee, because that's where we live.

23 COUNCILMAN GOODE: I'm asking
24 which one you're saying. So if you're
25 saying that the homeowners should be

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2 included in the neighborhood improvement
3 district --

4 MS. SMITH: Most definitely.

5 COUNCILMAN GOODE: -- you're
6 saying that the homeowners should be
7 taxed.

8 MS. SMITH: I am saying that
9 the homeowners should be included in it
10 and I'm not saying we should not be
11 taxed. We're already being taxed.

12 COUNCILMAN GOODE: I'm just
13 asking you. This is an extra assessment.
14 You're saying --

15 MS. SMITH: Oh, no. We should
16 not -- no more taxes.

17 COUNCILMAN GOODE: But that's
18 the choice. The choice you're making is
19 that there should be no neighborhood
20 improvement district or --

21 MS. SMITH: We want --

22 COUNCILMAN GREENLEE: Ma'am,
23 let the Councilman finish his question.

24 COUNCILMAN GOODE: Or if there
25 is a neighborhood improvement district

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2 that includes residents, then under the
3 state law, the residents have to be
4 taxed. So it's one or the other. Either
5 you want no district or you want a
6 district that improves residents where
7 residents are taxed for extra services.
8 That's the way it works. So I'm just
9 asking for clarity of the record what is
10 your testimony.

11 MS. SMITH: I'm going to ask
12 you. I have to ask you. What are we
13 paying taxes for? We are paying taxes --
14 from what this bill says, we're already
15 paying taxes. Well, what you asking us
16 to pay more taxes for?

17 COUNCILMAN GOODE: That's what
18 the bill is for. The bill is to ask
19 people whether they want to be assessed
20 more taxes. That's what the bill is.

21 COUNCILMAN GREENLEE: Unless
22 you're a single-family homeowner.

23 MS. SMITH: You want us to pay
24 more taxes for what we're already paying
25 taxes for?

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2 COUNCILMAN GOODE: For the
3 people who are covered under the bill
4 right now, it's asking them if they want
5 to pay more taxes for more services.

6 MS. SMITH: Who is covered
7 under this bill?

8 COUNCILMAN GOODE: It's within
9 the bill. There's a list of properties.
10 It's property owners. It's not
11 residents.

12 MS. SMITH: But what about the
13 renters?

14 COUNCILMAN GOODE: In terms of
15 the residences and other residences,
16 they're not covered in the bill. They
17 are covered in the bill --

18 MS. SMITH: Well, no, we should
19 not be taxed more.

20 COUNCILMAN GREENLEE: Ma'am,
21 please let him finish before you start
22 talking. Please.

23 COUNCILMAN GOODE: You can
24 answer the question and I can accept your
25 answer however you want to give it to me,

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2 but at the end of the day, I'm asking for
3 some clarity. And so if you don't want
4 to pay more in taxes for more services,
5 then you don't want to be included in the
6 bill.

7 MS. SMITH: What more services
8 am I going to get that I'm already
9 getting, that I'm already paying for?

10 COUNCILMAN GOODE: The services
11 that are outlined in the bill right now
12 are for cleaning and security and some
13 other things. If there was a new
14 neighborhood improvement district that
15 had new people who governed it, they
16 could determine what those services are
17 going to be, but you would have a bigger
18 pool of people, a bigger pool of money
19 and a different governance structure that
20 decides what's going to happen. So you
21 would determine what services will be
22 provided, but at the same time, you'll be
23 paying more taxes for more services.

24 And so the only question I
25 ask -- and I'm going to leave it alone if

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2 you don't answer the question directly --

3 is, do you want no neighborhood

4 improvement district or do you want

5 residences to be included in it where

6 they pay extra taxes for extra services?

7 Which is your testimony? One or two.

8 MS. SMITH: You can't do that

9 to me.

10 COUNCILMAN GOODE: I just did

11 it.

12 MS. SMITH: You cannot do that

13 to me.

14 COUNCILMAN GREENLEE: Ma'am,

15 let me ask you --

16 COUNCILMAN KENNEY: I just have

17 a point of information.

18 COUNCILMAN GREENLEE:

19 Councilman Kenney.

20 COUNCILMAN KENNEY: In your

21 testimony, you said the word "abatement,"

22 when your abatement is up. I didn't

23 understand what that was.

24 MS. SMITH: The tax abatement

25 that we have. We had a ten-year tax

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2 abatement. That's not what I'm talking
3 about. I'm talking about the bills that
4 you want us to pay for.

5 COUNCILMAN KENNEY: So I
6 understand your position, you currently
7 have a ten-year tax abatement?

8 MS. SMITH: Yes, we do.

9 COUNCILMAN KENNEY: When is
10 that up?

11 MS. SMITH: Some have ten, some
12 have five.

13 COUNCILMAN KENNEY: When is
14 yours up?

15 MS. SMITH: I bought my home in
16 '06.

17 COUNCILMAN KENNEY: So it's
18 '16?

19 MS. SMITH: Thank you.

20 COUNCILMAN KENNEY: But you're
21 not paying real estate taxes now?

22 MS. SMITH: I'm paying for the
23 land, yes.

24 COUNCILMAN KENNEY: All right.
25 I just wanted to make sure I understood

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2 you.

