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COUNCIL OF THE CITY OF PHILADELPHIA

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COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, November 13, 2007
10:40 a.m.

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PRESENT:

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COUNCIL PRESIDENT ANNA C. VERNA, CHAIR

COUNCILMAN DARRELL L. CLARKE

COUNCILMAN WILLIAM GREENLEE

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COUNCILMAN JAMES F. KENNEY

COUNCILWOMAN DONNA REED MILLER

12

COUNCILWOMAN BLONDELL REYNOLDS BROWN

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BILL 060633 - An ordinance to amend the
Philadelphia Zoning Maps by changing the
zoning designations of certain areas of land
located within an area bounded by Delaware
Avenue, Penn Street, Ellen Street...

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BILL 070819 - An ordinance approving the
fourth amendment of the redevelopment proposal
for the Tioga Urban Renewal Area...

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BILL 070827 - An ordinance approving the
thirty-sixth amendment of the redevelopment
proposal for the Model Cities Urban Renewal
Area...

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COUNCIL PRESIDENT VERNA: Good morning, everyone. This is the public hearing of the Committee on Rules.

I would ask Mr. McPherson to please read the title of Bill No. 060633.

MR. MCPHERSON: An ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Delaware Avenue, Penn Street, Ellen Street extended, the Delaware River and Spring Garden Street extended.

COUNCIL PRESIDENT VERNA: Good morning. Please identify yourself for the record.

MR. KRAMER: Good morning, Chairman Verna and members of the Rules Committee. I am William Kramer, the Acting Division Director of the Development Planning Division of the Philadelphia City Planning Commission. I am here today to testify on Bill No. 060633, which was introduced by

1 11/13/07 - RULES - BILL 060633, ETC.
2 Councilmember DiCicco on September 14,
3 2006.

4 Bill No. 060633 amends the
5 Philadelphia Zoning Maps by changing the
6 zoning of a portion of the area bounded
7 by Delaware Avenue, Penn Street, Ellen
8 Street, the Delaware River and Spring
9 Garden Street. This rezoning would
10 change the zoning designation of a
11 portion of that area from the current
12 zoning designation of G-2 General
13 Industrial to one of C-3 Commercial.
14 This bill reverses the provisions of Bill
15 No. 060344, which became law on September
16 14, 2006. The provisions of Bill No.
17 060633 are the same as Bill No. 040937,
18 which was signed into law January 25,
19 2005.

20 The City Planning Commission at
21 its meeting of December 14, 2004
22 considered and approved Bill No. 040937.
23 Because Bill No. 060633 has the same
24 provisions as Bill No. 040937, it is
25 considered a matter of previous policy by

1 11/13/07 - RULES - BILL 060633, ETC.

2 the Philadelphia City Planning
3 Commission. Accordingly, we recommend
4 that Bill No. 060633 be approved.

5 I have an amendment for this
6 bill that I respectfully request be
7 adopted by this Committee. In order to
8 be as clear as possible with regard to
9 the zoning of any particular property,
10 zoning change bills no longer require a
11 fee from the party of interest. Because
12 this policy was adopted after this bill
13 was drafted, we are requesting that this
14 bill be amended to remove such provision
15 so as to be consistent with current
16 policy. To that end, I have an amendment
17 for your consideration.

18 This concludes my testimony. I
19 appreciate the opportunity to appear
20 before you today and would be pleased to
21 answer any questions you may have.

22 COUNCIL PRESIDENT VERA: Thank
23 you, Mr. Kramer.

24 Do we have a copy of the
25 amendment?

1 11/13/07 - RULES - BILL 060633, ETC.

2 MR. KRAMER: Yes, ma'am. It
3 was with the Clerk.

4 COUNCIL PRESIDENT VERNA: Fine.

5 Do members of the Committee
6 have any questions of Mr. Kramer?

7 The Chair recognizes Councilman
8 Kenney.

9 COUNCILMAN KENNEY: Just a
10 general question on the fee. How much
11 was the previous fee?

12 MR. KRAMER: \$200.

13 COUNCILMAN KENNEY: Fine.
14 Thank you.

15 COUNCIL PRESIDENT VERNA: Thank
16 you, Mr. Kramer.

17 Do we have anyone else to
18 testify on this bill?

19 (No response.)

20 COUNCIL PRESIDENT VERNA:
21 Mr. Kramer, while you're there, please.
22 In your testimony you said that this
23 property has been rezoned several times?

24 MR. KRAMER: Yes, ma'am.

25 COUNCIL PRESIDENT VERNA: And

1 11/13/07 - RULES - BILL 060633, ETC.

2 that's been during the last several
3 years. Can you give us some background,
4 explanation as to why the changes have
5 occurred?

6 MR. KRAMER: As I understand
7 it, the original bill changed this to C-3
8 as part of the waterfront redevelopment
9 water-run towers down on Delaware Avenue.
10 Subsequently, the property was sold to
11 what is now to be known as Trump Tower
12 Development, and at the time that they
13 sold, there was some concern that the
14 Councilman had with what they were going
15 to do in terms of development, which led
16 him to change the zoning back to G-2,
17 which was the bill before this one.
18 Subsequently, those issues, as I
19 understand it, have been resolved and the
20 development is going forward, and that's
21 why they are reverting it back to C-3.

22 COUNCIL PRESIDENT VERNA: We
23 just have a couple other questions.

24 MR. KRAMER: Certainly.

25 COUNCIL PRESIDENT VERNA: Is

1 11/13/07 - RULES - BILL 060633, ETC.

2 there a development plan and, if so, what
3 is the proposal?

4 MR. KRAMER: I have not seen
5 the latest development proposal. It's my
6 understanding that the original proposal
7 had building permits issued on it, so
8 there hasn't been a new plan sent to the
9 Planning Commission.

10 COUNCIL PRESIDENT VERNA: So we
11 really know nothing about what the
12 proposal would be.

13 MR. KRAMER: I don't have those
14 particulars. Mr. Abernathy is probably
15 more aware of that than I am.

16 COUNCIL PRESIDENT VERNA: Good
17 morning. Please identify yourself for
18 the record.

19 MR. ABERNATHY: Good morning.
20 Brian Abernathy, Councilman Frank
21 DiCicco's office.

22 The project is a mixed-use
23 residential condo tower, approximately 45
24 stories tall. All issues have been
25 worked out with the community,

1 11/13/07 - RULES - BILL 060633, ETC.
2 surrounding community.

3 COUNCIL PRESIDENT VERNA: So
4 the community is in favor of the
5 proposed --

6 MR. ABERNATHY: Yes, ma'am.

7 COUNCIL PRESIDENT VERNA: Who
8 is the developer?

9 MR. ABERNATHY: The developer
10 is a partnership from New York. It's
11 several individuals, actually.

12 COUNCIL PRESIDENT VERNA: Can
13 you share with us what the amount and
14 source of funding would be?

15 MR. ABERNATHY: I don't have
16 those details. I believe they were
17 covered under the original rezoning
18 classification in '04.

19 COUNCIL PRESIDENT VERNA: All
20 right.

21 Any questions from members of
22 the Committee?

23 (No response.)

24 COUNCIL PRESIDENT VERNA: Thank
25 you very much.

1 11/13/07 - RULES - BILL 060633, ETC.

2 Do we have anyone else to
3 testify on this bill?

4 (No response.)

5 COUNCIL PRESIDENT VERNA:

6 Seeing no one, I would ask Mr. McPherson
7 to please read the title of Bill No.
8 070819.

9 MR. MCPHERSON: An ordinance
10 approving the fourth amendment of the
11 redevelopment proposal for the Tioga
12 Urban Renewal Area, being the area
13 generally bounded by Hunting Park Avenue
14 on the north, Broad Street, Germantown
15 Avenue, Venango Street, 15th Street,
16 Allegheny Avenue and Germantown Avenue on
17 the east, Glenwood Avenue and Lehigh
18 Avenue on the south, 23rd Street,
19 Allegheny Avenue and 23rd Street on the
20 west, including the fourth amendment to
21 the urban renewal plan and relocation
22 plan, which provides, inter alia, for the
23 additional land acquisition of 14
24 properties for residential and related
25 uses; the provision of certain relocation

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2 services, as required by law; and
3 declaring that condemnation is not
4 imminent with respect to the project.

5 COUNCIL PRESIDENT VERNA:
6 Mr. Koonce.

7 MR. KOONCE: Good morning,
8 Madam Chairperson and members of the
9 Committee. I am Michael Koonce,
10 Executive Director of the Redevelopment
11 Authority, and I am here to speak in
12 support of Bill No. 070819, which is the
13 fourth amendment to the redevelopment
14 proposal and the fourth amendment to the
15 urban renewal plan for the Tioga Urban
16 Renewal Area.

17 This proposal and plan provide
18 for the acquisition of 14 vacant lots.
19 The properties are to be acquired in
20 support of the STR8 Hand LLC parking lot
21 development, which will serve as
22 additional parking for their adjacent
23 business. Estimated acquisition cost is
24 \$52,640 and will be paid for through bond
25 proceeds from the Neighborhood

1 11/13/07 - RULES - BILL 060633, ETC.

2 Transformation Initiative.

3 Madam Chairperson and members
4 of the Committee, I respectfully request
5 favorable consideration of Bill No.
6 070827 (sic) and would also ask the
7 suspension of Council rules to allow
8 first reading on November 15, 2007.

9 COUNCIL PRESIDENT VERNA: Thank
10 you.

11 Any questions from members of
12 the Committee of Mr. Koonce?

13 (No response.)

