

1

2

COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING AND PUBLIC MEETING

4

BEFORE COUNCIL COMMITTEE ON RULES

5

- - -

6

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, November 16, 1999
10:25 a.m.

7

8

- - -

9

BILL 990670 - Re redevelopment of the Grays Ferry
Urban Renewal Area.

10

BILL 990686 - Re redevelopment of the Model Cities
Urban Renewal Area.

11

12

BILL 990687 - Re redevelopment of Cecil B. Moore
Avenue Urban Renewal Area.

13

14

(Full text of all bills contained herein.)

15

16

PRESENT: COUNCILWOMAN ANNA C. VERNA, Chair
COUNCILMAN DAVID COHEN
COUNCILMAN JAMES F. KENNEY
COUNCILMAN FRANK DICICCO
COUNCILMAN MICHAEL A. NUTTER

17

18

19

20

21

- - -

22

23

VINCENT VARALLO ASSOCIATES, INC.
Registered Professional Reporters
Eleven Penn Center, Suite 600
Philadelphia, PA 19103
(215) 561-2220

24

25

1 11/16/99 COMMITTEE ON RULES

2 I N D E X

3
4 Page

5 Bill 990670

6 Noel Eisenstat, Executive Director. 5
7 Redevelopment Authority

8 Jeff Brown, Redevelopment Authority 7

9

10 Bill 990686

11 Noel Eisenstat, Executive Director. 9
12 Redevelopment Authority

13 Duane Bumb, Deputy Director of Commerce . . . 27

14

15 Bill 990687

16 Noel Eisenstat, Executive Director. 29
17 Redevelopment Authority

18

19

20

21

22

23

24

25

1 11/16/99 RULES - BILL 990670

2 P R O C E E D I N G S

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

6 We have not received any testimony, any
7 written testimony from the Redevelopment
8 Authority, to the best of my knowledge. We're
9 supposed to get this 24 hours in advance of the
10 public hearing. Can somebody tell me why we
11 didn't receive testimony?

12 (No response.)

13 (Noel Eisenstat comes forward.)

14 COUNCIL PRESIDENT VERNA: Mr.
15 Eisenstat, good morning. We're just receiving
16 copies of the testimony. It's always been the
17 practice that we receive testimony at least 24 to
18 48 hours prior to the public hearing. Can you
19 tell us why we didn't get the copies of the
20 testimony?

21 MR. EISENSTAT: Good morning. I
22 apologize. It was my understanding that the
23 materials were prepared last week, and when Mr.
24 DeMarco of your staff called me yesterday
25 afternoon, to my amazement, they were not

1 11/16/99 RULES - BILL 990670

2 prepared, and Mr. DeMarco did receive them as soon
3 as I found the copies of drafts that were not yet
4 perfect. And for that, I take full responsibility
5 and I apologize.

6 COUNCIL PRESIDENT VERNA: Will the
7 clerk please read the title of Bill No. 990670.

8 THE CLERK: An ordinance amending an
9 ordinance approved December 15, 1969, as amended,
10 which approved the Redevelopment Proposal, the
11 Urban Renewal Plan, and the Relocation Plan of the
12 Redevelopment Authority of the City of
13 Philadelphia for the redevelopment of the Grays
14 Ferry Urban Renewal Area, by approving the ninth
15 amendment of the Redevelopment Proposal and the
16 Urban Renewal Plan, which provide inter alia for
17 the expansion of the southwestern boundary, from
18 Morton Street east of South 35th Street, along the
19 westerly right-of-way of the B&O Railroad, to the
20 south side of Reed Street, then west along the
21 south side of Reed Street to the east side of the
22 pierhead line and bulkhead line of the Schuylkill
23 River, then north and east along the east side of
24 the pierhead line and bulkhead line of the
25 Schuylkill River to Peltz Street, updating the

1 11/16/99 RULES - BILL 990670
2 Boundary and Land Acquisition Map, the Proposed
3 Land Use map, and the Property Rehabilitation
4 Standards, all as contained in the ninth amendment
5 of the Redevelopment Proposal and the ninth
6 amendment to the Urban Renewal Plan.

7 COUNCIL PRESIDENT VERNA: Who's going
8 to testify on this? Mr. Eisenstat?

9 MR. EISENSTAT: Good morning. My name
10 is Noel Eisenstat. I'm the Executive Director of
11 the Redevelopment Authority.