3 COUNCILMAN GREENLEE: And one
4 other question and then I want to move on
5 to Reverend Nash. He's been patient.

6 You're a property owner
7 obviously.

8 MS. SMITH: Yes.

9 COUNCILMAN GREENLEE: Do you
10 own any other property?

11 MS. SMITH: No, I do not.

12 COUNCILMAN GREENLEE: You will
13 not be taxed under this bill, ma'am. You
14 will not be taxed under this bill.

15 Councilman Clarke explained -- Council
16 President explained that right in the
17 beginning. Homeowners, single-family
18 homeowners, are excluded from the
19 assessment in this bill. Okay?

20 MS. SMITH: No. That's not
21 going to work.

22 COUNCILMAN GOODE: It's true.

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

25 MS. SMITH: Because we are not

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2 included in this.

3 COUNCILMAN GREENLEE: All

4 right.

5 MS. SMITH: What I'm saying is,

6 we are not on the committee and we are

7 homeowners, and eventually it is -- and

8 you know it like I know it. Eventually

9 you're going to draw us into this, if

10 it's five years from now. They're going

11 to include us, one way or the other.

12 (Applause.)

13 MS. SMITH: If not me, then

14 it's going to be my child that has --

15 COUNCILMAN GREENLEE:

16 Councilman Goode.

17 COUNCILMAN GOODE: Point of

18 order.

19 You're entitled to your

20 testimony. I heard everything you said.

21 I understand the anger. I understand

22 partially what you're saying is what

23 other people said when they've testified

24 on improvement districts, which is that

25 they believe they should be getting more

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2 for the tax they already pay. But what
3 this legislation deals with, as
4 authorized under state law, is to provide
5 an extra tax assessment for extra
6 services. That's what the legislation
7 does. So it's not a matter of whether
8 anyone agrees with that or not. That is
9 the state law. And so under the state
10 law, people can agree to be assessed more
11 for more services if they choose to.
12 It's your choice. That's all I'm saying.

13 MS. SMITH: And if we don't?

14 COUNCILMAN GOODE: And if you
15 don't choose to pay more taxes, then you
16 won't be charged more taxes, and right
17 now you're not included in the bill.
18 Therefore, you won't be charged more
19 taxes.

20 MS. SMITH: Right now.

21 (Someone yelling from
22 audience.)

23 COUNCILMAN GREENLEE: All
24 right. Hold it.

25 MS. SMITH: No. It's just that

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2 the whole bill needs to be deleted and
3 redone with homeowners included on the
4 board to have some say so on what goes on
5 in your neighborhood. If I don't want to
6 be added on to get more taxes, then what
7 are you going to do? I don't get police
8 when I call each time?

9 COUNCILMAN GREENLEE: Ma'am,
10 that's not -- okay.

11 Reverend Nash, please. I'm
12 sorry. You've been patient. Thank you,
13 sir.

14 REVEREND NASH: Thank you very
15 much. I guess it's afternoon by now.

16 COUNCILMAN GREENLEE: Well into
17 the afternoon.

18 REVEREND NASH: I thank Council
19 President for bringing this bill and also
20 allowing this community to come to have a
21 voice. Thank the Councilmembers for
22 sitting and listening to us very
23 patiently. My name is Reverend Lewis C.
24 Nash, Sr. I'm the Pastor of Faith and
25 Deliverance Outreach Ministry located at

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2 1510 West Stiles Street. I am the
3 Founder and CEO of Map Holistic Community
4 Development, which is located at 1533
5 West Stiles Street. I've been in the
6 North Philadelphia area since 1967 when I
7 was born by Alice Maidie McNair Nash on
8 17th and Norris. I went to George
9 Washington Carver School and watched the
10 transition. I went to Benjamin Franklin,
11 Strawberry Mansion, Roxborough, graduated
12 from Franklin.

13 The reason why I say this also,
14 I am a member of Caulk (ph) Coalition,
15 who helped develop the North Philadelphia
16 Train Station. I am a member of Local
17 332, a labor member, who has been with
18 332 since 1989. I also am a member of
19 the Philadelphia Council of Clergy.

20 As I sit here and listen to all
21 the testimony that has gone before us,
22 being a non-profit CEO, I feel that all
23 the non-profits that was in the North
24 Philadelphia area before I came there and
25 since I've been there and have been

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2 developed, those who are making millions,
3 if not hundreds of thousands of dollars,
4 at the end of their fiscal year, after
5 they file their taxes, I think that they
6 should also be included in the NID and
7 also putting up funding to clean the
8 neighborhoods that they say that they are
9 cleaning.

10 As I listened to the
11 conversation about the developers, why
12 aren't they coming to clean up our
13 streets? Well, let me explain something
14 to you. Since 2000, I have been an owner
15 and occupier of Faith and Deliverance
16 Outreach Ministry at 1510 West Stiles
17 Street. I've watched drug deals. I've
18 called police and got assistance. I've
19 watched buildings fall. I've called City
20 Council and I've gotten assistance. I've
21 even torn down a building myself because
22 of the blight and the drug use and
23 terrible things that were going on next
24 door to my church. I called City Council
25 to make sure that they helped in removing

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2 the trash. They did.

3 Temple students live on 15th
4 and Stiles, along with me, about from St.
5 Joe's Prep all the way to Broad Street
6 and the Regency Apartment on Carlisle
7 Street. I'm not saying that it doesn't
8 happen in North Philadelphia. I'll get
9 to that in the lower North Philadelphia
10 portion. But I've watched the Temple
11 students come and go. They've been
12 polite to me and to my neighbors and
13 constituents who I help in that
14 neighborhood. I've never seen a party.
15 I'm not saying it doesn't happen in other
16 neighborhoods, but the Temple student
17 does not come out and pee on the ground
18 and trash the neighborhood as well. They
19 put their trash out and they recycle. So
20 for us to sit here and assume that all of
21 Temple University students, whether on
22 campus or off campus, is a real terrible
23 blight to our neighborhood, that is not
24 true.

