

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, June 9, 2015
10:20 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILLS 150215, 150232, 150236, 150284, 150285,
150288, 150289, 150350, 150351, 150409,
150473, 150348, 150487, 150488, 150489,
150490, 150491, 150492, 150493, and 150494

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1
2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the
4 Committee on Rules. We have finally
5 obtained a quorum - Councilman Goode,
6 Councilman Squilla, Councilman O'Brien,
7 and Council President Clarke and myself,
8 Bill Greenlee.

9 Ms. Marconi, will you please
10 read the title of the first bill before
11 us today.

12 THE CLERK: Bill No. 150215, an
13 ordinance to amend the Philadelphia
14 Zoning Maps by changing the zoning
15 designations of certain areas of land
16 located within an area bounded by Front
17 Street, Norris Street, Frankford Avenue,
18 and Oxford Street.

19 (Witness approached witness
20 table.)

21 COUNCILMAN GREENLEE: And as
22 Mr. Gregorski is getting ready to testify
23 on the first bill, if I could say -- and
24 you'll hear me say this a couple times --
25 we have many, many bills today. I would

1 6/9/15 - RULES - BILL 150215, etc.
2 appreciate everybody that wants to put in
3 testimony, if they have provided written
4 testimony, that will be made part of the
5 record. They do not have to read the
6 whole testimony. I appreciate them
7 summarizing their statements. And in any
8 event, if they could make whatever
9 statements as short as possible, in
10 fairness to all these people who want to
11 testify today, I'd appreciate it.

12 Mr. Gregorski.

13 MR. GREGORSKI: Good morning,
14 Councilman Greenlee, members of the Rules
15 Committee. I'm Marty Gregorski, Division
16 Director of the Development Division of
17 the Philadelphia City Planning
18 Commission. I'm here to testify on Bill
19 No. 150215, which was introduced into
20 City Council on March 19th, 2015 by
21 Councilmember Sanchez.

22 Bill No. 150215 amends the
23 Philadelphia Zoning Maps by rezoning an
24 area bounded by Front Street, Norris
25 Street, Frankford Avenue, and Oxford

1 6/9/15 - RULES - BILL 150215, etc.
2 Street.

3 This is a corrective rezoning
4 bill, the second of three in this
5 neighborhood, changing the zoning of
6 blocks whose land uses have changed. A
7 former industrial site zoned G-2 -- or
8 I-2 General Industrial on Front Street is
9 now a performing arts high school, so its
10 zoning will change to CMX-3 Commercial
11 Mixed-Use. An adjacent multi-family
12 residential building, located in the
13 former warehouse, is rezoned from I-2
14 Medium Industrial to IRMX Industrial
15 Residential Mixed-Use. Frankford Avenue
16 from Oxford to Norris is rezoned to CMX-3
17 Neighborhood Commercial Mixed-Use to
18 reflect the increased commercial
19 activity, while single-family homes on
20 smaller back streets are down-zoned to
21 reflect their current use, removing
22 commercial zoning in the process.

23 The Planning Commission's staff
24 has worked with volunteers at the
25 Fishtown Neighbors Association since 2009

1 6/9/15 - RULES - BILL 150215, etc.
2 on this remapping and has held three
3 public meetings to gather input for these
4 bills.

5 The Philadelphia City Planning
6 Commission at its meeting of April 28th,
7 2015 recommended that Bill No. 150215 be
8 approved.

9 I'd be happy to answer any
10 questions.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Any questions for Mr. Gregorski
14 on this bill?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, is there anyone else here who
18 wishes to testify on Bill No. 150215?

19 (No response.)

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

22 THE CLERK: Bill No. 150232, an
23 ordinance to amend the Institutional
24 Development District Master Plan of the
25 University of Pennsylvania, by allowing

1 6/9/15 - RULES - BILL 150215, etc.
2 for the complete renovation of the Mellon
3 Building located at 3457 through 59
4 Walnut Street.

5 COUNCILMAN GREENLEE:
6 Mr. Gregorski.

7 MR. GREGORSKI: Good morning,
8 Councilman Greenlee, members of the Rules
9 Committee. I'm Marty Gregorski, Division
10 Director of the Development Division of
11 the Philadelphia City Planning
12 Commission. I'm here to testify on Bill
13 No. 150232, which was introduced into
14 City Council on March 26th, 2015 by
15 Councilmember Blackwell.

16 Bill No. 150232 amends the
17 Master Plan for the University of
18 Pennsylvania to include a complete
19 renovation of the Mellon Building at 3457
20 to 59 Walnut Street and the construction
21 of two additions to form a single,
22 cohesive academic building. The project
23 will enable a single-site consolidation
24 of the University's Political Science
25 Department and the Department of

1 6/9/15 - RULES - BILL 150215, etc.
2 Economics. Additionally, the center will
3 house the Center of Advanced Study of
4 India, the Christopher H. Browne Center
5 for International Politics, the Center
6 for the Study of Contemporary China, the
7 Penn Program on Democracy, Citizenship,
8 and Constitutionalism, and the Penn
9 Institute for Economic Research.

10 The City Planning Commission
11 previously approved these amendments to
12 the University of Pennsylvania Master
13 Plan at its meeting of February 17th,
14 2015. The City Planning Commission thus
15 recommends Bill No. 150232 for approval.

16 I'd be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

20 Any questions for Mr. Gregorski
21 on this bill?

22 (No response.)

23 COUNCILMAN GREENLEE: The
24 record will reflect Councilwoman Reynolds
25 Brown, a member of the Committee, is also

1 6/9/15 - RULES - BILL 150215, etc.
2 present.

3 Anyone else here to testify on
4 Bill No. 150232?

5 (No response.)

6 COUNCILMAN GREENLEE: And,
7 Mr. Gregorski, I understand there's an
8 amendment to this, which will be
9 presented at the Committee meeting.
10 Seeing no one else who wants to
11 testify, Ms. Marconi, our next bill,
12 please.

13 THE CLERK: Bill No. 150236, an
14 ordinance to amend the Philadelphia
15 Zoning Maps by changing the zoning
16 designations of certain areas of land
17 located within an area bounded by Terrace
18 Street, Shurs Lane, Cresson Street,
19 Rector Street, Silverwood Street, and
20 Grape Street.

21 MR. GREGORSKI: Good morning,
22 Councilman Greenlee, members of the Rules
23 Committee. I'm Marty Gregorski, Division
24 Director of the Development Division of
25 the Philadelphia City Planning

1 6/9/15 - RULES - BILL 150215, etc.
2 Commission. I'm here to testify on Bill
3 No. 150236, which was introduced into
4 City Council on March 26th, 2015 by
5 Councilmember Jones.

6 Bill No. 150236 rezones
7 portions of Manayunk in the Lower
8 Northwest Planning District of
9 Philadelphia. It is intended for
10 corrective remapping purposes and the
11 advancement of the goals and
12 recommendations of the Lower Northwest
13 District Plan. Specifically, it seeks to
14 preserve the character and density of
15 single-family neighborhoods by remapping
16 these areas to correct zoning
17 classifications. The bill changes
18 properties currently used for
19 single-family dwellings from their
20 current commercial and industrial
21 classifications to RSA-5 Residential
22 Single-Family Attached.

23 The Planning Commission staff
24 has worked with the leadership of the
25 Manayunk Neighborhood Council on this

1 6/9/15 - RULES - BILL 150215, etc.
2 remapping.

3 The City Planning Commission at
4 its meeting of April 28th, 2015
5 recommended Bill No. 150236 for approval.

6 I'd be happy to answer any
7 questions at this time.

8 COUNCILMAN GREENLEE: Thank
9 you.

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

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, anyone else here to testify on Bill
15 No. 150236?

16 (No response.)

17 COUNCILMAN GREENLEE: Seeing
18 none, thank you.

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

21 THE CLERK: Bill No. 150284, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by Tulip

1 6/9/15 - RULES - BILL 150215, etc.

2 Street, Tucker Street, Memphis Street,
3 and Albert Street.

4 COUNCILMAN GREENLEE:

5 Mr. Gregorski, before you start, please
6 let the record reflect Councilwoman Bass,
7 a member of the Committee, is present.

8 Please.

9 MR. GREGORSKI: Good morning,
10 Councilman Greenlee, members of the Rules
11 Committee. I'm Marty Gregorski, Division
12 Director of the Development Division of
13 the Philadelphia City Planning
14 Commission. I'm here to testify on Bill
15 No. 150284, which was introduced into
16 City Council on April 9th, 2015 by
17 Councilmember Squilla.

18 Bill No. 150284 amends the
19 Philadelphia Zoning Maps by rezoning an
20 area bounded by Tulip Street, Tucker
21 Street, Memphis Street, and Albert
22 Street.

23 Bill No. 150284 rezones four
24 parcels from RSA-5 Single-Family
25 Residential to CMX-2 Commercial

1 6/9/15 - RULES - BILL 150215, etc.
2 Mixed-Use. The applicant is a restaurant
3 owner who wishes to expand his business
4 into an adjacent building situated on
5 four former residential lots. The
6 previous owner of these lots had expanded
7 the building without proper permits.
8 This is a relatively recent building,
9 with no open space on any of the four
10 parcels.

11 Additionally, this property is
12 within the North Delaware Avenue Zoning
13 Overlay created by City Council in 2002,
14 which requires Zoning Board of Adjustment
15 approval of restaurants as a special
16 exception. Because of these two
17 conditions, even with the new zoning
18 designation, the restaurant expansion
19 could not be by-right. Additionally, the
20 staff does not believe that this bill
21 will cause any harm or detriment to the
22 near neighbors.

23 The Philadelphia City Planning
24 Commission at its meeting of April 28th,
25 2015 recommended Bill No. 150284 for

1 6/9/15 - RULES - BILL 150215, etc.

2 approval.

3 I'd be happy to answer any
4 questions.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Any questions?

8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none, anyone else here to testify on Bill
11 No. 150284?

12 (No response.)

13 COUNCILMAN GREENLEE: Seeing
14 none, thank you.

15 Ms. Marconi, our next bill,
16 please.

17 THE CLERK: Bill No. 150288, an
18 ordinance to amend the Philadelphia
19 Zoning Maps by changing the zoning
20 designations of certain areas of land
21 located within an area bounded by Mifflin
22 Street, 8th Street, Dudley Street, and
23 9th Street.

24 MR. GREGORSKI: Good morning,
25 Councilman Greenlee, members of the Rules

1 6/9/15 - RULES - BILL 150215, etc.
2 Committee. I'm Marty Gregorski, Division
3 Director of the Development Division of
4 the Philadelphia City Planning
5 Commission. I'm here to testify on Bill
6 No. 150288, which was introduced into
7 City Council on April 9th, 2015 by
8 Councilmember Squilla.

9 Bill No. 150288 rezones the
10 block bounded by Mifflin Street, 8th
11 Street, Dudley Street, and 9th Street.

12 The block is the site of the
13 former Edward W. Bok Technical High
14 School. Bill No. 150288 rezones the
15 entire block from RSA-5 Single-Family
16 Attached to IRMX Industrial Residential
17 Mixed-Use.

18 The rezoning will enable the
19 redevelopment of this historic building
20 for light industrial and commercial uses,
21 and the rezoning is consistent with the
22 goals of the Philadelphia2035
23 Comprehensive Plan.

24 The City Planning Commission at
25 its meeting of April 28th, 2015

1 6/9/15 - RULES - BILL 150215, etc.

2 recommended Bill No. 150288 for approval.

3 I'd be happy to answer any
4 questions at this time.

5 COUNCILMAN GREENLEE: Thank
6 you, sir.

7 Any questions for Mr. Gregorski
8 on this bill?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else here to testify on Bill
12 No. 150288?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, thank you.

16 Ms. Marconi, our next bill,
17 please.

18 THE CLERK: Bill No. 150289, an
19 ordinance to amend the Philadelphia
20 Zoning Maps by changing the zoning
21 designations of certain areas of land
22 located within an area bounded by Front
23 Street, Amber Street, Hagert Street,
24 Frankford Avenue, York Street, Aramingo
25 Avenue, Cumberland Street (extended), the

1 6/9/15 - RULES - BILL 150215, etc.

2 Delaware River, Shackamaxon Street

3 (extended), Delaware Avenue, Frankford

4 Avenue, and Laurel Street.

5 COUNCILMAN GREENLEE:

6 Mr. Gregorski, before you start, if I can

7 just have everyone's attention. I know

8 there's a lot of conversation going on.

9 This is a hearing room, but unfortunately

10 it's not easy to hear in it, and when a

11 number of people are all having quiet

12 conversations, it's not quiet anymore.

13 And this air conditioning is supposed to

14 actually leave out air, but I think it's

15 just leaving out noise. So when you put

16 all that together, it's sometimes hard to

17 hear here. So if you're having private

18 conversations, if you can just go out in

19 the hallway for that minute, I'd

20 appreciate it.

21 Nobody in the back room is

22 listening to me, but go ahead,

23 Mr. Gregorski.

24 MR. GREGORSKI: Good morning,

25 Councilman Greenlee, members of the Rules

1 6/9/15 - RULES - BILL 150215, etc.
2 Committee. Marty Gregorski, Division
3 Director of the Development Division of
4 the Philadelphia City Planning
5 Commission. I'm here to testify on Bill
6 No. 150289, which was introduced into
7 City Council on April 9th, 2015 by
8 Councilmember Squilla.

9 Bill No. 150289 amends the
10 Philadelphia Zoning Maps by rezoning an
11 area bounded by Front Street, Amber
12 Street, Hagert Street, Frankford Avenue,
13 York Street, Aramingo Avenue, Cumberland
14 Street (extended), the Delaware River,
15 Shackamaxon Street (extended), Delaware
16 Avenue, Frankford Avenue, and Laurel
17 Street.

18 This is a corrective rezoning
19 bill, the third of three in this
20 neighborhood, changing the zoning of
21 blocks whose land uses have changed. A
22 neighborhood park, Konrad Square, will be
23 zoned for Parks and Open Space. Vacant
24 formerly light industrial blocks along
25 the Market-Frankford El on Front Street

1 6/9/15 - RULES - BILL 150215, etc.
2 will be rezoned to a medium density
3 commercial, CMX-2.5, to encourage their
4 reuse. Former industrial blocks along
5 the Delaware River will be zoned to a
6 higher density commercial, CMX-3, in
7 conformance with the Master Plan for
8 Central Delaware. A section of Girard
9 Avenue will be rezoned from CMX-1, where
10 commercial land use is optional, to
11 CMX-2, where commercial land use is
12 required. The City has no industrial
13 protection areas in this neighborhood, so
14 the zoning away from industry should
15 proceed.

16 Commission staff has worked
17 with volunteers at the Fishtown Neighbors
18 Association since 2009 on this remapping
19 and has held three public meetings to
20 gather their input for the bills.

21 Philadelphia City Planning
22 Commission at its meeting of April 28th,
23 2015 recommended Bill No. 150289 for
24 approval.

25 I'd be happy to answer any

1 6/9/15 - RULES - BILL 150215, etc.

2 questions at this time.

3 COUNCILMAN GREENLEE: Thank
4 you, sir.

5 Any questions for Mr. Gregorski
6 on this bill?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, anyone else here to testify on Bill
10 No. 150289?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, thank you.

14 Ms. Marconi, please.

15 THE CLERK: Bill No. 150487, an
16 ordinance to amend the Philadelphia
17 Zoning Maps by changing the zoning
18 designations of certain areas of land
19 located within an area bounded by Newtown
20 Avenue, Godfrey Avenue, Allengrove
21 Street, Tabor Avenue, Foulkrod Street,
22 and Adams Avenue.

23 COUNCILMAN GREENLEE: Mr.
24 Gregorski.

25 MR. GREGORSKI: Good morning,

1 6/9/15 - RULES - BILL 150215, etc.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, Division
4 Director of the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 150487, which was introduced into
8 City Council on May 21st, 2015 by
9 Councilmember Tasco.

10 Bill No. 150487 will rezone
11 properties in the area bounded by Newtown
12 Avenue, Godfrey Avenue, Allengrove
13 Street, Tabor Avenue, Foulkrod Street,
14 and Adams Avenue.

15 Bill No. 150487 is a corrective
16 rezoning bill that follows the
17 recommendations of the Lower Northeast
18 District Plan. The properties within
19 this area will be rezoned from I-2 Medium
20 Industrial to CA-2 Auto-Oriented
21 Commercial to reflect the existing use as
22 a shopping center.

23 Bill No. 150487 will be
24 considered by the City Planning
25 Commission at its meeting of June 9th,

1 6/9/15 - RULES - BILL 150215, etc.

2 2015 where the staff will recommend the
3 bill for approval.

4 I'd be happy to answer any
5 questions at this time.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Any questions?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, anyone else here to testify on Bill
12 No. 150487?

13 (No response.)

14 COUNCILMAN GREENLEE: Seeing
15 none, thank you.

16 Ms. Marconi, please.

17 THE CLERK: Bill No. 150488, an
18 ordinance to amend the Philadelphia
19 Zoning Maps by changing the zoning
20 designations of certain areas of land
21 located within an area bounded by Disston
22 Street, Whitaker Avenue, Brighton Street,
23 Pennway Street, Saint Vincent Street, and
24 Algon Avenue.

25 MR. GREGORSKI: Good morning,

1 6/9/15 - RULES - BILL 150215, etc.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, Division
4 Director of the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 150488, which was introduced into
8 City Council on May 21st, 2015 by
9 Councilmember Tasco.

10 Bill No. 150488 rezones
11 properties in the area bounded by Disston
12 Street, Whitaker Avenue, Brighton Street,
13 Pennway Street, Saint Vincent Street, and
14 Algon Avenue.

15 Bill No. 150488 is a corrective
16 rezoning bill that follows the
17 recommendations of the Central Northeast
18 District Plan. The area in Upper
19 Northwood will be rezoned from RM-1
20 Residential Multi-Family to RSA-5
21 Residential Single-Family Attached in an
22 effort to reflect the existing land use
23 as single-family dwellings.

24 Bill No. 150488 will be
25 considered by the City Planning

1 6/9/15 - RULES - BILL 150215, etc.
2 Commission at its meeting of June 9th,
3 2015 where the staff will recommend the
4 bill for approval.

5 I'd be happy to answer any
6 questions at this time.

7 COUNCILMAN GREENLEE: Thank
8 you, sir.

9 Any questions?
10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, anyone else here to testify on Bill
13 No. 150488?

14 (No response.)

15 COUNCILMAN GREENLEE: Again,
16 seeing none, thank you.

17 Ms. Marconi, our next one,
18 please.

19 THE CLERK: Bill No. 150490, an
20 ordinance to amend the Philadelphia
21 Zoning Maps by changing the zoning
22 designations of certain areas of land
23 located within an area bounded by Hunting
24 Park Avenue, Pacific Street, 22nd Street,
25 Venango Street, and Wissahickon Avenue.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Mr.

3 Gregorski.

4 MR. GREGORSKI: Good morning,
5 Councilman Greenlee, members of the Rules
6 Committee. I'm Marty Gregorski, Division
7 Director of the Development Division of
8 the Philadelphia City Planning
9 Commission. I'm here to testify on Bill
10 No. 150490, which was introduced into
11 City Council on May 21st, 2015 by
12 Councilmember Bass.

13 Bill No. 150490 will rezone
14 properties in the area bounded by Hunting
15 Park Avenue, Pacific Street, 22nd Street,
16 Venango Street, and Wissahickon Avenue.

17 Bill No. 150490 will facilitate
18 the development of the Allegheny West
19 Foundation, AWF, Plaza, a 45-unit
20 mixed-use development for low-income
21 seniors. The bill will also remove the
22 obsolete RSA-3 Residential Single-Family
23 Attached zoning from the block.

24 Bill No. 150490 rezones the AWF
25 site to CMX-3 Community Commercial

1 6/9/15 - RULES - BILL 150215, etc.
2 Mixed-Use, which will be built on the
3 lots containing vacant housing, a
4 nuisance bar, and an existing AWF office.
5 It should be noted that this project is
6 large enough to be subject to Civic
7 Design Review process.

8 Bill No. 150490 will be
9 considered by the City Planning
10 Commission at its meeting of June 9th,
11 2015 where the staff will recommend the
12 bill for approval.

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

15 COUNCILMAN GREENLEE: Thank
16 you, sir.

17 Any questions, comments on this
18 bill?

19 (No response.)

20 COUNCILMAN GREENLEE: Seeing
21 none, anyone else here to testify on Bill
22 No. 150490?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, thank you.

1 6/9/15 - RULES - BILL 150215, etc.

2 Ms. Marconi, our next one,
3 please.

4 THE CLERK: Bill No. 150491, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by
9 Priscilla Street, West Coulter Street,
10 Midvale Avenue, Wissahickon Avenue, and
11 West Queen Lane to Priscilla Street.

12 MR. GREGORSKI: Good morning,
13 Councilman Greenlee, members of the Rules
14 Committee. I'm Marty Gregorski, Division
15 Director of the Development Division of
16 the Philadelphia City Planning
17 Commission. I'm here to testify on Bill
18 No. 150491, which was introduced into
19 City Council on May 21st, 2015 by
20 Councilmember Bass.

21 Bill No. 150491 will rezone
22 properties in the area bounded by
23 Priscilla Street, West Coulter Street,
24 Midvale Street, Wissahickon Avenue, and
25 West Queen Lane.

1 6/9/15 - RULES - BILL 150215, etc.

2 Bill No. 150491 rezones

3 portions of the blocks facing West Queen

4 Lane and Morris Street from CMX-1, CMX-2,

5 and CMX-2.5 Commercial to RSA-5

6 Residential Single-Family Attached. The

7 proposed zoning will facilitate the

8 transition of existing non-residential

9 uses on Queen Lane to residential and

10 will recognize the abandonment and

11 conversion to residential of those former

12 commercial properties on Morris Street.

13 Bill No. 150492 will be

14 considered by the City Planning

15 Commission at its meeting of June 9th,

16 2015 where the staff will recommend the

17 bill for approval.

18 I'd be happy to answer any

19 questions at this time.

20 COUNCILMAN GREENLEE: Thank

21 you, sir.

22 Any questions?

23 (No response.)

24 COUNCILMAN GREENLEE: Anyone

25 else here to testify on Bill No. 150491?

1 6/9/15 - RULES - BILL 150215, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, Ms. Marconi, please.

5 THE CLERK: Bill No. 150494, an
6 ordinance to amend the Philadelphia
7 Zoning Maps by changing the zoning
8 designations of certain areas of land
9 located within an area bounded by Arizona
10 Street, Emerald Street, York Street, and
11 Coral Street.

12 MR. GREGORSKI: Good morning,
13 Councilman Greenlee, members of the Rules
14 Committee. I'm Marty Gregorski, Division
15 Director of the Development Division of
16 the Philadelphia City Planning
17 Commission. I'm here to testify on Bill
18 No. 150494, which was introduced into
19 City Council on May 21st, 2015 by
20 Councilmember Sanchez.

21 Bill No. 150494 amends the
22 Philadelphia Zoning Maps by rezoning an
23 area bounded by York Street, Emerald
24 Street, Arizona Street, and Coral Street.

25 Bill No. 150494 rezones 2009

1 6/9/15 - RULES - BILL 150215, etc.
2 East Arizona Street in East Kensington in
3 the River Wards Planning District from
4 Single-Family Residential, RSA-5, to
5 Multi-Family Residential, RM-2. The
6 former industrial property was converted
7 to multiple units by a previous owner
8 without the benefit of permits. This is
9 a 10,000 square foot building, so its
10 conversion to single-family residential
11 to match the requirements of the current
12 zoning is likely infeasible.

13 The current owner purchased the
14 property, sought zoning permits in
15 February 2015, and was denied at the
16 Zoning Board of Adjustment. The new
17 zoning designation will permit
18 multi-family use.

19 Bill No. 150494 will be
20 considered at the City Planning
21 Commission at its meeting of June 9th,
22 2015 with a staff recommendation for
23 approval.

24 I'd be happy to answer any
25 questions at this time.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Thank
3 you.

4 Any questions?

5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, anyone else here to testify on Bill
8 No. 150494?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, moving right along, Ms. Marconi.

12 THE CLERK: Bill No. 150351, an
13 ordinance to amend the Philadelphia
14 Zoning Maps by changing the zoning
15 designations of certain areas of land
16 located within an area bounded by
17 Thompson Street, 4th Street, Girard
18 Avenue, and Lawrence Street.

19 MR. GREGORSKI: Good morning,
20 Councilman Greenlee, members of the Rules
21 Committee. I'm Marty Gregorski, Division
22 Director of the Development Division of
23 the Philadelphia City Planning
24 Commission. I'm here to testify on Bill
25 No. 150351, which was introduced into

1 6/9/15 - RULES - BILL 150215, etc.
2 City Council on April 16th, 2015 by
3 Councilmember Reynolds Brown on behalf of
4 Council President Clarke.

5 Bill No. 150351 amends the
6 Philadelphia Zoning Maps by rezoning an
7 area bounded by Thompson Street, 4th
8 Street, Lawrence Street, and Girard
9 Avenue.

10 This bill rezones one property
11 within two blocks from RSA-5 Residential
12 Single-Family Attached to CMX-1
13 Neighborhood Commercial Mixed-Use. This
14 property historically had contained a
15 storefront which had been discontinued
16 for many years. In June 1978, the City
17 remapped this section of South
18 Kensington, removing all commercial
19 zoning on east-west streets between Cecil
20 B. Moore Avenue, Girard Avenue, 5th
21 Street, and Germantown Avenue. The
22 applicant is currently using the ground
23 floor as a living room and occasional
24 community meeting space, but would like
25 the option of converting the property

1 6/9/15 - RULES - BILL 150215, etc.

2 back into a business. The Commission
3 does not believe that this change will
4 cause harm to nearby property owners.

5 The Philadelphia City Planning
6 Commission at its meeting of April 28th,
7 2015 recommended Bill No. 150351 for
8 approval.

9 I'd be happy to answer any
10 questions at this time.

11 COUNCILMAN GREENLEE: Thank
12 you, sir.

13 Any questions?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, please let the record reflect
17 Councilman Henon, a member of the
18 Committee, is present.

19 Anyone else wishes to testify
20 on Bill No. 150351?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, Ms. Marconi, our next two bills I
24 think we're calling together, please.