14 COUNCIL PRESIDENT VERNA:
15 Mr. Koonce, can you please explain the
16 nature of the businesses for which these
17 properties are to be acquired for parking
18 purposes?

19 MR. KOONCE: I'm not as
20 familiar with them as our next witness,
21 Mr. Redding.

22 COUNCIL PRESIDENT VERNA: Very
23 well.

24 Good morning.

25 MR. REDDING: Hi. Good

1 11/13/07 - RULES - BILL 060633, ETC.

2 morning. My name is Richard Redding. I
3 am Director of Community Planning at the
4 City Planning Commission.

5 The company is around the
6 corner on Nice Street. It's a
7 neighboring property. It's a
8 construction company called STR8 Hand,
9 Incorporated.

10 COUNCIL PRESIDENT VERNA: Thank
11 you. Do you have testimony that you're
12 going to be providing?

13 MR. REDDING: Yes, I do, Madam
14 President.

15 COUNCIL PRESIDENT VERNA:
16 Please proceed.

17 MR. REDDING: Good morning,
18 Madam President and members of the Rules
19 Committee. I'm Richard Redding, Director
20 of Community Planning, testifying in
21 support of Bill No. 070819 approving the
22 fourth amendment of the redevelopment
23 proposal for Tioga, authorizing
24 acquisition of 14 properties. The
25 Planning Commission approved this on

1 11/13/07 - RULES - BILL 060633, ETC.

2 August 21st of '07.

3 Thank you very much.

4 COUNCIL PRESIDENT VERNA: Thank
5 you.

6 Can you tell us if the
7 community has expressed any concern?

8 MR. KOONCE: We haven't
9 canvassed the community. I know City
10 Planning can speak to it a bit, but we
11 received this request directly from the
12 interagency review team and we're
13 essentially just the implementer.

14 MR. REDDING: Madam President,
15 as you know, when the Redevelopment
16 Authority has these approvals, most of
17 them come through the Planning Commission
18 and we do a review and we also talk to
19 the neighborhood groups. We spoke to
20 Tioga United, the community group, and
21 informed them, and they did not indicate
22 any problems with this. Later on I
23 notified the community organization
24 Sunrise CDC. And I think the community
25 is fully notified.

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2 This is a section of Tioga that
3 is very much mixed development. It's a
4 combination of industrial and vacant and
5 a small amount of housing, so it's not
6 like it's in the middle of a residential
7 neighborhood.

8 COUNCIL PRESIDENT VERNA: Very
9 well.

10 MR. KOONCE: We actually have a
11 graphic that might be helpful.

12 COUNCIL PRESIDENT VERNA: Thank
13 you.

14 MR. REDDING: I have additional
15 copies.

16 COUNCIL PRESIDENT VERNA: Can
17 you tell us how many parking spaces will
18 be provided by the acquisition of these
19 properties?

20 MR. KOONCE: We'd estimate
21 about 12 to 15 parking spaces. The
22 actual business is at the bottom of the
23 illustration. The homes across the
24 street are next up, and the parking lots
25 are the top two photos.

1 11/13/07 - RULES - BILL 060633, ETC.

2 COUNCIL PRESIDENT VERNA: Thank
3 you.

4 The Chair recognizes
5 Councilwoman Miller.

6 COUNCILWOMAN MILLER: Thank
7 you, Madam President.

8 We have Mr. Sharif, who is
9 owner and operator of the business, here
10 this morning who also would like to
11 testify.

12 I went out and visited this
13 location, I think it was, last Wednesday.
14 I'm not sure, or Thursday. And they have
15 a good project going there. This is a
16 very blighted part of the district, a lot
17 of abandonment, and he has actually done
18 some really good work creating sort of
19 like an incubator, an incubation center
20 for small businesses. And he has met
21 with Nicetown CDC, which is the closest
22 CDC. He's met with them several times
23 regarding this, and I know that he's
24 built a relationship with several
25 churches that are located close by.

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2 So I just want you to know
3 that, and he is here, and I don't know
4 whether he's on the witness list or not.

5 COUNCIL PRESIDENT VERNA: No.
6 I don't have a witness list.

7 COUNCILWOMAN MILLER: Okay.
8 Mr. Sharif.

9 MR. SHARIF: Yes. Good
10 morning.

11 COUNCIL PRESIDENT VERNA: Good
12 morning.

13 MR. SHARIF: How is everyone?
14 Thank you for having me here this
15 morning.

16 I purchased the property about
17 three years ago. The property was in
18 extreme disrepair, had enormous tax
19 delinquents on it, for which I satisfied.

20 The property is a mixed-use
21 facility that accommodates five
22 businesses. There are two construction
23 companies there, STR8 Hand Management,
24 Incorporated, as well as STR8 Hand
25 Construction LLC. There's a CPA there.

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2 There's also an auto body shop in the
3 front of the facility, as well as an IT
4 company called Tech Media.

5 I need the additional space to
6 accommodate the businesses for parking.
7 Currently, the area in the front, which
8 has about -- the parking lot on the
9 Germantown Avenue side, all of the
10 parking spaces are being utilized by the
11 auto body shop. So in the rear of the
12 building, which is the Nice Street
13 entrance, we don't have parking to
14 accommodate our trucks as well as
15 visitors coming to the office. So we
16 sorely need this space.

17 When I acquired the building,
18 as I said, it was in extreme disrepair.
19 We rehabilitated the entire building,
20 which is about 11,000 square feet.

21 As it pertains to the lot, the
22 lot had one house, one structure, on it
23 that was torn down, I believe, by the NTI
24 program, as well as a number of trees, a
25 fence that was falling, and we invested

1 11/13/07 - RULES - BILL 060633, ETC.

2 approximately \$12,000 clearing the lot
3 off in addition to leveling it, and it
4 would be a great asset to us to
5 accommodate what we're trying to do in
6 the community.

7 COUNCIL PRESIDENT VERNA: Thank
8 you very much.

9 Did you provide your name for
10 the stenographer, please.

11 MR. SHARIF: Yes. My name is
12 Shamsud-Din Sharif, S-H-A-M-S-U-D hyphen
13 D-I-N. Sharif, S-H-A-R-I-F.

14 COUNCIL PRESIDENT VERNA: Thank
15 you.

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

18 The Chair recognizes
19 Councilwoman Miller.

20 COUNCILWOMAN MILLER: I'd just
21 like to say for the record that he has
22 done an excellent job renovating a parcel
23 that I actually thought nobody was
24 interested in. And there's a couple
25 other houses that he wants to acquire

1 11/13/07 - RULES - BILL 060633, ETC.

2 from PHA that are blighted and abandoned
3 and he and his staff are keeping it
4 clean. So I think that in the end, this
5 is going to be a good project.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

8 MR. SHARIF: Thank you.

9 COUNCIL PRESIDENT VERNA: Thank
10 you very much.

11 Do we have anyone else to
12 testify on this bill?

13 (No response.)

14 COUNCIL PRESIDENT VERNA:
15 Seeing no one, I would ask Mr. McPherson
16 to please read the last bill, Bill No.
17 070827.

18 MR. MCPHERSON: An ordinance
19 approving the thirty-sixth amendment of
20 the redevelopment proposal for the Model
21 Cities Urban Renewal Area, being the area
22 beginning at the northwest corner of
23 Front Street and Spring Garden Street,
24 including the twenty-eighth amendment to
25 the urban renewal plan and the

1 11/13/07 - RULES - BILL 060633, ETC.
2 twenty-sixth amendment to the relocation
3 plan, which provides, inter alia, for the
4 additional land acquisition of
5 approximately 30 properties for
6 residential and related uses; the
7 designation of certain properties as not
8 to be acquired; the provision of certain
9 relocation services, as required by law;
10 and declaring that condemnation is not
11 imminent with respect to the project.

12 COUNCIL PRESIDENT VERNA:

13 Please proceed.

14 MR. KOONCE: Madam Chairperson
15 and members of the Committee, I am
16 Michael Koonce and I am here to speak in
17 support of Bill No. 070827, which is the
18 thirty-sixth amendment to the
19 redevelopment proposal and the
20 twenty-eighth amendment to the urban
21 renewal plan for the Model Cities Urban
22 Renewal Area.

23 The proposal and plan provide
24 for the acquisition of a total of 30
25 properties.

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2 One vacant structure will be
3 acquired on behalf of Friends Rehab
4 Program, Inc. to complete site assemblage
5 for Phase I of their Strawberry Mansion
6 Homeownership Project. The project will
7 consist of a total of 32 affordable
8 homeownership units.

9 Nineteen properties, 18 vacant
10 lots and one occupied structure, will be
11 acquired on behalf of Community Ventures.
12 Community Ventures proposes to build
13 approximately 50 units of rental housing
14 using Low-Income Housing Tax Credits and
15 HOME subsidy. Community Ventures will
16 act as developer in partnership with
17 Francisville Community Development
18 Corporation.

19 Seven properties, five vacant
20 structures and two vacant lots, will be
21 acquired on behalf of the Blaine School
22 Rehabilitation Initiative. This project
23 was listed in the Office of Housing and
24 Community Development Strawberry Mansion
25 Housing Strategic Plan which was released

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2 in March. The project will consist of
3 rehabilitation of all structures for
4 development as affordable homeownership
5 units for first-time home buyers. The
6 vacant lots will be conveyed to adjacent
7 homeowners for side yards or gardens.

8 One vacant lot will be acquired
9 on behalf of Norris Square CDC.

10 Acquisition of this one parcel will
11 complete site assemblage for the Hunter
12 School Homeownership Project. Norris
13 Square CDC proposes to construct 49
14 residential units for sale to qualified
15 low- and moderate-income buyers and to
16 produce a range of mixed-income buyers.