25 As far as the NID is concerned,

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2 I really want to see the NID, simply
3 because it will help the non-profit
4 organizations that were supposed to keep
5 the community clean that received funding
6 and don't have adequate facilities for
7 the neighbors to go to. We are charged
8 to use their facilities, and they are
9 receiving money from the federal
10 government and City grants and other
11 things.

12 There was a big lot on Cecil B.
13 Moore that was supposed to be for the
14 Billie Holiday Museum, I believe it was.
15 The money was stolen, misplaced. Then
16 that land was also sold to a non-profit
17 organization, who built a hundred-unit
18 Temple University student housing. And
19 also 15th and Cecil B. Moore all the way
20 to Jefferson Street, another
21 non-profit -- a non-profit organization
22 built two blocks, one side of student
23 housing. That's a non-profit
24 organization. But if we look at their
25 end of their tax book and then we find

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2 out how much money did go back to the
3 senior citizens, how much money did go
4 back to the lower-income families,
5 neither one of them houses was built for
6 low-income families. They put Temple
7 students in. So they receive a residual
8 income as well.

9 So what I'm simply saying is,
10 don't -- do not disband the NID, but let
11 us come to a resolution and let us have
12 some amendments done that will help us
13 come together and to improve our
14 neighborhood. Because I like where I am
15 and also the senior citizens in our
16 neighborhood that comes to my non-profit
17 organization, they receive help on their
18 rebates. We help them fill out their
19 rebates. We help them with their water
20 bill, the electric bill. And we're not
21 telling the NID, you got to pay us and
22 you got to let us control the money.
23 What we're saying -- we invested in the
24 neighborhood. We're in the neighborhood.
25 And if you're a non-profit, you should

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2 want to see a neighborhood improvement
3 district. Because why? Before there was
4 an NID -- I want to make this statement
5 and I'm going to end, because I'm getting
6 nervous. When I'm praying and preaching,
7 I can do a little better.

8 But before the NID came, there
9 was trash. Before the NID came, there
10 was bottles. Before the NID came, there
11 was crack. Before the NID came, there
12 was house invasions. Before the NID
13 came, there was drug deals and drug busts
14 and it was murder. Before the NID came,
15 there was unsecured property and blighted
16 areas and land. Before the NID came,
17 there were non-profit organizations
18 receiving millions of dollars, but yet
19 and still, nobody cleaned the whole
20 Columbia Avenue. So whoever is saying
21 they cleaned the whole Columbia Avenue,
22 it's still trashed up, and the NID will
23 improve that. Whoever said that they
24 cleaning the 1500 block of Stiles Street,
25 guess what? Besides me and Vivian doing

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2 the little geographic location she does,
3 it's still trashed up.

4 So I think we do need a NID to
5 bring some security, some stability, some
6 economic growth and some new jobs.

7 Thank you very much.

8 COUNCILMAN GREENLEE: Thank
9 you, Reverend.

10 (Applause.)

11 COUNCILMAN GREENLEE:
12 Councilman Kenney.

13 COUNCILMAN KENNEY: I just have
14 a request. And, again, this is not about
15 the NID. I have confidence in your
16 District Councilperson, who is our
17 President, is going to work this out and
18 get something done. That's been his
19 style since he's been here, is to try to
20 work at everybody in the neighborhood.

21 But there's been a lot of stuff
22 said about Temple University today that I
23 have some concern about, and while I
24 recognize as a former college student at
25 LaSalle, I may have at times been a

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2 little louder than I should have been,
3 and apologize for that to the people up
4 at Olney, but the request I have is
5 that -- and I missed Ms. Coleman's
6 testimony early. I don't really know the
7 numbers, and that's why when we have this
8 next hearing, I would like her or
9 somebody to bring these numbers back. I
10 just want to know what the total
11 employment of Temple University and the
12 hospital, how many people actually work
13 for Temple, and if I could find out how
14 many of them are City residents and if I
15 could get some demographics as to
16 ethnicity and race and gender, I would
17 really be interested in knowing the
18 impact, the positive and economic impact,
19 of Temple University and its hospital on
20 that entire North Philadelphia
21 neighborhood.

22 I don't know the numbers, so
23 I'm not assuming what they are. And I
24 know, Ms. Coleman, you told me you could
25 probably get them pretty clear, because I

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2 really do think -- when institutions
3 deserve to get battered around, they
4 deserve to get bettered around, but when
5 we look at the overall picture of what
6 Temple is providing there, what I think
7 it's providing there, I think we should
8 know the numbers in context when we're
9 having this discussion, and I would just
10 make that request to Temple.

11 Thank you.

12 REVEREND NASH: May --

13 COUNCILMAN GREENLEE: Very
14 quickly, please.

15 REVEREND NASH: As far as
16 Temple University is concerned, like I
17 said, I've been in North Philadelphia
18 since 1967. I've watched that little
19 street. I forget the name of that little
20 street that Temple closed up right across
21 from 16th and Berks where next to the
22 playground. I've watched them close that
23 up. I've watched Temple evolve. But my
24 statement here is that the reason why I'm
25 making this statement, Temple University

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2 employs a lot of people in North
3 Philadelphia. So if Temple was to pack
4 up, I believe North Philadelphia would
5 have a bad economical turnaround.