25 THE CLERK: Bill No. 150350, an

1 6/9/15 - RULES - BILL 150215, etc.
2 ordinance to amend the Philadelphia
3 Zoning Maps by changing the zoning
4 designations of certain areas of land
5 located within an area bounded by Broad
6 Street, Dauphin Street, Watts Street, and
7 Susquehanna Avenue; and

8 Bill No. 150493, an ordinance
9 to amend Section 14-802(3) of The
10 Philadelphia Code, entitled "Required
11 Parking in Commercial Districts," by
12 changing the parking requirements for
13 lots designated CMX-3, all under certain
14 terms and conditions.

15 COUNCILMAN GREENLEE:

16 Mr. Gregorski, why don't you read
17 testimony on both, your testimony on
18 both.

19 MR. GREGORSKI: Good morning,
20 Councilman Greenlee, members of the Rules
21 Committee. Marty Gregorski, Division
22 Director of the Development Division of
23 the Philadelphia City Planning
24 Commission. I'm here to testify on Bill
25 No. 150350, which was introduced into

1 6/9/15 - RULES - BILL 150215, etc.
2 City Council on April 16th, 2015 by
3 Councilmember Reynolds Brown on behalf of
4 Council President Clarke.

5 Bill No. 150350 amends the --
6 COUNCILMAN GREENLEE: Marty,
7 pull a little closer to the mike, because
8 there's still people talking in here.
9 Thank you.

10 MR. GREGORSKI: Bill No. 150350
11 amends the Philadelphia Zoning Maps by
12 rezoning an area bounded by Broad Street,
13 Dauphin Street, Watts Street, and
14 Susquehanna Avenue.

15 Bill No. 150350 rezones one
16 property within the block from CMX-2.5
17 Commercial Mixed-Use to CMX-3 Community
18 Commercial Mixed-Use. This property is
19 currently used as offices and an
20 educational facility. The applicant
21 intends to locate a charter school on the
22 premises. When the new Zoning Code was
23 adopted, this block's zoning changed to
24 CMX-2.5 Commercial, which applied to all
25 commercial districts with existing zoning

1 6/9/15 - RULES - BILL 150215, etc.
2 overlays. The CMX-2.5 district prohibits
3 educational facilities. This bill
4 corrects that oversight for this
5 building. The rezoning also conforms to
6 the City's Comprehensive Plan, which
7 recommends rezoning all properties on
8 this block to CMX-3 Community Commercial
9 Mixed-Use.

10 The Philadelphia City Planning
11 Commission at its meeting of April 28th,
12 2015 recommended Bill No. 150350 for
13 approval.

14 Bill No. 150493 amends Section
15 18-802(3) of The Philadelphia Code,
16 entitled "Required Parking in Commercial
17 Districts," for CMX-3 lots in the block
18 bounded by Broad Street, Dauphin Street,
19 Watts Street, and Susquehanna Avenue.
20 Bill No. 150493 essentially creates a new
21 parking control area for the lots zoned
22 CMX-3 located within the area bounded by
23 Broad Street, Dauphin Street, Watts
24 Street, and Susquehanna Avenue. Lots
25 included in this area would be exempt

1 6/9/15 - RULES - BILL 150215, etc.
2 from the parking requirements of the
3 Zoning Code.

4 The subject property will be
5 rezoned by Bill No. 150350 to CMX-3
6 Community Commercial Mixed-Use for the
7 development of a charter school. Bill
8 No. 150493 would exempt the same charter
9 school from providing parking.

10 This bill will be considered at
11 the City Planning Commission at its
12 meeting of June 9th, 2015, and I'd be
13 happy to answer any questions at this
14 time.

15 COUNCILMAN GREENLEE: Thank
16 you, sir.

17 First of all, let the record
18 reflect Councilwoman Tasco, a member of
19 the Committee, is present.

20 Any questions for Mr. Gregorski
21 on his testimony on these two bills?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, I understand we have some
25 witnesses. Mr. Beauvais.

1 6/9/15 - RULES - BILL 150215, etc.

2 (Witnesses approached witness
3 table.)

4 COUNCILMAN GREENLEE: Good
5 morning.

6 MR. BEAUVAIS: Good morning,
7 Councilman, Mr. Chairman, members of
8 Council. It's always good to see you
9 guys. My name is Darwin Beauvais. I'm a
10 lawyer at the law firm of Zarwin Baum,
11 and we are pleased to present to you what
12 is called a redevelopment for the Freire
13 Charter School.

14 The two bills that are before
15 you are to address a redevelopment for
16 this building at 2221 North Broad Street.
17 Now, the charter school is the result --
18 is expanding, and they received approval
19 from the SRC in February of 2015 to
20 expand and they need a location in order
21 to do that.

22 I have with me here Jim Paterno
23 from Stockton Real Estate Advisors. They
24 are the development team that has been
25 given the task to make this dream happen

1 6/9/15 - RULES - BILL 150215, etc.
2 for the charter school.

3 Now, I submitted in my packet
4 an overview of the project that you can
5 look at, a presentation that I would like
6 to present to you quickly, a copy of our
7 executed Economic Opportunity Plan, and
8 proposed amendments for Bill No. 150350
9 and 150493.

10 So with that, if you can turn
11 to the presentation. And just to let you
12 know, the Planning Commission did
13 indicate that they're going to be
14 reviewing this today. So what we have in
15 front of you is the actual presentation
16 that we're giving to the Planning
17 Commission.

18 But if you go after the
19 introduction, you'll see the SRC
20 resolution itself, and what we've
21 highlighted is that the approval is based
22 on us expanding to the Broad Street
23 location. Then afterwards you'll see the
24 charter school's intention. We're going
25 to start off with 300 students, and the

1 6/9/15 - RULES - BILL 150215, etc.
2 goal in three years is to have 580
3 students. The next page after that just
4 gives you an idea of where the property
5 is on Broad Street. The next page after
6 that talks about what we are going to do
7 in terms of redevelopment. We're looking
8 to provide classrooms, about 20 to 25.
9 We're looking to provide specialty
10 classrooms. We're going to have offices,
11 kitchen, a gym, and cafeteria, and we're
12 looking to propose 18 parking spaces,
13 which in that sense the 18 parking spaces
14 is the genesis of Bill No. 493. We're
15 looking to limit the number of parking
16 spaces, and we did that in conjunction
17 with the Council President's office.

18 So with that, I do ask that if
19 there aren't any other questions, that we
20 have two amendments. One amendment will
21 be to attach the Economic Opportunity
22 Plan and the other amendment is to modify
23 the parking scheme to have a minimum of
24 18 parking spaces.

25 And if there are any questions,

1 6/9/15 - RULES - BILL 150215, etc.

2 we're here to answer them.

3 COUNCILMAN GREENLEE: Thank
4 you, sir.

5 Any questions on this for
6 Mr. Beauvais on this project?

7 (No response.)

8 COUNCILMAN GREENLEE: And I
9 assume Council President is pointing out
10 there's been interaction with the
11 community and whatever, right?

12 MR. BEAUVAIS: That's correct.

13 COUNCILMAN GREENLEE: Right.

14 Okay. No questions?

15 (No response.)

16 COUNCILMAN GREENLEE: Thank
17 you. Thank you both. Good luck with the
18 project.

19 MR. BEAUVAIS: Thank you.

20 COUNCILMAN GREENLEE: Anyone
21 else here to testify on either Bill
22 150350 or 150493?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, very good. Thank you.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. BEAUVAIS: I believe we're
3 on the next one.

4 COUNCILMAN GREENLEE: Actually,
5 the sponsor has requested -- I think
6 there's an amendment that's not complete
7 yet, Mr. Beauvais.

8 MR. BEAUVAIS: Oh, okay. I
9 would like to see that.

10 COUNCILMAN GREENLEE: Just for
11 the members of the Committee, we're going
12 to --

13 MR. BEAUVAIS: That's news to
14 me.

15 COUNCILMAN GREENLEE: Okay.
16 -- (continued) go a little out
17 of order. So we're going to skip 150473
18 and go to the next bill.

19 Ms. Marconi, please read the
20 title.

21 THE CLERK: Bill No. 150492, an
22 ordinance amending Title 14 of The
23 Philadelphia Code, entitled "Zoning and
24 Planning," by amending Chapter 14-800,
25 entitled "Parking and Loading," by

1 6/9/15 - RULES - BILL 150215, etc.
2 amending Section 14-806, entitled
3 "Off-Street Loading," by providing
4 certain exemptions to the maximum curb
5 cut width.

6 COUNCILMAN GREENLEE: Mr.
7 Gregorski.

8 MR. GREGORSKI: Good morning,
9 Councilman Greenlee, members of the Rules
10 Committee. I am Marty Gregorski,
11 Division Director of the Development
12 Division of the Philadelphia City
13 Planning Commission. I'm here to testify
14 Bill No. 150492, which was introduced
15 into City Council on May 21st, 2015 by
16 Councilmember Greenlee for Council
17 President Clarke.

18 Bill No. 150492 amends Title 14
19 of The Philadelphia Code, entitled
20 "Zoning and Planning," by amending
21 Chapter 14-800, entitled "Parking and
22 Loading," by amending Section 14-806,
23 entitled "Off-Street Loading," and by
24 providing certain exceptions to the
25 maximum curb cut width.

1 6/9/15 - RULES - BILL 150215, etc.

2 Bill No. 150492 will remove the
3 24 feet maximum curb width requirement
4 for loading on lots along Fairmount
5 Avenue designated CMX-4 Center City
6 Commercial located within the area
7 bounded by Fairmount Avenue, 13th Street,
8 Wallace Street, Ridge Avenue, and Broad
9 Street where a larger curb cut is
10 intended to be used for a mixed-use
11 development with at least 50,000 gross
12 square feet of space for retail use.

13 This will accommodate a 783,000
14 square feet residential mixed-use
15 development with 486 dwelling units,
16 83,000 square feet of retail, parking for
17 580 cars, and 217 bicycle parking spaces.

18 The applicant will need to
19 obtain a special exception from the
20 Zoning Board of Adjustment for the
21 above-ground parking, and the project
22 will be reviewed by the Civic Design
23 Review Committee.

24 Bill No. 150492 will be
25 considered by the City Planning

1 6/9/15 - RULES - BILL 150215, etc.
2 Commission at its meeting of June 9th,
3 2015 where the staff will recommend
4 approval of the bill, but recognizing
5 that additional work is needed to
6 fine-tune the streetscape design of the
7 1300 block of Fairmount Avenue. Final
8 design must ensure a safe and pleasant
9 pedestrian experience, especially where
10 the proposed curb cut provides access to
11 four enclosed loading docks serving both
12 the ground floor retail use and the
13 residential units. The Civic Design
14 Review Committee will have an opportunity
15 to review and comment on this design
16 before a zoning permit is issued. The
17 development team is committed to working
18 with City agencies and other stakeholders
19 to make sure that a high standard of
20 urban design is achieved on this block
21 face.

22 I'd be happy to answer any
23 questions at this time.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 6/9/15 - RULES - BILL 150215, etc.

2 Any questions for Mr. Gregorski
3 on this bill?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, Mr. McClure, I think you're back
7 again, two days in a row.

8 (Witnesses approached witness
9 table.)

10 COUNCILMAN GREENLEE: Please
11 identify yourself and proceed.

12 MR. McCLURE: Matt McClure of
13 Ballard Spahr on behalf of our client
14 Broad Street Property Holdings, Limited
15 Partnership, which is --

16 COUNCILMAN GREENLEE: Just a
17 little closer to the mike, please.

18 MR. McCLURE: -- which is an
19 affiliate of Amalgamated Bank's Ultra
20 Fund, which, as you may know, Amalgamated
21 Bank is a union-controlled bank in the
22 United States and the Ultra Fund is a
23 fund that is used to both create union
24 jobs but also to produce a decent return
25 for union pension funds. They're the

1 6/9/15 - RULES - BILL 150215, etc.

2 owner of the property.

3 With me this morning,
4 Mr. Chairman and members of the
5 Committee, is Spencer Levine from RAL
6 Development, LLC, who is a developer
7 that's assisting Amalgamated Bank's Ultra
8 Fund, as well as Ian Cope of the firm of
9 Cope Linder Architects.

10 With the Chairman's permission,
11 we could do either a very abbreviated
12 presentation or we can go through the
13 plans. What would the Chairman prefer?

14 COUNCILMAN GREENLEE: We always
15 like the abbreviated version. And if we
16 have any questions.

17 MR. McCLURE: Fair enough.
18 Very abbreviated. Obviously this project
19 is a tremendous size. It's a 750,000
20 square foot project that is going to be
21 on North Broad on four acres that is
22 behind the Divine Lorraine. This is one
23 of the largest development sites close to
24 Center City Philadelphia.

25 The project is going to involve

1 6/9/15 - RULES - BILL 150215, etc.
2 an 83,000 square foot supermarket, which
3 would be one of the largest supermarkets
4 in the Philadelphia area. We are
5 currently in negotiations with a
6 well-known mid-market operator for the
7 area, as well as 450,000 square feet of
8 retail. We believe this is going to be
9 a -- residential. We believe this is
10 going to be a game changer for the area.
11 We believe the curb cuts are necessary in
12 order to allow for the retail.

13 We will be going through a
14 rigorous Civic Design Review process, and
15 we can answer any questions that the
16 Committee may have at this time.

17 COUNCILMAN GREENLEE: And I
18 know from talking to Council President
19 Clarke and other people in the community,
20 the supermarket is the key there. It's
21 really something the community has wanted
22 for a long time, and I think it has made
23 the whole project much more attractive to
24 everybody. And also I know, as you said,
25 that area, I think the improvement in

1 6/9/15 - RULES - BILL 150215, etc.
2 that area -- we're still hoping the
3 Divine Lorraine can get developed, and I
4 think that will change the whole scape of
5 that whole North Broad Street, just east
6 side of Broad, that I know the Council
7 President and lots of people, the
8 community have been working on for a long
9 time. So we look forward to this
10 working.

11 Are there any questions?

12 MR. McCLURE: Thank you,
13 Mr. Chairman.

14 COUNCILMAN GREENLEE: Hold on
15 one second.

16 For the record, the EOP plan
17 was presented both yesterday and I
18 believe it's been presented again today.

19 MR. McCLURE: Agreed. Correct.
20 There's two amendments. One is the EOP,
21 which we believe will be attached to this
22 bill as an amendment, and we signed the
23 EOP that was presented by the Office of
24 Economic Opportunity. And let me just
25 say very quickly is, for Amalgamated

1 6/9/15 - RULES - BILL 150215, etc.

2 Bank, the EOP is the start of the
3 conversation, not the end of the
4 conversation. They take diversity and
5 inclusion very seriously, and they look
6 forward to working with the Office to
7 make sure this is a very -- economic
8 opportunity and is a diverse workforce
9 and obviously MBEs have plenty of
10 participation in the project itself.

11 And the second amendment is an
12 amendment that the Council President's
13 office staff would limit the curb cut to
14 Fairmount Avenue itself.

15 COUNCILMAN GREENLEE:
16 Councilwoman Reynolds Brown.

17 COUNCILWOMAN BROWN: Good
18 morning. I'm pleased to hear that you
19 take the issue of EOP plans very, very
20 seriously. Provide examples of where you
21 have taken EOP plans very, very seriously
22 with other projects.

23 MR. McCLURE: Well, Amalgamated
24 Bank, this is their first major project
25 in the City of Philadelphia. So this is

1 6/9/15 - RULES - BILL 150215, etc.
2 their first project where they actually
3 have an EOP plan. But Amalgamated Bank
4 is a progressive bank that has diverse
5 principals and progressive principals,
6 and when we had this discussion with the
7 leadership of the bank, they were up
8 front and said, Without an EOP, we would
9 be doing this, even if there was no
10 requirement.

11 For example, the current
12 President of Amalgamated Bank is the
13 former CFO of SEIU. So these are
14 principals that are very important to the
15 bank.

16 COUNCILWOMAN BROWN: That's
17 encouraging. Provide examples on where
18 in the past you've demonstrated that EOPs
19 matter, if not in Philadelphia, in other
20 municipalities where you've done work.

21 MR. LEVINE: I can speak to RAL
22 Development's experience.

23 COUNCILMAN GREENLEE: Please
24 identify --

25 MR. LEVINE: Spencer Levine,

1 6/9/15 - RULES - BILL 150215, etc.
2 RAL Development Services. We are a joint
3 venture partner with Amalgamated Bank to
4 develop the property with them.

5 RAL as well as the contractors
6 that we'd be bringing into this project
7 have a longstanding commitment to
8 diversity on our projects. While in
9 markets that we've worked in there are
10 equivalents of the EOP plan, but not as
11 defined up front. We have great
12 experience in bringing diversity in
13 workforces. Some of the projects we --
14 RAL builds union to start. So all of the
15 unions that we work closely with have
16 very stringent training programs and
17 diversity goals of their own. So that's
18 one. And I can provide additional
19 information. But in New York, for
20 instance, we built One Brooklyn Bridge
21 Park project, which was a million-plus
22 square foot residential conversion. It
23 was an industrial building on the
24 waterfront.

25 COUNCILMAN GREENLEE: Again, a

1 6/9/15 - RULES - BILL 150215, etc.

2 little closer to the microphone.

3 MR. LEVINE: And on that
4 project while, again, there's not the
5 exact equivalent of the EOP plan in New
6 York, there is documentation of the
7 diversity on the project and the
8 opportunity we believe in a very thorough
9 but open bidding process.

10 All of our projects -- even
11 we're working on a large project in
12 Puerto Rico right now where we've brought
13 a level of openness to the bidding
14 process, and we are a relationship-based
15 organization. So we really have a big
16 outreach goal. And I can't -- the
17 specific -- I mean, any of our projects
18 really have a large component of this.
19 It's really the openness and the
20 transparency of our projects that allows
21 for it.

22 COUNCILWOMAN BROWN: Okay. So
23 thank you very, very much for the
24 response. I'm pleased to hear that
25 you've done work in New York City, which

1 6/9/15 - RULES - BILL 150215, etc.
2 we know is probably one of the most
3 diverse cities in America. And so with
4 that, you've spoken to diversity on the
5 front end, which is the building, et
6 cetera. Now let's fast forward to
7 opportunities on the back end when it's
8 time to hire women and people of color in
9 a city that is majority minority, coupled
10 with ID, if you would, or list a couple
11 of examples of companies where you've
12 subcontracted or contracted with that
13 reflects the city where it sits.

14 MR. LEVINE: I'm not at liberty
15 to mention who we are --

16 COUNCILWOMAN BROWN: Not for
17 this project. Not for this project. I
18 understand --

19 MR. LEVINE: So, again, going
20 back to our experience in New York, our
21 buildings are all operated union. Our
22 residential buildings are typically
23 operated by 32BJ in New York, which is
24 the largest residential building
25 operating union, and they, again, have

1 6/9/15 - RULES - BILL 150215, etc.
2 large diversity goals within their
3 organization.

4 On an operation, our
5 discussions here specific to the project
6 that we're working on and specific to
7 this project, our goal is to come to an
8 agreement, and the operators that we are
9 working with also have exhibited in the
10 past --

11 COUNCILWOMAN BROWN: Evidence
12 that they understand --

13 MR. LEVINE: -- evidence that
14 they can provide a very good workforce,
15 provide opportunity for a lot of people.
16 We are creating, I think the number is,
17 approximately 400 jobs, permanent jobs,
18 in the creation of the supermarket and
19 the building as a whole, and then the
20 construction jobs are in excess of --

21 MR. McCLURE: Well, the
22 permanent jobs are a little bit over 300
23 estimated and the construction jobs are a
24 little bit over 1,400.

25 COUNCILWOMAN BROWN: So that

1 6/9/15 - RULES - BILL 150215, etc.
2 gets to the construction jobs and the
3 skilled jobs once the supermarket opens.
4 Let's now move to the professional end of
5 the ledger in terms of law firms or
6 accounting firms or architectural firms.
7 Provide examples of the diversity mix at
8 the professional end of the ledger.

9 MR. LEVINE: We do have -- our
10 mix of consultants that we work with
11 throughout the country, we have a
12 relatively high percentage of women-owned
13 businesses, and depending on the market
14 that we're working on, the team is really
15 specific to the site. Here we've brought
16 on a very local team. We're working with
17 Cope Linder Architects and they have all
18 their sub-consultants.

19 COUNCILWOMAN BROWN: So let's
20 go back to New York, because we
21 understand that you're probably still in
22 the negotiations here in the City and we
23 don't want to handicap those discussions.

24 MR. LEVINE: Much appreciated.

25 COUNCILWOMAN BROWN: So in New

1 6/9/15 - RULES - BILL 150215, etc.
2 York City, can you name a minority
3 women-owned firm that benefitted from the
4 enterprise you completed in New York
5 City.

6 MR. LEVINE: Absolutely. We
7 worked very closely in New York with a
8 company called Dack Consulting. Dack
9 provides for us -- it's a woman-owned
10 enterprise. We have M/WBE in New York,
11 which is equivalent. We work very
12 closely with -- her name is Aleksandra
13 Chancy. She does a lot of our
14 estimating, scheduling on projects. She
15 provides -- she's a professional
16 engineer, and she has a large
17 organization that actually is -- she's
18 woman-owned, but it's a very diverse
19 organization as well.

20 COUNCILWOMAN BROWN: So we can
21 now check off women-owned enterprises.
22 Now minority-owned enterprises.

23 MR. LEVINE: And, honestly, off
24 the top of my head, I can't pull any
25 names out, but we do have -- we have

1 6/9/15 - RULES - BILL 150215, etc.

2 worked with and do currently engage with
3 some. I can get that information.

4 COUNCILWOMAN BROWN: So how can
5 we get that prior to the next reading of
6 this bill, examples, specifics from the
7 New York experience.

8 MR. McCLURE: Madam
9 Councilwoman, we will e-mail some
10 examples to you after this hearing.

11 COUNCILWOMAN BROWN: To the
12 Chairman.

13 MR. McCLURE: Obviously we
14 signed the EOP that was presented to us,
15 and we're happy to have a more vigorous
16 discussion about how to make -- we're
17 happy to have the discussion about
18 previous examples and what we're going to
19 be doing going forward. There's an
20 oversight committee that's set up in this
21 EOP, and as I said, for Amalgamated Bank
22 and RAL, this is the beginning of the
23 discussion, not the end of the
24 discussion. We signed what we were
25 presented, and we're happy to have

1 6/9/15 - RULES - BILL 150215, etc.
2 further discussions.

3 COUNCILWOMAN BROWN: Can you
4 provide for us the name of the
5 supermarket that will be at that
6 location? Is that available for public
7 consumption yet?

8 MR. McCLURE: At this time, no,
9 but we hope so in the near future.

10 COUNCILWOMAN BROWN: So my
11 experience here has been that the best
12 predictor of future behavior is past
13 behavior, and while EOPs sometimes are
14 new for businessmen like yourself who
15 want to do business with the City of
16 Philadelphia, the only thing we can rely
17 on then is past experience, irrespective
18 of the agreement from -- the EOP here,
19 which is why I raised the question on
20 citing examples. It's some level of
21 assurance that people walk the talk. So
22 providing a couple of examples to the
23 Chair would be very, very helpful.

24 MR. McCLURE: Councilwoman, we
25 hear you and we will respond accordingly.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILWOMAN BROWN: Thank you,
3 gentlemen.

4 Thank you, Mr. Chairman.

5 COUNCILMAN GREENLEE: Thank
6 you, Councilwoman.

7 Just one addition to that. Has
8 there been discussion about jobs for the
9 local residents?

10 MR. McCLURE: I believe there's
11 a local residents requirement in there.

12 COUNCILMAN GREENLEE: I haven't
13 had a chance to see it. Okay. Thank
14 you.

15 Any other questions for these
16 witnesses?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you very much. Good luck.

20 MR. McCLURE: Thank you.

21 COUNCILMAN GREENLEE: If you
22 can send me the information that the
23 Councilwoman requested, I'd appreciate
24 it. I'll get it to the whole Committee.

25 MR. McCLURE: Have a good day.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Thank
3 you.

4 Is there anyone else to testify
5 on Bill No. 150492?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, we want to move to our next bill.

9 Ms. Marconi, please.

10 THE CLERK: Bill No. 150489, an
11 ordinance to amend the Philadelphia
12 Zoning Maps by changing the zoning
13 designations of certain areas of land
14 located within an area bounded by Hagys
15 Mill Road, Port Royal Avenue, Lare
16 Street, Summit Avenue, Eva Street,
17 Shawmont Avenue, Umbria Street, Railroad
18 Right of Way, and the County Line.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE:
22 Mr. Gregorski, why don't you start,
23 please.

24 MR. GREGORSKI: Good morning,
25 Councilman Greenlee, members of the Rules

1 6/9/15 - RULES - BILL 150215, etc.
2 Committee. I'm Marty Gregorski, Division
3 Director of the Development Division of
4 the Philadelphia City Planning
5 Commission. I'm here to testify on Bill
6 No. 150489, which was introduced into
7 City Council on May 21st, 2015 by
8 Councilmember Jones.

9 Bill No. 150489 will rezone
10 properties in the area bounded by Hagys
11 Mill Road, Port Royal Avenue, Lare
12 Street, Summit Avenue, Eva Street,
13 Shawmont Avenue, Umbria Street, a
14 Railroad Right of Way, and the County
15 Line.

16 Bill No. 150489 continues the
17 implementation of the Lower Northwest
18 District Plan adopted by the City
19 Planning Commission in December of 2014.
20 This rezoning is consistent with the plan
21 and advances Recommendation No. 5 to
22 preserve the character and density of
23 single-family neighborhoods by remapping
24 these areas to correct zoning
25 classifications. This bill is meant to

1 6/9/15 - RULES - BILL 150215, etc.

2 serve as a temporary measure to address
3 development pressure in the area.

4 The long-term goal of this area
5 is to implement Recommendation No. 10,
6 initiate a study of possible zoning
7 interventions beyond the base zoning
8 changes to guide development in Upper
9 Roxborough/Shawmont Valley in a manner
10 that reflects the community's goals.

11 Bill No. 150489 will be
12 considered by the City Planning
13 Commission at its meeting of June 9th,
14 2015 where the staff will recommend the
15 bill for approval.

16 I'd be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 First, are there any questions
21 for Mr. Gregorski?

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, ma'am, your name first.

25 MS. SOFFA: Kris Soffa.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: And I
3 also have on the list Rich Giordano.