17 One vacant City-owned lot will
18 be acquired and combined with others that
19 were included in a previous redevelopment
20 proposal on behalf of Community Ventures,
21 whose proposal was selected as a result
22 of a homeownership request for proposals
23 that was issued by OHCD for the
24 Strawberry Mansion area.

25 One vacant lot will be acquired

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2 on behalf of Project H.O.M.E. CDC for the
3 expansion of the parking facility for the
4 Honickman Learning Center and Comcast
5 Technology Labs, which is located
6 directly across the street.

7 Madam Chairperson and members
8 of the Committee, I respectfully request
9 favorable consideration of Bill No.
10 070827 and would also ask the suspension
11 of Council rules to allow first reading
12 on November 15, 2007.

13 COUNCIL PRESIDENT VERNA: Thank
14 you.

15 Mr. Redding, are you going to
16 testify on this?

17 MR. REDDING: Yes, I would like
18 to, very briefly.

19 Madam President and members of
20 the Committee, I am Richard Redding,
21 Director of Community Planning,
22 testifying in support of Bill No. 070827,
23 authorizing acquisition for several
24 properties in the Model Cities Urban
25 Renewal Area, two projects in Strawberry

1 11/13/07 - RULES - BILL 060633, ETC.

2 Mansion. And it's notable, as Mr. Koonce
3 said, that they follow up from a plan
4 that our Planning Commission participated
5 in with Councilman Clarke and with OHCD.
6 And additional community development
7 projects in Francisville, Eastern North
8 Philadelphia and the Project H.O.M.E.
9 area. The Planning Commission approved
10 this in September of '07.

11 Thank you.

12 COUNCIL PRESIDENT VERNA: Thank
13 you.

14 MR. SPENCER: Can I have --

15 COUNCIL PRESIDENT VERNA: We
16 will recognize you in due time. Thank
17 you.

18 Can either of you gentlemen
19 give us a better description of this area
20 than is given by the title of the bill,
21 which merely states that it is, quote,
22 "the area beginning at the northwest
23 corner of Front Street and Spring Garden
24 Street," end of quote.

25 MR. REDDING: Model Cities

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2 Urban Renewal Area is generally lower
3 North Philadelphia below Lehigh Avenue.
4 So everything from Girard Avenue to
5 Lehigh, and almost river to river.

6 COUNCIL PRESIDENT VERNA:
7 Councilman Clarke.

8 COUNCILMAN CLARKE: Thank you,
9 Madam President.

10 Madam President, I remember
11 this issue came up before.
12 Unfortunately, when the Model Cities
13 areas were designated, it was known that
14 they were very broad. Actually, this
15 particular one I think actually
16 encompasses parts of Councilman DiCicco's
17 district, in addition to a significant
18 part in my district. But I do remember
19 during that discussion there was a
20 request by Councilmembers to ask that
21 those lines could be revisited because of
22 the broad nature of the existing Model
23 Cities parcels, and I don't think we got
24 a response, but I do remember we had a
25 very detailed conversation about having

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2 those lines readdressed and there was
3 some discussion about having them only in
4 Council districts, not having them
5 overlap Broad Street and certain
6 significant arteries. And I think that
7 both the Redevelopment Authority and
8 Planning indicated a willingness to
9 entertain a possibility of changing the
10 boundaries on some of those urban renewal
11 areas, but we did not get a response.

12 But it did come up before, I
13 remember, and, Madam President, I think
14 you may have asked the same question.

15 COUNCIL PRESIDENT VERNA:
16 Councilman Kenney.

17 COUNCILMAN KENNEY: Thank you,
18 Madam President.

19 Due to the fact that the title
20 of the bill is not so specific, perhaps
21 you for the record could indicate the
22 size of the lot, either the square
23 footage or the shape of it. I mean, I
24 generally know Front and Spring Garden
25 from passing it, but I'm not specifically

1 11/13/07 - RULES - BILL 060633, ETC.

2 aware of where exactly it is, what it's
3 next to, if you know.

4 MR. KOONCE: You mean the
5 actual urban renewal area?

6 COUNCILMAN KENNEY: No. Aren't
7 we taking -- I'm sorry. Oh, I see. So
8 it's beginning and can fan out.

9 MR. REDDING: The bill
10 describes a huge area of North
11 Philadelphia, but the subject properties
12 and subject projects are basically
13 scattered addresses in small clusters in
14 various sections.

15 COUNCILMAN KENNEY: Certainly
16 we wouldn't want to hold anything up like
17 this, but in the future, it would seem
18 somewhat better for us to be able to at
19 least have addresses. I will accept
20 Councilman Clarke's word and what you're
21 saying in testimony, and I understand the
22 vagueness of the Model Cities situation,
23 but without having -- you kind of feel
24 like you're voting in the dark on some of
25 these things.

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2 MR. KOONCE: I actually have
3 the addresses.

4 COUNCILMAN KENNEY: Could you
5 submit that for the record so it's
6 somewhere?

7 MR. KOONCE: Sure.

8 COUNCILMAN KENNEY: That's a
9 pretty big area.

10 COUNCILMAN CLARKE: Excuse me.

11 And if you can -- I don't know
12 if the Planning Commission or the
13 Redevelopment Authority will be
14 responsible for that -- seriously
15 entertain possibly engaging in some
16 process that would, I guess, shrink the
17 size of some of these urban renewal
18 areas, because they're extremely broad,
19 and it actually creates problems for us,
20 because I understand in the timing of an
21 urban renewal ordinance, you can't enact
22 an additional urban renewal ordinance
23 until this one, say, for instance, is
24 complete.

25 MR. KOONCE: Correct.

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2 COUNCILMAN CLARKE: So we can't
3 introduce anything in this extremely
4 large area for condemnation or any action
5 until this bill is passed by Council and
6 signed by the Mayor.

7 MR. KOONCE: Correct.

8 COUNCILMAN CLARKE: So there
9 could be times where we would like to
10 simultaneously do something in this
11 particular area, but we're prohibited as
12 a result of that law.

13 So if you can seriously
14 entertain possibly shrinking some of the
15 size of those urban renewal areas.

16 MR. KOONCE: I'll set up those
17 meetings with the appropriate Council
18 staff and City Planning. Maybe we can
19 start as early as next week?

20 COUNCILMAN CLARKE: Okay. We
21 got a kind of busy schedule next week.
22 But as long as -- because I do remember
23 the Council President bringing that up
24 before.

25 MR. KOONCE: I'll set them up.

1 11/13/07 - RULES - BILL 060633, ETC.

2 COUNCILMAN CLARKE: Thank you.

3 COUNCIL PRESIDENT VERNA: The
4 Chair recognizes Councilman Greenlee.

5 COUNCILMAN GREENLEE: Thank
6 you, Madam President.

7 Along the same line, I guess
8 something in the title to kind of alert
9 people that were just looking at it.
10 Because, for example, there's folks here
11 from the Francisville community
12 obviously, who I know very well, and just
13 going by the title, when they came in
14 today, I was wondering what they were
15 here for, because I didn't realize that
16 that was part of this Model Cities Urban
17 Renewal Area.

18 So I guess I would just add to
19 that, if there's any way to make it
20 somewhat more specific, even mentioning
21 the groups that are -- like in
22 Mr. Redding's testimony, it says the bill
23 authorizes acquisition of 30 properties
24 for several community development
25 projects. Maybe somehow mentioning the

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2 projects in the title or something, just
3 to alert people that this is a given area
4 that they're interested in, because
5 otherwise I thought we were talking about
6 something around Front and Spring Garden
7 and that's it. I just didn't know.

8 I don't think you can list all
9 the properties obviously, but in the
10 testimony, he talks about, I guess it's,
11 five groups here, including Community
12 Ventures, who I'm well aware of that are
13 involved. So something like that.

14 MR. KOONCE: Perhaps --

15 COUNCILMAN GREENLEE: A little
16 bit clearer.

17 MR. KOONCE: I actually have a
18 fact sheet and a map that we probably
19 could include when we submit our
20 testimony in the future. I can show it
21 to you later, and if that's appropriate,
22 we'll just submit that in the future with
23 the testimony.

24 The fact sheet actually
25 outlines each individual project, the

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2 list of addresses and a map of the urban
3 renewal area.

4 COUNCILMAN CLARKE: I'm
5 satisfied only because I know what it's
6 referencing, but if a Councilmember was
7 not as intimately involved as I am, I can
8 understand the area of concern. But I
9 think, at a minimum, that it should be
10 clearly noted where these properties are.
11 Can't the properties actually be listed
12 in the actual bill? Is that problematic?
13 Or does it have to be done as an
14 addendum, as an exhibit?

15 MR. KOONCE: I can have that
16 discussion with our general counsel and
17 Richie Feder from the City, who worked
18 together drawing up the ordinances.

19 COUNCILMAN CLARKE: Because we
20 normally just get the ordinance,
21 particularly when we're in a public
22 hearing, so you would have no way of
23 knowing exactly where those properties
24 are referenced.

25 MR. KOONCE: Okay.

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2 COUNCIL PRESIDENT VERNA: You
3 know what I find somewhat interesting is
4 in the third "whereas" clause, the bill
5 actually specifies the properties that
6 will not be acquired. And I would ask
7 why are the properties specifically
8 excluded from the acquisition? Don't we
9 normally only acquire properties that are
10 specifically included in the
11 redevelopment proposals and plans?