6 So we're not simply saying that
7 we don't like Temple, but Temple is a
8 great employer. Members of my church
9 work for Temple. Temple donates to most
10 of the -- every one of these
11 organizations that have stood up here and
12 opposed it. And I think it's very, very
13 disrespectful to the Councilman and the
14 taxpayers to sit -- to come up here and
15 use this platform to address your
16 personal issues to gain lots, more money
17 or control.

18 I think that we just need to
19 amend the bylaws and things right here
20 that will include the residents and make
21 sure that they receive something out of
22 the NID, and which has already been
23 included in here. So let's just do that
24 and stop using this platform to build
25 your own organization and your personal

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2 intents.

3 COUNCILMAN GREENLEE: Thank
4 you, Reverend. And just for the record,
5 after we're through the testimony -- and
6 I think we just have a few more people --
7 we're going to temporarily go into a
8 public meeting and there will be some
9 amendments, and the Council President
10 will discuss that a little bit.

11 Thank you very much.

12 Now, the final group I have --
13 and these are the four names I have
14 left -- Delores Johnson. Is she here? I
15 heard yes somewhere. Shaka Trotter.

16 MR. TROTTER: Yes.

17 COUNCILMAN GREENLEE: James
18 Johnson.

19 (No response.)

20 COUNCILMAN GREENLEE: No?
21 Okay. And Ruth Burchett. Okay. I think
22 I heard three say yes. Please come up.

23 Is there anyone else here that
24 wants to testify?

25 Okay. Please come up, because

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2 we are way behind, and I would ask you to
3 be as brief and as to the point as
4 possible, because we've had people
5 waiting for the next hearing for quite a
6 while. Thank you.

7 COUNCILMAN JOHNSON: Just an
8 hour.

9 COUNCILMAN GREENLEE: It's all
10 relative, right, Councilman?

11 COUNCILMAN JOHNSON: I heard
12 you.

13 (Witnesses approached witness
14 table.)

15 COUNCILMAN GREENLEE: Whoever
16 would like to go first, please identify
17 yourself and proceed.

18 MS. JOHNSON: Good afternoon.
19 My name is Delores Johnson and I reside
20 at 1540 North 15th Street, and my family
21 and I have been living there since the
22 '40s. I have a multi-family dwelling. I
23 live in the property and I also rent to
24 people in the neighborhood. I don't only
25 rent to students.

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2 But my problem is, as far as
3 the bill is concerned, I oppose it,
4 because in the bill, it mentions that
5 this corporation can buy, sell real
6 estate. And what does that have to do
7 with keeping the neighborhood clean and
8 security? And I'm afraid that section
9 about buying and selling real estate,
10 they have an opportunity to take your
11 property by eminent domain, which has
12 happened to me four times.

13 I was not able to get money
14 from the bank to rehab these properties
15 after they took it. They told me in
16 order for me to rehab the properties, I
17 would have to go to a bank to acquire the
18 funds to rehab it, which I did. I have
19 A-1 credit, and every bank in
20 Philadelphia, every last one of them,
21 turned me down. I didn't know this until
22 I went to the vice president of the bank
23 at Broad and Chestnut Street, told me --
24 I think it was PNB Bank or PNC Bank at
25 the time. She said, Ms. Johnson, I don't

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2 want to have anything to do with this
3 mess. They are redlining you.

4 So I was not able to get -- I
5 went and hired a lawyer, but the lawyers
6 didn't help. The lawyers were in the
7 City's pocket, which I didn't know until
8 after I had spent all my money.

9 So this is what I'm afraid of,
10 that they will eventually have the power
11 to take our property from us.

12 COUNCILMAN GREENLEE: Okay.

13 MS. JOHNSON: Question?

14 COUNCILMAN GREENLEE: We'll
15 hear from everybody first. Council
16 President will address that.

17 Who would like to go next?

18 MR. MOORE: My name is Donny
19 Moore and I'm the block captain of the
20 1700 block of North 19th Street, which is
21 in the area that they're building. And,
22 no, I do not want to be taxed, to answer
23 the question. No, I don't want to be
24 taxed.

25 But my concern here is -- being

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2 here is that we complained about the
3 student housing and the developments and
4 stuff like that. On my block they are
5 right now developing a unit. But what I
6 did was, I called the Zoning Board, and
7 they stopped the development because they
8 didn't meet with us, the community. And
9 they met with us. Not only did they met
10 with us, they agreed to do certain things
11 that we asked them for that. We made
12 them agree to do certain things. I have
13 a copy of this for them. That's what we
14 did. We met with them and got the legal
15 department and they did certain things
16 that we requested. Like they don't block
17 the streets on our block. They cover --
18 they already started construction. They
19 don't block our streets. They will not
20 block our streets. They will not work on
21 Sundays. They will -- they won't start
22 before 7:00 and they will end by 6:00.

23 But it's up to us. It's up to
24 us to challenge this when the Zoning
25 Board goes up. And once it goes up and

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2 you didn't challenge it, why are you
3 complaining when you don't challenge
4 something? I challenged it. It worked,
5 and it worked for the community. If
6 they're going to do something and you
7 can't stop them from doing something, get
8 something. Get something.