4 MS. SOFFA: He was able to
5 submit written testimony, but he's not
6 going to testify.

7 COUNCILMAN GREENLEE: All
8 right. Go ahead. Please identify
9 yourself.

10 MS. SOFFA: Good morning and
11 thank you, Mr. Chairman, for holding this
12 hearing and letting me present today. My
13 name is Kris Soffa and I'm a founding
14 member of Friends of Manatawna Farm as
15 well as a democratic committee person in
16 the 21st Ward, 33rd Division, way up at
17 the tippy top of the City where this land
18 lies. My testimony is brief and it just
19 has two parts.

20 Number one, Bill 150489 seeks
21 to change the Roxborough zoning law
22 affecting the land within the boundary of
23 Manatawna Farm. Many of you were present
24 for our original hearings five years ago,
25 Councilman Greenlee and Councilwoman

1 6/9/15 - RULES - BILL 150215, etc.
2 Brown and also Councilwoman Bass, who was
3 not a Councilperson at that time, and we
4 introduced -- Councilman Jones introduced
5 and passed the landmark environmental
6 legislation to create the Roxborough
7 Environmental Control District, a/k/a
8 Manatawna Farm, and made sure it was
9 codified in the new Zoning Code, and we
10 want to thank Councilman Jones for his
11 leadership and his vision, and thank you
12 to the Rules Committee and City Council
13 for your support in unanimously passing
14 that original bill. So that land lies
15 within Map A-1 existing zoning at the
16 tippy, tippy top of the pink map.

17 And part two of my testimony, I
18 would request that in Map B-1, the
19 proposed zoning change, I'd like the map
20 amended to show the property lines for
21 Manatawna Farm zone, the Roxborough
22 Environmental Preservation Overlay
23 District, within the boundaries to be
24 affected by the rezoning of this umbrella
25 bill, 150489. And I'm formally

1 6/9/15 - RULES - BILL 150215, etc.
2 testifying in support of the language of
3 150489, specifically in Section 2, which
4 reads, Nothing in this ordinance shall
5 supersede the Roxborough Environmental
6 Preservation Overlay District as
7 specified in Section 14-505(2) of The
8 Philadelphia Code, Manatawna Farm.

9 In the original public record
10 five years ago showed the support of the
11 bill with testimony from residents of
12 Upper Roxborough. You may remember that
13 we all showed up often and eagerly. We
14 had Emilio Garcia, who was the head of
15 the Philadelphia School District Student
16 Government. We had the W.B. Saul School
17 for Agricultural Sciences, The 4-H
18 Philadelphia Chapter, Friends of
19 Manatawna Farm and other people. And we
20 were grateful for the support of Senator
21 Vincent Hughes, Congressman Chaka Fattah,
22 Ms. Cindy Bass before she was a
23 Councilperson, Lou Agre, Ward Leader of
24 the 2st Ward, and more.

25 The entire purpose of this

1 6/9/15 - RULES - BILL 150215, etc.
2 rezoning is to protect the character of
3 Upper Roxborough, and the Section 2
4 language acknowledging the importance of
5 the existing protections only reinforces
6 and strengthens the intent.

7 I'm happy to report that since
8 this sensitive habitat has been
9 preserved, there once again were
10 migratory birds, the bobolinks, who
11 safely returned from their 5,000 mile
12 migration from Argentina to Manatawna
13 Farm. And for preserving and protecting
14 this area, our community thanks you, the
15 school thanks you, and the bobolinks
16 thank you.

17 Thank you.

18 COUNCILMAN GREENLEE: We're
19 particularly happy to make the bobolinks
20 happy.

21 MS. SOFFA: Yes, as we all are.
22 And I brought a demo, which is Land
23 O'Lakes butter. The grassland habitat
24 preserved on Manatawna Farm feeds the
25 cows who live in the area and are taken

1 6/9/15 - RULES - BILL 150215, etc.
2 care of by the Saul School, the largest
3 and oldest agricultural school in the
4 United States, and the cows are milked
5 and the milk is sent to be part of Land
6 O'Lakes butter. So thank you for
7 supporting our local agricultural school
8 in that way, and I appreciate the chance
9 to testify.

10 Thank you.

11 COUNCILMAN GREENLEE: Thank
12 you. Thank you very much.

13 Any questions?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, thank you.

17 And also if I could add, there
18 will be a letter put in the record from
19 Ms. Joan Gagliardi, who has raised some
20 questions on this issue.

21 Is there anyone else here to
22 testify on Bill 150489?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none. And I understand Mr. Giordano if

1 6/9/15 - RULES - BILL 150215, etc.

2 he's sending a letter, that will be made
3 part of the record.

4 Ms. Marconi, our next bill,
5 please.

6 THE CLERK: Bill No. 150348, an
7 ordinance establishing a neighborhood
8 improvement district, to be known as the
9 Mayfair Business Improvement District, in
10 an area that generally includes both
11 sides of Frankford Avenue from the north
12 side of Harbison Avenue to the south side
13 of Sheffield Street and certain blocks of
14 streets that intersect that portion of
15 Frankford Avenue; designating Mayfair
16 Business Improvement District,
17 Incorporated, a Pennsylvania non-profit
18 corporation, as the Neighborhood
19 Improvement District Management
20 Association for the District; approving a
21 plan for the District, including a list
22 of proposed improvements and their
23 estimated cost, and providing for
24 assessment fees to be levied on property
25 owners within the District; authorizing

1 6/9/15 - RULES - BILL 150215, etc.
2 the Director of Commerce, on behalf of
3 the City, to execute an agreement with
4 the Mayfair Business Improvement
5 District, Incorporated relating to the
6 District; and authorizing Mayfair
7 Business Improvement District,
8 Incorporated to assess property owners
9 within the District a special property
10 assessment fee to be used in accordance
11 with the approved plan; all in accordance
12 with the provisions of the Community and
13 Economic Improvement Act, and under
14 certain terms and conditions.

15 (Witnesses approached witness
16 table.)

17 COUNCILMAN GREENLEE: Thank
18 you, Ms. Marconi.

19 Let me first state for the
20 record, according to the law, this will
21 be the first of two hearings that we're
22 going to have on this bill. So we will
23 not take action today, just so everybody
24 is clear. We will have another hearing
25 probably in September, I believe.

1 6/9/15 - RULES - BILL 150215, etc.

2 And I'm glad you all came up
3 there so promptly, but I really need to
4 hear from the Administration first,
5 Ms. Fegely, if somebody could give her a
6 seat, please. Thank you.

7 (Witness approached witness
8 table.)

9 COUNCILMAN GREENLEE: Good
10 morning.

11 MS. FEGELY: Thank you. Good
12 morning. Good morning, Mr. Chairman and
13 members of City Council. My name is
14 Karen Fegely and I'm the Deputy Director
15 of the City of Philadelphia Commerce
16 Department.

17 I'm guessing you'll be happy
18 for me to read an abridged version of my
19 testimony?

20 COUNCILMAN GREENLEE: We always
21 like abridged, you know that. And you're
22 good at it too. I remember from before.

23 MS. FEGELY: So I am here to
24 testify in support of Bill 150348,
25 establishing the Mayfair Business

1 6/9/15 - RULES - BILL 150215, etc.
2 Improvement District and approving a
3 five-year plan.

4 In 2013, the Commerce
5 Department provided a planning grant to
6 Mayfair CDC to explore creating a BID to
7 serve the commercial district. And so
8 through the grant, we provided oversight
9 of the BID planning to ensure that it
10 included participation from all
11 stakeholders. We know that the Steering
12 Committee included property owners,
13 businesses, representatives of Mayfair
14 organizations, and they met regularly and
15 conducted extensive outreach.

16 Frankford Avenue in Mayfair is
17 a key commercial node within Northeast
18 Philadelphia and it's important to the
19 City as a whole. A 2009 Econsult study
20 that surveyed Philadelphians about where
21 they shop found that Frankford Avenue in
22 Mayfair was among the top ten commercial
23 corridor shopping destinations in the
24 entire City.

25 So we think this is a really

1 6/9/15 - RULES - BILL 150215, etc.
2 important place, and we believe that the
3 long-term and consistent attention that a
4 BID would bring will really solidify this
5 important commercial corridor in the
6 City.

7 Thank you for your
8 consideration. I'm happy to answer any
9 questions.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Are there any questions for
13 Ms. Fegely?

14 (No response.)

15 COUNCILMAN GREENLEE: Thank
16 you. Thank you very much.

17 Now, the next panel, I have
18 Sharon Owens, George Zallie --

19 MR. ZALLIE: Correct.

20 COUNCILMAN GREENLEE: -- Mark
21 McCafferty, and Ruthanne Madway. Now,
22 you can come up if you'd like.

23 I have your written testimony.
24 Ms. Owens particularly, yours is pretty
25 long. So if we could summarize, we'd

1 6/9/15 - RULES - BILL 150215, etc.
2 really appreciate it, because we still do
3 have a number of people that need to
4 testify today. Okay? So please identify
5 yourself and proceed.

6 MS. OWENS: As a former high
7 school teacher, I know short and sweet.
8 So I will try to do that.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 MS. OWENS: My name is Sharon
12 Owens. I'm a small business owner of
13 Sharon Owens State Farm, 7034 Frankford
14 Avenue. A little over a year ago I sold
15 my townhouse after many years of suburban
16 living, made the decision to come back to
17 Philly. I have a staked interest in this
18 business improvement district as both a
19 business owner and property owner on
20 Frankford Avenue between Frankford and
21 Princeton -- I mean, between Tyson and
22 Princeton above Harbison and below
23 Cottman.

24 As I was in the midst of
25 decision-making last summer, the Steering

1 6/9/15 - RULES - BILL 150215, etc.
2 Committee approached me to become a part
3 of the committee as a participant in what
4 would be the exploration of asking you to
5 establish the BID. And it was at a
6 critical time. I was at the point of do
7 I stay or do I go.

8 Having come from a thriving
9 area of Flourtown, Chestnut Hill area and
10 looking to some opportunities with a
11 realtor downtown Philly, with many, many
12 incentives for storefront properties like
13 mine, I instead have a good-faith
14 estimate in hand and good-faith agreement
15 of sale to stake myself here on Frankford
16 Avenue.

17 Along with me are many, many
18 participants in the process as well who
19 have been there much longer than I.

20 If you could stand and
21 acknowledge your presence here, I'd
22 appreciate that.

23 (Some audience members
24 standing.)

25 COUNCILMAN GREENLEE: Okay.

1 6/9/15 - RULES - BILL 150215, etc.

2 MS. OWENS: Briefly stated,
3 these 18 months tried to put forth a
4 Steering Committee with an emphasis on
5 full participation and full disclosure,
6 allowing anyone who wanted to participate
7 in the process to be a part of the
8 process. As we looked to other
9 neighborhoods and other neighborhood
10 developments, we noticed that in contrast
11 to other neighborhoods, Mayfair's
12 revitalization has been much slower. We
13 knew we needed scale, and in order to
14 determine and to move toward scale, we
15 knew the establishment of the BID was
16 going to be critical.

17 So as we looked to you, City
18 Council, to approve of our moving forward
19 with this venture, we promise you ongoing
20 openness in how we engage the process,
21 who we invite into the table, and how we
22 embrace moving forward for the betterment
23 of our neighborhood.

24 As you know -- and you've
25 endorsed them before -- a BID involves a

1 6/9/15 - RULES - BILL 150215, etc.
2 service area, and we've helped to define
3 that, along Frankford Avenue between
4 Sheffield on the north side, and we felt
5 that was a logical place to stop since it
6 is the stopping point of when another
7 community development organization takes
8 over in Holmesburg. On the south side,
9 we determined the boundary logically
10 would be the southernmost point of
11 Mayfair considered Harbison Avenue, and
12 then adjacent to Frankford Avenue, other
13 pieces where there was economic
14 development and commercial development.

15 Our BID, like all others, will,
16 besides defining the service area, take
17 on programs. And in our public hearings
18 and also public outreach, we even tweaked
19 the programs we as a Steering Committee
20 felt important. Just to show you that we
21 are responsive to what others were
22 saying, we decided to spend more time on
23 both the cleaning of the Avenue as well
24 as the safety of the Avenue working with
25 the Philadelphia Police.

1 6/9/15 - RULES - BILL 150215, etc.

2 Aiming for a budget of
3 approximately 300,000 to start, we hope
4 to achieve those goals without
5 overburdening the property owners. So
6 there's a cost-sharing equation we've
7 come up with that's both sensitive to
8 cost as well as open to progressing as
9 hopefully assessed values of properties
10 improve.

11 Roughly 25 percent of our
12 members would pay roughly a dollar a day.
13 The remaining 75 percent or so would be
14 paying roughly \$2 a day and, as we've
15 said, with the progression toward
16 improved and more collection as our
17 district improves the economy of scale.

18 The governance we hope to be as
19 open and transparent as possible as well.
20 We feel as if no BID in the City has been
21 this transparent and also as
22 participatory, with two surveys that went
23 out to all 600 stakeholders on the Avenue
24 as well as -- with the opportunity to
25 input what was important to them, as well

1 6/9/15 - RULES - BILL 150215, etc.
2 as two public hearings in addition to the
3 mailing from City Council.

4 Moving forward, we do hope that
5 the Board consisting of nine members,
6 three of them of course being seated
7 already, one by you here as reserved by
8 the City by requirement, one the highest
9 paying assessee, and third representative
10 coming from the Mayfair CDC. The
11 remaining six members are open to
12 election by the BID Board, and they will
13 also open themselves up to an Advisory
14 Committee structure so that every
15 implementation of program would open
16 itself up to public scrutiny and
17 hopefully the same type of Sunshine Law
18 that we've endorsed from day one.

19 Having heard the description of
20 our process and what has led us to this
21 point, we hope that you'll review the
22 material previously submitted, and on
23 behalf of us as organizers, I ask City
24 Council to help create the Mayfair
25 Improvement District to keep Mayfair a

1 6/9/15 - RULES - BILL 150215, etc.

2 great place to live and work.

3 Thank you.

4 COUNCILMAN GREENLEE: Thank
5 you. Thank you for all the work you do.

6 Who would like to go next.

7 Sir.

8 MR. ZALLIE: I have a brief
9 statement to read.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 MR. ZALLIE: Councilman
13 Greenlee and members of the Rules
14 Committee, thank you very much for
15 hearing us. My name is George Zallie. I
16 own the property at 6725 Frankford
17 Avenue. It's a supermarket, Shop Rite
18 supermarket. We've been there since
19 1980, along with the property on 4011
20 Cottman Avenue, which is part of the BID
21 district also. That is now -- we opened
22 it in 1977 as Mayfair Shop N Bag. It is
23 now a Rite Aid tenant and part of the BID
24 district, as I've said. Both properties
25 are part of the Mayfair Business

1 6/9/15 - RULES - BILL 150215, etc.

2 District, which I said.

3 I'm a proud son in the
4 Northeast, having grown up in Port
5 Richmond and in Lower Northeast. I grew
6 up in the Oxford Circle section. I used
7 to as a child go to the Mayfair Movie
8 Theatre and Merben Movie Theatre, and
9 they're a part of my history. We own a
10 number of Shop Rites in Southern New
11 Jersey, but the Shop Rite at Mayfair is
12 something I visit daily, having been a
13 child in that area and growing up and
14 having gone there and seeing many of my
15 old friends as I move around the store.

16 I took on the leadership role
17 of the Mayfair BID, and I'm here today to
18 support it because the BID is not only
19 important and essential for Mayfair's
20 future. The Frankford Avenue commercial
21 corridor has not prospered over the last
22 few decades as parts of the City have.
23 But we as business people have come
24 together and brought this to City Council
25 because we feel convinced that a business

1 6/9/15 - RULES - BILL 150215, etc.
2 improvement district in Mayfair will make
3 Mayfair business more competitive,
4 increase property values, and also make
5 the Mayfair community a more desirable
6 place for young families where they
7 choose to live.

8 We know there are costs
9 involved, and as one of the major
10 property owners of the Avenue, I know
11 better than anyone. But we also know how
12 important it is for Mayfair's future
13 prosperity, and that's what it's all
14 about - a plan and a budget to improve
15 the look of the Avenue, monies to ensure
16 a clean and safe shopping environment,
17 more advertising, dedicated staff to
18 oversee and implant a plan for the
19 future.

20 It is my sincere hope as a
21 longtime and dedicated Mayfair business
22 owner that you and your colleagues will
23 support the Mayfair Business Improvement
24 District, and I thank you very much.

25 I have a few comments to make.

1 6/9/15 - RULES - BILL 150215, etc.

2 Over the last few months, I've invested
3 heavily in the store on Cottman Avenue --
4 excuse me; Frankford Avenue, the Mayfair
5 Shop Rite, and it's my dedication to the
6 neighborhood itself, and I'm there for
7 the long term, and I think this business
8 improvement district will go miles and
9 miles to help us improve the district
10 itself and help us become a more viable
11 business district moving forward.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 MR. ZALLIE: Thank you very
15 much.

16 COUNCILMAN GREENLEE: Thank
17 you, sir.

18 Ms. Madway.

19 MS. MADWAY: Mark McCafferty is
20 going to speak.

21 COUNCILMAN GREENLEE: Whatever.

22 Mr. McCafferty, if you could
23 identify yourself for the record and
24 proceed.

25 MR. McCAFFERTY: Councilman

1 6/9/15 - RULES - BILL 150215, etc.
2 Greenlee and members of City Council
3 Rules Committee, my name is Mark
4 McCafferty. I own McCafferty Funeral and
5 Cremation Incorporated, which is located
6 at 6709-11 Frankford Avenue at Unruh, and
7 it's right in the center of Mayfair.

8 My family has owned the
9 business and the building since my
10 parents opened the funeral home in 1970.
11 In fact, I grew up above the funeral home
12 right on Frankford Avenue, and last
13 summer my family and I, my wife and my
14 three children, moved from the 3400 block
15 of Shelmire and moved above the funeral
16 home right there in Mayfair. I attended
17 St. Timothy's parish grade school and I'm
18 a proud graduate of Father Judge High
19 School. I also coach a lot of local
20 sports teams. In every way I am a child
21 of Mayfair.

22 My parents were
23 third-generation funeral directors. I'm
24 the fourth generation to take over the
25 family business located here in Mayfair

1 6/9/15 - RULES - BILL 150215, etc.
2 for nearly half a century, helping
3 families through one of the most painful
4 times in their lives. As a family and as
5 a business person, I have witnessed many
6 changes in Mayfair, and not all of them
7 have been good. I, along with my fellow
8 business people along Frankford Avenue
9 corridor, know this is vitally important
10 that we reverse the decline and usher in
11 a series of changes and positive
12 innovation that will bring prosperity to
13 Mayfair again, much as has happened in
14 other neighborhoods in this City that are
15 experiencing a revival.

16 For that reason, I strongly
17 support the Mayfair Business Improvement
18 District. It is a proven economic
19 development tool that has produced great
20 results in other communities around the
21 City, and I and my fellow property owners
22 want some of that for Mayfair.

23 Many of us are second and even
24 third-generation Mayfair business people
25 and property owners along Frankford

1 6/9/15 - RULES - BILL 150215, etc.
2 Avenue, and we want to be able to pass
3 along that legacy to our children and see
4 Mayfair grow and prosper again.

5 The BID comes with a cost, and
6 as one of the larger property owners
7 along the Avenue, I certainly recognize
8 that. But we also know that the BID is
9 the future for us. It will mean a
10 livelier, more vibrant, more attractive,
11 and safer business environment, with
12 better marketing and outreach. All of
13 this spells prosperity for the future for
14 those who work, live, and own property in
15 Mayfair. For many of us, that is all
16 rolled into one.

17 For all of these reasons, I and
18 McCafferty Funeral Home Incorporated urge
19 you and the members of City Council to
20 support the Mayfair Business Improvement
21 District ordinance.

22 On a side note, obviously when
23 I work at the funeral home, we have night
24 viewings, and I see a lot of people who
25 used to live in Mayfair, live in the

1 6/9/15 - RULES - BILL 150215, etc.
2 Northeast, and just a common conversation
3 that I have with people is, especially
4 when they come back if they move to the
5 suburbs and they come back to the area,
6 they say, Wow, this is not the Mayfair
7 that I grew up in. Well, I realize that.
8 I'm not interested in the Mayfair and
9 lamenting the Mayfair of old. I want the
10 Mayfair and have control of the Mayfair
11 of the future that my kids are going to
12 live in and that I hope to be there until
13 they take me out of there feet first.

14 Thank you very much for
15 listening.

16 COUNCILMAN GREENLEE: Thank
17 you, sir.

18 Ms. Madway.

19 MS. MADWAY: Councilman
20 Greenlee and members of City Council
21 Rules Committee, my name is Ruthanne
22 Madway. I'm the Executive Director of
23 the Mayfair Community Development
24 Corporation, a non-profit organization
25 whose mission is the improvement of the

1 6/9/15 - RULES - BILL 150215, etc.

2 Mayfair community, including the
3 revitalization of the Mayfair commercial
4 corridor along Frankford Avenue.

5 For the last two years, the
6 Mayfair CDC has taken the lead in
7 promoting the idea of establishing a
8 business improvement district in Mayfair
9 and has shepherded the process every step
10 of the way.

11 My personal involvement with
12 the Mayfair CDC began 18 months ago when
13 I began work as the corridor manager.
14 For the past year, I have been the
15 Executive Director of the CDC. Prior to
16 coming to Mayfair, I have been involved
17 in economic development issues for more
18 than a dozen years, including as the
19 founder and Executive Director of East of
20 Broad Improvement Association, a
21 non-profit organization that played a
22 pivotal role in the revitalization of the
23 East of Broad District in Center City,
24 including the 13th Street corridor.

25 As a result of my work with

1 6/9/15 - RULES - BILL 150215, etc.
2 Mayfair businesses and property owners, I
3 can report to City Council that the
4 business community is energized and
5 encouraged by what a business improvement
6 district can mean for the revitalization
7 of Mayfair's commercial district. At the
8 same time, they are pragmatic and
9 realistic about the hard work they have
10 already done and what will need to be
11 done in the future to make the Mayfair
12 BID a success.

13 It has truly been a bottom-up
14 kind of process. It was the impetus of
15 community organizations, the Mayfair
16 Business Association, the Mayfair Civic
17 Association, and the Mayfair CDC, working
18 collaboratively that first put this idea
19 forward. The members of the Mayfair BID
20 Steering Committee have met diligently
21 over the course of the last year to
22 hammer out the elements of the BID plan
23 before you.

24 It has been a year of hard
25 work, but also a pleasure and an honor to

1 6/9/15 - RULES - BILL 150215, etc.
2 have played a role in bringing the
3 Mayfair Business Improvement District
4 ordinance to this point. We now ask for
5 Council's support in making the Mayfair
6 BID a reality so that the BID
7 stakeholders can begin in earnest the
8 work of revitalizing their community.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you, Ms. Madway.

12 Mr. McElhatton, good to see you
13 again. Please identify yourself.

14 MR. McELHATTON: Good to see
15 you, Mr. Chairman.

16 COUNCILMAN GREENLEE: I think
17 you know how this place works.

18 MR. McELHATTON: I do.

19 Good morning, Chairman
20 Greenlee, members of the Committee on
21 Rules. My name is Daniel P. McElhatton
22 and I appear here today as the Chair of
23 the Board of the Greater Northeast
24 Philadelphia Chamber of Commerce, and I'm
25 joined today by our new Executive

1 6/9/15 - RULES - BILL 150215, etc.
2 Director, Pam Henshall, who will be
3 joining in my remarks, not making
4 separate remarks on her own, and that
5 should count for something for the
6 Chamber of Commerce.

7 Our thanks to the Commerce
8 Department for their efforts and a
9 particular thanks to the sponsor,
10 Councilman Henon, for his efforts to
11 assist the Mayfair community in both this
12 BID opportunity and ordinance and in
13 their general needs in Mayfair. I
14 appreciate the efforts of the Councilman,
15 as I do know the difficulties with which
16 the office holds, and his efforts are
17 deeply appreciated by the people and the
18 residents of Mayfair.

19 The BID is good for Mayfair.
20 It's good for the Northeast. It's good
21 for the City. I urge its passage.

22 Thank you.

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

25 Any questions or comments?

1 6/9/15 - RULES - BILL 150215, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: First, is
4 there anyone else here that wants to
5 testify on this bill?

6 (No response.)

7 COUNCILMAN GREENLEE: And let
8 me also put on the record we have written
9 testimony in support of the BID from Mark
10 Capriotti of Capriotti Brothers Produce.

11 Councilman Henon.

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

14 And thank you all for being
15 here and your efforts. I think somebody
16 made a statement that Mayfair is a great
17 place to live, and it absolutely is a
18 great place to live and I think you all
19 should be commended and be proud of the
20 work that you put into this BID effort
21 and the work -- be proud of the work that
22 you put in to get to this point. And how
23 could I not support a BID that's
24 enhancing services, enhancing the
25 marketing opportunities, enhancing the

1 6/9/15 - RULES - BILL 150215, etc.
2 look and feel and the vibrancy of
3 Mayfair. Frankford Avenue and this BID
4 territory that it covers is the vein that
5 feeds our community in the look and the
6 feel and the opportunity for small
7 businesses to grow, and especially Sharon
8 Owens, my mother lives behind you, so I
9 fully support their efforts. And I got
10 to tell you, the small businesses, the
11 members of this committee and everybody
12 here, the small businesses of Mayfair in
13 their participation in the community
14 events, from the Mayfair May Fair to the
15 Heroes Run and the Law Enforcement Run
16 and the block parties and the community
17 events, the farmers' markets, I mean
18 really does open up the door as a
19 destination place, and this is the start
20 of it as we continue.

21 So I'm proud to be a part of
22 that. So thank you. Thank you all for
23 that.

24 I have a few questions for the
25 Executive Director, Ruthanne. Have you

1 6/9/15 - RULES - BILL 150215, etc.
2 spoken with all of the business owners
3 that are within the jurisdictions of the
4 BID?

5 MS. MADWAY: We've done an
6 extensive outreach to the business
7 community, beginning 18 months ago. When
8 I was hired as a consultant and corridor
9 manager in January of 2014, I worked on
10 building a database of all the businesses
11 and properties on the Avenue that would
12 be part of the potential service area,
13 and in the course of doing that, I went
14 in and introduced myself, and I've gotten
15 to know the business community, and
16 they're really great people and they're
17 looking towards the future. They want
18 something better.

19 COUNCILMAN HENON: And there is
20 a future, and the future for not just the
21 near future but the kids, as
22 Mr. McCafferty said, for our children in
23 Mayfair.