12 I think that the bill, as described by
13 Mr. DeMarco, outlays much of the bill. Mr. Brown,
14 the Project Manager of the Redevelopment
15 Authority, is with me today with a map.

16 As the bill explains, and as my
17 testimony explains, the purpose of this bill today
18 is purely to update various controls, boundaries,
19 and acquisition and proposed land use controls of
20 the area, as well as to expand the redevelopment
21 area.

22 I would clearly like to indicate that
23 the Redevelopment Authority, through this bill, is
24 not proposing to acquire any properties under
25 this, the ninth amendment of the redevelopment

1 11/16/99 RULES - BILL 990670

2 proposal and the urban renewal plan; that the
3 Redevelopment Authority is undertaking these
4 activities at the direction of the Commerce
5 Department. At one point, the Redevelopment
6 Authority, at the direction of the Commerce
7 Department, was considering the acquisition of
8 certain parcels that no longer are needed today.
9 They've been acquired by other means, and these
10 activities are simply, as explained, the expanding
11 of the urban renewal area.

12 Also with me for any questions would be
13 Mr. Bumb of the Commerce Department.

14 COUNCIL PRESIDENT VERNA: Mr.
15 Eisenstat, have you had an opportunity to contact
16 the local community regarding this ordinance? And
17 if so, what type of response have you received
18 from them? I know there were meetings.

19 MR. EISENSTAT: I'm not -- I know that
20 we have had -- my recollection is that there were
21 some community discussions last spring, and I
22 don't recall most recent discussions that Mr.
23 Brown -- let me just ask.

24 Jeff, have you had any contact with the
25 community since last spring?

1 11/16/99 RULES - BILL 990670

2 MR. BROWN: (Inaudible, responds
3 off-mike.)

4 COUNCIL PRESIDENT VERNA: You're going
5 to have to take the microphone and identify
6 yourself for the record.

7 MR. BROWN: Jeff Brown, Redevelopment
8 Authority.

9 We had sent the urban rule plan and the
10 redevelopment proposal to the Grays Ferry
11 Community Council for any comments, and they had
12 no objection to the revised proposal. In
13 addition, I was out on surveys with Kathy Murray
14 of your staff in the --

15 COUNCIL PRESIDENT VERNA: In the
16 Forgotten Bottom area?

17 MR. BROWN: Exactly, in the Forgotten
18 Bottom neighborhood, and they were very interested
19 in having the boundary expanded so that they could
20 get public investment in their neighborhood, which
21 has been forgotten.

22 COUNCIL PRESIDENT VERNA: Yep. And I
23 will tell you, I was just sharing with my
24 colleagues that the police did not even know that
25 this area existed because they never even get any

1 11/16/99 RULES - BILL 990686

2 calls of complaints. It's really a great little
3 community, and I think that they should be
4 included in any benefits that are available to
5 them.

6 Are there any questions from the
7 members of the committee?

8 (No questions.)

9 COUNCIL PRESIDENT Verna: Is there
10 anyone else to testify on this bill?

11 (No response.)

12 COUNCIL PRESIDENT Verna: Seeing none,
13 I would ask clerk to read the title of Bill No.
14 990686.

15 THE CLERK: An ordinance amending an
16 ordinance approved December 15, 1969, as amended,
17 which approved the Redevelopment Proposal, the
18 Urban Renewal Plan, and the Relocation Plan of the
19 Redevelopment Authority of the City of
20 Philadelphia for the redevelopment of the Model
21 Cities Urban Renewal Area by approving the 25th
22 amendment of the Redevelopment Proposal, the 17th
23 amendment to the Urban Renewal Plan, and the 16th
24 amendment to the Relocation Plan, which provide,
25 inter alia, for additional land acquisitions of

1 11/16/99 RULES - BILL 990686

2 approximately 88 properties and provision of
3 certain relocation services as required by law.

4 COUNCIL PRESIDENT VERNA: Mr.
5 Eisenstat, are you going to testify?

6 MR. EISENSTAT: Good morning. My name
7 is Noel Eisenstat, and I'm from the Redevelopment
8 Authority.

9 Mr. DeMarco has read into the record
10 Bill 990686. That bill, as drafted, addresses a
11 series of acquisitions to be undertaken by the
12 Redevelopment Authority. I would also explain
13 that there is a companion bill, which you may wish
14 to take later today, 990687, which deals with one
15 of the five areas of which you'll be -- of which
16 acquisition is proposed.