12 MR. KOONCE: I believe that was
13 to a couple of Council -- a couple
14 sessions back we were asked to exclude a
15 property on Girard Avenue and not acquire
16 it.

17 COUNCIL PRESIDENT VERNA:
18 Councilman Greenlee.

19 COUNCILMAN GREENLEE: What
20 they're excluding is, Councilman Clarke,
21 that's the shopping, what everybody hopes
22 is the shopping point, supermarket site,
23 right, on Girard Avenue?

24 COUNCILMAN CLARKE: Correct.
25 That was actually -- what happened, in

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2 the earlier bill, there was an earlier
3 bill that we were attempting to acquire a
4 parcel at 27th and Girard, and the owner
5 of the property came in and said that he
6 was willing to entertain developing the
7 site, and they worked out an agreement
8 between the community and the
9 Redevelopment Authority. And
10 technically, I guess, we had to reference
11 the fact that this particular parcel will
12 not be condemned, because as it stood, it
13 still left it hanging that there was a
14 possibility of condemnation and the
15 developer could not get financing because
16 this was looming over his head. So we
17 asked the Redevelopment Authority to, in
18 very specific terms, indicate in their
19 Board meeting that this property would
20 not be taken as a part of this
21 condemnation package. So that's why
22 that's in there.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 COUNCIL PRESIDENT VERNA:

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2 Mr. Koonce, in your testimony, you state
3 that one vacant lot will be acquired on
4 behalf of Project H.O.M.E. for the
5 expansion of the parking facility for
6 Comcast Technology Labs. Will you please
7 explain how this is a, quote,
8 "residential," end of quote, or, quote,
9 "related," end of quote, use?

10 I'm just given the explanation
11 of why. It is residential, and the
12 residents train next door; is that it?

13 COUNCILMAN CLARKE: Yeah. On
14 the record, it's actually a -- I think
15 it's the 1900 block of Judson Street.
16 There's two phases of transitional
17 housing that were built on that block,
18 and adjacent to that there was a learning
19 facility that was sponsored by Comcast to
20 accommodate the transitional housing.
21 The residents in that particular program
22 were required to participate in an
23 educational and training program as a
24 part of their tenure at the development.
25 So this is in support of that particular

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2 housing. But it is a residential block.

3 This, fortunately, has Comcast and the
4 individuals step forward and sponsor that
5 particular development.

6 COUNCIL PRESIDENT VERNA: Thank
7 you for your explanation.

8 COUNCILMAN CLARKE: You're
9 welcome, Madam President.

10 COUNCIL PRESIDENT VERNA: Any
11 other questions from members of the
12 Committee?

13 (No response.)

14 COUNCIL PRESIDENT VERNA: Thank
15 you, gentlemen. Thank you.

16 Sir, you can now approach the
17 witness table. Thank you for your
18 patience. Sir, please identify yourself
19 for the record.

20 MR. SPENCER: Good morning. My
21 name is Len Spencer and I'm the owner of
22 1531 Poplar Street, the property that was
23 just discussed earlier a few minutes ago.
24 I'm a developer and I'm in the process of
25 developing this land that I own. I have

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2 a zoning approval for a three-story
3 duplex, residential duplex, and I'm
4 waiting to obtain a building permit. I
5 should be -- I should get that next week.
6 And we're in the process of developing
7 our property. We already have a
8 construction loan settled with the bank,
9 and I have all the proper documentation
10 to prove my point.

11 COUNCIL PRESIDENT VERNA: Thank
12 you.

13 The Chair recognizes Councilman
14 Greenlee.

15 COUNCILMAN GREENLEE: Sir, if I
16 could ask you, when did you get that
17 zoning? No. Just tell me.

18 MR. SPENCER: A couple months
19 ago.

20 COUNCILMAN GREENLEE: A couple
21 months ago? Okay. How long have you
22 owned the property and what kind of
23 condition has it been in?

24 MR. SPENCER: I bought this
25 land four months ago, four, four and a

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2 half months ago.

3 COUNCILMAN GREENLEE: You
4 bought it four months ago?

5 MR. SPENCER: Right. And as I
6 bought this land, we started to develop
7 architectural drawings and we submitted
8 for a zoning permit to put up a
9 three-story duplex, and we have all the
10 approvals.

11 COUNCILMAN GREENLEE: Do you
12 know -- I know there's people from the
13 community that can kind of answer this,
14 but what condition has the land been, do
15 you know, before you got it?

16 MR. SPENCER: It's just vacant
17 land.

18 COUNCILMAN GREENLEE: It's been
19 a vacant lot for a long time?

20 MR. SPENCER: Yes, sir, to my
21 knowledge.

22 COUNCILMAN GREENLEE: Okay.
23 Thank you.

24 COUNCIL PRESIDENT VERNA: Any
25 other questions or comments from members

1 11/13/07 - RULES - BILL 060633, ETC.
2 of the Committee?

3 (No response.)

4 COUNCIL PRESIDENT VERNA: Thank
5 you very much for coming in to testify.
6 You've been very patient. Thank you.

7 COUNCILMAN KENNEY: Madam
8 President?

9 COUNCIL PRESIDENT VERNA: One
10 moment, please.

11 COUNCILMAN KENNEY: Just a
12 question on the disposition of this
13 situation. Will the District
14 Councilperson and the RDA have a
15 discussion?

16 MR. KOONCE: Yes.

17 COUNCILMAN CLARKE: Yeah. Is
18 this the Poplar Street address?

19 MR. SPENCER: Yes.

20 COUNCILMAN CLARKE: Part of the
21 problem -- and we'll obviously sit down
22 and discuss it. First of all, we weren't
23 aware that there were any property owners
24 when we first looked at the site that
25 were still around. So the process

17 COUNCILMAN CLARKE: Did you
18 post a zoning notice on the site?

22 COUNCILMAN CLARKE: But you
23 said that you already got it zoned.

24 MR. SPENCER: Yeah. We have a
25 zoning approval. I have it with me. I

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2 brought it.

3 COUNCILMAN CLARKE: So you
4 posted the notice and you got the
5 property zoned?

6 MR. SPENCER: Right. So we
7 have everything there.

8 COUNCILMAN CLARKE: All right.

9 MR. SPENCER: Thank you very
10 much.

11 COUNCILMAN KENNEY: Just one
12 question for the RDA. Wouldn't it be
13 prudent for someone to kind of go through
14 and look at the last six months or so of
15 zoning changes for particular properties
16 or building permits that have been pulled
17 so that we can avoid -- I mean, this is
18 one person, but I've been through here
19 before with this stuff and we've had
20 scores of people coming in here, some of
21 them legitimate, most of them not, most
22 of them sitting on properties for 20
23 years and back on taxes and all the other
24 stuff. But if someone has got a zoning
25 change or has applied for a building

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2 permit, wouldn't you guys want to know
3 about that before you put your bill
4 together to come in here to acquire?

5 MR. KOONCE: We would want to
6 know about that. We should check, and
7 we'll institute that in the future.

8 COUNCILMAN KENNEY: Okay.
9 Thank you.

10 COUNCIL PRESIDENT VERNA: Thank
11 you.

12 MR. SPENCER: Thank you very
13 much.

14 COUNCIL PRESIDENT VERNA:
15 Councilman Clarke, your light is on. Did
16 you want to be recognized?

17 COUNCILMAN CLARKE: Sorry,
18 Madam President.

19 COUNCIL PRESIDENT VERNA: Do we
20 have anyone else to testify?

21 Please approach the witness
22 table.

23 Good morning. Please identify
24 yourself for the record.

25 MS. GILES: Good morning. My

1 11/13/07 - RULES - BILL 060633, ETC.

2 name is Penelope Giles and I'm the
3 Executive Director of the Francisville
4 Neighborhood Development Corporation.

5 We have just released our
6 neighborhood plan that we worked on for a
7 year, 18 months or so. The plan is a
8 comprehensive plan that addresses all of
9 the needs in the community, from housing,
10 market rate, affordable and in between,
11 as well as commercial development. FNDC
12 has recognized this Francisville east
13 project as an integral part to create a
14 balance -- to keep a balance in our
15 community so that we're not overrun by
16 gentrification, but that we actually can
17 build an economically diverse
18 neighborhood. The project is very
19 important.

20 But through the planning
21 project, what we made every effort to do
22 was to include all of the stakeholders,
23 be they private or non-profit, in the
24 planning process and to look at all of
25 the public properties and what the

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2 interests were, especially with some of
3 the churches and the non-profits, and to
4 try to make sure that we wouldn't get
5 into this kind of situation where
6 people's properties would be taken for a
7 project of this magnitude.

8 Unfortunately, as Councilman Clarke
9 pointed out, it's kind of hard to gauge.
10 You've got people who are purchasing
11 properties during that process that we
12 were not able to bring to the table. We
13 also have some other private developers
14 that have some properties on 15th Street
15 that we're trying to work with to come up
16 with some different solutions.

17 So for the record, I just want
18 to state that FNDC supports this project
19 and we encourage you to move forward with
20 it so that the application for the tax
21 credits can be made, but that we make
22 every effort, as Councilman Clarke said,
23 to work with all of the private owners
24 and especially the church. Second
25 Pilgrim Baptist Church has a lot that

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2 they've been using as parking.

3 So all of these things were
4 taken into consideration during our
5 planning process, but we will need to
6 work together to come up with some
7 solutions so that we can do this without
8 anybody actually losing-losing.