24 I was at the Steering Committee
25 meetings and the public meetings that you

1 6/9/15 - RULES - BILL 150215, etc.
2 had where I got a chance to speak with
3 some of the business owners and the
4 participants. We have a -- on the lower
5 end of the service area, there's a new
6 business that's a non-profit that
7 occupies the formerly Devon Movie Theatre
8 that was in bankruptcy that is taken over
9 by a non-profit. Had you had any
10 conversations with the owners of that
11 property, not the mortgagee, in how to
12 participate in the BID? It's a large
13 parcel.

14 MS. MADWAY: Yeah. Well, I
15 actually met with the former owner and
16 then I've met with members of the church
17 as well. And we haven't hammered
18 anything out, but we can certainly sit
19 down with them and talk about it since
20 they are a non-profit.

21 COUNCILMAN HENON: It's a large
22 parcel. And I have been hearing several
23 concerns with whether they and their
24 storefront on the frontage, would they be
25 willing to participate, and I think they

1 6/9/15 - RULES - BILL 150215, etc.
2 will from what they relayed to me. So
3 before this bill passes finally in the
4 fall, I would like -- I'm asking you
5 publicly to arrange a meeting, which I
6 will participate in, to sit with the
7 pastors and the leadership of the church
8 to see how they could participate in the
9 BID, because it is a large parcel and I
10 think there's good opportunities to
11 continue all the good stuff as we move
12 forward.

13 So I just want to thank
14 everybody for getting us to this point
15 here in this BID, and I look forward to
16 ongoing conversations and discussions
17 moving forward. Thank you. Good job.

18 MS. MADWAY: Thank you.

19 COUNCILMAN GREENLEE: Thank
20 you, Councilman.

21 Councilwoman Reynolds Brown.

22 COUNCILWOMAN BROWN: Yes. One
23 point of information. BIDs are becoming
24 increasingly popular for all good
25 reasons. So I'm curious to know to the

1 6/9/15 - RULES - BILL 150215, etc.
2 sponsor of the bill, is this the first of
3 this type in the Northeast community?

4 COUNCILMAN HENON: Thank you,
5 Councilwoman. This is the first in my
6 district that is applying for a BID, and
7 I think it's very progressive and I think
8 it's a direction that the special service
9 district that they're trying to create
10 and the inclusion that they've had and
11 the public transparency of all the
12 businesses to pave the way for the
13 future. So, yes, it is the first, and
14 I'm super excited about it, as they are.

15 COUNCILWOMAN BROWN: Well,
16 congratulations. I have yet to hear of a
17 BID that was created that did not meet
18 the needs of the community in the way it
19 was designed. So congratulations.

20 MS. MADWAY: Thank you.

21 COUNCILWOMAN BROWN: Thank you,
22 Mr. Chairman.

23 COUNCILMAN GREENLEE: Thank
24 you, Councilwoman.

25 And obviously this has been a

1 6/9/15 - RULES - BILL 150215, etc.
2 collaborative effort among many people,
3 and I just join in the sponsor and
4 Councilwoman Reynolds Brown saying good
5 luck. You did a good job. As I said, by
6 law, we have to continue this until
7 September. I think it's fair to say we
8 could have voted for it today, but by
9 law, we have to wait.

10 Now, I know there's an
11 amendment. I guess the amendment should
12 be held until the next -- hold one
13 second.

14 So at the meeting we will take
15 up the amendment and then refer it back
16 to committee from there, just so you
17 understand. Mr. McElhatton, you know
18 what we're talking about, but we have to
19 approve the amendment in a meeting. So
20 then we'll approve the amendment, send it
21 back, and then it will be to the call of
22 the Chair. Okay?

23 MR. McELHATTON: Thank you,
24 Mr. Chair.

25 COUNCILMAN GREENLEE: Any other

1 6/9/15 - RULES - BILL 150215, etc.

2 questions?

3 (No response.)

4 COUNCILMAN GREENLEE: Thank
5 you. Thank you all very much. Thank you
6 for all your work.

7 Just make sure, nobody else to
8 testify on Bill No. 150348?

9 (No response.)

10 COUNCILMAN GREENLEE: Seeing
11 none, we're going to go back to the bill
12 we skipped over.

13 Ms. Marconi.

14 THE CLERK: Bill No. 150473, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by Green
19 Street, Second Street, Spring Garden
20 Street, and Third Street.

21 (Witnesses approached witness
22 table.)

23 COUNCILMAN GREENLEE: Thank
24 you.

25 And, Mr. Gregorski, as you're

1 6/9/15 - RULES - BILL 150215, etc.
2 sitting down, we got one more bill after
3 this. So those of you who have been very
4 patient on Bill No. 150409, it will be
5 coming soon.

6 Mr. Gregorski, please.

7 MR. GREGORSKI: Good morning,
8 Councilman Greenlee, members of the Rules
9 Committee. I'm Marty Gregorski, Division
10 Director of the Development Division of
11 the Philadelphia City Planning
12 Commission. I'm here to testify on Bill
13 No. 150473, which was introduced into
14 City Council on May 14th, 2015 by
15 Councilmember Squilla.

16 Bill No. 150473 rezones the
17 land in the area bounded by Green Street,
18 Second Street, Spring Garden Street, and
19 Third Street.

20 The property is the site of the
21 former Finnegan's Wake night club at 537
22 North Third Street. Bill No. 150473
23 rezones the site from CMX-2 Neighborhood
24 Commercial Mixed-Use to CMX-3 Community
25 Commercial Mixed-Use. This rezoning will

1 6/9/15 - RULES - BILL 150215, etc.
2 allow the site to be used for a new
3 38,500 square foot office building.

4 The City Planning Commission
5 will consider Bill No. 150473 at its
6 meeting of June 9th, 2015 with a staff
7 recommendation for approval.

8 I'd be happy to answer any
9 questions at this time.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 First, are there any questions
13 for Mr. Gregorski?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, Mr. Beauvais.

17 MR. BEAUVAIS: Good morning,
18 Mr. Chair, members of the Committee. My
19 name is Darwin Beauvais. I'm from the
20 law firm of Zarwin Baum. I have with me
21 here Jim Paterno and Doug Veasey. They
22 are the principals to Stockton Real
23 Estate Advisors, the developer for the
24 project.

25 Like Mr. Gregorski said, this

1 6/9/15 - RULES - BILL 150215, etc.
2 is for the redevelopment of the former
3 Finnegan's Wake. What we did hand to the
4 Committee was a packet, that in that
5 packet we have an overview of the
6 project, the presentation that we intend
7 on presenting to the Planning Commission
8 in about an hour and a half, and our
9 executed Economic Opportunity Plan, as
10 well as initially we had one amendment,
11 which would be attaching the EOP to the
12 ordinance, but through excellent
13 negotiations by the sponsor of the bill,
14 we also have an additional amendment
15 where it reflects an agreement between
16 the developers and the community. In
17 this case it is Northern Liberties.

18 I will go over the presentation
19 of the project in general and then I can
20 go into detail as to the amendment.

21 And if you look to your
22 packets, if you go to the presentation,
23 it starts off -- it's in color and it
24 looks like that. Like I mentioned, this
25 is to redo the former Finnegan's Wake.

1 6/9/15 - RULES - BILL 150215, etc.

2 The first page after the cover page is an
3 introduction to who Stockton Real Estate
4 Advisors is and what we plan on doing.

5 The next page, it's very interesting
6 because we are not doing a total
7 demolition, but we are adding two
8 additional floors to the building, making
9 it going from three to five floors. Why
10 are we doing that? To promote Nerd
11 Street. Nerd Street is what this area is
12 commonly known, simply because 35 percent
13 of all the technology workers in the City
14 live in Northern Liberties.

15 COUNCILMAN GREENLEE: I'm glad
16 you explained that.

17 MR. BEAUVAIS: Great. Great.

18 The next page just talks about
19 also our intentions. We're going to do
20 some interior designs as well as exterior
21 designs based on the following page.

22 That brings us to the location. You'll
23 see where the building sits in relation
24 to all of Northern liberties. Again,
25 then we have photographs of the property

1 6/9/15 - RULES - BILL 150215, etc.
2 from the north view -- or, rather, from
3 the intersection, then from the view near
4 Bodine Street. I believe everyone could
5 recognize the building that's next door.
6 I think that was recently built about,
7 what, two years ago, about two or three
8 years ago. And with that, we've
9 continued with the site plans. And, in
10 essence, what I believe will be the best
11 view of our intentions will be the
12 rendering of the completed project.

13 With this project, as you can
14 see, we're taking -- we're leaving a lot
15 of the brick masonry that's along Third
16 Street and we're building up two
17 additional stories. We're going to have
18 access to the roof. We're going to have
19 an upscale restaurant on the ground floor
20 and maybe some retail also on the ground
21 floor, but the main purpose is office.

22 Now, with that, we hope that
23 the Committee approves our project, but
24 we also hope that they do it in
25 conjunction with approving two

1 6/9/15 - RULES - BILL 150215, etc.
2 amendments. Like I mentioned, we do have
3 an amendment attaching our EOP and we
4 also have an amendment attaching a
5 community benefits agreement that this
6 Committee actually saw us leave to go and
7 negotiate and finalize with the
8 Councilman.

9 Now, if I may, I would like to
10 read that for the record. As indicated,
11 we'd like to attach this as Exhibit-B,
12 and what we intend to do is to abandon
13 the night club use, which unfortunately
14 people have claimed that Finnegan's Wake
15 is a nuisance bar. So we are abandoning
16 that use. We are going to have a roof
17 deck, but we're not going to allow
18 restaurant use at the roof deck. We are
19 only going to have half our ground floor
20 be dedicated for restaurant.

21 There is a lay-by lane. We are
22 going to look to see if the Streets
23 Department will allow us to remove that
24 lay-by lane. That was a community
25 desire.

1 6/9/15 - RULES - BILL 150215, etc.

2 We're going to chamfer the
3 pilot houses. And chamfering, it's an
4 architectural design. We're going to
5 have a pilot house, but instead of having
6 one big block, we're going to angle it,
7 and we do that to make sure we don't
8 obstruct any views. And, again, we are
9 five floors, was done in conjunction with
10 community approval, and we are seeking to
11 only have the maximum of five floors, and
12 that's what we've agreed to.

13 So with that, we ask for three
14 things. We ask that the bill be
15 approved, as amended with the two
16 amendments, and if it could be reported
17 out of Committee with a suspension of the
18 rules.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 First, I just want to say, I
22 guess you learn something every day. I
23 never knew the word "chamfering." So I
24 appreciate you explaining what that was.

25 Councilman Squilla.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN SQUILLA: Yes.

3 Thank you, Mr. Chairman.

4 During this process, I know you
5 had several meetings with the community,
6 Northern Liberties Neighborhood
7 Association, and there were still some
8 opposition from the adjoining neighbors.
9 During the process, the use of the
10 building, which I'm very aware of as
11 being District Councilman, have very much
12 concerns about the night club use in and
13 around the community. This now will be
14 gone, but the use would be an office
15 during the day, and I guess it will be
16 mostly used during day hours; is that
17 true?

18 MR. BEAUVAIS: That's correct.
19 Typical business hours, but that's not to
20 dissuade --

21 COUNCILMAN SQUILLA: The
22 restaurant use and --

23 MR. BEAUVAIS: -- the
24 restaurant use or if that company is on
25 the next great thing, they probably will

1 6/9/15 - RULES - BILL 150215, etc.

2 work all night. But it is office.

3 COUNCILMAN SQUILLA: It's all

4 office use. And I know one of the

5 concerns we had too from the community

6 obviously when you have a new building in

7 the City is parking. I know it's going

8 to be a lot less parking at night because

9 the businesses there before attracted

10 people at night, so it attracted a lot of

11 people by car.

12 How many number of employees

13 would be at this facility at maximum,

14 300, 200?

15 MR. BEAUVAIS: We're thinking

16 about 400 to 450.

17 COUNCILMAN SQUILLA: And I know

18 being in the City and obviously from

19 South Philadelphia, it's always hard for

20 parking. Is there any paid parking close

21 by? Is there a garage close by or

22 anything like that?

23 MR. BEAUVAIS: I believe so.

24 It's closer to Delaware Avenue there is,

25 and I believe it's over -- it's probably

1 6/9/15 - RULES - BILL 150215, etc.
2 even larger than 150 spaces.

3 What we do believe that the
4 success of the building will center
5 around is its location and its proximity
6 to public transportation. Just not even
7 a block away, a half a block, is the
8 SEPTA station where the elevated rail
9 line drops off. There's several bus
10 routes that travels up and down Spring
11 Garden, and I believe there's several
12 businesses that do rent spaces from
13 nearby lots, but they do that on a
14 private basis as well.

15 What we do know that our
16 project will do is alleviate or lighten
17 or help solve the parking problem rather
18 at nighttime when residents are coming in
19 from a long day of work and it's happy
20 hour or it's Thursday evening or the
21 weekend. That will no longer take place.
22 What we do believe is that a lot of our
23 Nerd Street employees will bike share,
24 Zipcar, car share, public transportation
25 and the like. We actually believe that

1 6/9/15 - RULES - BILL 150215, etc.

2 we are going to lessen the parking
3 burdens in this area.

4 COUNCILMAN SQUILLA: And I
5 would agree with you. I think seeing
6 from how Nerd Street has worked and the
7 number of people that are working up on
8 the second floors in a lot of those
9 businesses, we haven't really seen a big
10 influx in car usage there, and being so
11 close to the subway is I think a real
12 ideal spot.

13 During the process, an
14 agreement with the community, do you
15 believe then once this ordinance, if
16 passed, will then allow you to develop
17 this site?

18 MR. BEAUVAIS: Yes. We are --
19 well, the clients are here, but they've
20 indicated to me that they are completely
21 committed to making this project happen.

22 COUNCILMAN SQUILLA: And also I
23 would just ask to add and keep an open
24 dialogue with the community, surrounding
25 neighbors, and hopefully work together on

1 6/9/15 - RULES - BILL 150215, etc.
2 any problems or concerns that they may
3 have moving forward to try to rectify. I
4 know we can't make everybody happy on
5 every project, but, you know, we can
6 still try.

7 MR. BEAUVAIS: And I'm glad you
8 said that. I will say throughout the
9 process, the developers have actually
10 developed a relationship with the
11 community leaders. I don't think it's
12 any problem for them to pick up the
13 phone. They will always get a call back
14 from the community leaders. They have
15 also indicated -- the community leaders
16 have indicated support and have been very
17 encouraging to us in moving forward. So
18 we appreciate that, and I think that
19 relationship will continue.

20 COUNCILMAN SQUILLA: Thank you
21 very much. Thank you for your time.

22 COUNCILMAN GREENLEE: Thank
23 you, Councilman.

24 Any other questions or
25 comments?

1 6/9/15 - RULES - BILL 150215, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Anyone
4 else saying anything? I mean, the group
5 here. Are you good? Mr. Beauvais
6 covered it all. He's pretty good at
7 that, I know.

8 Okay. No other questions on
9 this panel. Thank you very much.

10 Who else is here to testify?

11 Sir, please approach.

12 (Witness approached witness
13 table.)

14 COUNCILMAN GREENLEE: Still
15 good morning. Good morning, sir. Please
16 identify yourself.

17 MR. HAND: Good morning,
18 Mr. Chairman. My name is Joe Hand, Jr.
19 I am the President of Joe Hand Promotions
20 and the Joe Hand Boxing Gym, and I own
21 the property that is located at 547-543
22 North Third Street that is attached to
23 the property that we're speaking about
24 this morning.

25 I'm basically here today to

1 6/9/15 - RULES - BILL 150215, etc.
2 object to the development. I am a
3 partner in the property with my father
4 and my sister. I'm the majority owner.
5 And we are also the proprietors of the
6 non-profit organization, the Joe Hand
7 Boxing Gym. The gym was formed about 20
8 years ago, and the purpose is to act as a
9 community use center for the children of
10 Philadelphia. We've had a couple of
11 different homes for the property. The
12 property that we're at now is at 547
13 North Third Street, and when we found the
14 property probably less than ten years
15 ago, maybe seven or eight years ago, it
16 was a blighted property. There was
17 vandalism there. And we've invested a
18 lot of money in the property to make it a
19 community center, but there's also a
20 residence that is attached to the
21 Finnegan's Wake old property along or in
22 between our gym.

23 The development idea that the
24 gentlemen were explaining today was an
25 idea that, frankly, as an owner of the

1 6/9/15 - RULES - BILL 150215, etc.
2 property I just recently found out about,
3 probably within the last few months. The
4 Councilman's office had reached out to us
5 after we contacted them, has been very
6 gracious in answering our questions. I
7 can't say that the community leaders have
8 been very informative to us or I would
9 say aggressive in letting us know that
10 this property was being developed.

11 The Finnegan's Wake property
12 has been vacant, I guess, for a few
13 years. There's been a lot of rumors
14 about what's going on. Obviously I'm
15 very concerned because I own a piece of
16 property right next to it and I'm
17 attached to it, and I'm a concerned about
18 the impact it's going to have on the
19 neighborhood.

20 We love the neighborhood we're
21 in. We think the program that we offer
22 for the children of the community is
23 beneficial. I don't have to tell
24 everybody about all the school programs
25 that are getting cut and after school.

1 6/9/15 - RULES - BILL 150215, etc.

2 After school we have a waiting list for
3 kids to get into our program. We are
4 jammed. We have volunteer coaches that
5 come in and help us with our program.
6 Those coaches oftentimes drive to our
7 facility and have a very difficult time
8 finding parking in the area. Oftentimes
9 they have to park blocks away and walk to
10 our building.

11 There have been lots in the
12 area since we've moved there where
13 there's parking, but now with all the
14 development going on down there, a lot of
15 those lots are getting taken away. So
16 the parking is decreasing. And if you
17 would go to the property and go on Spring
18 Garden Street probably right now, if we
19 jumped in my car and ran down there, you
20 would see that there's cars now parked in
21 the middle of Spring Garden Street that
22 are from the fire union. I mean, there's
23 no parking there now.

24 I'm not necessarily against the
25 idea of somebody developing the property

1 6/9/15 - RULES - BILL 150215, etc.
2 at Finnegan's Wake. I think it would be
3 great for the neighborhood to have a
4 viable business in there, but I'm here
5 today to object because I don't agree
6 with what I've seen or heard so far. And
7 the plan that they were showing today, I
8 haven't seen that plan, and I would like
9 to think that somebody as close as I am
10 to that property would be someone that
11 would be -- I'd be informed as soon as
12 possible.

13 I'm here to say that I'm open
14 to conversations to talk about the
15 development. I'd like to know more about
16 it. I want to be supportive of it. I
17 love the community we're at. I think we
18 serve great needs down there and we want
19 to keep it as our home and we want to be
20 good neighbors.

21 COUNCILMAN GREENLEE: Mr. Hand,
22 thank you. And let me just say for the
23 record, I'm certainly familiar with the
24 work you do down there, and you and the
25 whole Hand production does a great job.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. HAND: Thank you.

3 COUNCILMAN GREENLEE: Let me
4 just ask you before I recognize
5 Councilman Squilla. So your concern
6 basically sounds like it's parking,
7 right? Is that basically --

8 MR. HAND: Correct.

9 COUNCILMAN GREENLEE: And I'm
10 familiar with that area, and it is tight,
11 but it -- how can I put this? Just about
12 anything that would be there, wouldn't it
13 have some effect on parking? I mean,
14 just the nature, it's a fairly large
15 site. Wouldn't it add -- wouldn't
16 anything add to parking? And I guess
17 double that, you heard what Mr. Beauvais
18 said about a lot of the people coming
19 there would probably use public
20 transportation, bike share, car share,
21 all that -- well, car share would still
22 be parking, but bike share, whatever.
23 Does that enter into your thinking at
24 all?

25 MR. HAND: I would agree with

1 6/9/15 - RULES - BILL 150215, etc.
2 you, Mr. Chairman, that I think that
3 parking is an issue down there in that
4 community. It's pretty difficult for
5 me -- and I'm not much of a developer,
6 but it's difficult for me to believe that
7 there's going to be 400 to 450 people
8 that are going to be riding public
9 transportation or riding a bike to that
10 property. There's got to be something,
11 somebody that's got to come by their own
12 vehicle, I would think. And if they do,
13 what has this development team done to
14 talk about that? What's their option?
15 What's their plan with somebody that
16 comes in to work there that they're going
17 to tell them where they can park? It's a
18 concern for me.

19 COUNCILMAN GREENLEE: Okay. I
20 understand. I understand.

21 MR. HAND: I'm also very
22 concerned since my building touches their
23 building just what kind of development is
24 going on. Higher, bigger, better, hey,
25 those are all great terms and I like them

1 6/9/15 - RULES - BILL 150215, etc.
2 and I'm not against them, but as an owner
3 of a property, I have people that it's
4 their home there, that live between the
5 gym and the Finnegan's Wake. It's their
6 home, and they're asking me questions and
7 I'm like, I don't know anything about it.
8 I never got a notice mailed to me. The
9 Northern Liberties Neighborhood
10 Association, I should be better at
11 reading their notifications that I get
12 online, but if I miss something and a
13 project like this happens, you know, I
14 would think that a notice in the mail or
15 something. We're very visible down
16 there. We're easy to find.

17 COUNCILMAN GREENLEE: Okay. I
18 understand. I appreciate your comments.

19 Councilman Squilla.

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

22 And thank you, Mr. Hand, for
23 coming to testify. I know I was aware of
24 your concerns and complaints to my office
25 and mentioned them to the developer and

1 6/9/15 - RULES - BILL 150215, etc.

2 to Northern Liberties community group --

3 MR. HAND: And your staff has
4 been very gracious. Thank you very much.

5 COUNCILMAN SQUILLA: Thank you.
6 We try to resolve most issues before we
7 get to this point and have the best
8 possible way we can. Unfortunately with
9 this project, we don't have everybody
10 happy and on board.

11 My main thing was with the
12 building attached to the Finnegan's Wake,
13 which is the single-family home, I guess,
14 it's a rental, correct?

15 MR. HAND: It is an investment
16 property, yes.

17 COUNCILMAN SQUILLA: Yes. I
18 mean, my first instinct was I think they
19 would probably better like an office
20 building next to them than a night club,
21 because if I lived next door to a night
22 club that was open until 2 o'clock in the
23 morning with drunks leaving at that time,
24 it would make it a lot more difficult
25 than an office building.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. HAND: The night club was
3 not a favorable business to be in that
4 location, I would say.

5 COUNCILMAN SQUILLA: And the
6 problem also is with that use there, the
7 use is still -- somebody could buy that
8 property right now and make it the same
9 exact thing as it was, which is a -- and
10 just go in as of right and not talk to me
11 or the neighbors or you and do whatever
12 they wanted. We saw this as an
13 opportunity working with the community
14 group, and I understand you say you
15 didn't get their notices and didn't
16 attend any of the meetings, but the
17 notices had to be put out during their
18 meeting, and the community group I met
19 with two times over this and they met
20 with several times. I don't know if
21 somebody could tell me.

22 How many times did they meet
23 with the community? Two -- three.

24 So what I asked -- I don't know
25 if you heard earlier -- I'm going to ask

1 6/9/15 - RULES - BILL 150215, etc.
2 the developer and their team to work out
3 and reach -- work with you during the
4 process here to see how we could best
5 mitigate your concerns moving forward.
6 Eventually there's going to be something
7 in this property, and I think we need to
8 try to find what best -- what impacts the
9 community least. The community group
10 sent us a letter saying that they believe
11 this use would least impact the community
12 as a whole. Maybe not least impact you
13 as a business there, and I understand
14 that and what your concerns are. Maybe
15 we could help you with a loading zone in
16 front of your place or something else
17 that's on the corner. I think you do a
18 great job. You do great for a lot of the
19 kids in the community and the surrounding
20 parts of the City of Philadelphia. So I
21 want to work with you also to see how we
22 can move forward, but I think we need to
23 keep the lines of communication open and
24 I think we need to try to work together
25 to come up with a way to maybe help

1 6/9/15 - RULES - BILL 150215, etc.
2 resolve some of your concerns.

3 MR. HAND: I definitely would
4 like to keep the lines of communication
5 open. I'm not being stubborn here. I
6 would like to be more a part of the
7 process. This is our neighborhood.
8 They're new to it and they're going to
9 come in and it would be great if they
10 adopted to the things that we're doing.
11 We run great programs there. It would be
12 great if they knew what we did, and maybe
13 there's a way that they can support what
14 we're doing for the children. I'm all in
15 favor of that.

16 So more communication for me
17 would be very, very helpful. I
18 appreciate having the opportunity today
19 to sit here and just voice our concerns
20 and to talk about it.

21 COUNCILMAN SQUILLA: Thank you.
22 Do you have one comment,
23 Mr. Beauvais?

24 MR. BEAUVAIS: Yes. I just
25 wanted to comment. Mr. Hand actually

1 6/9/15 - RULES - BILL 150215, etc.
2 indicated that this is our first
3 go-around in Northern Liberties. That's
4 not the case. We have another
5 development project. We've been in
6 Northern Liberties for several years.
7 And also just -- and I'm not saying this
8 out of disrespect, but our principals did
9 talk to your father who started the
10 business, so --

11 COUNCILMAN GREENLEE:

12 Mr. Beauvais, you need to talk to --

13 MR. BEAUVAIS: Maybe it's this
14 mike.

15 But just for the record, I
16 don't want to disrespect you here, but
17 the principals did talk to your father
18 about this. The developers have been in
19 Northern Liberties for several years --

20 COUNCILMAN SQUILLA: We
21 understand. And I don't want to cut you
22 off here, but I think these conversations
23 can continue and hopefully move forward,
24 because I don't think we'll resolve
25 anything right now at the table. But I

1 6/9/15 - RULES - BILL 150215, etc.
2 think if we could just keep the lines
3 open, understanding what some of the
4 concerns are and see how we can mitigate
5 them the best, and with the community
6 group also involved, obviously Northern
7 Liberties, because they're very
8 supportive of this project, and we'd like
9 to see everybody go away happy at the end
10 of the day.

11 MR. HAND: It's a thriving
12 community and it's only getting better
13 every day. We would like to have great
14 neighbors and be a great neighbor to
15 whoever the party would come in to the
16 new property.

17 COUNCILMAN SQUILLA: Thank you
18 very much.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 MR. BEAUVAIS: Thank you.

22 COUNCILMAN GREENLEE: Any other
23 questions?

24 (No response.)