17 Let me summarize my testimony in the
18 following way beyond the written materials that I
19 have discussed earlier. This is an activity that
20 -- what you have before you are a series of
21 discrete acquisitions for discrete end-users, many
22 of which are with us today, or I can explain in
23 more detail beyond my testimony.

24 The Model Cities Area is a large urban
25 renewal area located in North Philadelphia, and as

1 11/16/99 RULES - BILL 990686

2 part of this bill, we're proposing to undertake
3 five separate acquisitions. The first is to
4 acquire nine properties in the 3100 block of Berk
5 Street. The purpose of these properties are to be
6 acquired at the direction of the Housing and
7 Community Development in order for the
8 Redevelopment Authority, again, at the direction
9 of OHCD, to issue an RFP to rehabilitate these
10 properties into affordable home ownership units.

11 The next activity is to acquire a
12 series of properties in the 1600 block of North
13 20th Street and in the 1900 block of Turner
14 Street, on behalf of Morning Star Holiness Church.
15 In this situation, the Authority is prepared to --
16 is requesting the ability to acquire nine
17 properties. Along with these nine properties,
18 fourteen other properties will be acquired, some
19 in the Redevelopment Authority inventory
20 currently, four properties currently owned by PHA,
21 and five properties currently owned by the Morning
22 Star Holiness Church. The intent here is to
23 consolidate all these properties so that the
24 Morning Star Holiness Church can consolidate these
25 properties for new church development.

1 11/16/99 RULES - BILL 990686

2 The next activity before you is the
3 acquisition of 57 parcels by the Redevelopment
4 Authority, along with 42 properties of the Housing
5 Authority, which will not be a part of this bill,
6 in order to support a home ownership activity of a
7 joint venture of APM and Leon Weiner Companies.
8 This activity will be supported by Economic
9 Stimulus funds, and I would note that previous
10 proposals of this activity included parcels that
11 were designated as part of the KOZ. Consistent
12 with notes of testimony and representation by the
13 Rendell Administration, this acquisition for
14 housing will not involve properties that are
15 currently in the KOZ. The result of these
16 developments will be -- of these acquisitions will
17 be the construction of 48 affordable home
18 ownership units. As part of these activities, it
19 will be required to relocate nine residential
20 properties and one commercial property.

21 The next acquisition development in
22 this bill is the acquisition of ten properties
23 located in what is known as the Christian Schmidt
24 Brewery. The Christian Schmidt Brewery is a large
25 piece of real estate that many of you might know

1 11/16/99 RULES - BILL 990686

2 that has been tax-delinquent and in the sheriff's
3 sale process for some time. The acquisition of
4 these properties, which will include three
5 residential properties and three commercial
6 properties is to, for a better term, round out the
7 development activity -- round out the parcel.
8 These are -- so that the entire site can be
9 cleared and made way for commercial development.
10 This is being done by the Redevelopment Authority
11 at the direction of the City's Commerce
12 Department. It is the direction of the Commerce
13 Director, the Redevelopment Authority upon
14 acquisition in merging with the sheriff's sale
15 property solicit proposals through a request for
16 proposal, or RFP, a request for proposal process
17 that would commence after acquisition has been
18 undertaken.

19 The last acquisition of the Model
20 Cities, as noted in my testimony, is the acquiring
21 of three outer parcels in the Cecil B. Moore Home
22 Ownership Phase II. The Cecil B. Moore Home
23 Ownership activity is a joint venture of the Cecil
24 B. Moore Local Development Corporation and the
25 NPHDC. A total of 97 units of new construction

1 11/16/99 RULES - BILL 990686

2 and 62 homes in need of rehabilitation will be
3 completed as part of this activity. These three
4 parcels further complement the acquisitions that
5 have taken place over the last few years as well
6 as the other seven, which are in the joint bill
7 that you may wish to consider later.

8 I have some representatives from some
9 of the groups today if you have any questions, or
10 if you have any questions of me as well.

11 COUNCILMAN KENNEY: The Chair
12 recognizes Councilman DiCicco on Bill 686.

13 COUNCILMAN DICICCO: Thank you, Mr.
14 Chairman.

15 Mr. Eisenstat, is there any technical
16 problem with this bill since it was introduced by
17 Councilmember Darryl Clarke and it's in my
18 district? Does that pose any problems?