9 COUNCIL PRESIDENT VERNA: The
10 Chair recognizes Councilman Greenlee.

11 COUNCILMAN GREENLEE: Thank
12 you, Madam President.

13 Good morning, Ms. Giles.

14 MS. GILES: Good morning.

15 COUNCILMAN GREENLEE: I
16 certainly know the work you've done over
17 there. You've been very conscientious,
18 as has many people, Ms. Bruce and
19 everybody else, Mr. Kaufman, in
20 Francisville. Just for the record, most
21 of it is part of the 15th Ward where I'm
22 the ward leader, so I pay a little
23 attention to that.

24 MS. GILES: And a good one.

25 COUNCILMAN GREENLEE: Thank

1 11/13/07 - RULES - BILL 060633, ETC.

2 you.

3 Just a question on the property
4 that the gentleman was up here with. I
5 know every time you have a zoning case,
6 you certainly have your meetings, because
7 I get invited to most of them. Did that
8 generally come to you or were you aware
9 of that particular property?

10 MS. GILES: No. The only time
11 we would engage a private developer is if
12 the project triggered a variance. Then
13 we would get a notice and we would do the
14 community meeting. But apparently I
15 guess maybe he's building to code,
16 because it hasn't come up.

17 COUNCILMAN GREENLEE: So that
18 didn't need a variance?

19 MS. GILES: No.

20 COUNCILMAN GREENLEE: Okay.

21 MS. GILES: No. But I do want
22 to reiterate that we are very interested
23 in creating an environment in
24 Francisville that's developer friendly to
25 all kinds of housing, because we need it

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2 all.

3 COUNCILMAN GREENLEE: I
4 certainly can go on the record -- I know
5 Councilman Clarke can -- that you've
6 worked at that very hard. So thank you.

7 COUNCIL PRESIDENT VERNA: Thank
8 you.

9 Any other questions or comments
10 from members of the Committee?

11 (No response.)

12 COUNCIL PRESIDENT VERNA: Our
13 next witness.

14 Good morning, sir. Please
15 identify yourself for the record.

16 MR. KAUFMAN: I'm Steve Kaufman
17 from Community Ventures, the developer.

18 I'm going to -- I just wanted
19 to show you very quickly --

20 COUNCIL PRESIDENT VERNA: Why
21 don't you just put it in front of the
22 witness table on the floor.

23 MR. KAUFMAN: Okay. Thank you.

24 I hope you can hear me. I
25 wanted to quickly show you the site plan

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2 here. We're looking north. This is 15th
3 Street. This is 16th Street. Here is
4 Poplar. And there's going to be two
5 components to this, a building largely
6 for seniors, which is 27 units right here
7 and then scattered sites. And then one
8 of the buildings would be going in at
9 1531 Poplar Street, which is the property
10 the gentleman was talking about, and
11 that's up here. This is a low-incoming
12 housing tax credit development. We have
13 a deadline of December 14th to make an
14 application to the state. So this
15 hearing is one step in us being able to
16 show site control to the state.

17 I just wanted to mention to you
18 that this project economically is sort of
19 finely tuned. We are going to be
20 charging low rents on this building, with
21 the goal of housing as many local seniors
22 on SSI as possible and limited incomes,
23 folks that never qualified for Social
24 Security. There's a big need. To make
25 the numbers work, we need as many of

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2 these purples as possible, which is the
3 single families. In other words, we've
4 sort of skewed the rents here to serve a
5 real social need here, and that's what is
6 unique about this project. There's going
7 to be six units in this building where
8 the rents are going to be a hundred
9 dollars a month, and another four where
10 the rents will be 250 a month. That's
11 going to be really serving that
12 population.

13 So the long and short of it is,
14 I'm reluctant first to lose any of the
15 purple here or any of the site, because
16 it tends to unhinge what we're doing here
17 and what the social project is.

18 COUNCIL PRESIDENT VERNA: Thank
19 you.

20 The Chair recognizes Councilman
21 Kenney.

22 COUNCILMAN KENNEY: I'm just a
23 bit confused. Could you have a seat,
24 because you won't be able to talk without
25 the microphone.

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2 MR. KAUFMAN: Sure.

3 COUNCILMAN KENNEY: Are you in
4 favor of this bill or opposed to it?

5 MR. KAUFMAN: Oh, I'm sorry.
6 We're the developer.

7 COUNCILMAN KENNEY: Oh, okay.
8 Because you were talking about the
9 potential loss of properties inhibiting
10 your development, and since we're having
11 a hearing about taking properties, I
12 thought you may be opposed to the
13 building.

14 MR. KAUFMAN: I'm sorry.

15 COUNCILMAN KENNEY: So you're
16 in favor of the bill?

17 MR. KAUFMAN: Yeah.

18 COUNCILMAN KENNEY: And that's
19 one of the projects that will be
20 accomplished as a result of us passing
21 the bill?

22 MR. KAUFMAN: Right. This is
23 the major -- this is the acquisition on
24 the 1500 block of Poplar Street. We're
25 the developer, low-income tax credits,

1 11/13/07 - RULES - BILL 060633, ETC.

2 last affordable housing in Francisville,
3 and it involves the lot that the
4 gentleman was testifying to earlier.

5 COUNCILMAN KENNEY: Well, I'm
6 pretty sure we are all for this, so, I
7 mean -- and I'm sure it's all good work.
8 Thank you for your testimony.

9 MR. KAUFMAN: Right.

10 COUNCIL PRESIDENT VERNA: Thank
11 you, sir.

12 Do we have anyone else to
13 testify on this bill?

14 Please approach the witness
15 table.

16 Good morning. Please identify
17 yourself for the record.

18 REVEREND SUTTON: Good morning.
19 Pastor Daniel Sutton. I pastor the
20 Second Pilgrim Baptist Church, which is
21 located on 15th Street, and we do own the
22 very corner of 1500 Poplar Street. I
23 think that a lot of the plans that
24 Francisville, along with other community
25 developers, are putting together are

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2 wonderful for the community. However, we
3 just were not a part of those plans. We
4 weren't a part of those plans. We did
5 not receive particular invites to certain
6 meetings and certain things of that
7 nature.

8 The plan that just was
9 displayed in front of you today is
10 something that I've just seen for the
11 first time today, for the first time.
12 And a part of that -- a part of me being
13 here today is because I received a letter
14 concerning the ordinance meeting that was
15 given to me about two weeks ago.

16 I just don't understand the
17 lack of communication between these
18 corporations and those who are already
19 existing in the community where that does
20 not take part at, and I just would like a
21 little bit more communication with us,
22 particularly so that if we're in the
23 community, we can be a part of all of
24 those plans and all of these endeavors
25 that we would like to see to be a part

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2 of. And, once again, today was the first
3 day I've seen any of these things, and
4 I've been at Second Pilgrim since
5 December 2005.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

8 The Chair recognizes Councilman
9 Clarke.

10 COUNCILMAN CLARKE: Councilman,
11 you want to --

12 COUNCIL PRESIDENT VERNA: I'm
13 sorry.

14 COUNCILMAN GREENLEE: That's
15 all right.

16 COUNCILMAN CLARKE: You go
17 ahead.

18 COUNCILMAN GREENLEE: Just a
19 similar question, sir, to what I asked
20 the other gentleman. The land that we're
21 talking about that you own that's
22 included in here, what's the situation on
23 that land now?

24 REVEREND SUTTON: The land is,
25 we use it for our community activities

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2 outside, particularly we do have parking
3 that goes on there and such as like flea
4 markets, our block parties, our -- we use
5 it in that magnitude. However, that's
6 not the extent of what we were looking to
7 kind of do with that particular property.
8 We were trying to work out a negotiation
9 with the gentleman who owns right next to
10 that, which is the funeral home, and we
11 were trying to work out that to acquire
12 that as well to be all a part of it.

13 However, my point is is that it
14 sounds like to me in this whole thing is
15 that, just like the other gentleman here,
16 he had plans and endeavors. While
17 everybody has these plans and endeavors,
18 but there's no one talking to each other
19 concerning all of these things. And
20 since coming into the community in
21 December 2005, I have tried numerous
22 times to set up a meeting with
23 Mr. Darrell Clarke, because I did not
24 meet him. I did not know him, and I
25 wanted to be a part of whatever was going

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2 on particularly in the community.

3 COUNCILMAN GREENLEE: Well, I
4 know the Francisville CDC has been pretty
5 active in the last year or so, probably a
6 little longer than that. Have you ever
7 made any contact with them?

8 REVEREND SUTTON: Well, the
9 only contact --

10 COUNCILMAN GREENLEE: Do you
11 know about them?

12 REVEREND SUTTON: Well, the
13 only contact I've had with Francisville
14 is that they used our church to do a
15 particular urban -- it was some type of
16 urban demographic program that they were
17 running on that day and they used our
18 church to kind of base their whole
19 program on that time. But this, what
20 they're talking about today, I've never
21 heard of.

22 COUNCILMAN GREENLEE: Have you
23 ever met with any of them?

24 REVEREND SUTTON: Not since
25 that moment. I believe that might have

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2 been in June or July.

3 COUNCILMAN GREENLEE: Because
4 I'm just thinking if you had plans for
5 that land, I would think you would have
6 kind of reached out to them, too.

7 REVEREND SUTTON: Well, what
8 I'm saying is, I met with them at that
9 moment between June and July for --

10 COUNCILMAN GREENLEE: And you
11 told them about your plans for that land?

12 REVEREND SUTTON: Well, we were
13 going to schedule something a little
14 later on in meetings, but we didn't
15 have -- that particular day they had
16 geared for one particular instance.