25 COUNCILMAN GREENLEE: Seeing

1 6/9/15 - RULES - BILL 150215, etc.

2 none, thank you, Mr. Hand. Thank you,
3 everybody.

4 MR. HAND: Thank you very much
5 for your time.

6 COUNCILMAN GREENLEE: Anyone
7 else here to testify on Bill No. 150473?
8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none, and there will be amendments
11 offered at the meeting.

12 Ms. Marconi, our last bill,
13 please.

14 THE CLERK: Bill No. 150409, an
15 ordinance authorizing the Philadelphia
16 Housing Authority to acquire by
17 condemnation fee simple title to certain
18 properties located in the vicinity of
19 19th Street to the east, 28th Street to
20 the west, Cecil B. Moore Avenue to the
21 north, and College Avenue to the south,
22 under certain terms and conditions.

23 (Witnesses approached witness
24 table.)

25 COUNCILMAN GREENLEE: Thank

1 6/9/15 - RULES - BILL 150215, etc.
2 you.

3 And I appreciate,
4 Mr. Abernathy, Mr. Jeremiah, et al, I
5 appreciate all your patience there. We
6 tried to get through these as quickly as
7 we can.

8 Now, Mr. Abernathy,
9 Mr. Jeremiah, I have both your written
10 testimony. If we could summarize, I'd
11 really appreciate it, and then I'm sure
12 there will be some questions on this.
13 Okay?

14 Whoever would like to go first,
15 please identify yourself and proceed.

16 MR. JEREMIAH: Good morning,
17 Chairman Greenlee, members of the
18 Philadelphia City Council on Rules. I am
19 Kelvin Jeremiah, the President and CEO of
20 the Philadelphia Housing Authority, the
21 fourth largest housing authority in the
22 United States.

23 So I'm going to jump right in
24 why we're here. One of PHA's most
25 distressed and blighted properties is the

1 6/9/15 - RULES - BILL 150215, etc.

2 Norman Blumberg Apartments in North
3 Philadelphia. The dense eight-acre site
4 consists of 510 high-rise towers and 18
5 adjacent low-rise buildings.

6 Until the mid 1920's -- until
7 the mid 20th century, the area
8 surrounding Blumberg was a stable,
9 diverse, and thriving commercial district
10 buttressed by local breweries and
11 factories. Post-war suburbanization,
12 changes in the global manufacturing, and
13 the concentration of the dense public
14 housing at Blumberg Apartments exacted a
15 heavy toll on the area.

16 Today, poverty, unemployment,
17 crime, and vacancy rates in this
18 neighborhood far exceed the citywide
19 averages. The City's poverty rate is
20 about 26 percent, while nearly 53 percent
21 of Blumberg families are living in
22 poverty. Only 16 percent of Blumberg
23 residents are employed; that is, only 103
24 of the 635 residents above the age of 18
25 are employed.

1 6/9/15 - RULES - BILL 150215, etc.

2 Blumberg houses some of the
3 City's most vulnerable and hard-to-house
4 residents who require intensive
5 management and support services. The
6 long-term outcome for Blumberg residents
7 is dismal, with incidents of social
8 pathology higher than at any other PHA
9 site. The area surrounding Blumberg
10 suffers from a violent crime rate that is
11 twice that of the rest of the City. The
12 existing state -- the existing site has
13 little connectivity to the surrounding
14 community, and the surrounding blocks are
15 almost entirely vacant, exacerbating both
16 perceived and actual crime.

17 The Sharswood/Blumberg
18 neighborhood's proximity to Center City
19 recently established homeownership zones
20 in the area, and the new investment by
21 non-profit agencies makes it a prime
22 choice to serve as the centerpiece of
23 PHA's plan to reverse over a decade-long
24 reduction in affordable housing.

25 In December 2013, PHA was

1 6/9/15 - RULES - BILL 150215, etc.
2 awarded a Choice Neighborhood Initiative
3 Planning Grant from the U.S. Department
4 of Housing and Urban Development. PHA
5 and the City of Philadelphia was one of
6 only nine cities nationwide to receive a
7 grant under the program. The 500,000
8 planning grant provided PHA the
9 opportunity to plan for the comprehensive
10 redevelopment of the blighted Sharswood
11 neighborhood around Blumberg, an area
12 stretching from north of Girard College,
13 south of Cecil B. Moore Avenue between
14 19th and 27th Streets.

15 The Sharswood/Blumberg
16 Transformation Plan is a true
17 representation of an alignment of
18 resources and partners across all levels
19 of government, federal in the CNI grant
20 from HUD, state in the Low Income Housing
21 Tax Credit, city in both a HOME grant
22 from OHCD and support from the Office of
23 the Mayor and the City Council President.

24 When all phases of the
25 redevelopment are complete, the

1 6/9/15 - RULES - BILL 150215, etc.
2 transformation plan will yield 1,200
3 total units, approximately 500,000 square
4 feet of commercial and retail space,
5 renovated school and recreation centers,
6 and new athletic fields. The CNI
7 planning effort allowed PHA to bring
8 together various government agencies and
9 non-profit partners to focus resources on
10 the transformation plan. It was critical
11 for PHA to ensure the Sharswood
12 neighborhood CNI Transformation Plan
13 aligned with the City's place-based
14 initiatives efforts to lift individuals
15 out of poverty by increasing
16 opportunities for low-income individuals
17 and families and to create mixed-income
18 communities where families can thrive.

19 To ensure the voices of the
20 Sharswood/Blumberg community are heard,
21 neighborhood challenges are addressed,
22 and redevelopment efforts support quality
23 of life for all residents, nearly 40 task
24 force working groups and community
25 meetings have been conducted to date.

1 6/9/15 - RULES - BILL 150215, etc.

2 Through these meetings, the community
3 established the following vision I would
4 like to share with you:

5 The Sharswood/Blumberg Choice
6 Neighborhood is a safe, peaceful, loving,
7 family-oriented, and dignified community
8 where residents take pride in its unique
9 history, attractive housing, quality
10 schools, cleanliness, and thriving
11 commercial corridor of local businesses.

12 Through the collaboration of
13 residents and stakeholders and the
14 removal of physical and social barriers,
15 the neighborhood will evolve to be a
16 thriving, prosperous, self-reliant
17 community, grounded in health and
18 wellness, alternative resources, quality
19 education, career planning, recreation,
20 and employment for generations to come.

21 Members of the Committee,
22 Mr. Chairman, I believe the community's
23 vision is fair and attainable.

24 PHA has also been working with
25 partners like youth advocate programs and

1 6/9/15 - RULES - BILL 150215, etc.
2 the Philadelphia Youth Network to provide
3 residents a number of "doing while
4 planning" opportunities, including a
5 pilot social service program to connect
6 residents to services and a summer youth
7 employment program to connect youth in
8 the neighborhood to the workforce.

9 Additionally, PHA partnered
10 with Habitat for Humanity to provide ten
11 existing Sharswood homeowners an
12 opportunity to make basic repairs and
13 improve the energy efficiency of their
14 homes in order to help long-term
15 residents retain their homes in the
16 neighborhood. Ms. Evelyn Taylor, who
17 joins me here today, benefited from this
18 program and is proud to tell others as
19 she will remain, will remain in Sharswood
20 and is excited about the redevelopment of
21 her community.

22 PHA, in collaboration with
23 Santander Bank, is also in the process of
24 finalizing a program to provide small
25 business owners in the community with

1 6/9/15 - RULES - BILL 150215, etc.
2 consultation services and capital to
3 start or expand existing businesses. PHA
4 is committed to ensuring that local
5 residents' businesses play a key role in
6 the revitalization of the Ridge Avenue
7 commercial corridor.

8 Health and wellness is also
9 critical to improving the opportunities
10 for residents of the neighborhood. PHA
11 has developed formal partnerships with
12 both the Public Health Management
13 Corporation and Project HOME to ensure
14 the neighborhood is connected to a broad
15 array of both physical and mental health
16 services.

17 A cooperative public safety
18 strategy is also being implemented with
19 the 22nd Police District Anti-Violence
20 Collaborative to create a safe
21 Sharswood/Blumberg community by building
22 trust and improving communication between
23 police and residents. To further support
24 the safety in the community, PHA intends
25 to relocate its Police Department to that

1 6/9/15 - RULES - BILL 150215, etc.
2 redeveloped corridor.

3 In addition, PHA has entered
4 into memorandum of agreements with Beech
5 Interplex, ClariFi, and other partners to
6 provide credit counseling, housing
7 counseling, healthcare services, and
8 other social services to
9 Sharswood/Blumberg residents.

10 In order to achieve
11 comprehensive community redevelopment,
12 PHA must acquire parcels in Sharswood in
13 addition to those already owned by PHA on
14 the existing Blumberg footprint. To
15 facilitate this process, PHA entered into
16 an interagency agreement with the
17 Philadelphia Redevelopment Authority in
18 March 2014 to provide eminent domain
19 services on behalf of PHA.

20 Working with PRA, PHA is
21 seeking to acquire nearly 1,300 parcels
22 comprised of 800 private and 500 public
23 parcels. This assemblage is critical to
24 the successful completion of the
25 Sharswood/Blumberg neighborhood

1 6/9/15 - RULES - BILL 150215, etc.
2 transformation and maintaining
3 affordability. The overwhelming majority
4 of the parcels are vacant land or
5 structures. The PRA projects that
6 approximately 70 structures, or 6
7 percent, are occupied, and the occupants
8 include homeowners, renters, and
9 businesses.

10 PRA has conducted preliminary
11 assessments and appraisals of all
12 privately owned parcels, and all property
13 owners will be paid fair market value for
14 their property and given assistance with
15 relocating to a replacement unit.
16 Occupants will also be given the option
17 to link to appropriate services to
18 prepare them for a financial plan for
19 achieving homeownership.

20 Furthermore, PHA will provide
21 homeowners impacted by condemnation first
22 choice and the right of first refusal to
23 purchase a new affordable home in the
24 redeveloped Sharswood neighborhood,
25 providing an opportunity for displaced

1 6/9/15 - RULES - BILL 150215, etc.
2 residents to return to the revitalized
3 community.

4 Members of the Committee,
5 Mr. Chairman, I am pleased to report to
6 the Council that last week, only last
7 week, PHA received federal approval for
8 the demolition of the high-rise
9 multi-family towers, which is a
10 significant and important step in the
11 transformation of Blumberg. As a result,
12 the demolition of the towers is now
13 planned for September 2015, only a few
14 months from now.

15 As I sit here, PHA staff is in
16 the process of relocating the residents
17 of Blumberg towers. PHA commits to tap
18 into the partnership resources to provide
19 comprehensive services to all families
20 before, during, and after relocation.

21 Last, before I conclude my
22 remarks, I would be remiss if I did not
23 take this opportunity to thank our
24 partners for the unprecedented support we
25 have received to date, including my

1 6/9/15 - RULES - BILL 150215, etc.
2 partner sitting next to me, Brian
3 Abernathy and PRA. I would also
4 especially like to thank Mayor Nutter and
5 his Administration for all of the support
6 and assistance, as well as Council
7 President Clarke and this Council for the
8 extraordinary partnership and focus that
9 we have seen on affordable housing.

10 Thank you, Chairman Greenlee
11 and members of the Committee, for giving
12 me the opportunity to present PHA's plans
13 for the Sharswood/Blumberg neighborhood.
14 I look forward to working with all of you
15 as we bring this plan to fruition. I,
16 therefore, respectfully request Council's
17 favorable recommendation of Ordinance
18 150409 and ask for the suspension of
19 Council rules.

20 I'd be happy to answer any
21 questions the members may have.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Jeremiah. Before we have
24 questions, let's hear from Mr. Abernathy.

25 MR. ABERNATHY: Good afternoon,

1 6/9/15 - RULES - BILL 150215, etc.
2 Councilman Greenlee and members of the
3 Committee. I will summarize my testimony
4 to the best of my ability.

5 I am Brian Abernathy, Executive
6 Director of the Philadelphia
7 Redevelopment Authority, and I'm here to
8 speak in support of Bill No. 150409,
9 which authorizes the acquisition of 1,330
10 properties which are identified in the
11 attached list.

12 For purposes of this
13 condemnation, the Redevelopment Authority
14 is acting as an agent of the Philadelphia
15 Housing Authority and is facilitating the
16 assembly for this project. When
17 complete, all properties will be under
18 PHA's ownership and not the PRA's for
19 future development.

20 Of the private properties being
21 condemned, we have identified 73 occupied
22 properties. Fifty-seven of those are
23 residential and 16 are active businesses.
24 Our relocation consultant has met with
25 many of these occupants and will continue

1 6/9/15 - RULES - BILL 150215, etc.
2 to reach out to those yet to be
3 interviewed.

4 We expect offer letters
5 providing compensation amounts to be sent
6 out to all property owners following City
7 Council's second reading and final
8 passage of this ordinance.

9 In closing, the PRA is devoted
10 to ensuring that all property owners and
11 displaced parties are provided all rights
12 and benefits for which they are eligible,
13 and staff is prepared to provide the
14 necessary advisory and assistance
15 services to minimize hardship. And, in
16 fact, my staff is here today for any
17 resident who is attending and we're happy
18 to answer any questions that we can.
19 Technical expertise is and will continue
20 to be available at the project field
21 office located in the neighborhood to
22 address complex issues and to provide
23 one-on-one sessions to address each
24 occupant's individual situation with the
25 highest level of expertise.

1 6/9/15 - RULES - BILL 150215, etc.

2 Relocating this number of
3 residents is challenging, yet achievable,
4 and the PRA is dedicated to providing
5 appropriate replacements, along with
6 ensuring that the full range of
7 relocation assistance and advisory
8 services required under the Uniform
9 Relocation Act is provided to each
10 displaced resident and business.

11 As such, I respectfully request
12 favorable consideration of Bill No.
13 150409 and would ask for the suspension
14 of rules.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 Thank you both gentlemen here.

18 Let me just start out.

19 Obviously I think the main concern of
20 people, of this Committee and people in
21 general, will be for particularly the
22 homeowners that live in that site, where
23 you said I believe there's 57?

24 MR. ABERNATHY: Yes, 57
25 residential properties.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE:

3 Fifty-seven residential properties. And
4 people are living -- do you know how many
5 are owner-occupied?

6 MR. ABERNATHY: We actually
7 don't have a specific number. We're
8 currently interviewing the occupants, and
9 as those interviews are complete, we
10 should be able to provide that number.

11 COUNCILMAN GREENLEE: By
12 interview, you're reaching out to each
13 property in some way? Just describe how
14 you're reaching out.

15 MR. ABERNATHY: Sure. So we
16 have hired a relocation consultant
17 through a competitive RFP process. That
18 consultant has reached out both by mail
19 and by on-site visits to each affected
20 property owner. Some of those property
21 owners have chosen not to speak or be
22 interviewed by the relocation consultant
23 because they want to receive a formal
24 notice of intent. So they received a
25 notice of interest from us in January,

1 6/9/15 - RULES - BILL 150215, etc.
2 but they would like to see a formal offer
3 letter, which we can't provide until
4 after we are receiving approval from this
5 Committee.

6 COUNCILMAN GREENLEE: Now, as
7 far as -- I assume part of this is
8 monetary or a big part of it.

9 MR. ABERNATHY: Absolutely.

10 COUNCILMAN GREENLEE: But what
11 about actually -- because I would assume
12 some of these people will probably want
13 to stay in as close to the immediate
14 area. They may have ties, family,
15 whatever. How have you addressed that so
16 far? How do you plan to address that, if
17 I may?

18 MR. ABERNATHY: We're doing our
19 best to find appropriate locations in the
20 appropriate area, and, again, it's a
21 one-on-one counseling. And as
22 Mr. Jeremiah mentioned, the residents who
23 are displaced will be given the right of
24 first refusal, I believe, for the
25 renovated -- or for the new development.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Has there
3 been anything this large that you've done
4 before? I mean, this is obviously a
5 pretty large area.

6 MR. JEREMIAH: This is --

7 COUNCILMAN GREENLEE: Whoever.

8 MR. ABERNATHY: Go ahead.

9 MR. JEREMIAH: This is the
10 largest and the most significant project
11 that the Housing Authority has undertaken
12 ever.

13 COUNCILMAN GREENLEE: Okay.
14 And I think you said this, Mr. Jeremiah,
15 in your comments, but just, again, for
16 the record, could you describe why you
17 need this wide an area and why you have
18 to get all these properties. Is there --

19 MR. JEREMIAH: So we are trying
20 to transform and have the greatest
21 impact. We believe that it's important
22 to assemble property in such a way that
23 maximizes that impact, first. And,
24 secondly, given the level of blight,
25 given the level of vacant and abandoned

1 6/9/15 - RULES - BILL 150215, etc.
2 homes, we didn't want it to be piecemeal.
3 A comprehensive strategy given the
4 boundaries and what's happening, frankly,
5 in Fairmount, Brewerytown, Francisville
6 that surrounds that community, we thought
7 that it would be important to do that.

8 The commercial corridor that we
9 spoke about also is somewhat innovative
10 for PHA insofar as we're trying to build
11 communities with all of the amenities
12 that one expects, so good schools, that
13 sustains the vitality of the
14 neighborhood. A commercial corridor
15 helps us do that.

16 COUNCILMAN GREENLEE: What is
17 your goal time-wise to get all this done?
18 Is there a general -- I know you can't be
19 specific, but just goal. What is your
20 goal there?

21 MR. JEREMIAH: So I expect to
22 complete all -- this is phased. We have
23 ten phases, with the first phase expected
24 to start in end of June or early July and
25 every succeeding phase thereafter in what

1 6/9/15 - RULES - BILL 150215, etc.

2 I will admit is a very, very ambitious
3 development agenda that could take up to
4 eight to ten years.

5 COUNCILMAN GREENLEE: And how
6 much do you see this -- I mean, what is
7 your total waiting list now? I know it's
8 large because we hear from people who are
9 trying to get on it or try to get a site.

10 MR. JEREMIAH: I know. I hear
11 from them too, I can assure you.
12 Currently our waiting list is well in
13 excess of 90,000 people, and it's taking
14 us approximately on average ten years for
15 someone to get off that waiting list. So
16 we're in 2015. We're actually housing
17 people today who applied for housing in
18 2005.

19 COUNCILMAN GREENLEE: So how
20 much do you see this cutting into that,
21 if you will? I know it's not going to
22 take care of everybody.

23 MR. JEREMIAH: Well, it's
24 certainly not going to take care of
25 everyone, but it's part of a larger

1 6/9/15 - RULES - BILL 150215, etc.
2 strategy that we have, particularly the 6
3 in 5 initiative that we announced about a
4 year and a half or two ago to add back
5 some 6,000 new units of affordable
6 housing back to the City. I believe that
7 will be a major step forward for us,
8 along with the partnerships, the
9 non-profit, philanthropic, and private
10 partnerships that we've developed all in
11 that building and expanding housing
12 opportunities in the City.

13 COUNCILMAN GREENLEE: Okay. I
14 appreciate that. And I know from Council
15 President Clarke and his office, there's
16 been, I think, 40 meetings or something
17 to that extent?

18 MR. JEREMIAH: Yeah.

19 COUNCILMAN GREENLEE: Now, do
20 you know -- Mr. Abernathy, I know you
21 said that some of the homeowners are not
22 willing to participate with you yet until
23 they get a formal notice; is that right?
24 Do you happen to know how many of those
25 people have been to some of these

1 6/9/15 - RULES - BILL 150215, etc.
2 meetings or what outreach was done to
3 them for them to come to those meetings?
4 How was that done; do you know?

5 (Audience member talking
6 without microphone.)

7 COUNCILMAN GREENLEE: No, no,
8 no. Ma'am, everybody will have a chance
9 to testify, please.

10 I'm sorry.

11 MR. ABERNATHY: And the
12 outreach for the community meetings was
13 handled by the Housing Authority. The
14 outreach to residents and to the property
15 owners was handled by our relocation
16 consultant, and, again, that was through
17 mailings and on-site visits as well.

18 COUNCILMAN GREENLEE: I just
19 want to make sure in case there's any
20 question how they got notified and that
21 kind of thing in case people are going to
22 say -- I don't know if they are -- that
23 they didn't know or weren't consulted or
24 whatever.

25 MR. ABERNATHY: Understood.

1 6/9/15 - RULES - BILL 150215, etc.

2 And our notice of interest originally did
3 go out in January, and I believe with
4 that notice there was an announcement of
5 a public meeting at the same time.

6 Admittedly, there has been some property
7 transfers since that notice of interest
8 has been sent out. Through our title
9 work, we're identifying where those
10 properties were transferred and reaching
11 out to the new property owners today.

12 COUNCILMAN GREENLEE: It was
13 asked if there's any questions for that
14 person, is the relocation consultant here
15 today?

16 MR. ABERNATHY: Unfortunately,
17 our consultant had a family emergency we
18 heard this morning and so he is not here
19 today. But we certainly can make him
20 available at a later date if you would
21 like. And I apologize. Every intent was
22 for them to be here today. It was beyond
23 our control.

24 COUNCILMAN GREENLEE: Okay. So
25 if people want to talk to that person

1 6/9/15 - RULES - BILL 150215, etc.
2 today, they'd have to make some kind
3 of --

4 MR. ABERNATHY: Right now we
5 would have our staff discuss, and so
6 Tania Nikolic, who is our Deputy for
7 Development, is handling -- is overseeing
8 both the relocation and the acquisition.
9 She would take information. And I also
10 have staff, our project manager and other
11 staff, is available to answer technical
12 questions and provide whatever assistance
13 we can.

14 COUNCILMAN GREENLEE: Okay.
15 Thank you.

16 Are there questions?
17 Councilwoman Tasco.

18 COUNCILWOMAN TASCO: Good
19 morning.

20 MR. ABERNATHY: Good morning,
21 Councilwoman.

22 COUNCILWOMAN TASCO: Well, I
23 guess it's afternoon now. I have a
24 couple of questions. You say that the
25 building -- you have 500-some units in

1 6/9/15 - RULES - BILL 150215, etc.
2 the Blumberg building?

3 MR. JEREMIAH: Yes. Blumberg
4 development contains 513 units.

5 COUNCILWOMAN TASCO: Now, where
6 do you plan to relocate those families?

7 MR. JEREMIAH: So it's
8 currently about 363 units are occupied.
9 They will be relocated within our
10 existing portfolio. We have units
11 available that we've been working on to
12 replace them, to place them in.

13 COUNCILWOMAN TASCO: And now
14 will they have the opportunity to move
15 back into the new building?

16 MR. JEREMIAH: Yes. They have
17 a right, a right to return.

18 COUNCILWOMAN TASCO: So there's
19 no guarantee. They have to be able to
20 afford to move back?

21 MR. JEREMIAH: No. It's a
22 guarantee. The right to return is an
23 absolute guarantee. They will elect to
24 come back. They could choose to remain
25 where they are, but they have an absolute

1 6/9/15 - RULES - BILL 150215, etc.
2 right to return to a new unit at
3 Blumberg.

4 COUNCILWOMAN TASC0: So where
5 are your units in your portfolio? What
6 part of the City do you have these units?

7 MR. JEREMIAH: So it's in
8 virtually every district, literally
9 across the City, north, south. They're
10 all over, along with 4,000-plus units
11 that are what we consider scattered sites
12 throughout the City.

13 COUNCILWOMAN TASC0: So some of
14 the homeowners and some of the businesses
15 who are in the area, do they have to move
16 or can you plan them into your -- put
17 them in your plan so that they could stay
18 in the community?

19 MR. JEREMIAH: Yeah. Our goal
20 is not to displace the businesses that
21 are already operating and that are on
22 Ridge. We are trying to create a small
23 business corridor with families who own
24 businesses, frankly, on that corridor.
25 So to the maximum extent, we will be

1 6/9/15 - RULES - BILL 150215, etc.
2 working with them, along with Santander
3 Bank, who will be providing them with
4 consultation services as well as needed
5 capital should they have an interest in
6 remaining on Ridge.

7 COUNCILWOMAN TASCO: Are these
8 dwellings -- you're not building another
9 high rise; you're building single-family
10 homes?

11 MR. JEREMIAH: We're rebuilding
12 townhome types, consistent with what used
13 to be there. No high rises.

14 COUNCILWOMAN TASCO: Okay. So
15 what is the criteria for those families
16 to move back into those homes?

17 MR. JEREMIAH: So for existing
18 families, the families that are currently
19 being relocated, there are no other
20 requirements from them. There will be no
21 new screening. They simply will be
22 offered a unit in the new development.
23 There are no new screenings for them.

24 COUNCILWOMAN TASCO: So what
25 will that area look like once you finish

1 6/9/15 - RULES - BILL 150215, etc.

2 your project maybe in ten years?

3 MR. JEREMIAH: I hope we would
4 have achieved the vision that I mentioned
5 in my remarks, the vision that the
6 neighborhood residents articulated for
7 us. I think that's our goal. I think
8 you'll be seeing a revitalized commercial
9 corridor, with homes where people would
10 live like any one of us and be proud. It
11 won't be your mother's public housing.
12 It's not going to be high rise. And it
13 will be a community of choice for us,
14 with all of the things that makes a
15 community of choice, the amenities, the
16 quality of the education that they'll
17 receive, the safety and security concerns
18 that's currently lacking, a place where
19 they can get their hair done and shop and
20 a supermarket that is currently absent.
21 It's a food desert, frankly. It will be
22 like the communities that you and I live
23 in.

24 COUNCILWOMAN TASCO: I don't
25 know about where I live.

1 6/9/15 - RULES - BILL 150215, etc.

2 Let me just ask you --

3 MR. JEREMIAH: You live in the
4 City. I'm concerned.

5 COUNCILWOMAN TASCO: The reason
6 I raise this -- and I'm not going to ask
7 this question. I'm going to come back to
8 you later one on one relative to some of
9 your units in my district. That is my
10 concern, because what is the support
11 level do you give to families that move
12 into homes that may be Section 8, because
13 we have an issue with that, and we'll
14 talk about that later.

15 MR. JEREMIAH: Absolutely.

16 COUNCILWOMAN TASCO: But I'm
17 not against us improving the City and
18 making it livable for everyone to live
19 in. So it's Councilman Clarke's district
20 and certainly he has the power and the
21 authority to work with his constituents
22 to restructure the neighborhood. I am
23 concerned about your operation of the
24 Section 8 program in other parts of the
25 City.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. JEREMIAH: Thank you,
3 Councilwoman.