9 Now, this neighborhood
10 development, I don't know if it's going
11 to work or not, but I'm saying to you
12 right now, it's not only Temple students.
13 You keep talking about Temple students,
14 Temple students. It's the people in the
15 community. I got robbed two times. I
16 got robbed once and my car was tore up.
17 It wasn't a Temple student that did that.
18 It wasn't a Temple student. Stop that
19 about Temple. It wasn't Temple that did
20 this. We got kids in our neighborhoods
21 that's tearing up our neighborhoods.

22 Now, if they're going to put
23 cameras -- and I had to put my own
24 surveillance camera in, and they robbed
25 me and I still had a surveillance camera.

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2 They got caught on surveillance.

3 If they're going to put a
4 camera up there and not just on Cecil B.
5 Moore, not just on Dauphin Street,
6 Susquehanna, they're going to put a
7 camera up there on Carlisle Street, if
8 they're going to put it up on Gratz
9 Street and Bouvier Street where they walk
10 up and down selling them drugs, well, I'm
11 for it if they're going to put them
12 there. It's where they put this stuff
13 at. If it's going to help us out now, we
14 need help now.

15 You talking about -- we need
16 help right now, is where we need help,
17 the things that's happening now. So many
18 robberies happen in our neighborhood
19 where we live at. And I live 1715 North
20 19th Street.

21 Thank you.

22 COUNCILMAN GREENLEE: Thank
23 you. And just a question. So you live
24 there. Do you own any other property in
25 the district?

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2 MR. MOORE: No, I do not.

3 COUNCILMAN GREENLEE: So you
4 know you will not be assessed any taxes.

5 MR. MOORE: No, I will not.

6 COUNCILMAN GREENLEE: Right,
7 you will not.

8 Okay. Sir.

9 MR. TROTTER: Thank you. Good
10 afternoon, City Council and all members
11 of this Committee. My name is Shaka
12 Trotter and I'm with the Contractors'
13 Roundtable Council. And I just want to
14 say thank you for having me here. I
15 really appreciate it.

16 I'm here as a son of North
17 Philadelphia. I don't own any property,
18 but I was educated in North Philadelphia
19 and with the most precious blood, Saint
20 Lukowitz, Saint Columbus, even though he
21 wasn't a saint, on Lehigh Avenue. And
22 I've watched institutions like Temple
23 University gobble up our neighborhood
24 like pack men and pack women, take, take
25 and not give back. They have an

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2 insurmountable amount of money and
3 political power, and they pretty much
4 move through our community at-will unless
5 you challenge them.

6 I want to say thank you so very
7 much for being here and standing up and
8 having the audacity and courage to say no
9 more. You have -- this is a tactical
10 war. Not only are you to meet with
11 Temple and City Council, but you got to
12 go to the banks that's giving Temple this
13 money to build the things in your
14 neighborhood that you no longer want.

15 I want to say thank you --
16 first, congratulations, Councilman
17 Clarke, and I want to thank you -- no.
18 This is sincere congratulations,
19 Councilman Clarke, because you have
20 helped us. I'm here to support you.
21 It's not shame on you, Councilman, but
22 it's shame on Temple University for
23 taking advantage of our community. It's
24 shame on contractors that come in and do
25 250 units, 12 million or more work in our

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2 community and can't name one black
3 contractor, you know. I challenge you
4 too to bring your books in. Who are you
5 hiring? You're not going to get credit
6 for hiring some crack heads in the
7 neighborhood. You're not going to get no
8 applause from us. You have to do some
9 real meaningful work here.

10 Them, just like Temple, they
11 don't have the main concern for the
12 homeowners. They're there for ongoing
13 ruthless pursuant of profit, and whoever
14 gets in that way, they will crush.

15 But thank you so much for being
16 here.

17 Now, here's the switch and
18 bait. You talk to Temple. You challenge
19 them. They say, Well, we are in
20 agreement with this equal opportunity,
21 and they have meetings, right? Now, they
22 agree to the economic opportunity plans.
23 Then they hire GPUAC, which considers
24 their reports proprietary, and they only
25 disclose their reports with permission

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2 from Temple. So what happens now is,
3 you're fighting a ghost.

4 You can't get the statistics,
5 Councilman Kenney, that you asked
6 earlier. You said what are the ethical
7 backgrounds, who is hired, how many black
8 people, how many black contractors on
9 this job, you know, what's their
10 percentage of monies that they were
11 awarded for contracts. When you don't
12 have that information, you're fighting a
13 ghost. All you can do is sit back and
14 look at the devastation in our community.

15 You can't tell me that this
16 abandoned buildings and this atrocity
17 that's committed on our community, that
18 it isn't planned. To me it seems like
19 Temple pick and choose the areas they
20 want to invest in. Like somebody picked
21 they favorite son, which one they have to
22 decide who is going to go to college.
23 They pick our community and cut it apart
24 and decide where they're going to grow,
25 where they're going to develop, and

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2 everything else falls to the side. Is
3 that fair to say? And our community
4 suffers from it, the community that I
5 grew up in before I went to West
6 Philadelphia. Even I raise hell in West
7 Philly, but I was born and raised in
8 North Philly and I don't like what I see.

9 So, again, a homeowner came to
10 us and said, Let's not fight. I don't
11 think the fight is with Councilman
12 Darrell Clarke or the Council, City
13 Council. I think the fight and the real
14 corporate culprit is Temple. When we
15 fight with each other, the enemy always
16 manages to slip away and do some more
17 dirt tomorrow.