19 MR. EISENSTAT: I don't know that it
20 proposes a technical problem. I believe that the
21 bill involves a technical problem, no, but maybe a
22 communications problem.

23 COUNCILMAN DICICCO: Yeah.

24 MR. EISENSTAT: As you and I previously
25 discussed, this bill is a bill that includes

1 11/16/99 RULES - BILL 990686

2 properties in both your Councilmatic district.

3 COUNCILMAN DICICCO: Right.

4 MR. EISENSTAT: And in Councilman
5 Clarke's district. This is one of the largest
6 urban renewal areas in the city. Maybe Eastwick
7 is larger, but that's all in Council President
8 Verna's district. And in the communication of
9 these materials, I couldn't speak to why one
10 Councilman introduced it over another, but I would
11 -- I believe that we ought to let the
12 Administration and Council know, in general, that
13 we were proceeding on these activities.

14 COUNCILMAN DICICCO: Okay. I just
15 wanted to make sure there was no technical
16 problem. My understanding is that they overlap
17 on the districts.

18 MR. EISENSTAT: I don't believe there's
19 a technical problem.

20 COUNCILMAN KENNEY: Mr. Eisenstat, I
21 have a question relative to the tax delinquency.
22 Status of the Schmidt's Brewery site and any
23 action that we may be taking today prior to, or at
24 least unbeknownst to myself, I don't know whether
25 the District Councilman has any more information

1 11/16/99 RULES - BILL 990686

2 about what is moving forward in the way of either
3 acquiring the property because of tax delinquency
4 or a sale of the property of some kind or another,
5 and does this action either enhance or detract
6 from the process and/or the value of the property
7 as it relates to what is owed to us in taxes?

8 COUNCILMAN DICICCO: Maybe I can
9 address the issue. Noel can speak to the issue of
10 whether it affects the future development of the
11 site.

12 But as to the issue of the tax
13 delinquency, yesterday a letter was delivered to
14 Mr. Pflaumer, who's the principal owner of the
15 site to his attorney, basically laying out the
16 calendar for the repayment of the taxes and/or the
17 redevelopment of the property. As Mr. Pflaumer
18 has recently indicated, he now has several tenants
19 and allegedly has a bank that is going to provide
20 for the financing, and basically what the Law
21 Department has put down is a calendar of events
22 that must be adhered to by Mr. Pflaumer by a date
23 certain. If those conditions are not met by a
24 date certain, then the process for a sheriff's
25 sale will commence.

1 11/16/99 RULES - BILL 990686

2 COUNCILMAN KENNEY: Thank you.

3 COUNCILMAN DICICCO: It's very much
4 more detailed than that, but we are moving along.
5 The line has been basically drawn now, and either
6 something happens in the next few weeks or we move
7 to sheriff's sale.

8 COUNCILMAN KENNEY: Thank you.

9 The Chair recognizes Councilman Cohen.

10 COUNCILMAN COHEN: Are the Schmidt
11 properties different from the Pflaumer properties?

12 COUNCILMAN KENNEY: No, they're the
13 same.

14 COUNCILMAN DICICCO: All one and the
15 same.

16 COUNCILMAN COHEN: All one and the
17 same. And that's what you were just addressing
18 the sheriff's sale.

19 MR. EISENSTAT: Yeah. Could I just
20 explain for a point of reference that the
21 properties that this bill contemplates acquisition
22 of are properties that are not in the control of
23 Mr. Pflaumer. They are -- these are properties
24 that are bounded by the streets described within
25 the bill.

1 11/16/99 RULES - BILL 990686

2 These properties are necessary in order
3 to create what we would in the development
4 community know as a development site. They are
5 outer parcels within a larger series of
6 properties. I don't understand how it is that
7 these properties are not -- were never a part of
8 the broader Christian Schmidt site.

9 So that the properties that we are
10 acquiring are not owned by Mr. Pflaumer, they're
11 generally not tax-delinquent, like Mr. Pflaumer's
12 properties, and they need to be acquired by urban
13 renewal. These properties, as individual parcels,
14 represent a very small piece of the larger
15 Schmidt's Brewery site in terms of its total mass.