4 COUNCILMAN GREENLEE: Thank
5 you, Councilwoman.

6 Any other questions?
7 Councilwoman Bass.

8 COUNCILWOMAN BASS: Good
9 afternoon.

10 MR. JEREMIAH: Good afternoon.

11 COUNCILWOMAN BASS: I just have
12 two really quick questions, and the first
13 thing I wanted to mention is that I know
14 that Council President Clarke has really
15 been focused on making all communities in
16 the City of Philadelphia communities of
17 choice. And so I think that it's
18 important that we make sure that we have
19 affordable housing and that we have
20 options for everyone in our communities.
21 But I did have a couple of questions in
22 terms of the timeline of the project, if
23 you could go over that, and also the
24 displacement and how long will that occur
25 for those who will be displaced.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. JEREMIAH: So the timeline
3 is an ambitious one, in part because for
4 me as a frequent visitor there, it's very
5 clear that no family, frankly, should
6 live under the conditions that our
7 families at Blumberg/Sharswood live in.
8 It offends my sensibilities that a
9 community that is so close to where we
10 are right now would be in such despair.
11 So we believe that we have to move
12 quickly, and if not us, then whom.

13 So the planning effort has been
14 designed as "doing while planning." So
15 we aggressively moved to secure some
16 opportunities that we had. One, is with
17 the federal government for the Choice
18 Neighborhood Planning Grant. We intend
19 to submit an Implementation Grant. The
20 transformation plan is in draft. It's
21 due in July. We reached out to PHA and
22 was successful in our application to get
23 a 9 percent. We also were successful in
24 being awarded by our City partners HOME
25 funds.

1 6/9/15 - RULES - BILL 150215, etc.

2 So we have the necessary funds
3 for much of the ten phases, if not all,
4 and certainly for the first. And so
5 we're going to be starting next month at
6 the latest with the first phase.

7 The displacement of residents
8 comes with the approval that we received
9 from HUD last week to demolish the
10 towers. This is an important step for
11 us, because I believe that it is the
12 catalyst for the transformation.

13 The towers represent something,
14 not just to the neighbors, not to the
15 families, but to the City as well, and
16 it's not particularly a positive thing.
17 So we wanted to move quickly on
18 demolishing the towers to send the
19 message that the wait is in fact over and
20 we will in fact transform that. The
21 families at and around Blumberg have
22 heard this from guys in blue suits like
23 mine for well over two decades. It's
24 important for us to deliver on this for
25 all of them. They can't wait. And I

1 6/9/15 - RULES - BILL 150215, etc.
2 think if we were to talk to them and poll
3 them, they will tell you they are not
4 waiting any longer.

5 So over the last several
6 months, we've been looking critically
7 having submitted the disposition --
8 demolition application to HUD. We've
9 been looking critically at where we would
10 relocate our families to, and we've made
11 sure that we had within our portfolio
12 appropriate units. We've also been
13 aggressively rehabbing a lot of our
14 scattered sites across the City to help
15 facilitate this relocation. So no
16 family, none, will be displaced or become
17 homeless. We will find homes for them.
18 And as part of this transition, they'll
19 also be provided, to the extent that they
20 want, a tenant protection voucher if they
21 don't want to remain within our existing
22 portfolio.

23 COUNCILWOMAN BASS: Okay. So
24 how many phases did you say it was?

25 MR. JEREMIAH: There are ten

1 6/9/15 - RULES - BILL 150215, etc.

2 phases.

3 COUNCILWOMAN BASS: And how
4 many displaced in -- do you have an idea
5 how many displaced in each phase?

6 MR. JEREMIAH: How many? I'm
7 sorry.

8 COUNCILWOMAN BASS: Displaced.

9 MR. JEREMIAH: In the family
10 towers and low rises, there are currently
11 approximately 363 families, and as I sit
12 here, they are in the process of being
13 relocated to their new units.

14 MR. ABERNATHY: Councilwoman,
15 to answer your question, 73 occupied
16 residents will be relocated in the
17 immediate future for acquisition by the
18 end of the calendar year, and those
19 relocation benefits will be available
20 immediately and will remain available for
21 two years should an occupant choose not
22 to take them immediately.

23 COUNCILWOMAN BASS: Okay.
24 That's it. Thank you.

25 MR. JEREMIAH: Thank you.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Thank
3 you.

4 Any other questions?
5 (No response.)

6 COUNCILMAN GREENLEE: Seeing
7 none, thank you. If you both could stay,
8 because there may be other things that
9 come up. Thank you.

10 MR. JEREMIAH: Thank you.

11 COUNCILMAN GREENLEE: Thank you
12 all.

13 I just have two names here on
14 my list, Judith Robinson, and I apologize
15 ahead of time. I'm going to mess this
16 name up bad, Hien Bui. How bad did I
17 mess that up? Please come up.

18 (Witnesses approached witness
19 table.)

20 COUNCILMAN GREENLEE: Is there
21 anyone else here who wishes to testify?
22 One, two, three -- no, no. Don't come up
23 yet. I'm just trying to get a feel for
24 how many we got.

25 Here's what I'm going to ask.

1 6/9/15 - RULES - BILL 150215, etc.

2 You two, please sit down.

3 Anyone who wishes to testify,
4 please give your name to Ms. Marconi over
5 here so we can keep a list of how many we
6 got. Okay? Thank you.

7 Ms. Robinson, I think your name
8 came first. If you would like to
9 identify yourself and proceed.

10 MS. ROBINSON: Yes. My name is
11 Judith Robinson. I have some documents I
12 would like to present to you all, and I
13 would like to have them back, but I would
14 like these two documents to be put in the
15 public record. One is a map of
16 Sharswood/Blumberg, which includes Girard
17 College, and the other is an article from
18 Philadelphia -- philly.com, PhillyDeals:
19 Girard's uncertainties persist. This is
20 dated May the 4th, 2015. I would like to
21 show these to you all. I would like to
22 then have them back. I would like them
23 to then be put in public record.

24 My name is Judith Robinson and
25 I'm here today to testify on Bill No.

1 6/9/15 - RULES - BILL 150215, etc.
2 150409, and I'm asking this Committee,
3 please hold this bill in Committee. This
4 is a very ambitious project. This is so
5 big for North Philadelphia. It expands
6 beyond this development. It affects me
7 as a homeowner.

8 I am a homeowner in North
9 Philadelphia. I am a committee woman in
10 North Philadelphia. I live in North
11 Philadelphia as a real estate broker with
12 30 years of real estate experience. It
13 is already a neighborhood of choice for
14 me and my neighbors, fellow homeowners.
15 Okay? So as horrible as some people may
16 think it is, it's where we live, it's
17 where we love, it's where we own our
18 properties.

19 So I'm asking for this bill to
20 be held in this Committee to give us as a
21 community, who are very much involved in
22 all the planning, an opportunity to tweak
23 this plan that's being put upon us by the
24 invisible hand of the government. For a
25 lot of these homeowners, this is the

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2 first time to even come to City Council,
3 let alone have eminent domain pushed on
4 them by our government.

5 There is a lack of transparency
6 with this process. WRT is an agency, a
7 business that has been hired to plan.
8 There was a 52 fake, I'm going to call
9 it, in that the homeowners were divided
10 and taken out of meetings with us as a
11 community. They were sent separate
12 letters back in January of this year.
13 They were separated from the other
14 planning process and taken to Robert
15 Morris School. I understand it was
16 pandemonium, and at the end, no real
17 information was given to these folk.

18 Why PHA? PHA recently, within,
19 what, the past 24, 48 months at the most,
20 has just come out of receivership and --
21 I really would appreciate your attention.
22 This is major to our community.

23 So they came out of
24 receivership. With former Mayor Street
25 as the Chair and other elected officials

1 6/9/15 - RULES - BILL 150215, etc.
2 on that Board, I contend this is when
3 this deal was cooked up.

4 PHA is horribly managed. I
5 just attended their May 21st Board
6 meeting, and there were many tenants
7 there who have major problems with PHA
8 and their management now. We all know
9 they have a long waiting list. Their 5H
10 program, which was supposedly to sell
11 their scattered sites to long-term
12 tenants, is lacking. They have enough
13 problems of their own not to take on
14 private people's homes. Why wasn't the
15 Land Bank used? You just cooked up that
16 deal, but it's not being used for this
17 land grab, I'm calling it.

18 PHA has really blighted our
19 community. The reason why this beautiful
20 community, Sharswood, and these two,
21 three-generation homeowners will tell
22 you, when PHA created Blumberg, they
23 created the blight to this community.
24 It's no way now that they should be
25 allowed to claim that they're going to

1 6/9/15 - RULES - BILL 150215, etc.
2 reverse blight. I say to everything they
3 say, trust, but verify, and that's going
4 to be very hard to do when you're talking
5 about over a decade -- some of us may or
6 may not even be alive at that time -- to
7 allow them to take people's private homes
8 and then hold on to them, as they have,
9 blighting our neighborhoods with vacant
10 land.

11 We have a LandCare contract.
12 We clean their land because they do not
13 have a maintenance program for the land
14 they have now all over North
15 Philadelphia. Also, what we are seeing,
16 which is a major concern, choice land --
17 you're talking about choice -- choice
18 land being given to PHA around our park,
19 Fairmount Park. A park supposed to bring
20 value to a community. PHA is taking
21 through eminent domain a monument in
22 Arlington Street in the lovely Strawberry
23 Mansion section where I grew up. That
24 was something that was not on the agenda.
25 That's why I'm telling you, it's a lack

1 6/9/15 - RULES - BILL 150215, etc.
2 of transparency with this process.

3 I was on the Lower North
4 Philadelphia Steering Committee, and we
5 did not, we did not agree to this. We
6 did not even know that this was a part of
7 the plan. If you look at the Lower North
8 Philly plan per the Planning
9 Commission -- and I checked back with
10 David Fecteau from the Planning
11 Commission just to make certain I hadn't
12 missed a meeting -- this is not part of
13 the Lower North Philly plan. And I would
14 much rather -- if we're going to
15 gentrify -- and I'm saying this so
16 everybody can hear it -- let the market
17 work, because then African Americans will
18 be able to partake in this bounty,
19 because if a developer wants to buy a
20 parcel of land in lovely choice
21 Brewerytown -- let's not get it twisted
22 calling it other names -- they would buy
23 a parcel of land and it will be market
24 value, because you would have an
25 opportunity as an owner of the land to

1 6/9/15 - RULES - BILL 150215, etc.
2 negotiate, something that doesn't happen
3 here when the invisible hand of the
4 government takes people's property.

5 I've watched this process over
6 many years, and I'm telling you what I've
7 seen, and that's why I'm here today.
8 It's disrespectful. It's wrong to take
9 black people's property. That's the only
10 folks who are not being protected,
11 African American properties, and I've
12 seen some as low as getting \$2,000 for
13 their property. It's wrong.

14 (Applause.)

15 MS. ROBINSON: It's wrong.
16 It's wrong.

17 COUNCILMAN GREENLEE: Hold on.
18 Ms. Robinson, one second.

19 Please, whoever would like to
20 testify has a chance to do so, but please
21 don't shout out. Okay?

22 MS. ROBINSON: You know, it's
23 hard to contain yourself and I get a
24 little emotional about it, because it's
25 wrong. It's wrong. I've watched this

1 6/9/15 - RULES - BILL 150215, etc.
2 process. They came in and shut down two
3 of the schools. I knew we were in for
4 some major problems when you disrespect
5 children, and then without us knowing,
6 here come PHA in a meeting telling us
7 they have purchased one of our schools,
8 Reynolds School. We don't know what they
9 paid for it. We didn't even know they
10 were going to purchase it. We don't know
11 what the plans are for the future. I
12 mean, this is really a bit much.

13 But I want to talk about the
14 most affected, the 70 families. People
15 reside in these properties. I went to
16 the community, walked the community to
17 talk to some of the people, the salt of
18 the earth, the kind of folk that you want
19 to be around, being uprooted from their
20 homes and other occupants. They should
21 be able to as long-term homeowners get
22 their own appraisals, people they could
23 trust, not somebody hired through an
24 agency to move you out of your
25 neighborhood. That's a big difference

1 6/9/15 - RULES - BILL 150215, etc.
2 than getting real objective counseling.
3 You can't get objective counseling when
4 somebody has hired you and their job is
5 to move you out of that neighborhood.
6 That's what they're going to do. And by
7 any means necessary is how they do it.
8 I've watched the process. Senior
9 citizens, some people moved out of
10 property, half their belongings still
11 left in the property because they didn't
12 move on the day when the relocation truck
13 came. You know, it's very, very
14 disrespectful. And you all vote on the
15 bills, but you don't see the
16 implementation process. I have to watch
17 that gory mess at RDA, now called PRA.

18 But the most affected
19 homeowners should be paid for the value
20 of the land. After NTI came,
21 Neighborhood Transformation Initiative
22 under John Street, who was also -- this
23 is mixed up -- also the Chairman of the
24 Board of PHA. I mean, he started this
25 mess, tore down the houses all around

1 6/9/15 - RULES - BILL 150215, etc.
2 some of these folks, left them with
3 vacant land. Now y'all going to turn
4 around and turn on these people like
5 this? It's just wrong. And I'm sure
6 when we put John Street behind an office
7 years ago, we never would have dreamed,
8 we never would have dreamed that same
9 person would turn around and do these
10 things in this kind of way. Everything
11 in decency and order. I got 30 years of
12 real estate behind me. I know what you
13 can do. But you know what? I got to
14 come down here and get on record. Okay?
15 Because my opinion somehow is not as
16 important as some white man that maybe
17 should be in jail some damn where. Okay?
18 Y'all listen to them, but you don't
19 listen to somebody, where I'll put my
20 record of integrity up to anybody's.

21 But I want to get to the most
22 affected homeowners. They should be
23 allowed an appraisal of their choice to
24 give them the best and highest value, the
25 land value. Okay? They never even heard

1 6/9/15 - RULES - BILL 150215, etc.
2 of the Board of View. Most of these
3 people will never go to the Board of
4 View, that next level. If you don't
5 agree, you can appeal to the Board of
6 View. Who is on the Board of View? Will
7 they get a fair break when they go there?
8 That's the question I want to know.

9 The landowners, will they be
10 paid for that choice land? We know we're
11 talking about Brewerytown, close to
12 Center City. I mean, why we called it
13 all kinds of other names? This is not in
14 the footprint of Blumberg. Blumberg can
15 move on with their little project and
16 deal with their tenants in their project.
17 Those 300-and-some-odd families that will
18 be taken out all over the whole State of
19 Pennsylvania, some of those people will
20 be moved out of our community. That's
21 why we have a 29 percent reduction in the
22 African American community that you heard
23 about throughout the election period,
24 because black folks are being moved out
25 by PHA and then eminent domain. Okay?

1 6/9/15 - RULES - BILL 150215, etc.

2 That's what's happening.

3 What kind of community benefits

4 I as a homeowner am I going to get as a

5 result of this plan? Because PHA is not

6 a value. It's not a value based on past

7 experience. If you look around, if I

8 gave you a tour of our community, I

9 guarantee you the blighted, most

10 unmaintained properties and land is what

11 PHA owns now in North Philadelphia.

12 I want to talk about this land

13 briefly, because I think we act like

14 black folks are ignorant. This land, I

15 went back to history, back in William

16 Penn's plan, okay, to see what we're

17 talking about here. We're talking about

18 Western Northern Liberties. That's what

19 we're talking about, per maps that will

20 show that this choice land is Western

21 Northern Liberties. So everybody should

22 know you're dealing with choice land,

23 choice land that under normal

24 circumstances whoever would want it would

25 have to come and negotiate with the

1 6/9/15 - RULES - BILL 150215, etc.

2 homeowners. Even though a substantial
3 amount of the land is vacant, it's owned
4 by African Americans, and we should be
5 clear about that. You're taking African
6 American people's properties,
7 unbeknownst. A lot of them been run off,
8 because you tore down the properties
9 through the NTI. And how you notifying
10 them? They're not even being notified.
11 This is a major land grab from African
12 Americans. We all need to be clear on
13 that. Get that on the record.

14 I'm asking for a land trust for
15 the African American community of North
16 Philadelphia so we can build. You know,
17 we talk about poverty, but poverty we're
18 not, because land that they'll never make
19 any more of, choice land, is our asset.
20 That's our asset. That's what we can
21 negotiate, if these politicians would get
22 out of our way. I'm the best at
23 negotiating, and we would negotiate a
24 proper compensation for those who want to
25 go and a building of our community with

1 6/9/15 - RULES - BILL 150215, etc.
2 developers that we choose, not a lack of
3 transparency that we're going to get from
4 PHA hustling around on our land and then
5 you're going to hustle it to somebody
6 else. That's all right. We don't need
7 you to be the intermediary, to be the
8 middle man. We know how to deal. Put it
9 in the Land Bank so it could be
10 transparent or put it in a land trust so
11 we, the homeowners, can then build our
12 community.

13 Yeah, we need some
14 supermarkets. Yeah, we need some
15 amenities. We need all that, just like
16 any of you would enjoy in your community,
17 but you know what? We waited a long time
18 and we'll wait longer if we can have
19 input in how to build our community.

20 COUNCILMAN GREENLEE: Ms.
21 Robinson, if I could ask you please to
22 wrap up, because we do have other people.

23 MS. ROBINSON: I understand
24 that, but you let these other folks go
25 and go and go and you put us last. Save

1 6/9/15 - RULES - BILL 150215, etc.
2 the best for last. I want to get this
3 in, please.

4 COUNCILMAN GREENLEE: Okay.
5 Please --

6 MS. ROBINSON: Please don't
7 stifle my freedom of speech, because I
8 want to make sure I get this on the
9 record, because we gonna battle. So it's
10 gonna be on record. I'm saying that loud
11 and clear.

12 In addition, the homeowners,
13 the homeowners most affected, I want to
14 make sure the back taxes -- give them ten
15 years of credit for any back taxes that
16 they owe, the water bill, the gas. Give
17 them a break and wipe all that out. Then
18 they'll have some money so they can move
19 somewhere else if they choose to. I want
20 to make sure that's on record. Okay?

21 That map that I gave to you all
22 has Girard College as part of this deal.
23 Now I hear these bad stories about Girard
24 College. Man, let me tell you all, I'm
25 not going to start talking about that.

1 6/9/15 - RULES - BILL 150215, etc.
2 I'm going to come and talk to you
3 privately about what y'all about to give
4 up. Black folks about to give up
5 something big, big land. How many acres
6 is that on Girard College? You're trying
7 to put that as part of some PHA plan too?
8 I don't think so.

9 So let me get to it. We need
10 to have a monitor, and I'm going to be
11 the monitor. I just want to get paid.
12 I'm putting that on record. I will
13 monitor this mess as long as God spares
14 my life.

15 So we want fair market value,
16 choice of appraisals, no back taxes upon
17 settlement, ten-year tax credit. We do
18 want -- let me tell you what we want so
19 you'll be clear that we not trying to
20 stop development. You know who the best
21 is, and they are right in our
22 neighborhood, is Habitat for Humanity.
23 We want more support for them, because
24 they know how to treat black people. Put
25 them on the Board, sell them a house with

1 6/9/15 - RULES - BILL 150215, etc.
2 zero mortgage, that kind of stuff. Okay?
3 So we want somebody to come and do the
4 right thing that got some sense to know
5 how to treat black people. Yeah, we will
6 take them.

7 But, you know, some people want
8 to build. They want to partake. So all
9 this poverty stories about we don't
10 understand, we don't have any money.
11 Assets that we have, our land, and land
12 we can go and borrow some money and
13 build. So for those who want to build,
14 we want their properties taken off the
15 list. Anybody who wants their property
16 taken off the list should have their
17 property taken off the list.

18 Some people might want to sell
19 and have a little bidding war. I'll help
20 them in every way that I can, to help
21 them start bidding now to see if we can
22 get the highest and best offer for these
23 folk.

24 African Americans community. I
25 want everybody to be clear. Don't come

1 6/9/15 - RULES - BILL 150215, etc.
2 back later talking about how did that
3 gentrification happen. This is it. Back
4 when Mayor Nutter first came into office,
5 he and the Council President came up to
6 27th and Master and gave land to Marathon
7 Grill. Gave it to them. Okay? I wish I
8 had that kind of grease to get things I
9 want done as quickly as that, with all
10 this fanfare, television cameras and all
11 of that, you know. I'm a homeowner in
12 the area and I got to make sure just to
13 clean some of the land up that I keep a
14 contract and keep the lease going every
15 year. Can't even get a five-year lease
16 and you're talking about land in my
17 neighborhood, but these folks can come,
18 get free land, and be rolled out the red
19 carpet for them in an African American
20 community. And now that land is just
21 there, gated. You know, black folks
22 don't get that kind of love when they
23 come to this process. So I'm here to
24 just make sure that we treat everybody
25 fairly, okay, when we talking about land.

1 6/9/15 - RULES - BILL 150215, etc.

2 This is a project that I hope
3 will not move forward out of this
4 Committee. I know other people want to
5 talk and we've been waiting here a long
6 time, but I want you all to just really
7 focus on that map, and next we're going
8 to have a chat about Girard College where
9 they're trying to lower the number of
10 students in there. They have this a part
11 of this plan per that map. I'm very much
12 concerned that all of this land in this
13 very choice neighborhood is being put
14 under the control of an agency that just
15 came out of receivership, that cannot
16 manage what they have. This is wrong,
17 and I'm going to end right there and I'm
18 going to come and talk to each member of
19 this Committee. I would hope that you
20 all take this to your heart and push it
21 back. We're not in no major rush that we
22 need to push this bill out of Committee
23 and have the other members of City
24 Council vote on it. This does not affect
25 Blumberg at all. They have a zoning

1 6/9/15 - RULES - BILL 150215, etc.
2 hearing coming up on June the 16th where
3 they're moving forward with development.
4 They only have money, so they claim, for
5 57 units now. So this land will be
6 vacant for the next ten years. It
7 doesn't have to be if we get real
8 developers in the mix. And I hope they
9 hear the sound of my voice. We got some
10 folks coming in to City Council like
11 Mr. Domb, a real estate professional, and
12 Dennis Green and others -- I mean Derek
13 Green, who maybe can give us some insight
14 on community reinvestment and those kind
15 of issues we really need to be talking
16 about before you take 1,300-and-so
17 parcels, especially the occupied.

18 Thank you very much.

19 COUNCILMAN GREENLEE: Ma'am,
20 please.

21 (Applause.)

22 COUNCILMAN GREENLEE: Please
23 state your name first and then proceed.

24 MS. BUI: Hi. My name is Hien
25 Bui. I have a salon --

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Speak a
3 little more -- it's hard to hear.

4 MS. BUI: I have a salon on
5 2234 Ridge Avenue. I've been operating
6 the business and providing the service
7 for the community for 23 years. I have
8 client coming from all over the City to
9 come to the salon and --

10 COUNCILMAN GREENLEE: Ma'am, I
11 know you're trying, but it's hard to hear
12 in here.

13 MS. BUI: Sorry. And while
14 they're there, they're also shopping at
15 other stores around the area. It's a
16 shame for us to be there for 23 years and
17 then end up having to be moved and start
18 over.

19 I know the project is to
20 improve the community, but we are
21 providing a service in the community and
22 so why are we being moved? My concern is
23 which property is being determined to be
24 seized and which one is not? And when
25 I'm looking at the list of properties

1 6/9/15 - RULES - BILL 150215, etc.
2 being taken on my block, one of the
3 property is 2234 Ridge Avenue. It's on
4 the list and it's a residential property,
5 and that property is not being seized and
6 between it is empty properties. And I
7 don't know why they're taking mine, but
8 not taking that property too. And I want
9 to know like how are they determining
10 which one they're taking? Because mine
11 is in the middle of stores and they're
12 taking mine, and is there any way that my
13 property can be taken off the list?

14 COUNCILMAN GREENLEE: Okay.
15 What kind of business do you have? I'm
16 sorry, ma'am.

17 MS. BUI: A nail salon.

18 COUNCILMAN GREENLEE: Have you
19 had any contact with the Redevelopment
20 Authority or anyone?

21 MS. BUI: I only have a paper
22 in January for like somebody to come out
23 to appraise the property, but I didn't
24 think nothing of it because I thought
25 somebody just want to buy it. I didn't

1 6/9/15 - RULES - BILL 150215, etc.

2 know nothing --

3 COUNCILMAN GREENLEE: Well, did
4 it come from the Redevelopment Authority?

5 MS. BUI: Yes. I looked it
6 over. Yes, it was.

7 COUNCILMAN GREENLEE: Okay.
8 Now, I understand there's been meetings.
9 Are you aware of any of these meetings
10 that have happened?

11 MS. BUI: No.

12 COUNCILMAN GREENLEE: Do you
13 live there or do you just --

14 MS. BUI: No, I don't live
15 there, but I be there at 10:00 a.m. to
16 like 8, 9 o'clock at night. So I be
17 there all day.

18 COUNCILMAN GREENLEE: Okay.
19 And you're the owner of record, correct?

20 MS. BUI: Yes.

21 COUNCILMAN GREENLEE: All
22 right.

23 Mr. Abernathy, if I could just
24 ask if you could -- now, you don't have
25 to come up right now unless you want to.

1 6/9/15 - RULES - BILL 150215, etc.

2 I was just saying could the young lady
3 talk to you afterwards and maybe could
4 you give her some direction about what
5 she needs to do, maybe answer some of her
6 questions, that kind of thing.

7 Okay. Mr. Abernathy, you
8 started up here. Could you come up.
9 Councilwoman Brown has a question.

10 COUNCILWOMAN TASCO: And I do
11 too.

12 (Witness approached witness
13 table.)

14 COUNCILWOMAN BROWN: Good
15 afternoon, Brian.

16 MR. ABERNATHY: Good afternoon.

17 COUNCILWOMAN BROWN: Please
18 share with us what is the protocol for
19 the disposition of businesses that get
20 captured in this type of transaction.

21 MR. ABERNATHY: Sure. So our
22 relocation consultant has been out to all
23 the businesses, and I believe in this
24 case he did stop by the business on March
25 5th and spoke to you and left his card.

1 6/9/15 - RULES - BILL 150215, etc.

2 At least that's according to our records.

3 I understand that there may be a
4 miscommunication, but we're certainly
5 happy to work through that issue.

6 Once a business is relocated,
7 we would pay for all moving expenses,
8 any --

9 COUNCILWOMAN BROWN: Talk into
10 the mike for us.

11 MR. ABERNATHY: I'm sorry.
12 Would pay for all moving expenses. We
13 would find appropriate other locations
14 and pay for any storage and start-up
15 businesses as well.