18 So I say for ourselves and
19 history, let's change the world from what
20 it is to what it should be.

21 Thank you so very much.

22 (Applause.)

23 COUNCILMAN GREENLEE: Thank
24 you.

25 Ms. Burchett, please. Identify

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2 yourself and please proceed.

3 MS. BURCHETT: Hi. My name is
4 Ruth Burchett. I'm a resident of North
5 Philadelphia. Having served -- I do not
6 own property inside of this NID, proposed
7 NID district. However, having served as
8 block captain, committee person, judge of
9 election and head of a non-profit of the
10 area and also the child of a couple that
11 purchased property in North Philadelphia
12 back in 1950, I was raised to be
13 concerned for community, and I remain so.

14 This district ends at the block
15 of -- the west side of it rather ends at
16 the block of the home that my parents
17 purchased, and we're fifth generation.
18 I'm real clear that the concerns that
19 this NID is proposing to have over our
20 area will impact areas beyond the
21 boundaries that are designated.

22 I'm disappointed that --
23 Councilman Clarke, as I've told you, I'm
24 disappointed that you have introduced to
25 Council for your consideration here this

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2 bill. It has no consideration for the
3 long-term residents of North
4 Philadelphia. I am appalled that for
5 decades rather than our -- and I'm
6 speaking as someone who was sitting on my
7 steps the night of the riots, and this
8 encompasses -- part of this area
9 encompasses that area.

10 I'm appalled that we would
11 be -- to have our community with the
12 funds for revitalizing our community
13 having intentionally been withheld from
14 our area for decades to the point of mass
15 deterioration, to the point of whole
16 blocks being leveled, and then conveyed
17 for speculation to developers or
18 whomever. That's how we got to today.
19 This didn't just start when Temple
20 housing started going up. This was a
21 deliberate plan. And how dare the City
22 of Philadelphia, with our lawmaker body
23 being the City Council, enact laws that
24 would further endanger our well-being.

25 Many of the -- unlike the

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2 Temple property owners who are multiple
3 in the ordinance, there are many of the
4 people who are corporations, not people,
5 they're corporations, who own multiple
6 properties that give you an indication of
7 their wealth. Unlike the homeowners or
8 long-term residents of the community like
9 my family, there's one property. It is
10 very often heir property. It is very
11 often in the name of someone who is
12 deceased. Yet family members continue to
13 live there. And you've heard the term
14 "murky deeds." Well, many of those
15 exist.

16 And so your ordinance doesn't
17 take in considerations those kind of
18 situations where you have a property that
19 is owned by someone who is deceased, yet
20 the ordinance speaks to owner-occupied
21 rental units will not be taxed. Well, if
22 the person is dead already and you're the
23 granddaughter living in that house, are
24 you going to be taxed? Is the house
25 going to be taxed or is it not going to

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2 be taxed? These are realities that exist
3 within our communities.

4 I was disappointed to hear at
5 the meeting at Temple University on March
6 6th that one of the reasons -- and this
7 came from Councilman Clarke as well as a
8 representative of the product -- what is
9 it? The organization of developers who
10 have developed many of those homes. And
11 I keep forgetting the name of it. But
12 anyway, they both noted on record that
13 one of the things that led to the
14 creation of this ordinance is the fact
15 that there was trash, that Temple
16 students were putting out trash. In
17 fact, Councilman Clarke noted that when
18 he ran for election, he was walking --
19 you were walking the streets and you
20 noted that you did notice the trash being
21 put out. Well, we have a City ordinance
22 that deals with trash and, you know, you
23 put your trash out between 7:00 p.m. and
24 7:00 a.m. That's an ordinance that
25 exists already. And so this Council

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2 should not be troubled with passing
3 ordinances for something that exists
4 already. It exists already.

5 When I give out food to the
6 elderly every Tuesday, I have elders
7 complain over and over again that
8 sanitation workers, officers, with
9 plastic gloves open and dig through their
10 trash to notice even a -- anything that's
11 recyclable and they end up with a ticket
12 for \$25. If they don't pay it within a
13 certain term, it's doubled to \$50.
14 That's a concern.

15 How come the ordinances and the
16 laws that we have aren't being enforced
17 fairly? They aren't being enforced. Why
18 are the Temple students and those
19 property owners, those commercial
20 property owners, not taxed as well, not
21 given citations as well? That is the
22 solution.

23 In terms of the crime, which is
24 the second idea that they brought forward
25 in terms of justification for doing this

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2 bill, well, we have Philadelphia Police,
3 Housing Police, Temple Police, Town
4 Watch, you have your own individual
5 vigilance on the community who have your
6 eyes and ears like me, and, you know, we
7 don't need to hire another company to
8 come over us.

9 Temple Police need to police
10 their own versus policing residents.
11 They're on task literally, literally to
12 keep us away from their students, to
13 guard their students against us, and
14 their vigilance needs to be targeted
15 toward their own students.

16 It is incredible as a community
17 development corporation, having gotten
18 awards literally from L&I for cleaning in
19 one summer 92 vacant lots, to have Temple
20 University students come out and trash
21 our neighborhood the way that they have.
22 And we fought to stop the graffiti in our
23 community. We had our own tactic, and
24 the Managing Director's Office and L&I
25 supported us, and now here you got Temple

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2 students tagging geology. Nobody in the
3 neighborhood tags geology and other
4 kinds -- we got an increase of graffiti,
5 we've got partying, we got pissing up
6 against walls and that.