16 COUNCIL PRESIDENT Verna: Well, how
17 many properties are you attempting to acquire,
18 88?

19 MR. EISENSTAT: In this -- the total
20 bill has about 88 properties.

21 COUNCIL PRESIDENT Verna: Does that
22 include the ten?

23 MR. EISENSTAT: Yes, it includes the
24 ten.

25 COUNCIL PRESIDENT Verna: Are any of

1 11/16/99 RULES - BILL 990686

2 the properties occupied?

3 MR. EISENSTAT: In the Christian
4 Schmidt's Brewery site, there are three
5 residential properties and three commercial
6 properties. In the Cecil B. Moore site, there are
7 no -- the properties are vacant; the same with the
8 Berks and the Morning Star. The only other
9 properties that are occupied are within the Weiner
10 development, which are nine residential units and
11 one commercial property.

12 COUNCIL PRESIDENT VERA: Well, how
13 many of the properties are occupied?

14 MR. EISENSTAT: A total within the bill
15 would be eleven -- sorry, twelve residential
16 properties and four commercial properties. And
17 they're split between the Christian Schmidt site
18 and the APM site. All of the other properties are
19 vacant, unoccupied.

20 COUNCIL PRESIDENT VERA: And what
21 provisions are being made for those properties or
22 for the people who occupy those properties?

23 MR. EISENSTAT: The Authority is bound
24 by the federal and the State relocation
25 guidelines. The Authority has a --

1 11/16/99 RULES - BILL 990686

2 COUNCIL PRESIDENT Verna: Have there
3 been discussions that have been started with the
4 12 residential --

5 MR. EISENSTAT: There have been some
6 discussions around the community as it relates to
7 the APM site because this is an activity that's
8 been going on for some time. It is not generally
9 the practice, unless otherwise determined, to
10 contact residents involved in residential
11 relocation prior to an action of a bill other than
12 the public notices and community notices that are
13 given. It is the belief of the Authority that in
14 general, the Authority is -- that the preliminary
15 -- that attempting to contact property owners
16 about a possible acquisition is generally not
17 advised as it relates to issues of inverse
18 condemnation.

19 Once the bill -- to the extent that
20 once the bill is passed and signed by the Mayor,
21 the Authority is then in a position where it can
22 best deal with residential and commercial
23 relocation activities. The Authority isn't
24 prepared to deal with individuals before we know
25 that we have a bill. As to their needs, we will

1 11/16/99 RULES - BILL 990686

2 respond to individuals, but beyond the general
3 noose that we provide, we generally do not provide
4 -- we do not attempt to contact individual land
5 owners on an individual basis before such an
6 activity.

7 COUNCILMAN COHEN: What is the concern
8 of the Authority?

9 MR. EISENSTAT: The concern of the
10 Authority is that the way the federal relocation
11 regulations work, as well as our funding, we want
12 to be able to address people's needs as it relates
13 to relocation with some knowledge, and that's
14 usually a process that requires -- when we prepare
15 a bill before -- when we prepare an action for our
16 Redevelopment Authority Board, the Planning
17 Commission --

18 COUNCILMAN COHEN: Before what? You
19 prepare an action?

20 MR. EISENSTAT: An action. This is the
21 result of an action, an ordinance.

22 Generally a survey is done, and where
23 we identify community groups that are active in
24 the area, we will work with them. And we will
25 respond to generalized questions and very often

1 11/16/99 RULES - BILL 990686

2 with the direction of a Councilperson -- and it's
3 been the case with Council President Verna and
4 Councilman DiCicco -- where there are very active
5 areas, we will attend meetings before an urban
6 renewal bill. I spent a few hot summer nights
7 with Councilman DiCicco.

8 However, it is our belief that to begin
9 to talk to families about possible relocation
10 before a bill is enacted on a one-on-one basis is
11 premature because the first thing after a survey
12 is done, which is the basis for this bill, which
13 tells you how many residents and how many
14 commercial properties, it's really important that
15 the Authority undertake an intake or an interview
16 process.

17 COUNCILMAN COHEN: Undertake a what?

18 MR. EISENSTAT: Have the opportunity to
19 interview and sit down with residents on a
20 one-by-one basis to clearly identify their
21 particular housing and relocation needs as it
22 relates to the size of their house now, how many
23 family members, children or extended family, what
24 their ownership or tenancy might be, the nature of
25 what home they may need.