16 COUNCILWOMAN BROWN: So you do
17 that in concert with the existing
18 business that will be just affected?

19 MR. ABERNATHY: Yes, ma'am.

20 COUNCILWOMAN BROWN: And on the
21 topic of appraisals, which just struck
22 and raised a question for me, what is the
23 process for appraisals of homes that get
24 looked at, considered?

25 MR. ABERNATHY: Sure. So we've

1 6/9/15 - RULES - BILL 150215, etc.
2 hired independent appraisers to look at
3 each property. Those appraisals will be
4 contained in our offer letter that will
5 go out, assuming final passage of this
6 ordinance. Should the property owner not
7 agree with that appraisal price, they can
8 appeal to the Board of View. They would
9 get their own appraisal. They would have
10 their own legal. We would pay for those
11 expenses up to a certain amount.

12 COUNCILWOMAN BROWN: So I think
13 you need to repeat that.

14 MR. ABERNATHY: Yes.

15 COUNCILWOMAN BROWN: Because
16 Councilwoman Tasco and I have had the
17 question about why are not citizens given
18 the option to secure appraisals.

19 MR. ABERNATHY: Sure. So they
20 are given the option. If they are not
21 happy with our appraisal, they can appeal
22 to the Board of View. They would get
23 their own appraisal, get their own
24 attorney, and we would pay for both the
25 legal expenses and the appraisal.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILWOMAN BROWN: And
3 customarily what percentage of -- when
4 you participate in these kind of
5 transactions, what percentage of those
6 appraisals are accepted by the residents
7 and what percentage end up in the appeal
8 process? Just curious. An estimate
9 number.

10 MR. ABERNATHY: It's
11 approximately 10 percent.

12 COUNCILWOMAN BROWN: End up in?

13 MR. ABERNATHY: End up at Board
14 of View.

15 COUNCILWOMAN BROWN: Okay.

16 MR. ABERNATHY: Hopefully,
17 ideally, we work through a settlement
18 prior to Board of View. That is our
19 ultimate goal, even when there's a
20 disagreement on price.

21 COUNCILWOMAN BROWN: Okay. So
22 I'm sorry I had to miss a part of the
23 testimony, so forgive me if this question
24 has been raised already. Prior to going
25 down this road, what's the protocol at

1 6/9/15 - RULES - BILL 150215, etc.
2 RDA, for the record so that all of us are
3 reading from the same sheet of music, of
4 alerting citizens that this new effort is
5 underway, we're trying to secure 100
6 percent at least awareness so that no one
7 shows up saying, Oh, I didn't know. Just
8 talk to and walk us through what those
9 protocols are.

10 MR. ABERNATHY: Sure. So
11 there's been a couple phases. One, the
12 Housing Authority itself has run through
13 a number of community meetings on the
14 largest project in the redevelopment of
15 the area. That has been a separate
16 process that we have not been directly
17 engaged in, although we have attended
18 meetings and provided support where we've
19 been asked to.

20 On the condemnation process
21 itself, we issued notice of interest in
22 January and --

23 COUNCILWOMAN BROWN: January of
24 2015?

25 MR. ABERNATHY: Yes. And

1 6/9/15 - RULES - BILL 150215, etc.
2 following final passage of this
3 ordinance, we would send out offer
4 letters. In the meantime, we've hired an
5 independent relocation consultant with an
6 expertise in this area that has been
7 doing -- has mailed notices to each
8 property owner, occupied property owner,
9 and has made on-site visits. And, again,
10 they have interviewed a number of the
11 property owners. There are some that
12 interviews are yet to be conducted, but
13 our relocation consultant has an office
14 in the neighborhood and will be available
15 to continue those interviews. And,
16 again, we apologize that he couldn't be
17 here today due to a family emergency.

18 COUNCILWOMAN BROWN: So with
19 regards to the appraisers, speak to us
20 about the mix and the diversity.

21 MR. ABERNATHY: I'll have to
22 get back to you on exactly what that mix
23 is. I apologize. We should be able to
24 get that to the Chair shortly.

25 COUNCILWOMAN BROWN: I'm sure

1 6/9/15 - RULES - BILL 150215, etc.
2 it's not an anticipated question for this
3 type of discussion, but that's an
4 opportunity, a business opportunity, and
5 we want to make sure that -- you know the
6 follow-up question.

7 MR. ABERNATHY: Understood,
8 yes. We'll respond to the Chair.

9 COUNCILWOMAN BROWN: Terrific.
10 It you could forward that information to
11 the Chairman.

12 MR. ABERNATHY: Yes, ma'am.

13 COUNCILWOMAN BROWN: Terrific.
14 Thank you.

15 COUNCILMAN GREENLEE: Thank
16 you, Councilwoman.

17 Councilwoman Tasco.

18 COUNCILWOMAN TASCO: Don't
19 leave.

20 When the business owner gets an
21 appraisal, that's an appraisal for that
22 facility as it exists and how it's
23 appraised. Do you account for their cost
24 of moving to another area which may be a
25 higher value than what they have? You

1 6/9/15 - RULES - BILL 150215, etc.
2 may give them the money for the building
3 they have now, but they may have to go
4 some place else and can't meet that cost.

5 MR. ABERNATHY: Understood.
6 And so under the Uniform Relocation Act
7 and under the laws that govern
8 condemnation, we can't provide a price
9 above fair market value. So we --

10 COUNCILWOMAN TASCO: You can?

11 MR. ABERNATHY: We cannot
12 provide a price above fair market value.
13 We can argue about what fair market value
14 is, and that's what the Board of View and
15 the courts are for, but we have to
16 provide fair market value.

17 Relocation expenses do provide
18 for the disruption of businesses. It
19 does provide for the relocation, the
20 storage of material, if a business can't
21 immediately reopen, but it does not
22 provide for, say, an increased rent by
23 moving to a new area. Our consultant and
24 what we have done in the past in other
25 condemnations is, we have tried to find

1 6/9/15 - RULES - BILL 150215, etc.
2 comparable areas or properties within
3 near proximity to minimize disruption of
4 businesses as much as possible. We
5 certainly recognize that these are
6 neighborhood businesses. They depend on
7 the neighborhood and the residents around
8 them, and we want to do what we can to
9 make sure that that disruption is as
10 minimal as possible. I don't want to be
11 in the business of putting folks out of
12 business, and we certainly understand
13 that condemnation and eminent domain is
14 challenging. We understand that, you
15 know, to own property is very emotional
16 and people are tied to it, and we -- I'm
17 very sensitive to that, and I think we
18 are doing our best to recognize those
19 concerns but, again, continue to move the
20 project forward.

21 COUNCILWOMAN TASCO: The
22 businesses that you're seeking to have
23 the owners relocate, are those businesses
24 going to be demolished?

25 MR. ABERNATHY: That's

1 6/9/15 - RULES - BILL 150215, etc.
2 actually -- I would refer that question
3 to PHA.

4 COUNCILWOMAN TASCO: And are
5 other businesses going to replace those
6 businesses?

7 MR. ABERNATHY: Again, I would
8 refer that to PHA. And just to clarify,
9 the property list that is presented to
10 you was generated by the Housing
11 Authority and we are acting as their
12 agent, but we did not -- while we
13 certainly have provided assistance
14 through the planning process, we have not
15 made the determination on which
16 properties will be condemned and what
17 will happen once those properties are
18 acquired by the Housing Authority.

19 COUNCILWOMAN TASCO: Okay. So
20 we'll have them come back and answer that
21 question. Let me ask you one more
22 question.

23 The properties that are going
24 to be constructed for low-income
25 families, is there a time limit for those

1 6/9/15 - RULES - BILL 150215, etc.
2 properties to remain under the authority
3 of PHA or somewhere down the line, 15 or
4 20 years, they revert back to market-rate
5 housing and for other people to buy?

6 MR. ABERNATHY: That's an
7 excellent question, but one, again, I
8 would refer to the Housing Authority.
9 I'm sorry.

10 COUNCILWOMAN TASCO: That's the
11 question -- those are the two questions I
12 want. I've experienced this, not in
13 Philly but other areas. Housing for
14 low-income families was built and then
15 after 15 years, all those families had to
16 leave and high-scale apartments were in
17 their place.

18 MR. ABERNATHY: Absolutely.

19 COUNCILWOMAN TASCO: So could
20 you have the guy come -- Mr. --

21 COUNCILMAN GREENLEE: Mr.
22 Jeremiah?

23 COUNCILWOMAN TASCO: -- Mr.
24 Jeremiah come back.

25 (Witness approached witness

1 6/9/15 - RULES - BILL 150215, etc.
2 table.)

3 COUNCILMAN GREENLEE: Mr.
4 Abernathy, while you're walking away and
5 Mr. Jeremiah is coming up, if I could
6 just say if you or your staff could meet
7 with this young lady, and also I'm going
8 to say that for whoever else might come
9 up today that is directly affected.
10 Maybe at least we could start the process
11 with them today.

12 MR. ABERNATHY: Of course. And
13 my staff is here and prepared to do that.
14 We've already met with a number of
15 constituents. We'll continue to do that.
16 And, again, we have staff here to provide
17 whatever guidance and expertise we can.

18 COUNCILMAN GREENLEE: All
19 right. Thank you.

20 Mr. Jeremiah.

21 COUNCILWOMAN TASCO:
22 Mr. Jeremiah, two questions I asked.

23 MR. JEREMIAH: Sure.

24 COUNCILWOMAN TASCO: How are
25 you?

1 6/9/15 - RULES - BILL 150215, etc.

2 Some of the properties, the
3 commercial sites you are purchasing or
4 you want to condemn or take over, will
5 they be replaced with commercial sites?

6 MR. JEREMIAH: Yes.

7 COUNCILWOMAN TASC0: So will
8 the owner who is being replaced be able
9 to come back?

10 MR. JEREMIAH: Yes.

11 COUNCILWOMAN TASC0: But at a
12 higher value? The replacement will cost
13 more. So I'm going to tear down this
14 store. I'm giving them \$50,000, but the
15 store I'm going to replace it with is
16 \$150,000.

17 MR. JEREMIAH: Right. So we're
18 building commercial spaces along Ridge
19 that will be opened up for long-term
20 leases essentially.

21 COUNCILWOMAN TASC0: Will the
22 businesses that are being relocated or
23 that you are purchasing have the ability
24 to come back and --

25 MR. JEREMIAH: Lease from PHA,

1 6/9/15 - RULES - BILL 150215, etc.

2 yes.

3 COUNCILWOMAN TASCO: Would
4 participate.

5 MR. JEREMIAH: They will have
6 an opportunity to do that.

7 COUNCILWOMAN TASCO: Yeah, but
8 the problem is, the cost of the new
9 building, new store, new business will be
10 far more than what they are paying now.

11 MR. JEREMIAH: And so we're
12 trying to make this as less disruptive as
13 possible. There is obviously costs that
14 are associated with the construction of
15 new facilities along Ridge. When you're
16 creating a commercial corridor, generally
17 the expectation would be that folks
18 coming back or folks wanting to do
19 business on the corridor would lease.
20 The leases would be at market rate for
21 that community.

22 COUNCILWOMAN TASCO: Will PHA
23 own those businesses or are they being
24 developed by a private entity?

25 MR. JEREMIAH: No. PHA will

1 6/9/15 - RULES - BILL 150215, etc.
2 develop the commercial spaces. The
3 businesses will be owned by whatever
4 individual or group that is interested in
5 running and operating a business on that
6 corridor.

7 COUNCILWOMAN TASCO: Could you
8 give some consideration to those
9 merchants who are being relocated?

10 MR. JEREMIAH: Absolutely.

11 COUNCILWOMAN TASCO: We'll have
12 further conversation about that.

13 The other thing is, I asked a
14 question about those individuals who will
15 move back into your properties that are
16 low-income properties. Is there a time
17 limit for them to live in those
18 properties or they can live there until
19 they move or die or whatever? There's no
20 time limit for them that PHA will take
21 this property over and it will go to some
22 big developer?

23 MR. JEREMIAH: No. So there
24 are no time limits on any of our
25 property. We hope that what we're doing

1 6/9/15 - RULES - BILL 150215, etc.
2 is providing opportunities for families
3 to find social and economic mobility, and
4 so they naturally would want to move up
5 and out, letting the next person on the
6 waiting list to come in. But there are
7 no term limits whatsoever.

8 COUNCILWOMAN TASCO: What's the
9 federal funding source for you?

10 MR. JEREMIAH: HUD Section 8,
11 Section 9.

12 COUNCILWOMAN TASCO: Okay. All
13 right. I thank you for a minute.

14 MR. JEREMIAH: But I would
15 welcome some funding sources from the
16 City as well.

17 COUNCILMAN GREENLEE: You
18 couldn't pass that up, could you? You
19 had to stick that one in.

20 MR. JEREMIAH: You know me,
21 Bill.

22 COUNCILWOMAN BROWN: Some might
23 argue that you're getting funding
24 sources, not in the literal sense but the
25 figurative sense, from RDA.

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. JEREMIAH: We're paying
3 RDA.

4 COUNCILWOMAN BROWN: Okay. All
5 right. So you say that current business
6 owners will have the opportunity to have
7 a chance to restore their businesses on
8 that new strip?

9 MR. JEREMIAH: Yeah.

10 COUNCILWOMAN BROWN: Define
11 "opportunity." What does that mean?

12 MR. JEREMIAH: So they have
13 like a residence, they would have a right
14 to come back.

15 COUNCILWOMAN BROWN: They get
16 first offer, I guess.

17 MR. JEREMIAH: Yes, a right of
18 first refusal. They might like where
19 they get relocated to. They may not want
20 to come back. Those options will be on
21 the table for them.

22 COUNCILWOMAN BROWN: And that's
23 in all the documents?

24 MR. JEREMIAH: And, in fact, we
25 prefer as a policy matter to have them

1 6/9/15 - RULES - BILL 150215, etc.
2 return.

3 COUNCILWOMAN BROWN: Okay. You
4 also said that those businesses will be
5 given consideration to move back. So
6 define what that means, because that's a
7 relative term.

8 MR. JEREMIAH: It's a relative
9 term. So it's the same. When we talk
10 about your right to first refusal, you
11 decide whether or not, you as the
12 business owner, decide whether or not you
13 want to return to a redeveloped corridor.

14 COUNCILWOMAN BROWN: And will
15 the technical assistance that's been
16 provided continue throughout the -- in
17 the project field office that's located
18 in the neighborhood throughout the entire
19 run of this enterprise?

20 MR. JEREMIAH: Yes. It will
21 continue. We have Santander on agreement
22 to provide a lot of the business
23 consultation services to existing
24 businesses. They will provide it to
25 businesses that might have an interest in

1 6/9/15 - RULES - BILL 150215, etc.
2 coming on to that corridor. They have
3 opportunities to get capital, either
4 there is some improvement to their
5 business that they would like us to
6 consider supporting. We'll provide that
7 level of support. It will be beginning,
8 during, and in the end.

9 COUNCILWOMAN BROWN: Terrific.
10 On Page 1 -- one page of the testimony,
11 it stipulates in detail the breakdown for
12 this 1,203 total units. So that says
13 units. Can someone tell me what part of
14 this is actually already vacant land?
15 I'm just curious to know where our
16 starting point and where we're ending up
17 in hard bricks and mortar.

18 MR. ABERNATHY: So of the
19 1,330, 497 of those are publicly owned
20 and vacant.

21 COUNCILWOMAN BROWN: Vacant,
22 buildings that are vacant?

23 MR. ABERNATHY: Not buildings.

24 COUNCILWOMAN BROWN: Actually
25 vacant land?

1 6/9/15 - RULES - BILL 150215, etc.

2 MR. ABERNATHY: In most cases,
3 yes, vacant land.

4 COUNCILWOMAN BROWN: Okay.

5 MR. ABERNATHY: Eight hundred
6 and thirty-three are private properties,
7 and of those 833, 73 are occupied.

8 COUNCILWOMAN BROWN: Okay.

9 MR. ABERNATHY: And the 833,
10 I'd have to get back to you on a survey
11 on what is a structure and what is vacant
12 land, but I would say the majority is
13 vacant land.

14 COUNCILWOMAN BROWN: Okay.

15 That's very helpful. Thank you.

16 (Audience member talking
17 without microphone.)

18 COUNCILMAN GREENLEE: Ma'am,
19 ma'am, ma'am, please. We don't have
20 shouting out.

21 Do you have anything else?

22 COUNCILWOMAN BROWN: No. That
23 concludes for me. Thank you,
24 Mr. Chairman.

25 COUNCILMAN GREENLEE: Any other

1 6/9/15 - RULES - BILL 150215, etc.

2 questions?

3 (No response.)

4 COUNCILMAN GREENLEE: Thank
5 you. Again, hang in there.

6 We'll call people up in panels
7 just to keep things moving. Darlene
8 Lloyd, Artie Tillman, and Pastor Margaret
9 Ford.

10 (Witnesses approached witness
11 table.)

12 COUNCILMAN GREENLEE: Sir,
13 you're there first. Why don't you
14 identify yourself and proceed.

15 MR. TILLMAN: My name is Artie
16 Tillman. I'm here today because I'm
17 representing my son had a piece of
18 property that is in this area, but I'm
19 also here to speak for myself today on
20 what was already done in other parts of
21 this City. And there was a question this
22 lady asked, was this ever been shown that
23 it worked anywhere else. Well, I come
24 from West Philadelphia, Jannie
25 Blackwell's district, and they came in

1 6/9/15 - RULES - BILL 150215, etc.
2 and they said the same things, these
3 beautiful words, that they was going to
4 better the area and better the people in
5 the area and put better things in the
6 area. I found out that ones was
7 ownership is now rentership. Ones that
8 they claim they said that within that
9 period of time they was going to give
10 these people an opportunity to own their
11 homes, well, it was a lie, because for 15
12 years now that they said this, and it's
13 still rentership, and nothing is better.

14 Eminent domain, they came
15 through with waves of saying -- first
16 they kept the property tax down, because
17 they know if they keep the property tax
18 down, you have no power to borrow to fix
19 your homes up. They tore down ownership
20 houses. So this is what blighted, like
21 the sister -- blighted the neighborhood.
22 It seems like they caused the conditions
23 and then they come back claiming to fix
24 those conditions again in life. And I'm
25 not a young man, so I've seen it all.

1 6/9/15 - RULES - BILL 150215, etc.

2 Well, I didn't see no good. I know they
3 came.

4 I know that you as a people in
5 society told me as a black man, you told
6 me as a young man, you said, don't steal.
7 You told me, don't rob. You told me,
8 don't sell drugs on the corner and don't
9 make the color of my skin
10 (unintelligible) and do these things. I
11 believed in you, but you never told me
12 that I would have to worry about you
13 coming in and stealing all the hard work
14 that I did, all the decisions that I made
15 not to sell drugs, not to rob, not to
16 steal. And I did those things, and you
17 came and you took my dreams for my sons
18 to inherent.

19 Do you know sometimes
20 inheritance is the only thing poor people
21 can come up with. That's all they got.

22 (Applause.)

23 MR. TILLMAN: That's all their
24 parents could say that that's all they
25 made it through. I own my own home, son

1 6/9/15 - RULES - BILL 150215, etc.

2 or daughter, and I leave this to you.

3 They didn't know that they was going to

4 die after all their hard work and say,

5 you get nothing. You get, I come in

6 here, I'll assess your property.

7 Let me tell you what they did.

8 They took six of mine on one side of the

9 street. They assessed the other side of

10 the street. It went so -- it went from

11 300-some dollar tax to \$5,000 tax after

12 they took the whole wave with eminent

13 domain. And I refused to sell and

14 refused to move, and they raised it

15 360,000. How do you take a \$10,000 house

16 in one day and turn it into a \$360,000

17 house in the same block in the same

18 conditions? Because they holding the

19 property value down, and after they hold

20 the property value down, then they come

21 with waves of eminent domain, waves of

22 L&I.

23 I have friends and neighbors,

24 they are homeless now because of these

25 eminent domains. Homeless now. All that

1 6/9/15 - RULES - BILL 150215, etc.
2 stuff that they say, it sounds pretty,
3 they read on paper, but it's not the
4 truth. It's not the reality. And we are
5 protected by you people. If they came in
6 our neighborhood and they try to steal
7 from us, we would handle it another way,
8 but you tell us to be intelligent and
9 allow y'all to handle this. But we allow
10 y'all to handle it, you let these pretty
11 words, these pretty things -- we not for
12 not advancement, but it's like the sister
13 said, there's nobody with no creative
14 ideas to advance the people that live
15 there. You mean that this is all your
16 creative ideas come from PHA, whatever it
17 is, when they have a history of nothing,
18 history of running the projects and all
19 these things. They caused most of the
20 disgrace in our neighborhoods. And they
21 now want to give us psychological help?
22 Psychological help or behavior should
23 have been gave us help if we had the
24 right representation in our community.

25 Okay. You want to come in

1 6/9/15 - RULES - BILL 150215, etc.
2 there. We know we can't stop you, but
3 you mean to tell me, as you know
4 yourself, for \$25,000, where are you
5 going to buy something in the City of
6 Philadelphia? You can't buy a shell for
7 \$25,000 that they're offering somebody.
8 And then when we won't take the \$25,000,
9 you send L&I, eminent domain, all those
10 things and you take the people property.
11 You took mine, six of them. You ain't
12 give a dime. Not me a dime, and didn't
13 notify me. And then to charge up --
14 whatever that program told me -- I don't
15 want to say what he told me in this room,
16 because it was a disgrace. It was a
17 disgrace what he told me. And he say,
18 that's the law, nothing you can do about
19 it. We've evolved in this -- behind his
20 comment. Is that what you tell a man
21 that decide not to rob and steal and
22 cheat and believe in you people? Do you
23 tell them that? And you wonder why
24 we're -- why black folks are angry? You
25 know, wouldn't you be angry? Wouldn't

1 6/9/15 - RULES - BILL 150215, etc.
2 you be angry if somebody robbed your
3 parents of their homes? Wouldn't you be
4 angry, if you wind up knowing that your
5 children you work hard for, your children
6 is not going to inherent your property,
7 and somebody will come and steal it from
8 them because of one circumstance or
9 another.

10 I could come up with better
11 creative ideas than that, and I don't
12 have no degrees behind me. You mean to
13 tell me all these people with all of
14 these degrees can't seek out to help
15 African American community keep their
16 communities and build where they -- their
17 neighborhoods?

18 Again, where are they going to
19 move at for \$25,000? Let's be
20 reasonable. All those pretty words don't
21 mean nothing when you hand somebody
22 \$25,000. Twenty-five thousand dollars
23 ain't going to get you nothing but --
24 ain't going to get you a car.

25 You said the right to own

1 6/9/15 - RULES - BILL 150215, etc.
2 property is a constitutional right in
3 this country. This is what you said.
4 This is what you stand behind, a
5 constitutional right, not all those
6 amendments that you come with afterwards
7 to take these people homes. And I'm no
8 different than you. No different than
9 you. I know that you won't allow people
10 to do that to your houses, to your
11 children. I know that. But don't allow
12 them to do it to us. We don't have to --

13 (Applause.)

14 MR. TILLMAN: You raised us up
15 from the color of our skin. You said
16 don't mean nothing -- the color of your
17 skin don't mean nothing no more. That's
18 what you said as a people. Well, if it
19 don't mean nothing no more, why is your
20 invitation handed to us? Because of the
21 color of our skin, our economics
22 problems. How can we raise ourself up
23 from economics if we cannot use an
24 inheritance of our foreparents? This is
25 not just a house. We talking about

1 6/9/15 - RULES - BILL 150215, etc.
2 inheritance. That's the issue. One can
3 inherent from one another to the next
4 level to get out of poverty.

5 (Applause.)

6 COUNCILMAN GREENLEE: All
7 right. Who would like to go next?
8 Please identify yourself and proceed.

9 MS. LLOYD: Yes. My name is
10 Darlene Lloyd. I own two properties in
11 the Brewerytown section of the City. Me
12 and my husband worked hard. My two
13 daughters was raised. They went to
14 school in the area. They graduated.
15 They have good jobs. They have
16 businesses. And now that I am a widow, I
17 would like to be able to keep my homes in
18 North Philadelphia, but I'm not going to
19 be able to keep my homes if the Housing
20 Authority comes in and build all around
21 me and raise my taxes so high that I will
22 not be able to pay them. And that is my
23 issue.

24 No, my houses are not on the
25 list to be sold, but once they start

1 6/9/15 - RULES - BILL 150215, etc.
2 building around me, eminent domain, they
3 can come in any time and offer me money
4 for my houses or put my taxes so high
5 that I will not be able to pay them.
6 Then where am I going?

7 I'm a widow. I'm near
8 retirement. I don't want to jump up and
9 move after all these years of being
10 there, over 40 years in the same
11 neighborhood. I don't want to go
12 anywhere. I don't plan on going
13 anywhere.

14 So this is the issue that I'm
15 concerned about, and there's a lot of
16 people in my same condition that I am.
17 Where are they going? You going to offer
18 me something, then you better offer me
19 something that's so great that I can be
20 able to pay for it cash and live the way
21 I want to. And you're not going to do
22 that, because you just said market value
23 is all you're going to give me. Where is
24 I'm going with market value?

25 I've been living and I raised

1 6/9/15 - RULES - BILL 150215, etc.
2 both of my daughters. They're both near
3 40 years old. Where's I'm going now?
4 This doesn't make any sense to me. I
5 don't understand this, and I just want
6 y'all to just think about what you're
7 doing, because everybody -- I want to be
8 right there. When they build those
9 houses, I'm planning on being right
10 there. I ain't planning on going
11 nowhere. So unless you push me out,
12 that's the only way I'm going, because
13 I'm going to be right there with the new
14 houses.

15 (Applause.)

16 COUNCILMAN GREENLEE: Pastor
17 Ford.

18 PASTOR FORD: I'm Pastor Ford,
19 Pastor Margaret Ford. My church is Faith
20 Tabernacle Church of God. Nobody contact
21 me or nothing. I got notice that they
22 was going to take my church, but I went
23 to -- made agreement to pay my taxes.
24 But I didn't get no notice. These people
25 never contact us. They just come around

1 6/9/15 - RULES - BILL 150215, etc.

2 taking people houses.

3 Now, one thing, I have a lot.

4 I have special ed come in, older people,

5 people who had cancer. They had

6 exercise, old people. The kids in the

7 neighborhood plays in the neighborhood.