7 I'm very grateful to Councilman
8 Goode and Councilman Kenney for speaking
9 to the issue of the contractors who have
10 people, many of them not even speaking
11 English, not that you have to, but
12 Philadelphia is always touted as a union
13 town, a union town. When we bid for
14 houses up at 21st and Norris, there was a
15 big deal about this being a union job,
16 and we got no jobs, not one job. Even
17 those HUD Section 3 regulations required
18 neighborhood hires.

19 So I'm saying to you is that
20 there's an infusion of a tremendous
21 amount of money being spent in the
22 community, building from the ground up,
23 and many of those people that -- those
24 contractors are digging into the ground
25 below ground level and taking that debris

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2 and dumping it onto vacant lots. One of
3 the vacant lots is in the 1900 block of
4 Norris Street where my family resides,
5 and we have right now as I speak to you
6 six piles of construction debris.

7 So I'm telling you that the
8 issues that this bill is addressing, it
9 does have impact beyond the boundary. I
10 guarantee you it does, because it's
11 there.

12 Now, we have --

13 COUNCILMAN GREENLEE: Ma'am,
14 could I just ask you to please wrap up,
15 because we really need to --

16 MS. BURCHETT: I'm going to
17 wrap up.

18 COUNCILMAN GREENLEE: Thank
19 you. Please.

20 MS. BURCHETT: I always get
21 this here at Council. I have input. I'm
22 glad you don't have your little
23 three-minute clock up there.

24 COUNCILMAN GREENLEE: I didn't
25 want to do that to you.

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2 MS. BURCHETT: So here's the
3 deal. For a contractor to short dump
4 debris on a block that I'm block captain
5 of and we call 3-1-1 and report it and
6 then have that contractor bold face
7 enough to say to me, Oh, we're just
8 trying to beautify the neighborhood, we
9 trying to fix up the neighborhood and you
10 all are fighting against us, and anyway,
11 I got my record expunged.

12 Why is it they're having more
13 clout in the community than we are? I'm
14 not going to pat anybody on the back
15 about redeveloping this 5th Councilmanic
16 District when it's their fault it got
17 tore up from the junk street.

18 I don't like it. It is unfair.
19 You're unfair to our community, and this
20 is predatory. It is predatory, and it is
21 a threat to our community. This
22 ordinance itself and use of the NID is
23 excessive. It is an excessive remedy for
24 the problems that were stated as the
25 rationale for coming up with this.

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2 (Applause.)

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Is there anyone else here to
6 testify?

7 (No response.)

8 COUNCILMAN GREENLEE: I see
9 none.

10 Here's what we're going to do.
11 We're going to temporarily, listen to me,
12 temporarily recess the hearing to go into
13 a public meeting, but as was stated
14 before, there will be at least one more
15 public hearing on this bill. We have to
16 wait at least 45 days, if I'm right.

17 So the Committee on Rules
18 temporarily recesses the public hearing
19 and goes into a public meeting on Bill
20 No. 120020. The purpose, I'm going
21 recognize to Council President Clarke to
22 introduce some amendments.

23 Council President.

24 COUNCIL PRESIDENT CLARKE:

25 Thank you, Mr. Chair.

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2 First, I would like to thank
3 everyone who came down here to testify.
4 This is the American way, democracy at
5 work. As I said earlier, everybody will
6 have a say and will have a level of input
7 into this particular process. In
8 addition to the additional public hearing
9 that's required in City Council, there
10 will be a series of public meetings in
11 the neighborhood to continue the
12 discussion.

13 Real quick, Councilman, I would
14 like to run through a series of
15 amendments that are based on concerns
16 that were raised at earlier meetings and
17 again here today. I'd like to refer to
18 the sheet that was passed out earlier on
19 Bill No. 120020.

20 The first recommendation on the
21 amendment we are deleting, because,
22 frankly speaking, I don't like the
23 language in that that talks about liens
24 and fees. We'll have to deal with that
25 at a later date.

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2 The second one, amendments to
3 the Preliminary Plan. Example A, Item 2,
4 P. 1, Service Area, where it says, The
5 service area of the proposed district
6 includes taxable properties.

7 There will be an amendment to
8 do the following: We'll clarify that
9 only commercial properties, which include
10 properties rented to tenants for not for
11 profit, will be assessed -- I'm sorry;
12 excludes. I'm sorry. Single-family
13 owner-occupied homes will not be assessed
14 for the NID since they do not fit the
15 definition of commercial properties.
16 That's clear? No single-family homes, no
17 owner-occupied homes will be included in
18 this provision. We're going to clarify
19 that language to ensure that there's no
20 doubt that people who have expressed that
21 concern.

22 Additionally, in reference to
23 the property list, in the earlier version
24 it did not delete all of the properties
25 that will not be subject to it. To

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2 further clarify, in the amendment we will
3 actually cross out properties that are
4 not within the category. So those
5 properties that are exempt will be
6 crossed out in the amendment so there
7 could be no mistake that those properties
8 are deleted. And that's to comply with
9 the language required by the Community
10 and Economic Improvement Act 53 P.S. and
11 it goes on and on, 810 -- I'm sure we
12 don't have to get into specifics. That
13 will be in the language.