1 11/16/99 RULES - BILL 990686

2 That's a lengthy process and it's one
3 that we've been advised that generally, that level
4 of detail is one that one should really only begin
5 once one has the authority to acquire. If the
6 Authority was to undertake that type of activity,
7 the Authority would still effectively have to
8 undertake that activity twice because under the
9 relocation guidelines, that activity really needs
10 to occur after the bill is passed. And we really
11 don't have the luxury to go through that
12 exhaustive of an analysis twice.

13 COUNCILMAN COHEN: But by that time,
14 hasn't the authority to take the property
15 occurred?

16 MR. EISENSTAT: True. But in general,
17 as it relates to property values in the area,
18 housing types, and for the purposes of budgeting,
19 we are generally in a position that we have an
20 estimated cost concerning these issues, and that
21 before having the authority to condemn, we really
22 can't tell a person much about when they might be
23 able to move.

24 We don't -- we're left in a position
25 that before a bill is enacted, or when it's

1 11/16/99 RULES - BILL 990686

2 enacted, we really can't tell a given individual
3 much specific information about what the timeline
4 might be until a bill has actually been signed and
5 put into law and it becomes effective.

6 So we will meet with individuals, but
7 we won't go through a detailed analysis on an
8 individual family-by-family basis on a preliminary
9 basis.

10 COUNCILMAN COHEN: But it's pretty
11 troublesome, I think. I remember when the
12 Convention Center was being built, everybody knew
13 what was going on, the prices seemed
14 extraordinarily high to us because the property
15 had been dead for a long time, but -- and most of
16 the people who made out like bandits were pretty
17 well heeled to begin with.

18 It seems to me that here, where there
19 may be opposite economic circumstances, that we're
20 taking advantage of people, and I don't think it's
21 any more right for a government to do it than for
22 any other landowner to do it. In fact, I think
23 it's just dead wrong for the government to do it.
24 People ought to be able to feel that they can rely
25 on their government, that the government is open,

1 11/16/99 RULES - BILL 990686

2 and that nobody is trying to take advantage of
3 them.

4 MR. EISENSTAT: I share your opinion,
5 and I would only strongly disagree with you that
6 the process which we follow does not take
7 advantage of individuals. And in fact, in many of
8 the situations where we're dealing with less than
9 economically-vibrant properties, the Authority is
10 providing relocation benefits and relocation
11 payments, and in some situations, last-resort
12 relocation benefits that are far substantially
13 greater than the value of their properties -- many
14 times 20 to 25 or \$30, 000 more, because in many
15 cases, we're condemning properties in neighborhood
16 where these units are effectively not meeting
17 housing quality standards and following the
18 federal guidelines and federal laws and CDBG
19 regulations. The Authority is bound and required
20 to and further regulated by HUD to make sure that
21 in a relocation matter, individuals must be
22 relocated into a safe, sanitary, decent house that
23 meets HUD-established housing quality standards.

24 And while I fully agree with you that
25 the process of relocation is not -- is a process

1 11/16/99 RULES - BILL 990686

2 that people who are being relocated don't look
3 forward to, they don't ask to move, they don't
4 want their properties to be taken, that it's a --
5 it can be a disruptive process at best. However,
6 from a fairness standpoint, the Authority conducts
7 itself in a way that it follows these guidelines
8 to a T. We are audited and monitored by federal
9 regulations, by HUD auditors and HUD monitors on
10 these matters more than sufficiently to ensure
11 that -- and I can assure you that, in fact, the
12 Authority, where we've had situations where the
13 federal law is in place, which is more generous,
14 and the State law is less generous, the Authority,
15 as a matter of policy for the purposes of being
16 consistent throughout the City, has adopted the
17 federal law so that there is no disparity between
18 urban renewal taking or another, Councilman Cohen.

19 COUNCILMAN COHEN: Well, I don't want
20 to prolong this at this time. I don't have any
21 specific information on it. I was responding to
22 your statements, and it seems to me that we would
23 be much wiser if we were very open about it and we
24 went through the process twice, maybe even a third
25 time, if necessary, to make sure that there's

1 11/16/99 RULES - BILL 990686

2 fairness.

3 I don't think that saving time is the
4 urgent requirement because I don't see anything
5 that would delay any projects from taking place.
6 It would just seem to me to be much fairer to
7 deal. If we are, in fact, dealing honorably with
8 everybody, that would come out, and we wouldn't --
9 you know, we wouldn't have to be at all defensive
10 about it.