8 I want to know, we up here fixing these

9 lots and fixing these lots, beautiful

10 lots, and people being healthy, get

11 exercise and stuff. Why is they taking

12 that lot? Can you answer me that? Why

13 are they taking all the elders, all the

14 elders out they houses? All the

15 neighborhoods that people can barely walk

16 and they taking their houses in the

17 neighborhood. That's not right to the

18 elders.

19 I even want to Darrell Clarke

20 and went for an event. I even wrote a

21 letter to Darrell Clarke. I didn't even

22 get no response. And I'm just saying,

23 y'all not doing things in order. Y'all

24 not treating these people fair to me.

25 That's how I feel. Because these people

1 6/9/15 - RULES - BILL 150215, etc.
2 need -- the people, the elders or the
3 old, is they going to be all right? Is
4 they going to have a place to live? How
5 long are they going to live? Is they
6 going to take care of the elders? Is the
7 elders going to be taken care of? What
8 about the children? Is they going to be
9 taking us?

10 You got to think about it.
11 Think about people life. Think about --
12 I listened to everybody here. Everybody
13 had issues. We all sisters and brothers.
14 We all work together. If we all work
15 together, we can do this, but we got to
16 think about it. Think about the
17 neighborhood. Think about the people who
18 live.

19 They closed Reynolds School. I
20 raised six kids at Reynolds School. When
21 they close up -- now I wanted my
22 grand-baby and they closed the school up.
23 They going to school. It's so crowded
24 now. Robert Morris, it's 600 kids. The
25 principal can't even stand up -- can't

1 6/9/15 - RULES - BILL 150215, etc.

2 handle it. She needs to retire.

3 What we need to be, more
4 schools, information, more information.

5 Send us notes. Nobody don't send us
6 letters. Nobody did that. How they
7 going to send me a letter for the church?

8 I didn't get no letter for the church.

9 Your church for sale. They want to sell
10 my church.

11 COUNCILMAN GREENLEE: Ma'am,
12 let me just ask you something so I'm
13 clear here. Your church is part of this
14 area?

15 PASTOR FORD: I own 2433 West
16 Master. I took care of it. My church is
17 okay now.

18 COUNCILMAN GREENLEE: It wasn't
19 part of this area is what we're talking
20 about.

21 PASTOR FORD: I went to my
22 church. My church taken care of.

23 COUNCILMAN GREENLEE: Try to
24 stay with the microphone.

25 PASTOR FORD: I went to my

1 6/9/15 - RULES - BILL 150215, etc.

2 church. My church taken care of.

3 COUNCILMAN GREENLEE: Okay.

4 PASTOR FORD: I took care of my

5 business. But it's some old people

6 cannot go downtown, take care of their

7 business.

8 COUNCILMAN GREENLEE: So your

9 property --

10 PASTOR FORD: My property okay.

11 But only thing I'm concerned about, I've

12 been working on this lot. It's at 2440,

13 2442, 2440. I've been taking care of

14 this lot for the neighborhood.

15 COUNCILMAN GREENLEE: 2440

16 what?

17 PASTOR FORD: 2434 West Master

18 Street, 2432 West Master, 2440.

19 COUNCILMAN GREENLEE: Is that

20 part of this area?

21 PASTOR FORD: Yes. That's

22 across the street from me. But I been

23 planting vegetables and stuff, giving to

24 people in the neighborhood, people who

25 need it, who don't have no food. I been

1 6/9/15 - RULES - BILL 150215, etc.
2 feeding the poor, plus I give out canned
3 goods and feed people, my church do. My
4 church is Faith Tabernacle Church of God
5 Outreach Ministries. I try to help the
6 ministry.

7 But if y'all take my lot, how
8 I'm going to feed the poor and y'all can
9 take the garden, my vegetables?

10 COUNCILMAN GREENLEE: Okay.
11 The lot you're talking about --

12 PASTOR FORD: My lot is -- yes.
13 I got three lots.

14 COUNCILMAN GREENLEE: -- is
15 part of this area, right, part of the
16 area we're talking about?

17 PASTOR FORD: Yes.

18 COUNCILMAN GREENLEE: Okay.
19 Have you had any conversation with
20 anybody?

21 PASTOR FORD: I went to Darrell
22 Clarke. I sent him a letter.

23 COUNCILMAN GREENLEE: No. I'm
24 talking about the Redevelopment people,
25 any of that.

1 6/9/15 - RULES - BILL 150215, etc.

2 PASTOR FORD: Yeah. I'm
3 talking about that. I wrote a letter. I
4 wrote a letter for the lot.

5 COUNCILMAN GREENLEE: You
6 want a letter?

7 PASTOR FORD: I did.

8 COUNCILMAN GREENLEE: You got a
9 letter?

10 PASTOR FORD: Yeah. Nobody
11 didn't contact me at all.

12 COUNCILMAN GREENLEE: Since
13 that letter, have you had any contact
14 with them?

15 PASTOR FORD: None.

16 COUNCILMAN GREENLEE: Okay.

17 PASTOR FORD: But they told me
18 go. I did. But the reason why I'm
19 responding to, I did what I supposed to
20 do, and then they said they will put in
21 on Sheriff Sale. They going to put it on
22 sale. Now, if I do that, then I got to
23 bid it. Me for bidding it, keep on
24 bidding it, I just talked to him. He
25 said it's not on -- it's nothing to do.

1 6/9/15 - RULES - BILL 150215, etc.

2 It's gone.

3 But I want to know, me planting
4 in the garden and giving it to the people
5 who need food, what they going to need?
6 Where I'm going to plant at?

7 COUNCILMAN GREENLEE: Do you
8 own the lot?

9 PASTOR FORD: No. I want to
10 own the lot. That's what I'm saying.

11 COUNCILMAN GREENLEE: Okay.

12 PASTOR FORD: I want to own it.

13 COUNCILMAN GREENLEE: I just
14 want to understand here. Do you own any
15 of the property --

16 PASTOR FORD: I own 2433 West
17 Master Street and I own 2431 West Master
18 Street.

19 COUNCILMAN GREENLEE: Are those
20 two --

21 PASTOR FORD: That's two my
22 properties I own.

23 COUNCILMAN GREENLEE: And
24 they're in this eminent domain?

25 PASTOR FORD: In the same area,

1 6/9/15 - RULES - BILL 150215, etc.

2 right across the street from it.

3 COUNCILMAN GREENLEE: Now,
4 you're saying same area.

5 PASTOR FORD: Yes.

6 COUNCILMAN GREENLEE: Are they
7 included in this sale?

8 PASTOR FORD: Only the lots is
9 on sale now.

10 COUNCILMAN GREENLEE: You own
11 the lots?

12 PASTOR FORD: No. I'm trying
13 to own the lots so I can help the people
14 finish feed the people who need it.

15 COUNCILMAN GREENLEE: So you
16 don't actually own property that is being
17 taken?

18 PASTOR FORD: All of them dead.
19 All of them dead.

20 COUNCILMAN GREENLEE: Who?

21 PASTOR FORD: All of them died.
22 Now, I was trying to get it.

23 Now, what I'm trying to do, I'm
24 just trying to do just work with it, but
25 I am concerned about the people in my

1 6/9/15 - RULES - BILL 150215, etc.
2 neighborhood, 24th and Master. The house
3 been taken -- trying to be taken. It's a
4 lot of old people who needs they house.

5 COUNCILMAN GREENLEE: I
6 understand.

7 PASTOR FORD: And I help the
8 people out, but they need help. They
9 don't need nobody to take away. These
10 people work hard. They old. They 80 and
11 they old. They need help. They want
12 to -- give. Give them, help them.
13 Nobody is not giving. They taking.

14 COUNCILMAN GREENLEE: Okay.
15 Thank you. Thank you, ma'am. I
16 appreciate that. I understand.

17 PASTOR FORD: We all sisters
18 and brothers.

19 COUNCILMAN GREENLEE:
20 Mr. Abernathy, could you come back again,
21 please.

22 And while he's walking up, just
23 be prepared, I got two more people on the
24 list, and maybe they can sit in the
25 chairs here. Gevonne McGail. Am I

1 6/9/15 - RULES - BILL 150215, etc.

2 pronouncing that right? And Alice

3 Lawrence.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN GREENLEE: Is there
7 anyone else?

8 (No response.)

9 COUNCILMAN GREENLEE: Okay.
10 Two ladies, if you could sit in those
11 black chairs right there, and you'll be
12 the next up. Okay? But Councilwoman had
13 question for Mr. Abernathy.

14 COUNCILWOMAN BROWN: Yes.
15 Testimony raised by some of the witnesses
16 has presented some questions for me. So
17 the number we've heard thrown out or
18 tossed out is 25,000. What do you
19 believe -- I'll ask the question and not
20 editorialize. What do you think the
21 average or median price of the cost of
22 the properties was or is in the 833
23 private properties? What has been the
24 average cost?

25 MR. ABERNATHY: Unfortunately,

1 6/9/15 - RULES - BILL 150215, etc.
2 Councilwoman, we're not going to be able
3 to answer that at this point. Each price
4 is under the advice of counsel, and
5 notices will be issued. But there has
6 been no notice of price going out, so I'm
7 not sure where the 25,000 came from, but
8 I have every intention of having a
9 conversation with him before the day is
10 out.

11 COUNCILWOMAN BROWN: Okay. And
12 I hear and I'm sensitive to this notion
13 of inheritance, how people work like dogs
14 to acquire something not for them but for
15 their children. A quick personal story.
16 My mother, who is 89 years old, has 100
17 acres of land in the family today in
18 South Carolina, and every year her
19 siblings are confronted with tax folk who
20 want to take the land and do with it what
21 they want, even though members of the
22 family are doing all they can to hold
23 onto it. So this goes back to slavery.
24 So I really get this notion of
25 inheritance.

1 6/9/15 - RULES - BILL 150215, etc.

2 So what protections are in
3 place for citizens who have worked like
4 dogs to secure a piece of dirt, which is
5 what my mother calls it, and now wants to
6 hold on to that piece of dirt for their
7 children? Where's the inheritance
8 protection, if you will, in this type of
9 transaction?

10 MR. ABERNATHY: And I
11 understand, Councilwoman. Unfortunately,
12 the powers that have been given to us, we
13 are again acting as the Housing
14 Authority's agent, and if we are moving
15 forward on the condemnation and the
16 acquisition of this property, we are
17 limited by providing fair market value.
18 And so whatever that value of the parcel
19 is, the individual would receive and then
20 presumably could set that aside in a
21 trust or some sort of money market
22 account. Now, that's not the answer that
23 I think you want to hear and it's
24 certainly not the answer the folks behind
25 me want to hear, but it is the limits of

1 6/9/15 - RULES - BILL 150215, etc.

2 what we can do, that as long as the
3 property is condemned, there's not --

4 COUNCILWOMAN BROWN: You say
5 "as long as the property is condemned."
6 Let's go to properties where they're
7 actually occupied. Does the same rule
8 apply?

9 MR. ABERNATHY: Yes, ma'am. So
10 those occupied would be provided
11 relocation assistance, which would
12 provide additional support. But, again,
13 the value of the property, however the
14 value is determined, whether it's by
15 Board of View, the courts or an
16 appraisal, would be what we would provide
17 to the property owner.

18 COUNCILWOMAN BROWN: Okay. So
19 let's assume the house is appraised
20 25,000. That's an instance where the
21 owner of that house then has the option
22 to go seek another appraisal, and then
23 walk through those steps --

24 MR. ABERNATHY: Yes, ma'am.

25 COUNCILWOMAN BROWN: -- to get

1 6/9/15 - RULES - BILL 150215, etc.

2 hopefully a different number.

3 MR. ABERNATHY: That's correct.

4 And, generally speaking, the Board of
5 View more often than not does not rule in
6 the Redevelopment Authority's favor.

7 COUNCILWOMAN BROWN: Okay. So
8 for those who may --

9 MR. ABERNATHY: My lawyer is
10 probably yelling at me right now, but...

11 COUNCILWOMAN BROWN: For those
12 neighbors who raised issues, do you know
13 if technical assistance -- because for
14 sure each particular circumstance is
15 unique.

16 MR. ABERNATHY: That's right.

17 COUNCILWOMAN BROWN: And trying
18 to keep people whole is a challenge. So
19 is technical assistance available to
20 every single person that has spoken to
21 speak to their particular circumstance?

22 MR. ABERNATHY: Yes, ma'am. So
23 we are providing technical assistance to
24 everyone who is affected by this
25 condemnation, and we will continue to

1 6/9/15 - RULES - BILL 150215, etc.
2 provide that technical assistance. Now,
3 there are -- if your property is not
4 being condemned, we wouldn't necessarily
5 provide the same sort of assistance, but
6 we would certainly have a conversation
7 and provide what other options that we
8 could. But certainly anyone who has
9 property that is being condemned would
10 have a right for technical assistance,
11 and we would do our best to answer their
12 questions and provide support.

13 COUNCILWOMAN BROWN: Okay. All
14 right, then. Thank you.

15 MR. ABERNATHY: Yes, ma'am.

16 COUNCILWOMAN BROWN: Thank you,
17 Mr. Chairman.

18 COUNCILMAN GREENLEE: Ladies,
19 if you please approach. Both of you come
20 up at the same time. Come up at the same
21 time.

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN GREENLEE: And while
25 you're sitting down, and your answer

1 6/9/15 - RULES - BILL 150215, etc.
2 doesn't make any difference, you still
3 can testify, but do you own property that
4 is being condemned in the area?

5 MS. LAWRENCE: Yes.

6 COUNCILMAN GREENLEE: You,
7 ma'am?

8 MS. BRAME: Yes; several.

9 COUNCILMAN GREENLEE: Please.
10 Whoever would like to start, identify
11 yourself and proceed.

12 MS. LAWRENCE: My name is Alice
13 Lawrence. I'm a professional nurse.
14 I've been working at the VA for 30 years.
15 Next year I'm eligible for retirement.
16 It is my dream that I would open up an
17 ice cream parlor, which is one of the
18 parcels that's on the list for
19 condemning. As it stands, you know, you
20 work hard and it's your dream that once
21 you've reached your retirement, that you
22 can do something that you would like to
23 do, and it is, you know, my dream to
24 service my neighborhood. I have watched
25 it as the neighborhood has come down from

1 6/9/15 - RULES - BILL 150215, etc.
2 the housing apartment, Blumberg, and they
3 filtered out into the people that own
4 their homes and kind of tore up a lot of
5 the streets, and now they're talking
6 about PHA coming in and deciding to
7 condemn the homes or the properties that
8 a few of us have and give us -- you're
9 not going to get much once the property
10 has been condemned.

11 So I'm here just to express
12 that, that I just don't -- I'm for the
13 revitalizing of the area, but the
14 condemning of private properties I'm
15 totally against.

16 COUNCILMAN GREENLEE: Okay. I
17 see. Ma'am, have you had any
18 conversation with the Redevelopment
19 Authority yet or any of those folks?

20 MS. LAWRENCE: They had several
21 meetings. I got a letter, one letter, in
22 January and they said -- I went to the
23 meeting. They said that you should get
24 another letter if you were going to be on
25 the list. I never got a second letter.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: All

3 right.

4 If I could ask Mr. Abernathy
5 for somebody please to talk to -- or
6 somebody from the Redevelopment at least
7 to her --

8 MS. LAWRENCE: They also told
9 us that they were going to be located on
10 College Avenue, gave us an address where
11 we could go, and that address never
12 was -- it never existed. The address is
13 there, but they are not located there.

14 COUNCILMAN GREENLEE: Someone
15 will talk to you right after the hearing.

16 Ma'am, please identify yourself
17 and proceed.

18 MS. BRAME: Hi. My name is
19 Gevonne McGail Brame (ph). I own the
20 beginning of College and Ridge Avenue. I
21 own three properties there. Two is raw
22 land. One is a building.

23 COUNCILMAN GREENLEE: Little
24 closer to the microphone.

25 MS. BRAME: One is a building

1 6/9/15 - RULES - BILL 150215, etc.
2 that I operate a beauty salon out of.
3 I've owned this property for 28 years.
4 I'm just like the lady that owns the nail
5 salon. I happen to come -- I'm retired
6 from Independence Blue Cross. I happen
7 to come -- well, I passed my property one
8 particular day and see that it had been
9 spray painted with 14,000 on it. And
10 after that, I get this notice from the
11 Housing Authority stating come to the
12 meeting about eminent domain. Well, when
13 I talked to the other commercial owners
14 on the block, it just seems that it's two
15 properties that they're targeting. The
16 Chinese man next door to my beauty salon
17 did not receive any notice. He doesn't
18 have 14,000 spray painted on his
19 property. The bakery does have 14,000
20 spray painted on theirs, but then you
21 have the Dominicans. Nobody has gotten a
22 notice but two properties on this
23 particular block, and everybody is
24 occupied.

25 Now, my thing is, I'm right on

1 6/9/15 - RULES - BILL 150215, etc.
2 the corner. So I wanted to know if by
3 chance -- I heard what the gentleman from
4 the Housing Authority stated, that if you
5 want to -- something about the
6 Susquehanna Bank. If you wanted to
7 develop on your own land, that there
8 would be resources. I do come to the
9 meetings. I was one that hadn't heard of
10 anything about the Housing Authority
11 until January when I attended this
12 meeting and the eminent domain of taking
13 people's land. I have grandchildren. I
14 have my children. You understand what
15 I'm saying? That I have hoped to, you
16 know, expand and build and, you know, so
17 that my kids can have something when I'm
18 gone, like someone left me something.

19 I've dealt with the Housing
20 Authority when it came to the bundle of
21 houses that they were doing with the
22 redevelopment that they were so
23 unsuccessful of keeping. It seems that
24 the Housing Authority, they get these
25 properties, the properties fall, they do

1 6/9/15 - RULES - BILL 150215, etc.
2 nothing about it. They come into our
3 neighborhoods and board the properties up
4 and they stay like that, you know.

5 If you're going to tear
6 Blumberg down, I welcome that. I welcome
7 that. My thing is is that you told us
8 one thing at this meeting in January that
9 these people -- that you didn't tell us
10 that it was going to be something where
11 they can come back into the area. You
12 told us at this meeting in January that
13 these people that wanted to come back, it
14 would be affordable housing for these
15 people. Now we're hearing that the
16 people that live in Blumberg may never
17 come back.

18 I've been in this community for
19 35 years. I live on College Avenue. You
20 do not have a building --

21 COUNCILMAN GREENLEE: Ma'am,
22 speak into the mike, please.

23 MS. BRAME: -- that we can come
24 to and talk to the Housing Authority
25 people. I've been on College Avenue for

1 6/9/15 - RULES - BILL 150215, etc.
2 35 and a half, going on 36 years. I know
3 where your Housing Authority place is.
4 If City Council ride down College Avenue,
5 you will see that those sites that were
6 just built there maybe about 10, 15 years
7 ago, several of those sites are boarded
8 up, are boarded up. These are new
9 housing that they have done for the
10 neighborhood. Now you want to come in
11 and tell us that you want to take our
12 property that we've sat there and done --
13 you know, built so that our families can
14 have something, and you don't even do
15 what you supposed to do with the
16 redevelopment that you have. You tear
17 houses down. You leave the lots. The
18 weeds are taller than me. It doesn't
19 make any sense. So you're telling us
20 that when you come into our community and
21 you take what we've accomplished, what
22 you're telling us is that if we come
23 back, that we'll be able to get it at
24 fair market value. No. I want to know
25 will I be able to build on my own land?

1 6/9/15 - RULES - BILL 150215, etc.

2 That's what I want to know.

3 COUNCILMAN GREENLEE: All
4 right. Thank you both. Thank you.

5 MS. BRAME: Still we didn't get
6 an answer from them, because I would like
7 to know about my land.

8 COUNCILMAN GREENLEE: Well, I
9 was going to say, they will talk to you.
10 Okay? Thank you.

11 Mr. Abernathy, you could come
12 back. I don't know -- I have a question
13 too, but go ahead, you go first.

14 COUNCILWOMAN BROWN: Sure.

15 COUNCILMAN GREENLEE: Mine may
16 be for Mr. Jeremiah, but go ahead.

17 (Witness approached witness
18 table.

19 COUNCILMAN GREENLEE:
20 Councilwoman.

21 COUNCILWOMAN BROWN: Technical
22 assistance does matter, and even for the
23 best of lay people, this can be a process
24 that's above our heads. So just state
25 again for the record exactly where this

1 6/9/15 - RULES - BILL 150215, etc.

2 technical assistance office location is
3 so that everyone here knows.

4 MR. ABERNATHY: It's 2438
5 College Avenue.

6 COUNCILWOMAN BROWN: 2438
7 College Avenue.

8 MR. ABERNATHY: Yes.

9 COUNCILWOMAN BROWN: So that's
10 an office where counselors, for lack of a
11 better word, counselors are available to
12 hold the hand of residents and walk them
13 through all that --

14 MR. ABERNATHY: Correct. So
15 our relocation consultant, O.R. Colan,
16 has set up an office at that location.
17 It is not a PHA employee. It's not a
18 Redevelopment Authority employee. It is
19 a consultant, O.R. Colan, who has set up
20 that office.

21 COUNCILWOMAN BROWN: And so
22 they take direction from whom, then?

23 MR. ABERNATHY: They take
24 direction from us, from the Redevelopment
25 Authority.

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILWOMAN BROWN: Got you.

3 Okay. Thank you.

4 MR. ABERNATHY: You're welcome.

5 COUNCILMAN GREENLEE: Thank
6 you. Actually, that's okay. I think I
7 got my answers.

8 No one else here to testify,
9 that concludes the hearing on the
10 Committee on Rules and we will
11 momentarily go into our public meeting,
12 but give us one minute to get everything
13 together. Okay?

14 (Pause.)

15 COUNCILMAN GREENLEE: Sorry for
16 the delay. This is the meeting of the
17 Rules Committee, and the first issue
18 we're going to deal with is an issue that
19 was held over from the last meeting in
20 order to have an amendment.

21 So the Chair recognizes
22 Councilman Goode on the amendment to that
23 bill.

24 COUNCILMAN GOODE: Thank you,
25 Mr. Chairman. I move the amendment to

1 6/9/15 - RULES - BILL 150215, etc.

2 Bill 150285 be approved.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been
5 moved and seconded.

6 All in favor?

7 (Aye.)

8 COUNCILMAN GREENLEE: Opposed?

9 (No response.)

10 COUNCILMAN GREENLEE: Hearing
11 none, the amendment is approved.

12 Councilman Goode.

13 COUNCILMAN GOODE: I move that
14 Bill No. 150285, as amended, be reported
15 out of this Committee with a favorable
16 recommendation and the rules of Council
17 be suspended so as to permit first
18 reading at our next session of Council.

19 (Duly seconded.)

20 COUNCILMAN GREENLEE: It's been
21 moved and seconded.

22 All in favor?

23 (Aye.)

24 COUNCILMAN GREENLEE: Opposed?

25 (No response.)

1 6/9/15 - RULES - BILL 150215, etc.

2 COUNCILMAN GREENLEE: Hearing
3 none, Bill No. 150285, as amended, is
4 reported out of this Committee favorably
5 with a rules suspension.

6 We are now going to deal with
7 Bill No. 150348.

8 COUNCILMAN GOODE: Thank you,
9 Mr. Chairman. I move that Bill 150348 be
10 amended.

11 (Duly seconded.)

12 COUNCILMAN GREENLEE: It's been
13 moved and seconded.

14 All in favor?

15 (Aye.)

16 COUNCILMAN GREENLEE: Opposed?

17 (No response.)

18 COUNCILMAN GREENLEE: Hearing
19 none, the amendment to Bill No. 150348 is
20 approved, and Bill No. 150348 will be
21 referred back into the Rules Committee
22 for a subsequent hearing per the
23 regulations.

24 Now I recognize Councilman
25 Goode for moving the amendments to the

1 6/9/15 - RULES - BILL 150215, etc.

2 other bills on our Calendar.

3 COUNCILMAN GOODE: Thank you,
4 Mr. Chairman. I move the amendments to
5 Bill 150232, 150350, 150493, 150473,
6 150492 be approved.

7 (Duly seconded.)

8 COUNCILMAN GREENLEE: It's been
9 moved and seconded.

10 All in favor?

11 (Aye.)

12 COUNCILMAN GREENLEE: Opposed?
13 (No response.)

14 COUNCILMAN GREENLEE: Hearing
15 none, the amendments that were moved have
16 been approved.

17 Councilman Goode.

18 (Witness approached witness
19 table.)

20 COUNCILMAN GOODE: I move that
21 Bill 15021 --

22 COUNCILMAN GREENLEE: Wait a
23 minute.

24 Sir, what?

25 MR. GEST: My name is David

1 6/9/15 - RULES - BILL 150215, etc.

2 Gest. I'm a colleague of Matthew
3 McClure, who presented earlier about Bill
4 No. 150492, with the understanding that
5 that would be approved with suspension of
6 the rules.

7 COUNCILMAN GREENLEE: You got
8 to let us finish the hearing. If you let
9 us finish the meeting, you'll find out
10 that what you want is going to happen.

11 MR. GEST: Thank you.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Okay. Councilman Goode, sorry
15 for that interruption. Please.

16 COUNCILMAN GOODE: I move that
17 Bill 150215, Bill 150232 as amended, Bill
18 150236, Bill 150284, Bill 150288, Bill
19 150289, Bill 150487, Bill 150488, Bill
20 150490, Bill 150491, Bill 150494, Bill
21 150351, Bill 150350 as amended, Bill
22 150493 as amended, Bill 150473 as
23 amended, Bill 150492 as amended, Bill
24 150489, and Bill 150409 be reported out
25 of this Committee with a favorable

1 6/9/15 - RULES - BILL 150215, etc.

2 recommendation and the rules of Council

3 be suspended so as to permit first

4 reading at our next Council session.

5 (Duly seconded.)

6 COUNCILMAN GREENLEE: It's been
7 moved and seconded.

8 All in favor?

9 (Aye.)

10 COUNCILMAN GREENLEE: Opposed?

11 (No response.)

12 COUNCILMAN GREENLEE: Hearing
13 none, the bills just moved by Councilman
14 Goode, including the ones as amended, are
15 reported out of this Committee favorably
16 with a rules suspension to allow for
17 first reading at our next session of
18 Council.

19 That concludes the meeting of
20 the Rules Committee today.

21 Thank you all for your
22 participation.

23 (Committee on Rules concluded
24 at 2:00 p.m.)

25 - - -

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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