14 Additionally, as it relates to
15 the assessment fee, there was an issue
16 about the assessment fee not to exceed 10
17 percent. There will not be any different
18 ranges as it relates to assessment. This
19 will clarify that whatever the assessment
20 fee is for those properties that are
21 eligible that I said earlier are only
22 commercial properties. There will be one
23 set fee, not different fees as it relates
24 to the assessment fee on those
25 properties.

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2 Language added to clarify the
3 order to renew the NID. We want to
4 clarify in order to renew the NID after
5 five years, the same process must happen.
6 So if there's any concern about some
7 automatic renewal of the NID, if it
8 happens, because I keep saying that, this
9 is the start of a process, that it will
10 be automatically be renewed by an
11 over-the-counter permit. That cannot
12 happen. We're going to clarify that
13 language that you must have the same
14 process - community participation, a
15 series of hearings, the same timeframe.

16 Bylaws. Bylaws was -- some of
17 the language was of concern. There was
18 an issue about the listing of class of
19 properties. In particular, it hit a
20 hot-button note in the community meeting
21 about identifying certain properties in a
22 class reference, and that was probably
23 not a good choice of language as it
24 relates to some of the neighborhoods in
25 the City of Philadelphia.

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2 There shall be no reference to
3 class of properties. So that will be
4 deleted in the bill. It will simply be a
5 designation of properties, period. So it
6 won't be like Temple University is a
7 particular class, landlord-owned
8 properties is a particular class,
9 residential properties are a particular
10 class. There will be no reference to
11 class.

12 Additionally, powers of the
13 bylaws, the references to Municipalities
14 Act. "Managing corporation of NID will
15 have broad powers and will be able to
16 purchase, rehabilitate and sell real
17 estate."

18 This was an extremely
19 hot-button issue as it related to the
20 conversation the other night. To clarify
21 that -- and I know that this was the
22 case, but to clarify that, that language
23 is deleted. We are also going to delete
24 "powers," because that in some instances
25 is an inflammatory word. So that

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2 provision will be stricken and that will
3 be solely based on the internal
4 governance. And there will be no ability
5 of the NID to acquire and develop
6 properties. I want to make that clear.
7 There's no ability for the NID to develop
8 and acquire properties. We're going to
9 clarify that as related to the internal
10 governance and also the ability for the
11 NID to continue additional development.

12 Again, "Act 4, Management
13 Corporation has power to purchase, own,
14 construct, renovate, develop, operate,
15 manage and/or dispose of real property."
16 Again, further clarifying language in the
17 bylaws, that provision is deleted. So to
18 clarify, the NID will not purchase real
19 property in the community, because that
20 is a significant issue that has come up
21 again today.

22 There was also issues about in
23 the original version the powers allows
24 for the acquired -- for the -- basically
25 by the NID -- let me get this clear.

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2 Okay. This is only for
3 purposes of within the power of the NID.
4 It changed language so that it only
5 allows the lease of an office space and
6 acquiring or lease of supplies and
7 equipment, period. So that's the
8 language within the internal bylaws that
9 say that that particular NID's only sole
10 purchasing power, if you want to use that
11 term, is for purposes of purchasing
12 materials and purchasing leasing space
13 for the purpose of the office.

14 Last, again, in Section A-4,
15 "allows for the Management Corporation to
16 impose liens." That is a serious concern
17 that was raised about a separate entity
18 other than the government purchasing
19 liens for properties that are in arrears
20 of their particular real estate tax.
21 That provision will be amended where the
22 community -- the language to allow
23 Management Corporation to request that
24 City impose liens. So it will only be
25 the City of Philadelphia will be in a

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2 position to impose a lien as it relates
3 to a property that are in arrears of
4 their assessments or their taxes. So the
5 NID will not be authorized to do that.

6 So these are based on the
7 conversations that we've had to date will
8 be in this document, the amendment that
9 will be submitted formally to the
10 Committee. I anticipate as we continue
11 this dialogue, there will be additional
12 conversations related to potential other
13 amendments.

14 There is an issue -- and I'll
15 bring it up now, because there's a
16 concern about who will ultimately be on
17 the Board of Directors. I personally
18 don't want to suggest by myself who
19 should be the person or the makeup of
20 that particular Board, but that will be a
21 significant part of the continued
22 conversation, because we understand
23 there's significant concerns about the
24 makeup of the Board. All right?

25 So with that, Mr. Chairman -- I

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2 guess I am a member of the Committee.

3 COUNCILMAN GREENLEE: You are a
4 member of all committees.

5 COUNCIL PRESIDENT CLARKE: I
6 would like to formally offer this
7 amendment to the legislation.

8 (Duly seconded.)

9 COUNCILMAN GREENLEE: It's been
10 moved and seconded that the amendments
11 that the Council President just discussed
12 be approved to this bill.

13 All in favor?

14 (Aye.)

15 COUNCILMAN GREENLEE: Opposed?

16 (No response.)

17 COUNCILMAN GREENLEE: Hearing
18 none, those amendments pass. And now we
19 will recess the public meeting and go
20 back into the public hearing.

21 As I said before, there will be
22 other hearings, at least one other
23 hearing on this at least 45 days from
24 now. Information will be distributed.

25 And with that, the hearing on

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2 Bill No. 120020 of the Rules Committee
3 will stand in recess until the call of
4 the Chair.

5 Thank you.

6 COUNCIL PRESIDENT CLARKE:

7 Thank you.

8 (Committee on Rules recessed at
9 1:40 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on March 13, 2012, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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