11 I just think that government ought to
12 be different. Government ought to be completely
13 open and honest. And in that fashion, it inspires
14 confidence on the part of the people in the City.
15 Otherwise, they have to regard the City government
16 as tough an operator as any commercial house that
17 exists only for the purpose of making a profit.
18 The City government is supposed to do much more
19 than that.

20 So I would just like to suggest that we
21 look at that. And, Madam President, I think in
22 the incoming term, we're going to have to look at
23 some of these practices that may not have been
24 looked at for many, many years.

25 No slight is intended to you --

1 11/16/99 RULES - BILL 990686

2 MR. EISENSTAT: I appreciate that.

3 COUNCILMAN COHEN: I'm sure you're
4 working within the confines of what most people
5 are doing these days, but I'm not sure that it's
6 the right thing to do.

7 Thank you, Madam President.

8 COUNCIL PRESIDENT VERA: Thank you.
9 Are there any other questions or comments from
10 members of the committee?

11 (No questions.)

12 COUNCIL PRESIDENT VERA: Do we have
13 anyone else to testify on this bill?

14 MR. BUMB: Yes. Madam Chairman, my
15 name is Duane Bumb. I'm the Deputy Director of
16 Commerce for the City.

17 I've provided some testimony, but
18 rather than read through that, I'll just tell you
19 that we are also in support of Bill 990686
20 specifically relating to that portion of the bill
21 that deals with the Schmidt site and its
22 redevelopment as a neighborhood shopping center at
23 Second and Girard Avenues.

24 The Schmidt property, as Mr. Eisenstat
25 has already mentioned, is approximately 14 acres.

1 11/16/99 RULES - BILL 990686

2 And as you can see on the map, the green areas are
3 those areas that are not owned by Schmidt's, but
4 in fact, may need to be incorporated for the
5 development of a shopping center. We won't know
6 that until we have a responsible developer, but
7 because we knew that there was strong community
8 support for that redevelopment, we wanted to bring
9 this before you and get your approval before the
10 sheriff's sale process.

11 Thank you.

12 COUNCILWOMAN Verna: Thank you. Are
13 there any questions from members of the committee?

14 (No questions.)

15 COUNCIL PRESIDENT Verna: Is there
16 anyone else to testify on this bill?

17 (No response.)

18 COUNCIL PRESIDENT Verna: The clerk,
19 then, will please read Bill No. 990687.

20 THE CLERK: An ordinance amending an
21 ordinance approved December 22, 1987, which
22 approved the Redevelopment Proposal and the Urban
23 Renewal Plan of the Redevelopment Authority of the
24 City of Philadelphia for the redevelopment of the
25 Cecil B. Moore Avenue Urban Renewal Area by

1 11/16/99 RULES - BILL 990687
2 approving the seventh amendment of the
3 Redevelopment Proposal and the seventh amendment
4 to the Urban Renewal Plan, which provide, inter
5 alia, for the additional land acquisition of
6 approximately seven properties and provision of
7 certain relocation services, as required by law,
8 for the individuals, families, and business
9 concerns which will be displaced.

10 MR. EISENSTAT: Good morning. My name
11 is Noel Eisenstat. I'm here to provide testimony
12 on Bill 687, which corresponds to THE one element
13 of the Bill 990686.

14 My comments, I should note, as I
15 clarify with my staff, although it's structured as
16 an urban renewal bill, the bill provides for the
17 Authority to provide relocation services where
18 needed. These properties -- seven acquisitions of
19 properties are vacant.

20 COUNCILWOMAN VERNA: Excuse me. All
21 seven properties are vacant?

22 MR. EISENSTAT: Yes. No residential or
23 commercial activities exist, and I thought that
24 would be important only because, although our
25 bills provide, from a permissive standpoint, that

1 11/16/99 RULES - BILL 990687

2 relocation activities be provided in all of our
3 activities, and that is also to say that on some
4 occasions, after we acquire -- while we're in the
5 midst of acquiring a vacant property or structure,
6 and the owner may appear or someone may return
7 from a long overseas trip or some other long --
8 let's say people have been away for a long time
9 and they return. That is permissive language.
10 But in this situation, there are know relocatees
11 identified.