17 COUNCIL PRESIDENT VERNA: The
18 Chair recognizes Councilman Clarke.

19 COUNCILMAN CLARKE: No. Go
20 ahead, Councilwoman. I can wait.

21 COUNCIL PRESIDENT VERNA:
22 You're waiting.

23 He's going to yield to
24 Councilwoman Brown.

25 COUNCILWOMAN BROWN: So are we

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2 hearing that you have written documents,
3 written plans that specifically outline
4 what your vision was for the use of that
5 land?

6 REVEREND SUTTON: Yes. I do
7 have a vision plan that I had for that
8 particular area, yes.

9 COUNCILWOMAN BROWN: You have a
10 written document?

11 REVEREND SUTTON: Yes. It's in
12 my computer, yes.

13 COUNCILWOMAN BROWN: Any
14 contact with any City agencies, including
15 RDA, who is represented here today,
16 regarding the vision that you had?

17 REVEREND SUTTON: No, ma'am.

18 COUNCILWOMAN BROWN: So are we
19 hearing that the only professional you
20 reached out to is my colleague,
21 Councilman Clarke?

22 REVEREND SUTTON: Correct, at
23 this point, yes.

24 COUNCILWOMAN BROWN: I see.

25 REVEREND SUTTON: Yes. That

1 11/13/07 - RULES - BILL 060633, ETC.
2 was the only person -- my point is, I
3 didn't know of any of these other things
4 that were going on particularly in our
5 community. The community was very
6 desolate when I first arrived. So I
7 didn't know anything that was going on,
8 and my first kind of meeting I wanted to
9 have was with Mr. Clarke so I could find
10 out what might be going on, what can we
11 be a part of, what could we help in.
12 Because after all, I mean, I am coming in
13 new to the community.

14 COUNCILWOMAN BROWN: Okay. In
15 hearing the concerns you've raised today,
16 are you suggesting that there's no remedy
17 given where we are?

18 REVEREND SUTTON: No, no, no.
19 I believe there is a remedy. My point is
20 is that I believe that there just needs
21 to be more communication between these
22 outside agencies as well as the community
23 developments. There needs to be more
24 communication. If I'm made known about
25 certain things, I can become part of it,

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2 rather than kind of being pushed into a
3 corner in a sense, because that's what it
4 kind of feels like.

5 COUNCILWOMAN BROWN: So is your
6 church a member of the local CDC?

7 REVEREND SUTTON: To my
8 knowledge, I'm not sure on that. I'm not
9 totally sure. I'm not sure.

10 We are a member of that? Okay.
11 Yes.

12 COUNCILWOMAN BROWN: All right,
13 then. Thank you for your testimony.

14 COUNCIL PRESIDENT VERNA: Thank
15 you.

16 The Chair recognizes Councilman
17 Clarke.

18 COUNCILMAN CLARKE: Thank you,
19 Madam President.

20 First, good morning.

21 REVEREND SUTTON: Good morning,
22 sir.

23 COUNCILMAN CLARKE: I would
24 like to first of all commend Second
25 Pilgrim. I've had the opportunity to

1 11/13/07 - RULES - BILL 060633, ETC.

2 interact with you on numerous occasions,
3 and I think earlier in your testimony you
4 said you've been trying to reach out to
5 me, but you've been unable to?

6 REVEREND SUTTON: Yes. My
7 secretary has tried numerous times to set
8 up a meeting with you with myself, and it
9 has been to no avail. We haven't had
10 that.

11 COUNCILMAN CLARKE: Because
12 that's kind of strange, because I've
13 actually spoken at your church.

14 REVEREND SUTTON: Not since
15 I've been there.

16 COUNCILMAN CLARKE: Well, how
17 long have you been there?

18 REVEREND SUTTON: December
19 2005, since December 2005 until now. I
20 didn't know what you looked like. I had
21 to ask who you were.

22 COUNCILMAN CLARKE: Okay. So
23 you just came within the last two years?

24 REVEREND SUTTON: Correct.

25 COUNCILMAN CLARKE: And I've

1 11/13/07 - RULES - BILL 060633, ETC.

2 actually had representatives from your
3 church in the meeting as recent as last
4 year to deal with the Arts Garage.

5 REVEREND SUTTON: Right,
6 exactly, which I just found out about
7 today. What I'm saying to you is --

8 COUNCILMAN CLARKE: So what
9 you're saying is that you personally have
10 not been able to interact with me?

11 REVEREND SUTTON: Correct, me
12 personally.

13 COUNCILMAN CLARKE: Because you
14 made it sound like somehow I don't have
15 any interaction with members of the
16 church.

17 REVEREND SUTTON: No. I said I
18 have reached out to you and have not --

19 COUNCILMAN CLARKE: You
20 personally.

21 REVEREND SUTTON: Exactly. As
22 the pastor of our --

23 COUNCILMAN CLARKE: All right.
24 I just want to be clear, because I just
25 talked to members of the church as recent

1 11/13/07 - RULES - BILL 060633, ETC.

2 as two weeks ago at a different function
3 and we were talking about getting
4 together.

5 REVEREND SUTTON: Exactly,
6 which is what my trustees have just told
7 me about, that they talked to you, and I
8 kept saying -- I said to them before that
9 day, I said to them after that day I have
10 been attempting to meet you to discuss a
11 whole venture of a few things, but I
12 haven't had that pleasure of meeting you.

13 COUNCILMAN CLARKE: All right.
14 Okay. I just didn't want people thinking
15 that I was unwilling to interact with the
16 church, because I know that --

17 REVEREND SUTTON: No. I
18 understand you run a very busy schedule.
19 I'm very patient; that's all.

20 COUNCILMAN CLARKE: All right.
21 And you've indicated that you have
22 significant plans or proposals for the
23 site?

24 REVEREND SUTTON: Correct, in
25 conjunction with being able to acquire

1 11/13/07 - RULES - BILL 060633, ETC.

2 another part of it.

3 COUNCILMAN CLARKE: Have you
4 shared any of these plans with anybody in
5 the community?

6 REVEREND SUTTON: In the
7 community?

8 COUNCILMAN CLARKE: Yes.

9 REVEREND SUTTON: Other than
10 people in our church, no. Because I
11 haven't been able to connect with many
12 people in our community. It's a desolate
13 area.

14 COUNCILMAN CLARKE: I'm
15 familiar with the area. The reason I say
16 that, because you voiced some concern
17 about these plans not being shared with
18 you, but now you stand here today and say
19 that you have a significant amount of
20 plans to the point of actually having
21 documents and you haven't shared that
22 with anybody in the community.

23 REVEREND SUTTON: Well, I'll be
24 quite sure that a lot of people who
25 probably own property in the area will

1 11/13/07 - RULES - BILL 060633, ETC.
2 probably have some plans for the property
3 that they own. You know, we can't
4 differentiate that. I'm saying that
5 these plans particularly are plans that
6 I'm hearing that are to benefit the
7 community and all of those things, and
8 I'm saying, okay, I haven't been a part
9 of those particular plans. I haven't
10 heard about those particular plans.
11 That's all saying. And I'm asking that
12 we have more -- there be more established
13 communication.

14 The young lady who I just met
15 today for the first time, Ms. Bruce, she
16 was expressing to me how she had a
17 conversation -- they had a meeting two
18 years ago prior to me arriving at the
19 church, which I totally understand, but
20 there was no follow-up there. There was
21 nothing else after that where there were
22 other continual meetings that people went
23 to that we had no clue about. That's all
24 I'm -- and I was asking for more
25 communication, which is what I just said

1 11/13/07 - RULES - BILL 060633, ETC.

2 to those two women who were sitting back
3 there.

4 COUNCILMAN CLARKE: All right.

5 And I suggest that you communicate with
6 the community more about what your
7 proposals are, understanding that it's
8 your private land. And I don't know if
9 whatever you're proposing is just for
10 members of the church or if it's for the
11 broader community, but that goes both
12 ways.

13 REVEREND SUTTON: Exactly.

14 COUNCILMAN CLARKE: Before you
15 suggest that there's not adequate
16 communication from the broader community
17 in terms of notifying you about what's
18 proposed, I think that similarly you
19 should --

20 REVEREND SUTTON: I agree.

21 COUNCILMAN CLARKE: -- reach
22 out and talk to the community about what
23 you're proposing.

24 REVEREND SUTTON: Exactly,
25 which is why I wanted to talk to you.

1 11/13/07 - RULES - BILL 060633, ETC.

2 COUNCILMAN CLARKE: But you
3 don't have to talk to me to do that.

4 REVEREND SUTTON: If I don't
5 know about the different organizations in
6 my community, then I need to reach out to
7 somebody.

8 COUNCILMAN CLARKE: You're a
9 member of the Francisville
10 neighborhood --

11 REVEREND SUTTON: And my point
12 to you is that the young lady just
13 explained to me that these are two
14 different projects.

15 COUNCILMAN CLARKE: I
16 understand that.

17 REVEREND SUTTON: So I wouldn't
18 know what was going on.

19 COUNCILMAN CLARKE: I
20 understand, but if you're a member of the
21 Francisville neighborhood organization, I
22 mean, I know they meet, frankly speaking,
23 sometimes too much, so there's a lot of
24 opportunity to communicate issues at some
25 of those meetings. But I hear you.

1 11/13/07 - RULES - BILL 060633, ETC.

2 We'll make sure that there are the
3 appropriate lines of communication as we
4 move ahead from both sides of the
5 equation.