12 This bill, as previously described in
13 my other testimony this morning, further supports
14 the Cecil B. Moore Home ownership activities
15 undertaken by the Cecil B. Moore Local Development
16 Corporation with PHDC to construct 97 new units of
17 housing and the rehabilitation of 62 home
18 ownership unit as well.

19 COUNCIL PRESIDENT VERNA: Thank you.

20 Are there any questions from members of
21 the committee?

22 (No questions.)

23 COUNCIL PRESIDENT VERNA: Do we have
24 anyone else to testify on this bill?

25 (No response.)

1 11/16/99 RULES - BILL 990687

2 COUNCIL PRESIDENT VERNA: Seeing none
3 we will go into our public meeting.

4 - - -

5 COUNCIL PRESIDENT VERNA: Mr.
6 Eisenstat, is there any need for the suspension of
7 the rules on these?

8 MR. EISENSTAT: I believe it's become
9 practice with us to suspend the rules. In a
10 perfect world, it wouldn't be a terrible thing to
11 ask for, but it is not absolutely necessary. I
12 believe you have time within this session to pass
13 these bills, which is really to your liking.

14 COUNCILMAN KENNEY: I'm sorry, Madam
15 Chair. The only request is made in the written
16 testimony from the Commerce Department on bills
17 686 and 687.

18 MR. EISENSTAT: Correct.

19 COUNCIL PRESIDENT VERNA: Well, we'll
20 just suspend the rules on all of them, then.

21 COUNCILMAN KENNEY: Okay.

22 COUNCIL PRESIDENT VERNA: We are now
23 into our public meeting the Chair recognizes
24 Councilman Kenney regarding Bill No. 990670.

25 COUNCILMAN KENNEY: Madam Chair, I move

1 11/16/99 RULES - PUBLIC MEETING

2 that Bill No. 990670.

3 COUNCILMAN KENNEY: Madam Chair, I move
4 that Bill No. 990670 be reported out of this
5 committee with a favorable recommendation and a
6 request made for a rules suspension to allow for
7 first reading at our next Council session.

8 (Duly seconded.)

9 COUNCIL PRESIDENT VERNA: It has been
10 moved and seconded that Bill No. 990670 be
11 reported out of committee with a favorable
12 recommendation and that the rules of Council be
13 suspended so as to permit first reading at our
14 next meeting.

15 All those in favor will signify by
16 saying aye.

17 Those opposed?

18 The ayes have it and the motion is
19 carried.

20 The Chair recognizes Councilman Kenney
21 regarding Bill No. 990686.

22 COUNCILMAN KENNEY: Madam Chair, I move
23 that Bill No. 990686 be reported out of this
24 committee with a favorable recommendation and an
25 additional request made for a rules suspension to

1 11/16/99 RULES - PUBLIC MEETING

2 allow for first reading at our next Council
3 session.

4 (Duly seconded.)

5 COUNCILWOMAN VERNA: It has been moved
6 and properly seconded that Bill No. 990686 be
7 reported out of committee with a favorable
8 recommendation, and also a recommendation that the
9 rules of Council be suspended so as to permit
10 first reading at our next meeting.

11 All those in favor will signify by
12 saying aye.

13 Those opposed?

14 The ayes have it and the motion is
15 carried.

16 The Chair recognizes Councilman Kenney
17 regarding Bill No. 990687.

18 COUNCILMAN KENNEY: Thank you, Madam
19 Chair. I move that Bill No. 990687 be reported
20 out of this committee favorably and that a request
21 be made for a rules suspension to allow for first
22 reading at our next Council session.

23 (Duly seconded.)

24 COUNCIL PRESIDENT VERNA: It has been
25 moved and seconded that Bill No. 990687 be

1 11/16/99 RULES - PUBLIC MEETING

2 reported out of committee with a favorable
3 recommendation and also a recommendation that the
4 rules of Council be suspended so as to permit
5 first reading at our next session.

6 All those in favor will signify by
7 saying aye.

8 Those opposed?

9 The ayes have it and motion is carried.

10 This concludes the public meeting of
11 the Rules Committee. Thank you all very much.

12 (Adjourned at 11:00 a.m.)

13 - - -

14

15

16

17

18

19

20

21

22

23

24

25

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

C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Tuesday, November 16, 1999, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COUNCIL COMMITTEE ON RULES

BILL NO.'S 990670, 990686, 990687

_____,
JOSEPHINE CARDILLO,
Registered Professional Reporter