6 REVEREND SUTTON: Thank you,
7 sir. That's all I ask.

8 COUNCILMAN CLARKE: And with
9 respect to myself, I'll be more than
10 willing to meet you as the new pastor.

11 REVEREND SUTTON: Sure.

12 COUNCILMAN CLARKE: At our
13 earliest convenience.

14 REVEREND SUTTON: Sounds great.
15 Thank you so much for your time.

16 COUNCILMAN CLARKE: Thank you.

17 COUNCIL PRESIDENT VERNA: Thank
18 you very much.

19 Any other witnesses?

20 Please approach the witness
21 table.

22 Good morning, sir. Please
23 identify yourself for the record.

24 MR. SAUNDERS: Good morning.

25 My name is Eugene Saunders. I'm Chairman

1 11/13/07 - RULES - BILL 060633, ETC.

2 of the Board of Trustees at Second
3 Pilgrim Baptist Church, and I would like
4 to more or less piggyback on what
5 Reverend Sutton has just stated and add a
6 little more information in that regard.

7 Second Pilgrim Baptist Church
8 has been at our location 854 North 15th
9 Street for quite a few years. What we
10 have done throughout the years we have
11 been there, more recently we have
12 maintained that area. We have cleaned up
13 the lots. We have done everything we
14 possibly can to rid the lot in the
15 neighborhood. I have called the district
16 and had the prostitution moved from that
17 neighborhood and done everything we
18 possibly could to maintain that
19 neighborhood.

20 I, as Chairman of the Board of
21 Trustees, did not receive any
22 communication or any notice in reference
23 to the property being possessed by or
24 transferred to the Redevelopment
25 Authority until I received a letter in

1 11/13/07 - RULES - BILL 060633, ETC.
2 reference to this hearing today. I
3 personally am on the telephone line with
4 the Francisville CDC. I have met
5 Councilman Clarke on several occasions.
6 He has, as he indicated, he has spoken at
7 our church on our trustee meeting or
8 what-have-you, and we were here in his
9 office to discuss some property on Ridge
10 Avenue. So we have met. We have met.

11 But our concern, as the Pastor
12 has stated, is the fact that we have not
13 been notified in reference to this
14 transfer. What we feel -- and I remember
15 when the Model Cities -- I've seen the
16 Model Cities plan for our neighborhood.
17 We have also received a letter of
18 possession of one of our properties, a
19 small property, on the eminent domain for
20 the Model Cities, and what we feel that
21 was happening to us is that we are being
22 squeezed out of our church and our
23 neighborhood.

24 We use that lot now for
25 parking. If the lot is taken away and

1 11/13/07 - RULES - BILL 060633, ETC.

2 the properties across the street from the
3 church are taken from us and we're not
4 allowed to use anymore, we will have
5 nowhere to park for our members. We have
6 plans and we will get some plans in
7 reference to the property other than a
8 parking lot, but right now we need that
9 property for our parking purposes or we
10 will eventually be squeezed out of that
11 neighborhood.

12 Thank you. I appreciate the
13 time and the effort.

14 COUNCIL PRESIDENT VERNA: Thank
15 you very much, sir.

16 MR. SAUNDERS: You're welcome.

17 COUNCIL PRESIDENT VERNA: Any
18 questions or comments from members of the
19 Committee?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: Our
22 next witness, please approach the witness
23 table.

24 MS. GILES: Good morning again.
25 Penelope Giles, Francisville Neighborhood

1 11/13/07 - RULES - BILL 060633, ETC.

2 Development Corporation.

3 Once again, through our
4 planning process, what we did was, we put
5 together a project leadership committee.
6 Second Pilgrim Baptist Church is on that
7 committee. The secretary, Tonya, I think
8 is her name, Tonya Henry, participated in
9 several meetings. Most recently and more
10 importantly, in June, I believe it was,
11 we had a meeting where we discussed the
12 properties in that area and what would
13 happen to them. This project was the
14 main focus of that meeting. Bill
15 Greenlee was there. They were invited.
16 Second Pilgrim Baptist Church was
17 invited, as was Ms. Bruce, as was all of
18 the various stakeholders in the
19 neighborhood. Second Pilgrim did not
20 attend that meeting. I can produce
21 sign-in sheets that show we had a lot of
22 communication. They did attend some of
23 the project leadership committee meetings
24 and the planning meetings. So they're
25 very much aware. They were aware. And

1 11/13/07 - RULES - BILL 060633, ETC.

2 we did do our due diligence in terms of
3 making sure that they were aware of the
4 meetings that were going on and giving
5 them an opportunity to participate. They
6 did not participate in that very, very
7 important meeting in June. So that's
8 where the lack of communication is coming
9 in in terms of them not knowing that this
10 project was in the pipeline.

11 Regarding the parking, that was
12 another issue that was discussed in that
13 meeting, and as Bill Greenlee will recall
14 and maybe I could have Steve come up,
15 because the project takes into
16 consideration some lots that back Byrne
17 Street. People for People had some
18 interest in those lots as well to build
19 some structured parking. Parking is a
20 big issue, and that was something that we
21 took into consideration and we tried to
22 bring together all of the folks who could
23 be instrumental in building some
24 structured parking so that we could
25 alleviate some of those problems that

1 11/13/07 - RULES - BILL 060633, ETC.
2 would be caused when the project was
3 built.

4 So we are looking at that, and
5 we do plan to continue that process to
6 look at how maybe we can come together
7 and build some structured parking so that
8 that's not an issue.

9 And I would also like to
10 mention that the use of that lot, Second
11 Pilgrim's lot, for parking is not a legal
12 use for parking. So that should be taken
13 into consideration as well.

14 COUNCIL PRESIDENT VERNA: Thank
15 you.

16 The Chair recognizes Councilman
17 Greenlee.

18 COUNCILMAN GREENLEE: Thank
19 you, Madam President.

20 Just quickly, I do remember
21 that meeting in June, Ms. Giles. I do
22 remember that.

23 She's going away from me.

24 COUNCIL PRESIDENT VERNA: Ms.
25 Giles?

1 11/13/07 - RULES - BILL 060633, ETC.

2 COUNCILMAN GREENLEE: Just one
3 question, if I could. You had said that
4 the church was not represented at that
5 big meeting in June, and, as I said, I do
6 recall that. On some of these other
7 meetings, was this issue brought up? You
8 said that they did have representatives
9 at some meetings.

10 MS. GILES: Yeah. Of course,
11 when you're looking at large
12 developments, you have to take into
13 consideration all of the parties that may
14 be affected, and we did the best that we
15 could to make sure all of those people
16 were notified and had opportunity to
17 attend the meetings. This is why we put
18 together a project leadership committee,
19 because we realize that while we're
20 all -- we may be all working together on
21 our separate goals, at some point you
22 have to come together and figure out who
23 is doing what so that we're not stepping
24 on each other's toes, and that's why we
25 constructed the project leadership

1 11/13/07 - RULES - BILL 060633, ETC.

2 committee.

3 COUNCILMAN GREENLEE: Okay.

4 Thank you.

5 Thank you, Madam President.

6 COUNCIL PRESIDENT VERNA: Thank
7 you.

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

10 (No response.)

11 COUNCIL PRESIDENT VERNA:

12 Please approach the witness table.

13 Kindly identify yourself for the record.

14 MS. BRUCE: Yes. Good morning.

15 My name is Univee Bruce and I am the
16 President of the Francisville Community
17 Development Corporation. There is a
18 difference in the community. We both --
19 they have taken on the same name. The
20 only difference is they have an N where
21 we have a C.

22 We are the group that the
23 Reverend had spoke about. We had been
24 working with the church, because this
25 project in reality, in a smaller scale,

1 11/13/07 - RULES - BILL 060633, ETC.

2 has been on the books since 1995, and we
3 did talk to the church. We held
4 community meetings at the church to get
5 the input from all of those around in the
6 area. So it has been a long time
7 ongoing.

8 I can understand that this is
9 not the pastor or the agents that we
10 worked with. Although we were together,
11 as the Councilman had said, two years ago
12 when they were talking about the Arts
13 Garage and whatever. We were there to
14 talk about those issues.

15 The issue is and the reason I'm
16 really here today is that I have
17 partnered with Community Ventures since
18 1990, and our goal and our mission has
19 always been to do safe and affordable
20 housing in Francisville. Francisville
21 now has undergone a gentrification that's
22 really unreal, that houses are going for
23 \$599,000. This would be the only entity
24 besides all of the other projects that we
25 have undertaken -- Francisville I,

1 11/13/07 - RULES - BILL 060633, ETC.

2 Francisville IV, we did a homeless
3 project, we did sales units -- that
4 people could remain in the community and
5 afford to remain in the community.

6 So we're in total support of
7 this project, but also that trying to
8 clarify some of this, it's because
9 everybody is moving in a direction,
10 people have changed. So as a result of
11 that, I can understand that the Pastor
12 was left out of this, because I knew that
13 we met with them and they did have a plan
14 under another pastor to do development
15 there, and they did have something
16 written -- in fact, Mr. Koonce can attest
17 to -- that the Pastor was going to buy a
18 lot in that area to let his plan go on as
19 the church envisioned it. But I'm just
20 saying that I think that we as
21 organizations, we as long-term residents
22 need to sit down and, as the Pastor said,
23 tighten up the community, because one
24 thing about our Councilman -- and I have
25 worked with him, I've worked with

1 11/13/07 - RULES - BILL 060633, ETC.

2 Mr. Greenlee for long, long years, and
3 the communication when it breaks down, it
4 does cause confusion and things of that
5 nature.

6 But right now we need to have
7 this project be allowed to go through,
8 because this will be the only entity that
9 senior citizens, working persons and
10 whatever will be allowed to work and
11 worship and live in the community where
12 they so desire.

13 Thank you.

14 COUNCIL PRESIDENT VERNA: Thank
15 you very much.

16 The Chair recognizes Councilman
17 Greenlee.

18 COUNCILMAN GREENLEE: Just
19 quickly, just a comment to back up what
20 Ms. Bruce said. Certainly I know this
21 area pretty well, as certainly Councilman
22 Clarke does, and certainly the big fear
23 over in that community is that everybody
24 is going to get moved out. So projects
25 like this I think are very important to

1 11/13/07 - RULES - BILL 060633, ETC.
2 make sure that there still will be places
3 for people, sometimes second, third
4 generation in that community, to live. I
5 kid with Ms. Bruce and Ms. Giles that
6 Francisville has gone through what
7 Fairmount did 25 years ago, and hopefully
8 we've learned how to do it a little
9 better, because a lot of -- there wasn't
10 those kind of protections for the
11 community, and I think a lot of that is
12 needed and I hope that everything gets
13 worked out, but certainly I think this
14 project is very well needed.

15 Thank you.

16 COUNCIL PRESIDENT VERNA: Thank
17 you.

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

20 (No response.)

21 COUNCIL PRESIDENT VERNA: Do we
22 have anyone else to testify on this bill?

23 (No response.)

24 COUNCIL PRESIDENT VERNA:

25 Seeing no one, I was just handed a note

1 11/13/07 - RULES - BILL 060633, ETC.

2 that Mr. Louis Cameron wants to testify
3 on Bill No. 070819.

4 Mr. Cameron, please approach
5 the witness table, identify yourself for
6 the record and proceed with your
7 testimony.

8 MR. CAMERON: Good morning,
9 everybody.

10 (Good morning.)

11 MR. CAMERON: My name is Louis
12 Cameron. 1456 Kerbaugh Street --

13 COUNCIL PRESIDENT VERNA:
14 Excuse me. Why don't you take a seat,
15 please.

16 MR. CAMERON: Oh, I'm sorry.
17 I'm a little nervous.

18 The property on Kerbaugh Street
19 is a lot. Over the years they used it to
20 park on. The church on Germantown
21 Avenue, they would use it to park their
22 cars. Now sometimes the guy that owns
23 the shop, he has a couple vehicles parked
24 there.

25 I was in the process of trying

1 11/13/07 - RULES - BILL 060633, ETC.

2 to sell it to the bank, because they said
3 the Redevelopment people were going to
4 come in and, if they secured that
5 property, could cut a better deal with
6 the Redevelopment Department.

7 The reason why I'm here today
8 is because I have to be here and I wanted
9 to say if the Redevelopment Authority and
10 myself could come up with a reasonable
11 price on, say, a property, I'll be more
12 than willing to, if they come out and
13 give an appraisal or a fair market value,
14 I'm happy with the ordinance.

15 COUNCIL PRESIDENT VERNA: The
16 Chair recognizes Councilwoman Miller.

17 COUNCILWOMAN MILLER: Hi.

18 Thank you for coming in today.

19 You've owned this since 1987?

20 MR. CAMERON: Yes, ma'am.

21 COUNCILWOMAN MILLER: And other
22 than the parking, you said that the
23 church sometimes parks on it?

24 MR. CAMERON: Yeah. Well, they
25 just use it for parking, because I never

1 11/13/07 - RULES - BILL 060633, ETC.

2 bothered everybody, because there wasn't
3 enough parking in the area until the
4 church started accumulating some of the
5 other property and they tore it down.

6 COUNCILWOMAN MILLER: Nazarene,
7 we've actually worked with them to help
8 them acquire lots of the lots so that
9 they can have parking.

10 Have you been maintaining this
11 lot, Mr. Cameron?

12 MR. CAMERON: Well, actually,
13 there really wasn't that much for me -- I
14 would check on it periodically, whether
15 there's no paper, no debris on it. All
16 it was was vehicles that parked. Like
17 guys coming from work, they just went up
18 there and parked their car and in the
19 morning, they left, and there wasn't that
20 much to do.

21 COUNCILWOMAN MILLER: Are your
22 taxes current?

23 MR. CAMERON: No. I still owe
24 taxes, Miss. I still owe taxes.

25 COUNCILWOMAN MILLER: Okay.

1 11/13/07 - RULES - BILL 060633, ETC.

2 All right.

3 MR. CAMERON: Listen, I want to
4 say thank you very much. I appreciate
5 your time, and stay in touch.

6 COUNCILWOMAN MILLER: Thank
7 you. Thank you.

8 COUNCIL PRESIDENT VERNA: Thank
9 you very much.

10 Do we have anyone else to
11 testify on any of the bills that we just
12 heard?

13 (No response.)

14 COUNCIL PRESIDENT VERNA:
15 Seeing no one -- yes, sir.

16 MR. SPENCER: I already
17 testified a little bit ago. I was
18 wondering if I could say a couple words.

19 COUNCIL PRESIDENT VERNA:
20 Please be brief.

21 MR. SPENCER: I'm also a
22 developer, and I believe that in this
23 country, anyone should have the right to
24 develop their own land, and I don't
25 believe it's against the law. And if

1 11/13/07 - RULES - BILL 060633, ETC.
2 there is a development going on,
3 obviously they have to do what they have
4 to do. But I'm a developer as well, and
5 being smaller doesn't really mean
6 anything. I have the same rights as
7 everybody else to develop their own
8 property.

9 COUNCIL PRESIDENT VERNA: I
10 don't think anybody indicated that you
11 don't. And, again, I want to thank you
12 for your patience. I know you've been
13 waiting to testify. We thank you for
14 your courtesy and your patience, and we
15 will give this every consideration.

16 Thank you.

17 MR. SPENCER: Thank you very
18 much.

19 COUNCIL PRESIDENT VERNA: This
20 will conclude our public hearing. We
21 will now go into our public meeting.

22 The Chair recognizes Councilman
23 Clarke regarding Bill No. 060633.

24 COUNCILMAN CLARKE: Thank you,
25 Madam President. Madam President, I make

1 11/13/07 - RULES - BILL 060633, ETC.

2 a motion on an amendment to Bill No.

3 060633.

4 (Duly seconded.)

5 COUNCIL PRESIDENT VERNA: It

6 has been moved and seconded that the

7 amendment be adopted on Bill No. 060633.

8 All in favor will say aye.

9 (Aye.)

10 COUNCIL PRESIDENT VERNA: Those

11 opposed?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: The

14 ayes have it and the amendment is

15 adopted.

16 The Chair recognizes Councilman

17 Clarke.

18 COUNCILMAN CLARKE: Thank you,

19 Madam President. I move that Bill No.

20 060633 as amended be reported out of

21 Committee with a favorable recommendation

22 and a request for rules suspension as to

23 allow reading at the next session of

24 Council.

25 (Duly seconded.)

1 11/13/07 - RULES - BILL 060633, ETC.

2 COUNCIL PRESIDENT VERNA: It
3 has been moved and seconded that Bill No.
4 060633 be reported out of Committee with
5 a favorable recommendation as amended;
6 further, that the rules of Council be
7 suspended so as to permit first reading
8 at our next session of Council.

9 All in favor will say aye.

10 (Aye.)

11 COUNCIL PRESIDENT VERNA: Those
12 opposed?

13 (No response.)

14 COUNCIL PRESIDENT VERNA: The
15 ayes have it and the motion carries.

16 The Chair recognizes Councilman
17 Kenney regarding Bill No. 070819.

18 COUNCILMAN KENNEY: Thank you,
19 Madam Chair. I move that Bill No. 070819
20 be reported out of this Committee
21 favorably and a request made for rules
22 suspension to allow for first reading at
23 our next Council session.

24 (Duly seconded.)

25 COUNCIL PRESIDENT VERNA: It

1 11/13/07 - RULES - BILL 060633, ETC.
2 has been moved and seconded that Bill No.
3 070819 be reported out of Committee with
4 a favorable recommendation; further, that
5 the rules of Council be suspended so as
6 to permit first reading at our next
7 session of Council.

8 All in favor will say aye.
9 (Aye.)

10 COUNCIL PRESIDENT VERNA: Those
11 opposed?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: The
14 ayes have it and the motion carries.

15 The Chair recognizes Councilman
16 Greenlee regarding Bill No. 070827.

17 COUNCILMAN GREENLEE: Thank
18 you, Madam President. I move that Bill
19 No. 070827 be reported out of this
20 Committee with a favorable recommendation
21 and, further, that the rules of Council
22 be suspended to allow for first reading
23 at our next session of Council.

24 (Duly seconded.)

25 COUNCIL PRESIDENT VERNA: It

1 11/13/07 - RULES - BILL 060633, ETC.
2 has been moved and seconded that Bill No.
3 070827 be reported out of Committee with
4 a favorable recommendation; further, that
5 the rules of Council be suspended so as
6 to permit first reading at our next
7 session of Council.

8 All in favor will say aye.
9 (Aye.)

10 COUNCIL PRESIDENT VERNA: Those
11 opposed?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: The
14 ayes have it. The motion carries. And
15 this concludes our public meeting.

16 Thank you.

17 (Committee on Rules adjourned
18 at 11:50 a.m.)

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CERTIFICATE

3

I HEREBY CERTIFY that the

4

proceedings, evidence and objections are

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contained fully and accurately in the

6

stenographic notes taken by me upon the

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foregoing matter on November 13, 2007, and

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that this is a true and correct transcript of

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same.

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MICHELE L. MURPHY

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RPR-Notary Public

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